



**GOODWIN UNIVERSITY EDUCATIONAL SERVICES, INC.**

**Special Meeting of the School Building Committee**

**April 29, 2025 at 12:00 pm**

**One Riverside Drive**

**6<sup>th</sup> Floor Board Room**

**1. Call to Order**

- Chairperson **Frank** called the meeting to order at **12:04 PM**.

**2. Public Comment**

- No members of the public offered comment.

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

- **Construction Progress & Contracting**
  - **Letter of Authorization (LOA) #1** was issued previously, allowing initial trade mobilization.
  - **Guaranteed Maximum Price (GMP)** submission has been received from FIP; full GMP anticipated for presentation at the May 13, 2025 meeting.
  - Recommendation made to approve **LOA #2** to allow subcontractor awards prior to GMP execution in order to maintain project momentum.
- **Furniture, Fixtures & Equipment (FF&E)**
  - Meeting scheduled with Sal later in the week to review FF&E coverage.
  - The original FF&E budget prepared early in the project will be revisited; possible reinstatement of items reduced during the Construction Document phase.
  - With hard costs under budget, reallocations to FF&E are possible without exceeding state-approved thresholds.

## Bid Package Review and Recommendations

| Trade                                           | Recommended Contractor     | Bid Amount  | Notes                                                                  |
|-------------------------------------------------|----------------------------|-------------|------------------------------------------------------------------------|
| Roofing                                         | Imperial Company           | \$780,900   | Under \$1.044M budget; all materials per specifications.               |
| Masonry                                         | H. Carr & Sons             | \$383,500   | Substantially below estimate; trusted contractor on multiple packages. |
| Waterproofing/Air Barrier                       | Trinity Construction Group | \$460,148   | Fully compliant with project specifications.                           |
| Curtain Wall, Skylight, Glazing, Door Operators | Architectural Curtain Wall | \$1,720,000 | Strong familiarity with project drawings.                              |
| Drywall                                         | H. Carr & Sons             | \$3,737,000 | Four competitive bids; tight pricing.                                  |
| Acoustical Ceilings                             | H. Carr & Sons             | \$505,000   | Multiple competitive bids; strong coverage.                            |
| Elevator                                        | Otis Elevator              | \$277,000   | Only bidder; design based on Otis specifications.                      |
| Fire Protection                                 | Synergy Fire Systems       | \$638,570   | Narrow bid spread; meets all requirements.                             |
| Plumbing                                        | P&D Mechanical             | \$2,027,406 | Lowest of multiple union bids; notable savings.                        |

### Summary:

- Bid results represent a **\$3.93M savings** versus budget.
- Total trade costs are approximately **\$8.6M under budget** to date.
- GMP contingency maintained to cover unforeseen conditions, including tariff or supply chain impacts.
- **Risk Management**
  - Contractors encouraged to lock in material pricing now; several have already done so (e.g., \$600,000 steel package locked in).
  - GMP contains contingency for unforeseen conditions; price adjustments require documented due diligence.



#### 4. Business Requiring Action

- Recommend Approval of FIP Construction LOA#2
  - Phase 2 – FIP to proceed with awarding subcontractors prior to full GMP.  
**Motion:** *To approve FIP Construction Letter of Authorization (LOA) #2 for Phase 2 in the amount of \$10,745,046, permitting subcontractor awards in advance of full GMP approval.*  
**Moved by:** Mark Scheinberg  
**Seconded by:** Andy DiFatta  
**Vote:** Unanimous in favor

#### 5. Presentation of Project Alternates Presented by Mina, ESDP:

Alternates reviewed for possible inclusion in GMP based on favorable bid climate:

- **Custom Goodwin University Logo – Northeast Elevation**
  - Backlit, ~15' diameter, visible from Route 2.
  - Discussion on including "River Tech at Goodwin University" branding.
  - Cost: **\$35,000.**
- **Porcelain Tile in Main Corridors**
  - First and second floor main corridors.
  - Enhances durability and visual appeal.
  - Cost: **\$206,000.**
- **Lightning Protection System**
  - Recommended due to building height and valuable equipment.
  - Cost: **\$65,000.**
- **Exterior Mullion Extensions & Sunshades**
  - West-facing cafeteria and instructional areas.
  - Improves shading, reduces solar gain, and contributes to LEED certification.
  - Cost: **\$43,000.**



## **Committee Administrative Direction:**

### **Consensus Item #1 – Direction on Project Alternates #1, #3, #4, #5**

(Not a formal vote; administrative direction provided to include items in GMP for presentation May 13, 2025.)

Alternates to include in GMP in the amount of \$39,9000

- Custom Goodwin University Logo – \$35,000
- Lightning Protection System – \$65,000
- Exterior Mullion Extensions & Sunshades – \$43,000
- Porcelain Tile - \$206,000

### **Consensus Item #2 – Future Proposal Requests**

The following items were discussed as potential future proposals or change orders:

- Decorative wind turbines (pending functional/electrical review)
- Irrigation for the athletic field between Pathways and River Tech

---

## **6. Adjournment**

With no further business, the meeting adjourned at **2:04 PM**.

**Motion:** To adjourn the meeting

**Moved by:** Andy DiFatta

**Seconded by:** Bryant Harrell Sr.

**Vote:** Unanimous in favor