GOODWIN UNIVERSITY EDUCATIONAL SERVICES, INC.
Special Meeting of the School Building Committee
October 14, 2025 at 12:00 pm
In-Person Meeting

1. Call to Order: The meeting was called to order at 12:00 PM.

   Committee Member Attendees: Frank Amodio**,** Andy DiFatta, Mark Scheinberg, Todd Andrews, Eddie Meyer, Bryant Harrell Sr.

   Non-Committee Member Attendees: Bryant Harrell Jr., Shawna Woodberry, Bob DeCresenzo, Sandra Ward, Tom Romagnoli (Downes), Glen Montezella (Downes) Phil Rees (FIP), Mehemet Sahin (TSKP)

2. **Public Comment**

   a. Request for public comment… Frank confirmed, none being heard

3. **Approval of the Special Meeting Minutes of:**
   a. October 14, 2025
      Motion: Bryant Harrell moved to approve
      Second: Andrew Difatta
      Vote: Motion carried unanimously

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

Financial Overview presented by Tom Romagnoli

- Current contingency: $9.9 million (11.7% of total project budget).
- Budget remains healthy; materials testing and purchase orders progressing as planned.
- State reimbursement submission #7 resubmitted after addressing comments; $4.4 million anticipated for next disbursement.
- Comments addressed included finance charges, preconstruction invoices, and permit fees—all confirmed eligible.

Schedule update by Glen Montezella (Downes):

- Structural steel installation began September 22nd on track for completion by early December despite minor weather delays.
- Weekend work included in base contract to recover lost time.
- Upcoming activities: roofing, exterior wall framing, and interior walls after steel completion.
- Project remains on schedule for February 2027 completion: school opening mid-year.
- Phase 1 and Phase 2 construction strategy minimized delays from earlier design extensions.

Photos reviewed by Phile Rees (FIP) showing structural steel, site utilities, stair shafts, elevator shaft, and fire service line installation.

5. **Business Requiring Action**

- Recommend Approval of Contract Amendment #2 with Downes Construction Company, LLC for additional Owner's Representative Services/Program Manager Services for State project Number # 542-0007 MAG/N) presented by Tom Romagnoli (Downes).

  Total is increase: $93,928.

  - **Motion:** Bryant Harrell motioned to approve
  - **Second:** Mark Scheinberg
  - **Vote:** Motion carried unanimously

- Recommend Approval of Construction Related PCOs presented by Tom Romagnoli
  - PCO 10 – Cast Conn & AESS Revisions
  - PCO 11 - Additional Gas Turrets Science L4 Labs Revisions
  - PCO 22R1- Over Excavation @VPC Locations
  - PCO 23 -Emergency Gas Generator, Additional Piping Connections
  - PCO 26 -Exhaust Fan "C" Breaker Revision (no charge)

  - **Motion:** Bryant Harrell motioned to approve
  - **Second:** Andy DiFatta
  - **Vote:** Motion carried unanimously

- Review and Approve a standard color in lieu of the specified custom color for the formed metal panels **presented by Mehemet Sahin (TSKP).**

  The will result credit in a potential credit to the project and processed at a later date. Formal approval is required for the Construction Manager to release the panel for fabrication.

  - **Motion:** Bryant Harrell motioned to approve
  - **Second:** Andy DiFatta
  - **Vote:** Motion carried unanimously

- **Tabled PCO's presented by Tom Romagnoli (Downes)**

  The following POC's remain tabled for future discussion.

  - PCO 13 PR 6 Gym Projector, Band Room & Briefing Room AV
  - PCO 14 PR09R1 Added Whiteboards and Tackboards

6. **Adjournment**

   a Meeting adjourned at 12:50pm

   - **Motion:** Frank Amodio motioned to approve
   - **Second:** Eddie Meyer
   - **Vote:** Motion carried unanimously