GOODWIN UNIVERSITY EDUCATIONAL SERVICES, INC.
Special Meeting of the School Building Committee December 09, 2025 at 12:00 pm

Link for the Meeting:
https://goodwin-edu.zoom.us/j/96053900651?pwd=TNeyBaJiNcox14D7DkabNZH9uV4rQE.1
Meeting ID: 960 5390 0651
Passcode: 578004

1. **Call to Order:** The meeting was called to order by Frank Amodio at 12:07 PM

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

   Non-Committee Member Attendees: Ray Maselek, Robert DeCrescenzo, Mark McGovern, Rob Wilson, Sandra, Ward, Shawna Woodberry and Sal Menzo (via Zoom)

   Tom Romagnoli (Downes), Glen Montazella (Downes), Phil Rees (FIP), Michael Scott (TSKP), Michael Scott, and Mehemet Sahin (TSKP)

2. **Public Comment**
   - Request for public comment by Frank Amodio. He confirmed there was none to be heard.

3. **Approval of the Special Meeting Minutes from:**
   a. November 11, 2025
      - **Motion:** Mark Scheinberg
      - **Second:** Andy DiFatta
      - **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**

Tom Romagnoli provided the financial status of the project, noting previously approved construction change orders amount to $249,145, funded from the owner's contingency. The change orders for today's approval amount to $4,694 and $121,000 is pending for future consideration, keeping the project within the $85 million grant application limit. The owner's contingency stands at $9.8 million, and the construction manager's contingency remains intact. The team also mentioned catching up on state reimbursement processes, with an eighth request for $6.2 million awaiting formal approval. They are working closely with Eddie Meyer and his team for monthly reconciliation.

The team discussed the status of state change orders, with Tom noting that FIP submitted orders #1 and #2 which are pending review. Phil Rees is preparing to submit state change order #3. Tom stated that the team plans to facilitate meetings with the state to expedite review process. The goal is to establish real-time reporting on eligible vs. ineligible items.

Mehemet Sahin from TSKP provided an update on behalf of the architects. He stated that TSKP is reviewing FIP's submittals and RFIs, particularly regarding building finishes, and will meet with Sal Menzo next week to discuss equipment clarification for the shop area.

Phil Rees presented progress photos (phots are in meeting packet) from November, showing work on the ground floor, kitchen area, gymnasium, structural steel, and environmental vent piping, but noted that sudden weather changes forced schedule modifications. Multiple slab pours scheduled for early December had to be postponed. The focus shifted to preparing for winter construction conditions. Team is installing temporary protection and tenting to heat the building for concrete placement.

Phil went on to give additional construction updates, noting that underground MEP (Mechanical, Electrical, Plumbing) installation is complete. Environmental vent piping is installed adjacent to gymnasium. All underground systems are prepared for concrete placement.

Phil provided a gymnasium construction update stating that the south side masonry partition of gymnasium started and completed. Environmental vent piping is installed throughout gymnasium area. Environmental vapor barrier applied over piping and stone base and slab on grade was successfully poured in gymnasium on November 21st.

Phil went on to provide an update regarding structural steel work stating overall structural steel installation progressing well. The ceremonial beam signing ceremony was held on November 19th and installed on November 25th. The Crane departed the job site on November 28th and we are currently finishing metal decking and steel detailing

Phil continued to provide progress on the upper floor highlighting that the level 2 slab on deck pour was complete in mid-November. Additionally, the auditorium framing is complete with steps and deck installed on Level 2 as well.

Phil provided a few key updates with regards to site utilities. A new fire protection line was installed with multiple valves. Routing was placed outside the building footprint. There is an existing active line within the building footprint that will be removed later. Additionally, there is a new domestic water line running from mechanical room toward field office area. At this point the water line work will pause until Spring.

With regards to the schedule, Phil indicated the project remains on track despite weather challenges. The team is adapting by implementing temporary protection measures to maintain progress through winter. Their immediate focus through the end of the year will be Installing tenting and temporary protection on south side of building adjacent to gymnasium and preparing to pour slab on grade in protected areas. Phil stated that they will be tenting part of the 3rd and 4th floors for upper-level slab placement. Concrete placement must be completed before fireproofing. They are finishing steel detailing work, as well. Phil emphasized that both concrete placement and steel fireproofing are temperature-dependent activities, requiring extensive temporary protection and heating systems during winter months.

5. **Business Requiring Action**

Glenn Montazella recommended approval of construction related PCOs

PCO #24R1: Shop Revisions

Amount	($77) - Credit
Type	Owner-Requested
Scope	AV system revisions throughout shop area, including marker boards and wall blocking revisions, shop area electrical and data outlet revisions, and butcher block countertop credit
Reference	PR 15
Funding Source	Construction Contingency
Status	**Motion:** Frank Amodio **Second:** Andy DiFatta **Vote:** Motion carried unanimously

PCO #34: Roof Ladder Primer

Amount	$675.00
Type	Design Change
Scope	Additional primer applied to galvanized tube roof ladders (RL1 and RL2) to aid in painting. Required for areas with red composite panels where galvanized ladders need special coating for paint adhesion
Reference	PR 21
Funding Source	Construction Contingency
Status	**Motion:** Frank Amodio **Second:** Andy DiFatta **Vote:** Motion carried unanimously

PCO #35: Kitchen Vents

Amount	$4,096
Type	Field Condition
Scope	Additional piping vents for floor sinks in kitchen area as requested by building inspector. Inspector required more vents with less spacing between them than originally shown in construction documents. Vents are plumbing stack vents that run up through the roof
Reference	PR 22
Funding Source	Construction Contingency
Status	**Motion:** Frank Amodio **Second:** Andy DiFatta **Vote:** Motion carried unanimously

PCO #31: Shoring of Existing Fire Service Line

Amount	$18,140
Type	Field Condition
Scope	Labor and materials to shore up existing active fire service line. Originally depicted as inactive in construction documents but discovered to be active and still servicing Buildings 1 and 2. Shoring allowed foundation work to continue without impacting structural steel schedule
Reference	PR 22
Funding Source	CM's Construction Contingency (In-Contract Allowance)
GMP Impact	No change to GMP value
Status	**Motion:** Frank Amodio **Second:** Andy DiFatta **Vote:** Motion carried unanimously

PCO #9: Pedestrian Walkway

Amount	$9,219
Type	Field Condition
Scope	Install asphalt pedestrian walkway from contractor parking lot to new building site. Walkway to be removed upon project completion
Reference	PR 21
Funding Source	CM's Construction Contingency (In-Contract Allowance)
GMP Impact	No change to GMP value
Status	**Motion:** Frank Amodio **Second:** Andy DiFatta **Vote:** Motion carried unanimously *Note: Already installed before asphalt plants closed for winter*

6. **Adjournment: Meeting adjourned at 12:27PM**
   - **Motion:** Andy DiFatta
   - **Second:** Todd Andrews
   - **Vote:** Motion carried unanimously