GOODWIN UNIVERSITY EDUCATIONAL SERVICES, INC.
Special Meeting of the School Building Committee Meeting Minutes
Tuesday, May 12, 2026 at 12:00 pm

1. **Call to Order:** Meeting called to order by Frank Amodio at 12:04PM

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

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

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. **April 14, 2026**
      - **Motion:** Andy DiFatta
      - **Second:** Mark Scheinberg
      - **Vote:** Motion carried unanimously

DRAFT MEETING MINUTES

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 a financial overview of the project and confirmed that the project remains within the approved $85 million total grant appropriation. He noted that approximately $135,810 in PCOs will be presented for approval and would be funded through the Owner's Contingency. Remaining Owner's Contingency is projected at approximately $7.9M, while approximately $1.465 million of potential additions continue to be tracked.

Tom also discussed the Construction Manager's Contingency and explained that winter conditions had significantly impacted the project schedule and budget. Approximately $300,000 in winter-related costs are expected to be reconciled at a future meeting. Current projected CM contingency is approximately $900,000 remaining.

An update was provided regarding State reimbursement activity. Reimbursement Request #9 has been received and Submission #10 totaling approximately $5.822 million (approx. 2 months of reimbursement) has been submitted. Goodwin administration continues efforts to schedule a meeting with the State to better understand reimbursement processing timelines as monthly construction billings are anticipated to increase significantly during the summer months.

Tom further reported that State Change Orders #4, #5 and #6 remain under State review, while Change Order #7 will be prepared following approval of current meeting items. Ineligible project expenses remain minimal at approximately $12,000.

Phil Rees of FIP Construction provided a construction progress update and shared that the project continues to gain momentum with improved weather conditions. Progress includes substantial interior framing, MEP rough-ins, roofing installation, spray fireproofing, exterior framing and sheathing, window installation preparation, utility work, and parking lot site preparation.

Tom discussed weather-related delays experienced during the winter months, including challenges associated with concrete deliveries and frozen aggregate supplies, which resulted in an estimated six-week schedule impact. Discussion followed regarding potential overtime measures to recover schedule time; however, the Committee ultimately determined that premium overtime costs were not necessary at this time.

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Committee members also discussed a conceptual proposal to partially occupy the Maker Space area prior to full building completion. Following discussion, the Committee agreed that introducing temporary occupancy during construction would create unnecessary operational and supervision challenges and elected not to pursue the concept further.

Mehemet Sahin and Michael Scott of TSKP presented public art opportunities that would support the learning environment. Wayfinding design opportunities for the new building, including enhanced signage, branded educational pathways, Space Center enhancements, immersive learning environments, and themed graphics were also presented. Committee members expressed support for the overall concept while emphasizing the importance of durability, long-term maintenance considerations, ADA accessibility, lighting requirements, and avoiding sensory overload for students. The design team will continue refining concepts and cost implications for future review.

5. **Business Requiring Action**

Glen Montazella recommended approval of the following construction related PCOs

PCO 48R1 – Computer/Lab Room Changes

Amount	$14,250
Type	Owner's Request
Scope	Furnish & install power & data changes to shop maker room 116 and Computer Labs 222, 223 and Tech Breakout room 224.
Reference	PR#32
Funding Source	Owner's Contingency
Status	**Motion:** Frank Amodio **Second:** Andy DiFatta **Vote:** Motion carried unanimously

PCO 55R1 – Prep Room Changes

Amount	$43,423
Type	Owner Requested
Scope	Furnish & install additional appliances and coordination of casework and MEP layout design for prep room 414 and gym office 117A. Adding gas connection to science classroom and prep room fume hoods.
Reference	PR#31
Funding Source	Owner's Contingency
Status	**Motion:** Frank Amodio **Second:** Andy DiFatta **Vote:** Motion carried unanimously

PCO 56R1 – Slat Wall Revisions

Amount	$64,437
Type	
Scope	Furnish & install additional slat wall materials and change currently specified marker boards with slat walls and additional behind the wall blocking required for added slat walls and credit provided for deleted marker boards.
Reference	PR#33
Funding Source	Owner's Contingency
Status	**Motion:** Frank Amodio **Second:** Mark McGovern **Vote:** Motion carried unanimously

PCO 60R1 – Floor Drain Addition

Amount	$10,310
Type	Design Change
Scope	Furnish & install new floor drain in Air Pump room 116D. The change consists of excavating and backfilling the soil, cutting & patching the below slab AVB membrane, floor drain & piping materials and testing of drain system.
Reference	PR#38
Funding Source	Owner's Contingency
Status	**Motion:** Frank Amodio **Second:** Mark McGovern **Vote:** Motion carried unanimously

PCO 64 – Shop Google Sanitizing Cabinets

Amount	$3,390
Type	
Scope	Furnish & install new floor drain in Air Pump room 116D. The change consists of excavating and backfilling the soil, cutting & patching the below slab AVB membrane, floor drain & piping materials and testing of drain system.
Reference	PR#38
Funding Source	Owner's Contingency
Status	**Motion:** Frank Amodio **Second:** Andy DiFatta **Vote:** Motion carried unanimously

Premium Overtime Proposal

Amount	$45,000
Type	Order of Magnitude
Scope	FIP will immediately plan to proceed with scheduling priority subcontractors by working overtime, specifically on Saturdays over the upcoming summer months to recover 7-10 days in project schedule.
Reference	n/a
Funding Source	
Status	**Motion to REJECT:** Frank Amodio **Second:** Mark McGovern **Vote:** Motion carried unanimously

6. **Adjournment: Meeting adjourned at 1:41PM**
    - **Motion:** Andy DiFatta
    - **Second:** Mark McGovern
    - **Vote:** Motion carried unanimously

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