



GOODWIN UNIVERSITY EDUCATIONAL SERVICES, INC.
Special Meeting of the School Building Committee
May 14, 2024 at 12:00 pm
One Riverside Drive
6th Floor Board Room

1. Call to Order
2. Public Comment
3. Approval of the Special Meeting Minutes of April 23, 2024
4. Report on the Magnet Technical High School (State Project # 542-0008) by Owner's Project Manager, Architect and Construction Manager
5. Business Requiring Action
 - a. Resolution authorizing Execution of a Contract for Commissioning Services for the Magnet Technical High School (State Project #542-0008)
6. Adjournment



**GOODWIN UNIVERSITY EDUCATIONAL SERVICES, INC.
Special Meeting of the School Building Committee
April 23, 2024 at 12:00 pm
417 Main Street
2nd Floor Conference Room**

School Building Committee Attendees: Frank Amodio, Bryant Harrell and Todd Andrews

Additional Attendees: Antonio Matta, Mark McGovern, Sandra Ward, Ray Maselek, Andy DiFatta, Tom Romagnoli and Michael Scott

1. Call to Order at 12:05 by Frank Amodio
2. No public comments were made.
3. a. Approval of the Special Meeting Minutes of February 22, 2024

A motion was made to approve the February 22, 2024 minutes by Todd Andrews, seconded by Bryant Harrell and unanimously approved (Frank Amodio, Todd Andrews, Bryant Harrell).

- b. Approval of the Special Meeting Minutes of March 12, 2024

A motion was made to approve the March 12, 2024 minutes by Todd Andrews, seconded by Bryant Harrell and unanimously approved (Frank Amodio, Todd Andrews, Bryant Harrell).

4. Report on the Magnet Technical High School (State Project # 542-0008 MAG/A) by Owner's Project Manager, Architect and Construction Manager

Tom Romagnoli of Downes Construction gave an update on the status of the project. No significant changes have been made to the budget, which is still being reconciled following the completion of the Design Development phase.

A legislative amendment is still required in order for the State grant to be approved. This legislation could include additional funding to address the cost of the project delay.

While the development of construction drawings has been paused, other tasks have continued. The traffic study has been completed and no major impact is expected from the project. Some utility investigations have been conducted and the land use applications to the Town are being prepared for submission. The award of a Commissioning Agent contract is being prepared.

The discussion returned to the opportunity for additional funding. The cost of delay between February and June has been estimated at approximately \$5 million. This addresses hard costs, soft costs and contingency lines in the budget. This potential grant increase is one of many the State is addressing this legislative session.

Despite the delay, construction completion for a fall 2026 opening is still possible.

5. Adjournment

A motion was made to adjourn by Frank Amodio, seconded by Todd Andrews and unanimously approved (Frank Amodio, Todd Andrews, Bryant Harrell)

May 14, 2024

Goodwin University
Magnet Technical High School
State Project #542-0008

Subject: Progress Report

1. Project Update

A. Financial/Budget Update – No Changes

Owner Expenses/Professional Services	\$ 6,252,406
FF&E/Technology/shop Equipment	\$ 3,842,080
Construction	\$ 59,129,215
Contingency	\$ <u>5,776,299</u>
Total Project Budget	\$ 75,000,000

B. Schedule Update

- a. The Design Development Phase is substantially complete and we are working on final cost reconciliations, value management and proposed alternates. A full budget presentation will be forthcoming in a future meeting.
- b. The State Grant Application is pending updated special legislation with regards to the new vs alteration component of the project. As of Wednesday, last week legislation passed the bill which includes the necessary revised language “new construction” and an updated total project budget of \$85M. We are seeking a meeting with DAS to confirm next steps. The grant application and legislative approvals, have delayed the project a minimum of 9-12 weeks. We will continue to track the effects of this delay on the overall project schedule.
- c. Traffic Study is complete
- d. Pratt (RTX) provided remediation comments on the Design Development plans and information provide on 3/21/24. These comments, action items, requests, questions, etc.... will be reviewed and addressed by the Team.
- e. We met with Eversource on Monday April 29, 2024 to discuss potential Energy Efficiency Incentives.
 - i. Two potential paths to move forward.
 - 1. Path 3 engages an independent design consulting engineering firm DMI for a technical review the design development documents. This path nets greater incentives. The purpose of this path is to reduce building electrical and thermal energy demand and consumption by incorporating effective energy conservation measures early in the project timeline, before the end of Design Development (DD), when changes are least costly. Requires non-binding MOU to be signed by Goodwin and Design Team.
 - 2. Path 4 skips the technical review assistance and is typically for projects later in the design process and nets reduced incentives.
 - 3. Based on the State school grant process any incentives received would reduce the amount of the grant, therefore we are recommending proceeding with Path 3 to take advance of the technical assistance review so any energy efficient measures can be incorporated into the construction documents. If the State revised any of these guidelines and allows these incentives prior to the completion of the project then we will be in position to execute.
- f. Critical Path Next Steps.
 - i. Continue with weekly focused team meetings to reconcile the design development budget and continue the permitting process.
 - ii. Land use approval and masterplan amendment was submitted on May 8th for anticipated June public hearing.
 - iii. Performing forensic investigations on the existing main switch gear in Pent Road substation.

