



GOODWIN UNIVERSITY EDUCATIONAL SERVICES, INC.
Special Meeting of the School Building Committee
November 11, 2025 at 12:00 pm

1. **Call to Order:** The meeting was called to order by Andy DiFatta at 12:02 PM

Committee Member Attendees: Andy DiFatta (Facilitator), Mark Scheinberg, Todd Andrews, and Eddie Meyer, and Bryant Harrell Sr. (Absent)

Non-Committee Member Attendees: Ray Maselek, Robert DeCrescenzo, Mark McGovern, Rob Wilson, Sandra, Ward, Velencia Williams, Shawna Woodberry, Tyanna Washington, Tom Romagnoli (Downes), Glen Montezella (Downes), Phil Rees (FIP), Michael Scott (TSKP), Michael Scott, and Mehemet Sahin (TSKP).

2. **Public Comment**

a. Request for public comment... Andy confirmed, none being heard

3. **Approval of the Special Meeting Minutes of:**

- a. October 14, 2025
 - **Motion:** Mark Scheinberg
 - **Second:** Todd Andrews
 - **Vote:** Motion carried unanimously

4. **Report 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

Project remains financially healthy; no budget concerns anticipated.

- Current approved construction costs: \$74,937K change orders due to construction hard costs funded from owner's contingency.
- Today we are presenting: \$174,208K funded from contingency.
- \$110k pending revisions for your review/information/comments
- Remaining contingency balance: \$9,715,722M (11.5% of total construction budget).
- State reimbursement: \$6.2M drawdown request submitted; project is 100% reimbursable.
- State change orders #1 and #2 submitted; eligibility pending review.
- Reserve strategy: anticipate ~2% of total project costs may be deemed ineligible.



GOODWIN UNIVERSITY EDUCATIONAL SERVICES, INC.
Special Meeting of the School Building Committee
November 11, 2025 at 12:00 pm

Architect's Update Presented by Mehemet Sahin and Michael Scott:

- Reviewing product data for interior/exterior finishes.
- Custom color for metal panels under review.
- Furniture and technology procurement scheduled closer to delivery to ensure current models.

Construction and Schedule Update Presented by Phil Rees and Glen Montezella:

Project remains on schedule.

- Structural steel erection is ongoing; crane work scheduled for early December.
- Framing, partial roofing mid-late December, followed by spray fireproofing.
- Environmental vent piping was installed last week in the gymnasium area, which is enveloped in filter fabric and a layer of stone. Once complete, we put down environmental vapor barrier.
- The south wall we are building CMU, once slab gets poured, we will continue with rest of gymnasium masonry work.
- First slab on deck (level 2) scheduled; gymnasium slab pours to follow.
- Levels 3 and 4 are on deck which we hope to complete by first or second week of December.
- Ceremonial beam-signing event planned for November 19 with student participation.
- Procurement status: major equipment secured and in our possession; no fabrication delays reported

5. Business Requiring Action Presented by Glen Montezella:

- **Recommend Approval of Construction Related PCOs**
 - **PCO 13R1 Motion to take off the table**
 - **Motion:** Mark Scheinberg
 - **Second:** Eddie Meyer
 - **Vote:** Motion carried unanimously
 - **PCO 13R1 for \$126K (Gym Projector, Band Room & Briefing Room AV)**
 - **Motion:** Mark Scheinberg
 - **Second:** Todd Andrews
 - **Vote:** Motion carried unanimously



GOODWIN UNIVERSITY EDUCATIONAL SERVICES, INC.
Special Meeting of the School Building Committee
November 11, 2025 at 12:00 pm

- o **PCO 28 for \$2,324 (Added Structural Steel per RFI73 Response)**
 - Motion: Todd Andrews
 - Second: Mark Scheinberg
 - Vote: Motion carried unanimously

- o **PCO 14R1 Motion to take off the table**
 - **Motion:** Todd Andrews
 - **Second:** Mark Scheinberg
 - **Vote:** Motion carried unanimously

- o **PCO 14R1 for \$41,450 (Added Whiteboards and Tackboards)**
 - **Motion:** Todd Andrews
 - **Second:** Mark Scheinberg
 - **Vote:** Motion carried unanimously

- o **PCO 27 for \$27,500 Credit (Formed Metal Panel Custom Color)**
 - Motion: Mark Scheinberg
 - Second: Todd Andrews
 - Vote: Motion carried unanimously

- o **PCO 32 for \$94,040 (Elevator Shaft Infill)**
 - Motion: Todd Andrews
 - Second: Mark Scheinberg
 - Vote: Motion carried unanimously

- o **PCO 33 for \$1,352 (Site Lighting Pole Base change)**
 - **Motion:** Mark Scheinberg
 - **Second:** Todd Andrews
 - **Vote:** Motion carried unanimously

- o **PCO 16R1 for \$9,293 (Cyber Security Program Server Rack)**
 - **Motion:** Mark Scheinberg
 - **Second:** Eddie Meyer
 - **Vote:** Motion carried unanimously



GOODWIN UNIVERSITY EDUCATIONAL SERVICES, INC.
Special Meeting of the School Building Committee
November 11, 2025 at 12:00 pm

- o **PCO 30 for \$13,760 (Exterior Signage Revisions)**
Action item: Signage Permit is Needed
 - **Motion:** Eddie Meyer
 - **Second:** Todd Andrews
 - **Vote:** Motion carried unanimously

 - o **PCO 15 for \$7,529 (Additional Storm Drainage)**
 - **Motion:** Mark Scheinberg
 - **Second:** Eddie Meyer
 - **Vote:** Motion carried unanimously

 - **Reporting Items Presented by Glen Montezella:**
 - Construction progress photos and updates shared.
 - Pending PCOs totaling approximately \$110,000 are under review with the design team and will be presented to the Committee once final approval is obtained.
- 6. Adjournment adjourned at 12:52PM**
- **Motion:** Todd Andrews
 - **Second:** Eddie Meyer
 - **Vote:** Motion carried unanimously