



GOODWIN UNIVERSITY EDUCATIONAL SERVICES, INC.
DRAFT: Special Meeting of the School Building Committee
December 10, 2024, at 12:00 pm
One Riverside Drive
6th Floor Board Room

School Building Committee Members: Frank Amodio, Todd Andrews, Andy DiFatta, Eddie Meyer, Mark Scheinberg

Other Attendees: Peter Autuno, Robert DeCrescenzo, Bryant Harrell J., Ray Maselek, Tony Matta, Mark McGovern, Sal Menzo, Tom Romagnoli, Mehmet Sahin, 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 November 12, 2024

A motion was made to approve the November 12, 2024, minutes by Andy DiFatta, seconded by Eddie Meyer and unanimously approved (Frank Amodio, Todd Andrews, Andy DiFatta, 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 provided a financial update and reviewed project schedule.

He presented the total contingency within the project and explained discrepancies in the budget and funding, which are reflected in the soft costs.

Tom presented the Cost Management Log and outlined the approach to achieving cost reductions. He discussed removing items from soft costs, such as the LED screen, and eliminating non-essential elements, including the kiln, TV studio (which could be purchased through alternate funds), wind turbines, lightning protection, skylights, and third-floor lockers, which are not required and have alternate options available.

Tom explained the various parts of the contingency, which include the construction design and estimating contingency, construction contingency, escalation, soft cost and project contingencies. All are factored into the overall \$85 million budget. Escalation contingency is dependent on the economy and market conditions. If funds remain, alternatives will be considered.

Dr. Menzo noted that the Magnet Schools have a reserve fund that could be used to offset some of the project costs if needed.



The Phase 2 PCT with the State is scheduled for December 12, 2024. The project will go out to bid with contingencies included.

Concerns were raised regarding potential price increases due to Canadian tariffs on products. There was a discussion about whether materials should be pre-purchased now and stored in a warehouse to avoid price hikes.

Another concern stems from the upcoming election, which creates unknowns. The rise in product costs and associated delays poses significant risks to the project schedule and the timely opening of the building. It was recommended to include disclaimers as a precautionary measure and to explain to the State the impact of these issues, emphasizing the importance of raising these concerns early and making stakeholders aware.

Tom provided an update on the status of the Flood Management Certificate stating that the certificate is still in the review process, with no additional developments at this time.

Tom continued with the Phase 2 schedule, outlining key milestones: the State PCT approval to bid process, the FIP bid and GMP development, subcontractor notices to proceed, and the commencement of construction in April 2025.

Michael Scott of TSKP Studios presented pictures of the interior and exterior of the building, discussing the structure and support beams.

Michael tied in the overview of the budget.

Michael explained that the third-party peer review is complete and that they responded to all of the comments.

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).

A motion was made to approve the Final Plans, Project Manuals and Professional Cost Estimate for the Phase 2 Construction Bid Package for the Magnet Technical High (State Project # 542-0007 MAG/N) by Andy DiFatta, seconded by Todd Andrews and unanimously approved (Frank Amodio, Todd Andrews, Andy DiFatta, Eddie Meyer, Mark Scheinberg).

6. Adjournment

The motion was made to Adjourn at 12:58pm by Frank Amodio, seconded by Todd Andrews and approved unanimously (Frank Amodio, Todd Andrews, Andy DiFatta, Eddie Meyer, Mark Scheinberg).

January 14, 2025

Goodwin University
Magnet Technical High School
State Project #542-0007 MAG/N**Subject: Progress Report****1. Project Update****A. Financial/Budget Updated as 1/14/25**

	Previous		Current	
Owner Expenses/Professional Services	\$	8,930,297	\$	8,930,297
FF&E/Technology/Shop Equipment	\$	4,339,446	\$	4,089,446
Construction	\$	64,989,000	\$	67,171,917
Contingency	\$	6,741,257	\$	4,808,340
Total Project Budget	\$	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 (Approved 1/8/25)
				39 day avg payment cycle

B. Schedule Update

- a. Phase 1 Construction Mobilized
- b. PCT with the State for Phase 2 Construction is scheduled for 12/12/2024, Meetings complete, follow up documentation transmitted (pending approval to bid)
- c. Flood Management Certificate was submitted 8/8/2024 and currently under review.
 - i. Current Status as reported from DAS
 - The DEEP FMC approval is proceeding through DEEP management and should be available to the team relatively soon
 - ii. Current Status as reported from DEEP
 - Staff review is complete and is currently in the review process with upper management
- d. FAA Permit submitted 11/13, currently pending and required for vibratory compaction equipment
- e. Look Ahead Schedule
 - i. Phase 1
 - Mobilized
 - Installation of Construction Fencing & Erosion Control
 - Signage and Logistics Set Up (Signage & Pavement Markings)
 - Pathways New Traffic Pattern
 - Continued progress is **pending** Flood Management Permit
 - Pending FMC approval, storm drainage and pavement removals will progress in preparation for vibratory compaction activities in February

ii. Phase 2

- CD Estimate & Reconciliation (Complete)
- 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 3rd Party Peer review.
- iv. State PCT Process – Meetings complete, follow up documentation transmitted (pending approval to bid)

C. Architect's Update

- a. General Update

D. Construction Manager's Update

- a. General Update on Phase 1 Progress

E. Action Items

- a. Materials Testing & Special Inspections – Recommendation for Award
- b. Vibratory Compaction Monitoring - Recommendation for Architectural Added Services

Attachments:

- Materials Testing & Special Inspections – Recommendation for Award
- Vibratory Compaction Monitoring/Post Install Verification - Recommendation for Architectural Added Services