- iv. Environmental analysis on water samples were taken on April 22, 2024 from existing manholes in order to perform future forensic investigations. Once test results are received, we will share them with Pratt to determine proper handling of water in order to access the manholes for inspection purposes.
- v. Coordinate 3rd Party Peer review.
- vi. Construction Documents Phase will commence once we receive approval on the State Grant and is anticipated to be approximately 3 months.
- vii. Construction Start Fall of 2024 (**Pending Grant Approval**)
- g. Request for reimbursement was submitted for the Elementary School project in the amount of **\$245,221.62.**
 - i. The State responded on 12/28/23 and indicated that DAS cannot reimburse for this project as there is no active grant in place.

C. Architect's Update

- a. General Update

D. Construction Manager's Update

- a. General Update

E. Action Items

- a. Commissioning Agent Services – Recommendation for Award

Attachments:

- Commissioning Agent Services – Recommendation for Award

MEMORANDUM

DATE: May 14, 2024

TO: Members of the Goodwin University Educational Services School Building Committee

FROM: Thomas Romagnoli
Downes Construction

SUBJECT: State Project #542-0008 – Technical Magnet High School
Commissioning Agent Services - Recommendation for Award

BACKGROUND

Five (5) firms responded to the request for qualifications and proposals for Commissioning Agent Services for the Technical Magnet High School Project on March 14, 2024

All firms were graded and summarized. in accordance with the attached tabulated scorecard.

RECOMMENDATION

Award and enter into a contract with Sustainable Engineering Solutions, LLC, for the above referenced project, in the amount of \$85,300.

Budget \$175,000

1. Sustainable Engineering Solutions, LLC (SES)
2. Consulting Engineering Services (CES)
3. VanZelm Engineers
4. Salas O'Brien
5. Innovative Engineering Services, Inc(IES)

Submitted by: _____
Downes Construction

Owner: _____
Goodwin University

Thomas Romagnoli
Owner's Project Manager

Bryant L. Harrell
Senior Vice president for Facilities,
IT & Security

Date: _____

Date: _____



Request for Qualifications – Goodwin University - Commissioning Agent Services Selection Rating Form

**Project Name: State Project #542-0008
 Technical HS Magnet School**

Summary Tabulation

Selection Criteria	Bryant Harrell Sr.	Antonio Matta	Mark McGovern	Raymond Solomson	Bryant Harrell Jr.	Total Average Score	Ranking
SES	92.68	85.68	82.68	86.68	88.68	87.28	1
CES	94.19	87.19	83.19	87.19	84.19	87.19	2
VanZelm	86.18	67.18	77.18	74.18	78.18	76.58	3
Salas O'Brien	68.12	72.12	76.12	76.12	81.12	74.72	4
IES	91.00	73.00	82.00	65.00	61.00	74.40	5

Request for Qualifications – Goodwin University - Commissioning Agent Services Selection
 Rating Form
 Project Name(s):
 Stata Project #542-0008 Technical Magnet High School
 3/14/2024

