



GOODWIN UNIVERSITY EDUCATIONAL SERVICES, INC.
Special Meeting of the School Building Committee Meeting Minutes
Tuesday, February 24, 2026 at 12:00 pm (Via Teams)

1. **Call to Order:** Meeting called to order by Frank Amodio at 12:09PM

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

Non-Committee Member Attendees: Ray Maselek, Robert DeCrescenzo, Rob Wilson, Sandra, Ward, Shawna Woodberry and Sal Menzo, Tom Romagnoli (Downes), Glen Montazella (Downes), Phil Rees (FIP), Michael Scott (TSKP), Michael Scott, Susan Pinckney and Mehemet Sahin (TSKP)

2. **Public Comment** called for public comments by Frank Amodio. He confirmed there was none to be heard.

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

- a. January 13, 2026

- **Tabled**

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, walked through the overall project budget and where things stand today. Currently, we are within our total project budget, and if everything is approved today, the **Owner's Contingency** will be sitting at **\$7,841,939**. We are also tracking the **Construction Manager's Contingency** which sits at **\$1,236,832**.

Tom continued his update regarding the state reimbursement process which is progressing in the right direction. **State Submission #9** is pending in the amount of **\$4,222,363.63**. The state-change order process is also moving forward, and we are up to date. We coordinated **State Change Order #4**, which is sitting with Eddie waiting to be signed, once signed, Phil and his team will submit.

Mehemet Sahin from TSKP provided an update on behalf of the architects. We will be presenting finishes to the group today. Over the last 2 weeks, we have met with Sal and team about the finish selections for the Mars surface and technical areas. We will be issuing some proposal requests and sketches to FIP. We have received some submittals and after today's meeting we will submit them for FIP to prepare.

Phil Rees provided a walkthrough on behalf of FIP of recent and upcoming construction activity. The winter has been challenging, which has caused difficulties maintaining proper temperatures in the building that are required to apply spray fireproofing and pour the slabs. Started to gain momentum last week where we got fully enclosed, and started spray fireproofing, but due to the winter storm, it delayed roofing which was scheduled to start yesterday. We lost some of our temporary protection enclosures on the upper floor due to the wind. We now have the task of removing snow from the roof, which won't be easy. We have 2 slabs on deck pours scheduled for end of this week, Thursday and Friday. The 3rd and 2nd floor. Leaving us with the slab on grade on the north side scheduled for next week. The last one will be the auditorium. The 4th floor slab on deck was poured last Thursday. We are hoping to get the roofers in by tomorrow. It all depends on how well the clean-up goes.

Phil showed progress photos (available in package).

Level 1 South: (Administrative Area): We got some exterior wall framing in place, spray fireproofing and all the structural steel beams moving ahead with plumbing rough.

Slab Prep 2 North: All prepped ready for slab pour scheduled for Friday. Most temporary protection is still in place.

Auditorium. We have rough-ins all the aisle lighting prior to placing the slab.

5. Business Requiring Action

Glen Montazella recommended approval of construction related PCOs

PCO 42 – Domestic Water Recirculation Line

Amount	\$6,164
Type	Design Change
Scope	Furnish & install new 120 feet long ¾" domestic water recirculation piping & insulation circuit in shop area.
Reference	PR28
Funding Source	Construction Contingency
Status	Motion: Andy DiFatta Second: Eddie Meyer Vote: Motion carried unanimously

PCO 43 – Transfer Duct

Amount	\$3,195
Type	Design Change
Scope	Furnish & install new revised transfer air ductwork in air pump room 116D.
Reference	PR26
Funding Source	Construction Contingency
Status	Motion: Andy DiFatta Second: Eddie Meyer Vote: Motion carried unanimously

PCO 45 – Winter Protection

Amount	\$84,390
Type	Field Condition
Scope	In scope amount will be drawn from the Winter Conditions/Heating Equip. allowance in response to winter weather conditions. Providing Labor & materials required to install temporary plastic enclosures with wood framing & supports for the North section of the building for work to continue so as not to impact the construction schedule. Services from 12/16/25 through 01/14/26 only.
Reference	
Funding Source	Construction Contingency
Status	Motion: Andy DiFatta Second: Eddie Meyer Vote: Motion carried unanimously

