GOODWIN UNIVERSITY EDUCATIONAL SERVICES, INC.
Special Meeting of the School Building Committee
June 09, 2026 at 12:00 pm

1. Call to Order: Meeting called to order by Andy DiFatta at 12:09PM

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

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

2. Public Comment: Andy DiFatta called for public comments. He confirmed there was none to be heard.

3. Approval of the Special Meeting Minutes of:
   a. **May 12, 2026**
      - **Motion:** Mark McGovern
      - **Second:** Eddie Meyer
      - **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 a financial overview of the project and confirmed that the overall project budget remains within the approved $85 million grant appropriation. He reported that approximately $171,540 in revisions would be presented for approval at the meeting and funded through the Owner's Contingency. Additional pending design revisions totaling approximately $1.3 million continue to be tracked for future consideration. Construction contingency remains healthy at approximately $1.026 million following anticipated reconciliations.

**APPROVED MEETING MINUTES**

Tom discussed a pending winter weather reconciliation totaling approximately $200,000. The project team was not prepared to present the reconciliation for approval at this meeting and anticipates bringing it forward at the next School Building Committee meeting.

Tom also provided an update regarding State reimbursement process. The State recently identified approximately $326,744.35 in interest costs as ineligible expenses under updated guidance issued in March. The project team has challenged the determination and is working with Goodwin administration and legal counsel to seek clarification regarding the applicability of the revised regulations and whether such guidance may be applied retroactively. Concerns were expressed regarding reimbursement delays and their impact on project cash flow. The team will continue correspondence with State officials to seek resolution.

Michael Scott and Mehemet Sahin of TSKP provided design and planning updates. The team continues work on finish selections, Mars surface enhancements, and preparation of the Phase III Furniture, Fixtures, and Equipment (FF&E) package. The FF&E package is anticipated to total approximately $4 million and will be presented to the School Building Committee for approval at its July 14, 2026 meeting and the Board of Trustees on July 15, 2026 prior to submission to the State. Rob Wilson requested a comprehensive list of all of the equipment included in the package which TSKP will provide.

Bryant Harrell Jr. requested clarification regarding automated logic as our sole source for BMS. Phil Rees will confirm.

Phil Rees of FIP Construction provided a construction progress update. He reported substantial progress on the exterior building envelope, including framing inspections, insulation installation, sheathing, vapor barriers, window preparation, and site utility work. The project team anticipates the building will be substantially enclosed by the end of the month. Interior progress includes completion of significant framing activities, installation of mechanical, electrical, and plumbing systems, fireproofing, gymnasium ductwork, auditorium risers, and preparation for sheetrock installation following electrical inspections.

Phil also reported that teledata fiber infrastructure has been installed and that interior wall conditions continue to be documented photographically prior to closure. Updates were provided regarding the Building Management System (BMS), which will utilize Automated Logic as the approved sole-source vendor.

**APPROVED MEETING MINUTES**

5. **Business Requiring Action**

**Glen Montazella recommended approval of the following construction related PCOs**

**PCO 62R1 – MEP Sleeve Deck Support Steel**

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|---|---|
| **Amount** | $50,418 |
| **Type** | Field Condition |
| **Scope** | Fabricate and install supplemental MEP sleeve deck support steel required at the openings on levels 2.3. & 4 next to stair #2 as directed in RFI response. In accordance with RFI#209. |
| **Reference** | PCO #62R1 |
| **Funding Source** | MEP Coordination Allowance |
| **Status** | **Motion:** Mark Scheinberg<br>**Second:** Mark McGovern<br>**Vote:** Motion carried unanimously |

**PCO 65R1 – Excess Soil Placement**

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|---|---|
| **Amount** | $64,977 |
| **Type** | Field Condition |
| **Scope** | Work consists of Placement and grading of approximately 700 CY of soil generated form parking lot excavations, tree clearing and modifying the driveway entry area. Removal of existing dumpster pad and fencing. Including 2 new concrete sidewalks, handicap ramps and crossing pads. Including Fine grading, hydroseeding of soil and watering. |
| **Reference** | PR#42 |
| **Funding Source** | Environmental Remediation Phase 2 Allowance |
| **Status** | **Motion:** Frank Amodio<br>**Second:** Andy DiFatta<br>**Vote:** Motion carried unanimously |

APPROVED MEETING MINUTES

**PCO 67R1 – New Site Lighting Fixtures**

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|---|---|
| **Amount** | $171,540 |
| **Type** | Field Condition |
| **Scope** | Furnish new site lighting fixtures and poles to replace the existing fixtures that could not be replaced. Fixtures include type A, B, C, D and poles to match color and fixtures type as existing units on site. |
| **Reference** | PR#39 |
| **Funding Source** | Owner's Contingency |
| **Status** | **Motion:** Mark Scheinberg<br>**Second:** Mark McGovern<br>**Vote:** Motion carried unanimously |

6. **Adjournment: Meeting adjourned at 12:37PM**
    - **Motion:** Mark McGovern
    - **Second:** Mark Scheinberg
    - **Vote:** Motion carried unanimously

**APPROVED MEETING MINUTES**