



GOODWIN UNIVERSITY EDUCATIONAL SERVICES, INC.

Special Meeting of the School Building Committee

December 10, 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 November 12, 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. Business Requiring Action
 - a. Resolution Approving Final Plans, Project Manuals and Professional Cost Estimate for the Phase 2 Construction Bid Package for the Magnet Technical High School (State Project # 542-0007 MAG/N).

6. Adjournment



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

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

Other Attendees: Peter Autuno, Robert DeCrescenzo, Andy DiFatta, Mike Goman, Randal Luther, Ray Maselek, Mark McGovern, Sal Menzo, Phil Reese, Tom Romagnoli, Michael Scott, Sandra Ward

1. Called to order at 12:05pm by Frank Amodio
2. No public comments were made.
3. Approval of the Special Meeting Minutes of October 8, 2024

A motion was made to approve the October 8, 2024, minutes by Eddie Meyer, seconded by Bryant Harrell and unanimously approved (Frank Amodio, 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 provided a financial update and reviewed milestones on the project.

No significant changes to the project budget have occurred.

Phase 1 bid has been received, scoped and recommended for award. Contract amendments for schedule adjustments and overall project value increase (from \$75M to \$85M) are in progress and under review. The third reimbursement requested has been submitted, receipt is expected soon.

Tom continued with Phase 2 updates stating the construction documents have been distributed. The initial budget has been received and is undergoing reconciliation.

Outreach has begun for key trades, with conversations held with Joe Toner, CT Building Trades Executive Director, to secure additional trade support.

PCT with the State is scheduled for December 12, 2024, to review Phase 2 construction. Will request the approval for the fully reconciled budget at the next School Building committee meeting.



Michael Scott of TSKP Studios worked closely with teachers, educators, and expert consultants to develop a comprehensive set of project specifications, ensuring alignment with educational and professional standards. During his presentation, Michael provided updates on the design and engineering aspects, highlighting key elements such as steel framing, hardware specifications, wall sections, and electrical panel details. He stated the overall project scope remains unchanged.

Tom Romagnoli reviewed the three key action items that will require approval.

Approval of FIP Construction's award of a contract to the lowest qualified responsible bidder, Mather Corporation, for Phase 1 Site Enabling for the Magnet Technical High School.

Authorization of the execution of GMP Contract Amendment #1 with FIP Construction for Phase 1 Construction Management Services.

Authorization of the execution of Contract Amendment #2 with TSKP Studio for Architectural and Engineering Design Services. An amendment is required as a result of the legislation that increased the project budget.

Peter Autunno of FIP Construction discussed the details of the GMP proposal for Phase 1, valued at \$1,417,600, exceeding the budget by \$263,520 due to additional scopes of work initially planned for Phase 2 but are now deemed necessary to be completed during Phase 1. FIP is anticipating approval of this GMP no later than November 12, 2024, to secure a contract with the low bidder and initiate work before the onset of winter weather.

5. Business Requiring Action

- a. Recommendation to Approve FIP Construction's Award of a Contract to the lowest qualified responsible bidder to Mather Corporation for Phase 1 Site Enabling for the Magnet Technical High School (State Project # 542-0007 MAG/N).

A motion was made to approve FIP Construction's Award of a Contract to Mather Corporation for Phase 1 Site Enabling for the Magnet Technical High School (State Project # 542-0007 MAG/N) by Bryant Harrell, seconded by Eddie Meyer and unanimously approved (Frank Amodio, Todd Andrews, Bryant Harrell, Eddie Meyer, Mark Scheinberg).

- b. Resolution Authorizing the Execution of Guaranteed Maximum Price Contract Amendment #1 with FIP Construction for Phase 1 Construction Management Services for the Magnet Technical High School (State Project # 542-0007 MAG/N).

A motion was made Authorizing the Execution of Guaranteed Maximum Price Contract Amendment #1 with FIP Construction for Phase 1 Construction Management Services for the Magnet Technical High School (State Project # 542-0007 MAG/N) by Eddie Meyer, seconded by Todd Andrews and unanimously approved (Frank Amodio, Todd Andrews, Bryant Harrell, Eddie Meyer, Mark Scheinberg).

- c. Resolution Authorizing the Execution of a Contract Amendment #2 with TSKP Studio for Architectural and Engineering Design Services for the Magnet Technical High School (State Project # 542-0007 MAG/N)

A motion was made Authorizing the Execution of a Contract Amendment #2 with TSKP Studio for Architectural and Engineering Design Services for the Magnet Technical High School (State Project # 542-0007 MAG/N) by Todd Andrews, seconded by Bryant Harrell and unanimously approved (Frank Amodio, Todd Andrews, Bryant Harrell, Eddie Meyer, Mark Scheinberg).