Fee Matrix	Updated		IES*	Salas O'Brien	Updated		vanZelm
	Qly	CES			SES	Fee	
Design Phase							
OPR Review		\$ 800.00	\$ 1,800.00	\$ 345.00	\$ 500.00	\$ 1,176.00	
BOD Review		\$ 800.00	\$ 1,500.00	\$ 345.00	\$ 500.00	\$ 882.00	
Meetings	6 ea Meetings	\$ 1,600.00	\$ 2,000.00	\$ 1,035.00	\$ 2,000.00	\$ 3,822.00	
Cx Plan		\$ 1,000.00	\$ 3,800.00	\$ 1,035.00	\$ 700.00	\$ 1,029.00	
Cx Specifications		\$ 1,000.00	\$ 900.00	\$ 690.00	\$ 500.00	\$ 1,617.00	
Design Review 100% DD		\$ 2,000.00	\$ 3,000.00	\$ 4,275.00	\$ 3,500.00	\$ 2,940.00	
Design Review 100% CD		\$ 4,000.00	\$ 4,000.00	\$ 7,900.00	\$ 5,000.00	\$ 4,410.00	
Bidding Phase							
Response to Bidders for Cx		\$ 1,000.00	\$ 1,350.00	\$ 345.00	\$ 500.00	\$ 882.00	
Construction Phase							
General Project Management		Not Priced	\$ 5,000.00	\$ 2,070.00	Not Priced	\$ 5,586.00	
Submittal Reviews		\$ 2,000.00	\$ 2,000.00	\$ 1,380.00	\$ 2,500.00	\$ 3,234.00	
Review of Controls		\$ 1,800.00	\$ 1,000.00	\$ 2,070.00	\$ 1,000.00	\$ 1,764.00	
Construction Checklist/Matrix Development		\$ 1,600.00	\$ 3,200.00	\$ 3,105.00	\$ 1,000.00	\$ 2,646.00	
Envelope - Onsite Observations/Field Reviews	12 ea Site Visits	\$ 15,000.00	\$ 12,000.00	\$ 18,630.00	\$ 15,000.00	\$ 7,350.00	
Envelope - Mockup Per Addendum#1		w/ Above	Not Priced	\$ 2,460.00	w/ Above	\$ 3,087.00	
MEP - Onsite Observations/Field Reviews	12 ea Site Visits	\$ 10,000.00	\$ 11,250.00	\$ 8,280.00	\$ 16,000.00	\$ 6,027.00	
Meetings	12ea Meetings	\$ 4,500.00	\$ 2,500.00	\$ 4,140.00	\$ 3,500.00	\$ 4,410.00	
Functional Test Sheet Development		\$ 2,300.00	\$ 2,000.00	\$ 3,105.00	\$ 2,000.00	\$ 3,528.00	
Acceptance Phase							
Functional Testing		\$ 25,000.00	\$ 11,000.00	\$ 55,200.00	\$ 17,000.00	\$ 22,785.00	
Meetings	12ea Meetings	\$ 4,500.00	\$ 2,400.00	\$ 3,105.00	\$ 3,500.00	\$ 4,263.00	
Closeout Reviews (O&M, As-built, Attic Stock)		\$ 1,500.00	\$ 1,500.00	\$ 2,070.00	\$ 3,500.00	\$ 1,764.00	
Training Reviews		\$ 2,000.00	\$ 1,000.00	\$ 2,070.00	\$ 1,000.00	\$ 2,352.00	
Post Occupancy Phase							
Final Commissioning Report		\$ 1,600.00	\$ 3,000.00	\$ 2,760.00	\$ 1,000.00	\$ 2,058.00	
Meetings	4 ea Meetings	\$ 1,500.00	\$ 1,000.00	\$ 690.00	\$ 1,200.00	\$ 2,646.00	
Seasonal Testing		\$ 3,750.00	\$ 1,500.00	\$ 2,760.00	\$ 2,400.00	\$ 3,528.00	
Warranty Review		\$ 3,750.00	\$ 1,000.00	\$ 2,070.00	\$ 1,500.00	\$ 1,764.00	
Reimbursable Expenses		Mileage/Included	\$ 1,500.00	\$ 2,500.00	w/Above	\$ 1,200.00	
Totals		\$ 93,000.00	\$ 81,200.00	\$ 134,435.00	\$ 85,300.00	\$ 96,750.00	
Add Services:							
IR Scan of Building Exterior Walls	Single Scan/Report	\$ 2,000.00	\$ 7,500.00	\$ 2,775.00	\$ 1,500.00	\$ 5,200.00	
IR Scan of Roof	Single Scan/Report	\$ 2,000.00	\$ 5,000.00	\$ 2,775.00	\$ 3,000.00	\$ 4,800.00	
Blower Door Test	Single Test Performed/Report	\$ 4,700.00	\$ 3,200.00	\$ 6,000.00	NA	\$ 19,500.00	
Add Cost per Meeting (remote)		\$ 300.00	\$ 250.00	\$ 400.00	\$ 360.00	\$ 425.00	
Add Cost per Site Visit for Retesting		\$ 2,000.00	\$ 600.00	\$ 1,400.00	\$ 1,400.00	\$ 1,050.00	
Commissioning Agent Budget		\$ 175,000.00					

Cost Proposal Score 26.19

*Missing Addendum#1, Added \$5,250 to Envelope and MEP visits. For Comparisons. Question Cost Envelop Mockup

30.00 18.12 26.68

25.18



Request for Qualifications – Goodwin University - Commissioning Agent Services Selection Rating Form

Project Name: State Project #542-0008

Technical HS Magnet School

Name of Reviewer: Bryant Harrell Sr.

