



GOODWIN UNIVERSITY EDUCATIONAL SERVICES, INC.

Special Meeting of the School Building Committee

April 22, 2025 at 12:00 pm

One Riverside Drive

6th Floor Board Room

1. **Call to Order** 12:12 by Frank Amodio
2. **Public Comment**
 - Request for public comment... Frank confirmed, none being heard
3. **Report on the Magnet Technical High School (State Project # 542-0007 MAG/N)**
by Owner's Project Manager, Architect and Construction Manager

Report out by Tom Romagnoli from Downes

- FIP and TSKP are still working on scope reviews so they will not be in attendance.
- We did very well regarding the bid process, coming under budget.
- Financially we have not made any significant changes to the budget
- We need regularly with Eddie, Bryant and Anthony to review cash flow submissions to the state.
- Made 6 reimbursements submissions to the state. Currently pending approval of the 6th, based on the time it took for the first 5, I would anticipate seeing a deposit for \$735,169.47 in Goodwin's account sometime this week.

Schedule Update:

Phase 1 construction is ongoing, with activities including storm drainage removal, utility installation, and ground preparation. Phase 2 is progressing... on April 9, 2025, FIP Construction received 29 bid packages with bids received for 29 packages, and necessary permits secured for both building and specialized drilling. Upcoming tasks include trade contractor reviews, startup planning, and finalizing the Guaranteed Maximum Price (GMP). The total project budget is \$85 million, covering construction, equipment, professional services, and contingency. The team will continue weekly meetings to track Phase 1 progress and prepare for Phase 2 mobilization.



4. Business Requiring Action

- Recommend Approval of FIP Construction LOA#1
 - Phase 2 – FIP to proceed with awarding subcontractors prior to full GMP.

FIP Construction current contract is to manage the construction of the new Technical Magnet High School at Goodwin University, covering pre-construction services, Phase 1 Enabling, and partial Phase 2 permit fees.

We approved the drawings to go out to bid on February 21, 2025 from the state which commenced our bid process, on April 9, 2025, FIP Construction received all the bids for every bid package that was solicited.

Tom would like to make a recommendation for approx. 40% of the anticipated project trade costs, excluding construction manager's indirect costs (fees bond insurance general conditions, any contingencies for allowances)

We want to get started on some of the more critical packages. Would like to reward for Steelwork/Concrete/Masonry/Structural Steel and Mis Metals/HVAC & Controls and Electrical.

Total Budget was \$29,418,000. Bids came in \$24,530,000 (\$4,788,000 under budget) In total we are \$6.9M under budget.

- Recommend Approval of FIP Construction PCO#1
 - Phase 1 - Dewatering and Disposal work on Time and Materials.
- Recommend Approval of FIP Construction PCO#2
 - Phase 1 - Install the new 10" fire line lateral from the existing main to the existing hotbox on Time and Materials.



- **BID RECOMMENDATIONS**

Gerber has the best bid for site work

FIP would like to reward the bid to Gerber

Manafort is best bid for concrete

FIP would like to recommend we go with Manafort.

Acroamon Masonry best bid for Masonry

FIP would like to recommend we go with Acroamon Masonry

President of this company was in the news lately. Sal Jr. has taken over ownership.

They are DSA pre-qualified. Everyone that was involved with issued has been removed.

Shepard Sheet Company best bid for Steel and Misc. Metals.

FIP recommending Shepard Steel.

Mega Mechanical Systems best bid for HVAC

FIP is recommending Mega Mechanical Systems

Custom Electric best bid for Custom Electrical

FIP recommending Custom Electrical Inc.

Mark: Did we have any finishes that we set aside due to cost that we should re-explore?

We may also want to check with Sal to see what other FF&E things that the money can be used for. Tom will look at the budget and recast it.

If the construction number goes under \$67k, we can move things around. Tom also wants to include an allowance for environmental remediation, just in case something unseen pops up.

Tom would like to schedule another 2 meetings for additional recommendations.

Special meeting on the 29th. FIP will be ready to make another round of recommendations.

Next official meeting May 13th would be another recommendation



Keep in mind there is a requirement to hire local talent.

There is an ad in the local newspaper about this opportunity.

Can the mayor give a statement to the town council?

Downes would be happy to make a presentation to Town Council.

Just a courtesy update. Todd suggests going to the mayor to present to Town Council regarding hiring locally.

Get this wrapped up by June 2nd

Bryant agrees with these dates.

Action Item #2. They hit ground water and it's contaminated. Formal recommendation for FIP's PCO#1 for dewatering and disposal for an estimated \$75,000. Issued a notice of change on March 28th. Making a recommendation to get started on time and material because there are some unknowns to proper disposal of contaminated water into the MDC sewer. They are going to pump the water into a fract bin so the excavation is dry of any standing water, so they can properly perform the work, a sump pump filled with stone We will hit this a couple times, so we need a remediating dewatering plan.

Funding Source: Owner's contingency, although this was done before we received bids so we could establish the allowance in the GMP and then fund this from that to eliminate from having an owners change order, although keep in mind every change order has to go to the state for approval after the fact no matter what the funding source is. It's up to us to properly document it and confirm its fully eligible. Anything we think will be ineligible, Downes will identify to the committee and state. Potentially there could be some ineligible costs here like sales tax and equipment rental etc. Downes will keep the committee up to date as things unfold.

Overall minimal impact to schedule. Total completion is tracking into January 2027
BHJ mentioned there will be a Change Order tracking document in place.



Action Item #3

Recommending to proceed on time and material for existing 10" fire line lateral from the existing main to the existing hotbox. The hotbox on Pratt property initially was going to be abandoned. Turns out based on facilities it can't be abandoned. Some of this work was included in Phase 2, but the work needs to be done now.

We'd like to reallocate work from phase 2 to phase 1 due to urgency. It's going to be a change order Change Order for the Phase 1 contractor, and for the new site contractor. There are also some wires associated with the hotbox that no one owns. But there will be a credit associated with that, but Tom doesn't have order of magnitude yet. Approval needed to proceed on time and material. Details laid out in Notice of Change.

Voting Results on Action Items

FIP Phase 2 (LOA#1)

Andy Motion for approval

Bryant 2nd

All in favor

Motion carries

FIP Phase 1 (PCO#1)

Andy Motion for approval

Mark S. 2nd

All in favor

Motion carries

FIP Phase 1 (PCO #2)

Andy Motion for approval

2nd by Bryant

All in favor

Motion carries

5. Adjournment

Frank Motion to Adjourn (1:01)

2nd by Bryant