



GOODWIN UNIVERSITY EDUCATIONAL SERVICES, INC.
Special Meeting of the School Building Committee
August 25, 2026 at 12:00PM

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

Committee Member Attendees: Frank Amodio (Absent) Andy DiFatta, Mark McGovern, Eddie Meyer, and Mark Scheinberg (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), Mehemet Sahin (TSKP), Sal Menzo 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. Revision to July 14, 2026 Meeting Minutes

Prior to approval, Mark McGovern recommended revising the July 14, 2026 minutes to clarify the ordering of action items, including the administrative change order and TSKP service proposal. A motion was made and seconded to revise the minutes.

- **Motion:** Mark McGovern
- **Second:** Andy DiFatta
- **Vote:** Motion carried unanimously

- b. Approval of July 14, 2026 Meeting Minutes

- **Motion:** Mark McGovern
- **Second:** Eddie Meyer
- **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 an overview of the project budget and confirmed that the project remains well within the \$85 million grant appropriation. He noted that the financial report continues to account for additional scope items under consideration, as well as the approved reallocation for furniture, fixtures and equipment (FF&E) and technology. Tom clarified that one of the PCOs associated with the recent paving work would be funded from an established allowance within FIP's GMP rather than from the Owner's Contingency. FIP's Construction Manager's Contingency was reported at approximately \$954,000, with other project allowances and professional services budget items continuing to track as anticipated.

Tom provided an update on State reimbursements, noting that approximately \$8.1 million in reimbursement remains outstanding and that the project team continues to follow up diligently with the State. Submission #12 is being prepared and is expected to represent approximately three months of reimbursement activity. The team is also tracking interest costs associated with delayed reimbursements, which are currently approximately \$433,000 and considered ineligible by the State.

An update was also provided on the State change order process. State Change Order #9 was submitted as of July 31, 2026. Six State change orders have been approved, while three remain pending review or comment. The project team will continue following up with the State, including on Change Orders #7 and #8. Approximately \$162,000 is currently reflected as ineligible due primarily to the State's reconciliation process for allowances. The team expects that a significant portion of this amount may ultimately be moved into the eligible category once the full allowance reconciliation is completed.

Mehemet Sahin provided an update regarding Phase 3 FF&E procurement and Phase 4 technology and data equipment. The team is coordinating with FIP regarding bidding, procurement and the completion schedule for data rooms. Furniture delivery is being coordinated with the project schedule, with furniture and technology installation anticipated for late February or early March. Computer equipment may be procured and stored ahead of building completion, while servers and other data-room equipment will require the applicable rooms to be substantially complete before installation.

Phil Rees provided a construction progress update accompanied by site photographs (available upon request). Exterior siding installation has begun on the southwest/riverside portion of the building, and both the transformer and generator are in place. Interior work

continues throughout the building, including progress in the central atrium, gymnasium, auditorium and exterior envelope. Most windows are installed, and curtain wall glazing and exterior metal panel work continue to advance.

Phil reported two significant project milestones since the prior meeting. The first was completion of paving and base work in the parking areas in front of Buildings 1 and 2, along with resurfacing of Pent Road and the drive in front of Pathways School, including curbing and line striping. A second paving phase, including the bus loop within the construction fence, is anticipated for October or November. The second major milestone was completion and successful testing of the permanent power tie-ins. Permanent power is now available to the new building and is anticipated to be placed into use in the coming month.

Discussion followed regarding utility metering and reimbursement during the remaining construction period. The team agreed that building power consumption should be tracked appropriately so eligible utility costs can be included with project requisitions rather than absorbed by Goodwin's operating budget.

Committee members also discussed exterior conditions, including the three upper openings originally associated with the proposed turbine feature. TSKP confirmed that installation of a turbine is not feasible. The openings may remain as currently designed, with related site and signage improvements intended to help balance the overall exterior presentation. Additional discussion addressed curb materials, pavement conditions and the importance of promptly punch-listing newly completed site work.

Looking ahead, Phil identified exterior siding as a primary schedule focus because adjacent site finishes, including paving and pavers, depend on completion of the exterior envelope work.

5. Business Requiring Action

Glen Montazella recommended approval of the following construction related PCOs

PCO 5 – Room 403 Lab Casework

Amount	\$17,000
Type	Field Condition
Scope	Provide lab casework that was initially excluded from the base bid due to a conflict with the bidder's RFI response
Reference	PCO #5
Funding Source	Construction Manager's Allowance/Eligible
Status	Motion: Andy DiFatta Second: Mark McGovern Vote: Motion carried unanimously

PCO 71 – Additional Stoop Work

Amount	\$24,730
Type	Field Condition
Scope	Adjust the opening at Stair #3, including excavation and backfill to enlarge the stoop frost wall, together with additional blocking, flashing and Blueskin waterproofing as directed by the RFI response.
Reference	RFI #278
Funding Source	Project Budget / Eligible
Status	Motion: Andy DiFatta Second: Eddie Meyer Vote: Motion carried unanimously

PCO 72 – Additional Steel Supports

Amount	\$13,696
Type	Field Condition
Scope	Furnish and install additional steel supports to reinforce new floor openings required for ductwork.
Reference	PCO#72
Funding Source	Construction Manager's Allowance/Eligible
Status	Motion: Andy DiFatta Second: Mark McGovern Vote: Motion carried unanimously

PCO 74 – Pavement and Base

Amount	\$169,191
Type	Field Condition
Scope	Following milling of Pent Road and the parking lot in front of Buildings 1 and 2, unsuitable and unstable subgrade conditions were identified. Work includes excavation and relocation of approximately five inches of existing subbase soil; installation of five inches of new processed stone base; binder and topcoat pavement; and asphalt curbing. Relocated subgrade material will be incorporated into surrounding regraded areas associated with previously approved work.
Reference	RFI 303; associated with approved PCO 65R1
Funding Source	Structural Fill and Unsuitable Allowance/Eligible
Status	Motion: Andy DiFatta Second: Mark McGovern Vote: Motion carried unanimously

Following the PCO approvals, Glenn clarified that PCO 74 will be funded from the structural fill and unsuitable allowance rather than treated as an Owner change. The related GMP Change Order #12 will therefore reflect \$24,730.

6. Adjournment: Meeting adjourned at 12:47PM

- **Motion:** Eddie Meyer
- **Second:** Mark McGovern
- **Vote:** Motion carried unanimously