6. Adjournment

The motion was made to Adjourn at 12:37pm by Bryant Harrell, seconded by Todd Andrews. Approved unanimously (Frank Amodio, Todd Andrews, Bryant Harrell, Eddie Meyer, Mark Scheinberg).

December 5, 2024

 P.O. Box 727
 200 Stanley Street
 New Britain, CT 06050
 office 860.229.3755
 fax 860.225.3617

 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

	Previous	Current	Change	Proposed	Change
Owner Expenses/Professional Services	\$ 9,012,297	\$ 8,930,297	\$ (82,000)	\$ 8,930,297	\$ -
FF&E/Technology/Shop Equipment	\$ 4,339,446	\$ 4,339,446	\$ -	\$ 4,089,446	\$ (250,000)
Construction	\$ 64,989,000	\$ 64,989,000	\$ -	\$ 67,171,917	\$ 2,182,917
Contingency	\$ 6,659,257	\$ 6,741,257	\$ 82,000	\$ 4,808,340	\$ (1,932,917)
Total Project Budget	\$ 85,000,000	\$ 85,000,000	\$ -	\$ 85,000,000	\$ -

• State Reimbursement Summary

Requests Made	Amount Requested	Less 5% Hold Back	Amount Rec'd	Amount Pending
4	\$2,505,374.43	\$125,268.72	\$2,047,486.10	\$332,619.61 as of 12/3
				39 day avg payment cycle

B. Schedule Update

- a. Phase 1 Construction Mobilized
- b. Phase 2 75% Construction Documents have been distributed and estimated in preparation for bidding documents and State review.
- c. PCT with the State for Phase 2 Construction is scheduled for 12/12/2024
- d. Flood Management Certificate was submitted 8/8/2024 and currently under review.
- e. Look Ahead Schedule
 - i. Phase 1
 - Construction Mobilized on Schedule
 - New Parking Lot Complete
 - Finalized Logistics with Pathways w/Trail Run 12/4
 - ii. Phase 2
 - CD Estimate & Reconciliation
 - 12/12 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

f. **Critical Path Next Steps.**

- i. Continue with weekly focused team meetings to primarily focused on local permitting, construction design and schedule.
- ii. Review and coordinate the Local Building Permit Process
- iii. Coordinate logistics implementation with Hartford Public School - Pathways
- iv. Coordinate 3rd Party Peer review.
- v. State PCT Process – Scheduled for December 12th

C. Architect's Update

- a. General Update

D. Construction Manager's Update

- a. General Update on Phase 1 Progress & Estimate Presentation

E. Action Items

- a. Recommend Approval and Certification of final plans and project manual(s), dated October 18, 2024 as prepared for Phase II bidding and the professional cost estimate (Form SCG-042), dated November 12, 2024, for the Magnet Technical High School (State Project #542-0007 MAG/N and in preparation for PCT Review Meeting with the State of Connecticut.

Attachments:

- Phase 2 Bid Documents & Professional Estimate



RESOLUTION APPROVING FINAL PLANS, PROJECT MANUALS AND PROFESSIONAL COST ESTIMATE FOR THE PHASE 2 CONSTRUCTION BID PACKAGE FOR THE MAGNET TECHNICAL HIGH SCHOOL – STATE PROJECT # 542-0007 MAG/N

The Undersigned Chair certifies that the following resolution was duly adopted by the School Building Committee on December 10, 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, in order to achieve the construction timeline for the new Magnet Technical High School (State Project # 542-0007 MAG/N), a Phase 2 Construction Bid Package is required, and

WHEREAS, final plans and cost estimates associated with this Phase 2 bid have been presented to and reviewed by the School Building Committee.

NOW THEREFORE, BE IT

RESOLVED, that the School Building Committee of the Goodwin University Educational Services Board hereby approves the final plans, project manuals and professional cost estimate for the Phase 2 Construction Bid Package, dated October 18, 2024, for the Magnet Technical High School, State Project # 542-0007 MAG/N, and

BE IT FURTHER,

RESOLVED, that Frank Amodio, Chair of the School Building Committee, is authorized to execute Form SCG-042 for submission to the Department of Administrative Services.

Signed: _____

Frank Amodio, Chair

Date: _____