



GOODWIN UNIVERSITY EDUCATIONAL SERVICES, INC.
Special Meeting of the School Building Committee
October 13, 2026 at 12:00 pm

1. **Call to Order:** Meeting called to order by Frank Amodio at 12:00PM

Committee Member Attendees: Frank Amodio, Andy DiFatta, Mark McGovern, Eddie Meyer(via Zoom), and Mark Scheinberg

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

1. **Public Comment:** Frank Amodio called for public comments. He confirmed there was none to be heard.
2. **Approval of the Special Meeting Minutes of:**
 - a. September 22, 2026
 - Motion: Andy DiFatta
 - Second: Mark McGovern
 - Vote: Motion carried unanimously
3. **Report on the Magnet Technical High School (State Project # 542-0007 MAG/N) by Owner's Project Manager, Architect and Construction Manager**

Tom Romagnoli reported that Goodwin received the most recent State reimbursement payment. The team noted that coordination among Jessica, Eddie and Glenn has established a more consistent reimbursement process. Information received from the State indicated an approximately **45-day turnaround**, which will assist with planning and cash-flow projections moving forward. The next reimbursement package, **Submission No. 13**, is prepared for submission. With this submission, the project is considered substantially current with its state reimbursement requests.



Tom will continue to track the disputed eligible interest costs. Submission No. 13 is expected to increase the amount currently under dispute.

The State Change Order process is also substantially current. State Change Order No. 10 was submitted during the month. State Change Order No. 11 is anticipated for submission near the end of the month. The project is currently operating at approximately one State Change Order submission for each monthly project Change Order.

Mehemet Sahin from TSKP reported that the design team is currently focused on final interior finish selections, including final colors and related finish details.

Updated vendor quotes are also being reviewed for the furniture and technology packages. The team will continue coordinating the applicable State procurement process and reviewing pricing as final selections move forward.

No significant pricing concerns were identified at this time, and furniture pricing appeared to be tracking favorably.

Phil Rees provided a construction progress update accompanied by site photographs (available upon request). The Elevator installation has begun, with work underway for approximately two weeks. Rails and other components within the elevator shaft are currently being installed.

The elevator is an Otis unit. During discussion, the Committee noted that an extended maintenance agreement should be considered as part of the project closeout process.

Rob Wilson requested involving the elevator communication system. A change order is being developed to transition from traditional copper telephone lines to a Voice over IP and/or cellular-based system. The revised system will require appropriate battery backup to maintain operation during the interval before emergency generator power is available.

Phil confirmed that the specialty ceiling clouds are being installed in the auditorium. These components were identified as long-lead items and have now arrived on site. Scaffolding remains in place to allow multiple trades to complete elevated work within the auditorium. Electrical room buildout continues, including installation of electrical panels.

Phil mentioned that they have focused heavily on completing underground telecommunications and related site infrastructure over the past several weeks. The project is targeting the first week of November for completion of the remaining paving work. The south elevation siding is substantially complete, with glazing being installed throughout the remaining window openings.



Phil explained that work is also progressing on the north elevation, with siding installation moving from west to east. Sub-framing, insulation and exterior siding installation continue. On the west elevation, the large cafeteria curtain wall overlooking the river is nearing completion. Glazing has been installed in the adjacent curtain-wall systems as well. Site development on the west side is also underway, including sidewalks and brick pavers, in preparation for November paving. Window shades and exterior horizontal sunshades are planned for appropriate areas of the building.

Phil went on to give an update regarding the interior construction progress. Interior storefront framing is being installed throughout the building, including areas that provide views from the second floor into the shop, gymnasium and other instructional spaces. Mechanical room fit-out continues with pumps, piping and related systems being installed. They are targeting approximately the second week of November to begin using portions of the building's mechanical systems for winter heat.

4. Business Requiring Action

Recommend Approval of Construction Related PCOs presented by Glen Montazella.

PCO 75 – Power and Data Infrastructure Upgrades

Amount	\$67,535
Type	Field Condition
Scope	Work consists of furnishing and installing (6) additional concrete encased bollards to protect exterior high voltage electrical and communication conduits per Architects sketch.
Reference	PR #43
Status	Motion: Frank Amodio Second: Andy DiFatta Vote: Motion carried unanimously



PCO 81 – Widen Entry Driveway

Amount	\$3,620
Type	Field Condition
Scope	Work consists of cutting the existing curb and adding 22 feet of asphalt curbing, pavement and base to accommodate the radius of turning school buses.
Reference	RFI#348
Status	Motion: Frank Amodio Second: Andy DiFatta Vote: Motion carried unanimously

PCO 83 – Added Bollards

Amount	\$8,758
Type	Field Condition
Scope	Work consists of furnishing and installing (6) additional concrete encased bollards to protect exterior high voltage electrical and communication conduits per Architects sketch.
Reference	RFI #302
Status	Motion: Frank Amodio Second: Andy DiFatta Vote: Motion carried unanimously



PCO 84 – Added Wheel Stops

Amount	\$5,743
Type	Field Condition
Scope	Work consists of furnishing and installing (15) double sided wheel stops in parking spaces to prevent vehicles from parking too close to the sidewalk per Architects sketch.
Reference	RFI #338
Status	Motion: Frank Amodio Second: Andy DiFatta Vote: Motion carried with one abstention

The four PCOs approved during the meeting comprise **Change Order No. 14:**

- PCO 75 – Power and Data Infrastructure: **\$67,535**
- PCO 81 – Widen Entry Driveway: **\$3,620**
- PCO 83 – Added Bollards: **\$8,758**
- PCO 84 – Added Wheel Stops: **\$5,743**

Total Change Order No. 14: \$85,656

5. Adjournment: Meeting adjourned at 12:40PM

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