PCO 44 – Miscellaneous Credits

Amount	(\$20,431)
Type	Design Change
Scope	Credit for deleted poke thru floor boxes = (\$10,962) Credit for deleted Demand Control Ventilation controls for kitchen hood = (\$8,160) Credit for deleted louver that was already provided in specifications = (\$1,309)
Reference	PR25
Funding Source	
Status	Motion: Andy DiFatta Second: Eddie Meyer Vote: Motion carried unanimously

PCO 49 – Added Card Reader

Amount	\$3,753
Type	Design Change
Scope	Furnish & install & program 1-new card reader and associated hardware set changes for room 116B.
Reference	PR29
Funding Source	Construction Contingency
Status	Motion: Andy DiFatta Second: Eddie Meyer Vote: Motion carried unanimously

PCO 25R1 – Kiln, IT Room, & Media Center Revisions

Amount	\$23,017
Type	Design Change
Scope	Revisions combining storage rm 218A & IT room 218B into one space for Kiln Storage room. Media Center consists of adding classroom AV system and associated infrastructure including but not limited to speakers, power & AV floor boxes
Reference	PR13
Funding Source	Construction Contingency
Status	Motion: Andy DiFatta Second: Eddie Meyer Vote: Motion carried unanimously

PCO 17 – Survey of Existing Elect. Vault

Amount	\$3,579
Type	Field Condition
Scope	In scope contingency items will be drawn from the contractor's allowance
Reference	
Funding Source	Contractor's Allowance
Status	Motion: Andy DiFatta Second: Eddie Meyer Vote: Motion carried unanimously

PCO 18 – Replace Existing MH Cast Concrete Riser Material

Amount	\$3,070
Type	Field Condition
Scope	In scope contingency items will be drawn from the contractor's allowance.
Reference	
Funding Source	Contractor's Allowance
Status	Motion: Andy DiFatta Second: Eddie Meyer Vote: Motion carried unanimously

PCO 19 – Replace Existing MH Cast Concrete Riser Labor

Amount	\$4,776
Type	Field Condition
Scope	In scope contingency items will be drawn from the contractor's allowance.
Reference	
Funding Source	Contractor's Allowance
Status	Motion: Andy DiFatta Second: Eddie Meyer Vote: Motion carried unanimously

PCO 20 – Prep for Field Office, Grading & Gravel

Amount	\$4,234
Type	Field Condition
Scope	In scope contingency items will be drawn from the contractor's allowance.
Reference	
Funding Source	Contractor's Allowance
Status	Motion: Andy DiFatta Second: Eddie Meyer Vote: Motion carried unanimously

PCO 21 – Cover Soil Stock Pile w/6-Mil Poly

Amount	\$2,340
Type	Field Condition
Scope	In scope contingency items will be drawn from the contractor's allowance.
Reference	
Funding Source	Contractor's Allowance
Status	Motion: Andy DiFatta Second: Eddie Meyer Vote: Motion carried unanimously

Glen presented the architect's order magnitude for additional design services. \$110,000– Have the architect begin the pre-design feasibility of these program enhancements to present at a later date for the additional fees required, the project schedule impact on the building infrastructure and the overall GMP. TSKP will present on this later in the meeting.

Glen summed up the total **GMP Change Order Package # 7** in the amount of **\$15,698**.

Reporting Items

Glen went on to update other impending items. We have no Construction Manager's Contingency for Expenses \$5000 or less.

Glen outlined Future Budget/Pending PCOs (Owner's Contingency) are **PCO #46 for Parking Light Fixtures C&D (\$70,000)**, **PCO #47 for Cybersecurity Power & Data Changes in the amount of (\$81,682)**. **PCO#48 for Computer Room Tel-Data in the amount of (\$14,780)**, **PR27 for Locker Revisions in the amount of (\$10,000)** and **PCO #36 for Added Soffits per RFI 175 Response in the amount of (\$10,155)**. We also have **potential owner requested items in the amount of \$1,500,000 for Architecture order of magnitude** mentioned earlier.

Susan Pinckney, Senior Interior Designer, Associate from TSKP, presented Interior Building Finishes for approval. Presentation is available in the meeting packet.

Susan pointed out that there is VCT throughout the building. When you enter the first floor there is a subtle floor pattern, carpet in the admin and counseling area. The gym floor is wood, locker room, kitchen and toilet room will have resinous flooring.

The walls in the main commons will be 3x24 ceramic tile. The color is reminiscent of the planets in our solar system. General wall color is off white which you have already approved. The accent color is red. The baffles in the commons will be alternating shades of gray.