Selection Criteria	Maximum Score	CES	IES	Salas O'Brien	SES	VanZelm
1. Staff Qualifications	10 points	8	8	5	8	8
2. Capability, Capacity and Qualifications	20 points	20	18	10	18	18
3. Work Plan	20 points	20	15	15	20	20
4. Approach Proposed	20 points	20	20	20	20	15
5. Cost Proposal	30 points	26.19	30.00	18.12	26.68	25.18
Totals		94.19	91.00	68.12	92.68	86.18



Request for Qualifications – Goodwin University - Commissioning Agent Services Selection Rating Form

Project Name: State Project #542-0008

Technical HS Magnet School

Name of Reviewer: Antonio Matta

Selection Criteria	Maximum Score	CES	IES	Salas O'Brien	SES	VanZelm
1. Staff Qualifications	10 points	10	8	8	8	7
2. Capability, Capacity and Qualifications	20 points	18	15	18	18	15
3. Work Plan	20 points	15	10	10	15	10
4. Approach Proposed	20 points	18	10	18	18	10
5. Cost Proposal	30 points	26.19	30.00	18.12	26.68	25.18
Totals		87.19	73.00	72.12	85.68	67.18



Request for Qualifications – Goodwin University - Commissioning Agent Services Selection Rating Form

Project Name: State Project #542-0008

Technical HS Magnet School

Name of Reviewer: Mark McGovern

Selection Criteria	Maximum Score	CES	IES	Salas O'Brien	SES	VanZelm
1. Staff Qualifications	10 points	9	8	8	8	8
2. Capability, Capacity and Qualifications	20 points	18	16	18	16	16
3. Work Plan	20 points	15	14	16	16	14
4. Approach Proposed	20 points	15	14	16	16	14
5. Cost Proposal	30 points	26.19	30.00	18.12	26.68	25.18
Totals		83.19	82.00	76.12	82.68	77.18



Request for Qualifications – Goodwin University - Commissioning Agent Services Selection Rating Form
 Project Name: State Project #542-0008
 Technical HS Magnet School

Name of Reviewer: Raymond Solomson

Selection Criteria	Maximum Score	CES	IES	Salas O'Brien	SES	VanZelm
1. Staff Qualifications	10 points	8	6	8	8	7
2. Capability, Capacity and Qualifications	20 points	18	10	17	16	15
3. Work Plan	20 points	17	10	16	17	14
4. Approach Proposed	20 points	18	9	17	19	13
5. Cost Proposal	30 points	26.19	30.00	18.12	26.68	25.18
Totals		87.19	65.00	76.12	86.68	74.18



Request for Qualifications – Goodwin University - Commissioning Agent Services Selection Rating Form
 Project Name: State Project #542-0008
 Technical HS Magnet School

Name of Reviewer: Bryant Harrell Jr.

Selection Criteria	Maximum Score	CES	IES	Salas O'Brien	SES	VanZelm
1. Staff Qualifications	10 points	8	6	8	8	7
2. Capability, Capacity and Qualifications	20 points	15	10	18	17	16
3. Work Plan	20 points	18	10	18	18	15
4. Approach Proposed	20 points	17	5	19	19	15
5. Cost Proposal	30 points	26.19	30.00	18.12	26.68	25.18
Totals		84.19	61.00	81.12	88.68	78.18



**RESOLUTION AUTHORIZING EXECUTION OF A CONTRACT FOR
COMMISSIONING SERVICES FOR A NEW MAGNET TECHNICAL HIGH
SCHOOL**

The Undersigned Chairman certifies that the following resolution was duly adopted by the School Building Committee on May 14, 2024, and that such resolution has not been modified or rescinded as of the date hereof:

WHEREAS, a School Building Committee is required to oversee, coordinate and make recommendations to the Board of Directors on matters concerning the construction of new State of Connecticut funded magnet schools, in accordance with Connecticut General Statutes, Chapter 173, and

WHEREAS, a professional commissioning services firm is required for the new Magnet Technical High School (State Project # 542-0008) on the Goodwin University campus, and

WHEREAS, following a public solicitation process and the consideration of qualifications and price proposals, the School Building Committee has selected Sustainable Engineering Solutions, LLC to provide commissioning services for the new Magnet Technical High School, and

NOW THEREFORE, BE IT

RESOLVED, that the School Building Committee of the Goodwin University Educational Services Board, authorizes Bryant L. Harrell, Senior Vice President, to execute a contract for services with Sustainable Engineering Services, LLC.

Signed: _____

Frank Amodio, Chairman

Date: _____