

Memorial Boulevard Intradistrict
Arts Magnet School Committee
Regular Meeting January 10, 2019

Present: Cheryl Assis, Dr. Michael Dietter, Lori Eschner, John Lodovico,
Steve Masotti, John Smith, Frank Stawski, and Chris Wilson

Excused: David Preleski

Also Present: Tracy Brennan (Downes Construction), Jill Browne, Dr. Catherine
Carbone, David Heer (Downes Construction), Rusty Malik, Dr.
Susan Kalt-Moreau, Roger Rousseau

1. CALL TO ORDER

The meeting was called to order at 6:30 p.m. by Chair Dietter.

2. APPROVAL OF MINUTES

On a motion by John Lodovico and seconded by Chris Wilson, it was voted to approve the minutes of the special meeting on December 20, 2018.

3. PUBLIC PARTICIPATION

There was no public comment.

4. PROJECT MANAGER'S UPDATE

Loureiro Engineering was engaged to complete the Phase I environmental site assessment. The report came back with no significant issues. The wetlands information has been received and handed over to the architect.

5. ARCHITECT'S UPDATE

Rusty Malic stated they have been focusing on the programming meetings and tours. There was a struggle with space in the beginning meetings. Based on the recent discussion regarding the concept of having students complete their core classes at their home school allows for the space for the arts programming. They plan to have the preliminary concept design prepared for the next meeting.

6. CONSTRUCTION MANAGER WELCOME AND UPDATE

David Heer and Tracy Brennan introduced themselves to the committee. They will be working with the committee through estimating. They will coordinate with the environmental firm. They will attend the initial meetings with the state along with the

architect. They will play a pivotal role in the abatement and demo stage and reiterated the importance of considering remediation prior to construction commencing.

7. REVIEW AND DISCUSS COMMISSIONING AGENT PROPOSALS AND TAKE ANY ACTION AS NECESSARY

Roger Rousseau ranked the commissioning agents from highest to lowest scores based on the committee's responses. They are:

BVH, Horizon, VanZelm, SES, ME Engineering and IES

BVH included only two site visits and assumed only one AHU. They exclude follow up. They focus more on technology and did not address the building envelope. Their fee was \$54,300.00.

Horizon Engineering included the building envelope but did not discuss technology. They were specific about the length of time they allot to this project. It was to be conducted between 10/2019 through 8/2021. Their proposal excluded specifically, recalibration. Their fee was \$101,150.00.

VanZelm Engineers did not have too many specifics within their proposal. It stated if it is in the RFP, they do it. Their fee was \$123,000.00.

SES focused mostly on the envelope of the building but no focus on technology. Their fee is \$93,000.00.

All the firms have very different approaches to their fees. Roger Rousseau feels it would be in the best interest of the committee to interview the top three or four firms, and then make the selection.

After further discussion, it was felt a subcommittee should be formed to do interviews and that subcommittee will make a recommendation to the committee for approval at the next meeting.

On a motion by John Smith and seconded by Frank Stawski, it was unanimously voted to approve the creation of a subcommittee to perform interviews, report findings, and make a recommendation for the commissioning agent to the cull committee at the January 24th, 2019 regularly scheduled meeting.

The subcommittee will be John Lodovico, Steve Masotti, John Smith, and Frank Stawski. It was agreed to interview the top three candidates. The interviews are scheduled for Thursday, January 17, 2019 at 5:00 p.m.

8. REVIEW AND DISCUSS PROPOSED SCHEDULE OF MEETINGS AND TAKE ANY ACTION AS NECESSARY

On a motion by Frank Stawski and seconded by Steve Masotti, it was unanimously voted to approve the proposed meeting schedule with revisions.

The calendar is on file in the facilities office located at 129 Church Street in Bristol, room 24. The calendar can also be accessed through the BOE website.

9. NEW BUSINESS

Frank Stawski wanted to revisit the parking issue that was discussed two meetings ago. Specifically he asked, "Will we have ample parking?" In response, Roger Rousseau stated there was a meeting with Barnes group, Tim Callahan, Ray Rogozinski, and Tom Conlin to discuss the parcel on Barnes Group property. They are working through the potential issues. Barnes Group expressed concern with the closure of Willis Street. There are still questions and concerns and the discussion of the land acquisition led to them. Barnes Group is unaware of any drainage issues. There will be some cuts but they would not be deep. They wanted to point out the blowers on the east side of the building and ensure the potential design keeps that in mind.

There is a traffic study available that is from 2009 and included bus traffic. It is hopeful that this can shed light on some of the concerns as it will help give a picture of traffic with busing in that area. This information was shared with Barnes Group.

Frank Stawski is still concerned about spending when there is no concrete parking resolve.

10. ADJOURNMENT

Meeting adjourned at 7:31 p.m. by Chair Dietter.

Respectfully submitted,

Tara Landon

Tara R. Landon

Administrative Assistant/Operations