Susan explained that the main office will have Goodwin Logo on back painted glass. The external base of the reception desk will be red, and the surface will be a solid gray. General wall and trim color will be throughout as well.

The gym will have wood floors, and blue bleachers. We talked about stripping on wall pads but decided against it. There will be a GU logo on the floor as well with the Goodwin colors. Acoustic panels up top that will be the same color as the walls. We talked about painting stripes on the CMU, we will take a look at that and see how it looks. Wall pads will be a solid gray.

Susan walked us through the second-floor design which will have VCT pattern throughout the classrooms. More subtle solid VCT in the corridors in light color with darker color integrated. This all aligns with lighting fixture above. There will be a breakout with tables and chairs overlooking the gym.

The auditorium has acoustic wall panels in a range of grays and red. The dark color makes it feel more like a theatre, there will be a gray stain resistant fabric for the chairs. Carpet in the isles, and the rest of the flooring will be concrete.

For the presidium, we decided on red curtains and black curtains in the backdrop to help the performance stand out.

Susan walked the committee through the third floor where we will have carpeting in media and business centers. The media center will have a custom desk with a solid surface top that will be a lighter color. The face will be in stainless steel laminate with accent of red and below will be a gray laminate. The Media Center will also have flexible furniture for meetings etc.

Susan closed out her presentation with the 4th floor where our space lab will be located. The science labs will have the same VCT floor treatment. There will be red accents throughout as well.

Review and Approve Interior finishes including wall covering & paint colors, Flooring coverings and colors including carpet, tiles, etc. for classrooms, open spaces, etc. Formal approval is required for the Construction Manager to release the finishes for purchase.

- **Motion:** Andy DiFatta
- **Second:** Eddie Meyer
- **Vote:** Motion carried unanimously

Michael Scott from TSKP walked the team through possible program enhancements.

Michael explained that there are additional monies in the project budget that could be used to enhance the educational programming and environment that he will the committee through to get some guidance. To be eligible for reimbursement, these enhancements must support educational specifications, be on-site, avoid re-work or delays.

PRs are already issued for locker room revisions, tool storage, war room, tech break out, computer lab power and data revisions, applications in prep room, gym office, and slate wall for classrooms.

Michael has worked with Sal and his team to determine which options make the most sense. The enhancements we are requesting are **Wayfinding and Branding (Design Fee: \$30-\$50k/GMP Cost \$100k-\$200k)**, **Portholes/Digital Displays (Design Fee: \$5k-\$10k/GMP Cost \$100k-\$200k)**, **Teaching Wall Teach (Design Fee: \$5k-\$10k/GMP Cost \$100k/\$300k)**, **Mars Surface Geology/Curriculum Features (Design Fee: \$15k-\$20k/GMP Cost \$100k-\$300k)**, **Space Lab Revisions (Design Fees: \$15k-\$20k/GMP Cost: \$100k-\$300k)**, **Wind Turbine Revisions (Design Fee: \$5k-\$10k/GMP Costs \$50k-\$200k)**, **Media Center Casework (GMP Cost: \$10k-\$30k)**, and **Flight Simulator Classroom (Design Fee:\$5k-\$10k/GMP Cost \$50k-\$200k)**. Michael explained we will not be pursuing exterior LED signage or portable classrooms.

He went on to let the committee know that once TSKP is authorized to proceed, it will take them approximately a month to research where they think these costs will actually land and update the numbers presented today. The GMP Cost outlined in Michael's presentation is potential exposure over and above the allowances and provisions we already have in the GMP for some of these things.

Mark Scheinberg pointed out that he'd like to see some major effort on how we might be able to enhance the outside of the building or campus that would be a good representation of what the school has to offer through programming and curriculum. Michael confirmed that they will brainstorm on some options to bring back to the team.

Eddie Meyer pointed out that as we consider these enhancements, we need to keep in mind the future operational costs.

Review and approve the authorization of the architect's order magnitude for additional design fees and/or construction cost of \$110,000 to have the architect begin the pre-design feasibility of these program enhancements to be able to present at a later date the additional design fees required, the project schedule impact on the building infrastructure and the overall GMP.

- **Motion:** Andy DiFatta
- **Second:** Eddie Meyer
- **Vote:** Motion carried unanimously

6. Adjournment: Meeting adjourned at 1:24PM

- **Motion:** Andy DiFatta
- **Second:** Eddie Meyer
- **Vote:** Motion carried unanimously