

## **Gilbert & Bennett**

### **Questions for First Selectwoman**

**2/3/21 Brown Bag**

**Background/Context:** Clearly this is a large, complex and critically important project for the Town of Redding. Given the complexity of this project, it seems that a key to success will be to engage highly skilled and professional project management resources. The role of project management resources is to run and manage the project life cycle as early as possible in the process in order to drive successful completion of the project.

#### **Role and Requirements of Project Management:**

- Leverage up to date skills and expertise not available in the town (PMI certified at a minimum)
- Leverage most recent project and cost management software to support high standard of dependencies, resources, budget time-lines and schedules
- Impartial management of stakeholders with clear expectations and commitments.
- Provide regular clear and concise project status reports.
- Cost avoidance in the long run by avoiding inconsistent management, cost, budget and schedule overruns, missed dependencies etc.
- Responsible for deliverables

**Q 1.** What approach is the town taking to ensure that a project with the scope and consequence of G&B has the appropriate level skill and project management expertise to drive success?

**Q 2.** In addition to the Project Management requirements, additional expertise will be required across a variety of management areas including, Legal, Grant Writing, Brownfield Planning & Resolution, Visioning & Development of detailed planning options similar in scope to the Branchville TOD plan. What is your plan/timing to secure resources for these activities and will you be publishing an overall preliminary timeline?

**Q 2A.** You have shared that you have identified some key resources ,but will need funds to engage them going forward. When and how will these resources be formally engaged and funded?

**Q 3.** Can you provide a rough time-line on when the visioning process for the Gilbert & Bennet project will take place and how the public will have an opportunity to participate in this process? What will be the mechanism of communication?

**Q 4.** How does the George Town Street Scape project fit into the G&B effort? Will we working towards joint development in order to realize efficiencies and benefits?

**Q 5.** We understand from the Town of Ridgefield that the Branchville project is still very much in progress. How do we plan on working/collaborating with Ridgefield's development of Branchville so that the two projects are not competitive in nature but additive given their close proximity to each other?

**Q 6.** We understand that Ridgefield is seeking to tap into our sewage capacity for the Branchville Development and that we have significant excess capacity. What are the pros and cons of providing access to that capacity?

**Q 7.** What current RFP's are in progress and what additional ones will be planned? Do you have a timetable in place for issuing RFP's and getting responses?

**Q 8.** Have business and community leaders in Redding and neighboring towns who would have interest in how we develop the G&B site been engaged?

