



GOODWIN UNIVERSITY EDUCATIONAL SERVICES, INC.
Special Meeting of the School Building Committee
October 8, 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 September 10, 2024
4. Report on the Magnet Technical High School (State Project # 542-0007 MAG/N) by Owner's Project Manager, Architect and Construction Manager
5. Adjournment



**Goodwin University Educational Services, Inc.
Special Meeting of the School Building Committee
DRAFT: Meeting Minutes
September 10, 2024 at 12:00 pm
One Riverside Drive
6th Floor Board Room**

School Building Committee Members: Todd Andrews, Bryant Harrell, Eddie Meyer, Mark Scheinberg.

Other Attendees: Ray Maselek, Robert DeCrescenzo, Andy DiFatta, Sal Menzo, Michael Scott, Tom Romagnoli, Sandra Ward

1. Called to order at 12:08 pm by Bryant Harrell.
2. No public comments were made.
3. Approval of the Special Meeting Minutes of August 6, 2024

A motion was made to approve the August 6, 2024 minutes by Mark Scheinberg, seconded by Todd Andrews and unanimously approved (Todd Andrews, Bryant Harrell, Eddie Meyer, Mark Scheinberg).

4. Report on the Magnet Technical High School (State Project # 542-0007 MAG/N) by Owner's Project Manager, Architect and Construction Manager

Tom Romagnoli of Downes Construction reviewed significant milestones on the project. The State approved our second payment request, with the third payment being submitted this week. DEEP stormwater pollution permit was submitted at the end of August. Flood Management Certificate was submitted on August 8th. Planning and Zoning approved the site plan application, and the thirty-day period is up on September 13th.

Tom discussed the critical next steps. Michael Scott from TSKP Studio is working with the town of East Hartford on local permitting, construction design and schedule. Additional



investigation for existing manhole is needed and is being scheduled for a Saturday to accommodate school traffic. Coordinating third party peer review. Delivery of Phase 2 CD pricing is scheduled for October 4th then FIP can continue with the next round of cost estimating.

Michael Scott of TSKP Studio noted that he met with Pathways on the temporary parking lot and some logistics of the build such as removing curbs on the existing island for bus access and taking down site lighting and storing for future use.

Michael Scott described the Phase I site enabling work that will commence following State PCR approval. Phase I work includes fencing, removal of asphalt, creation of new parking areas for Pathways, and geotechnical work to prepare the building pad for the foundation. Equipment will vibro-compact the soils which is work that can continue through the winter and is not weather dependent.

Michael showed the plans, project manual and phase I cost estimate of \$1.1 million. Bidding will occur as soon as possible after State approval.

Michael concluding with the next steps which is to schedule a pre-bid meeting the 2nd or 3rd week in October.

5. Business Requiring Action

- a. Resolution approving final plans, project manuals and professional cost estimate (Form SCG-042) for the Phase I-Site Enabling Bid Package for the Magnet Technical High School (State Project #542-0007 MAG/N)

A motion was made to approve the final plans, project manuals and professional cost estimate (Form SCG-042) for the Phase I-Site Enabling Bid Package for the Magnet Technical High School (State Project #542-0007 MAG/N) by Mark Scheinberg, seconded by Eddie Meyer. Approved unanimously (Todd Andrews, Bryant Harrell, Eddie Meyer, Mark Scheinberg).

6. Adjournment

The motion was made to Adjourn at 12:31 pm by Bryant Harrell, seconded by Eddie Meyer. Approved unanimously (Todd Andrews, Bryant Harrell, Eddie Meyer, Mark Scheinberg).

October 8, 2024

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Goodwin University
 Magnet Technical High School
 State Project #542-0007 MAG/N

Subject: Progress Report

1. Project Update

A. Financial/Budget Updated as of New Legislation

	New
Owner Expenses/Professional Services	\$ 9,012,297
FF&E/Technology/shop Equipment	\$ 4,339,446
Construction	\$ 64,989,000
Contingency	<u>\$ 6,659,257</u>
Total Project Budget	\$ 85,000,000

- Contract amendments for contract adjustments to both Downes and TSKP for the adjustment in schedule durations (preconstruction/construction) and overall value of the project from \$75,000,000 to \$85,000,000 are in process of being submitted and will be reviewed accordingly. These values are reflected in the Owner Expenses/Professional Services line item above.
- State Reimbursement Summary

Requests Made	Amount Requested	Less 5% Hold Back	Amount Rec'd	Amount Pending
3	\$2,155,248.53	\$107,762.43	\$1,792,470.44	\$255,015.66

B. Schedule Update

- a. PCR with the State for Phase 1 Enabling and Geotechnical work is scheduled for 9/12/2024.
 - i. State Approval to Bid Received 9/27/2024.
- b. DEEP stormwater pollution permit was submitted 8/28/2024
 - i. Typical 60 day review expires 10/27/2024
- c. Flood Management Certificate was submitted 8/8/2024
- d. Look Ahead Schedule
 - i. Phase 1
 - 9/13 to 9/27 – State approval to Bid (Additional Wk)
 - 10/9 – 10/31 - Phase 1 Bidding & Scope Reviews
 - 11/1 – 11/8 – GMP Approval for Phase 1
 - Week of 11/11 – Subcontractor Notice to Proceed
 - Phase 1 Construction 11/18/24 to 2/28/25
 - ii. Phase 2
 - 10/8 - TSKP Delivers CD Documents for Estimate
 - 10/9 to 11/5 – 3 wks FIP Performs CD Estimate & Reconciliation
 - 11/12 – Building Committee CD Budget Presentation
 - 11/11 to 1/21/25 – State PCT Approval to Bid Process
 - 1/22 to 3/4/25 - FIP Bid and GMP Development
 - 3/12 to 4/22 - ToEH Building Permit Process
 - 3/12 to 4/22 - Subcontractor Notice to Proceed
 - 4/2/25 to 12/1/2026 – Construction

e. Critical Path Next Steps.

- i. Continue with weekly focused team meetings to primarily focused on local permitting, construction design and schedule.
- ii. Additional investigation performed on 9/21.
 - Confirmed MH92 has 2 live 22KV Feeders.
- iii. Review and coordinate the Local Building Permit Process
- iv. Coordinate 3rd Party Peer review.
- v. State PCT Process

C. Architect's Update

- a. General Update

D. Construction Manager's Update

- a. General Update

E. Action Items

- a. Please see above for future request for approval of OPM and Architect contract amendments.

Attachments:

- NONE