

Memorial Boulevard Intradistrict
Arts Magnet School Committee
Special Meeting December 20, 2018

Present: Cheryl Assis (arr. 3:55 p.m.), Dr. Michael Dietter, Lori Eschner, John Lodovico (arr. 4:06 p.m.), Steve Masotti, David Preleski (arr. 3:57 p.m.), John Smith, Frank Stawski, and Chris Wilson

Also Present: Jill Browne, Timothy Callahan, Dr. Catherine Carbone, Dr. Susan Kalt-Moreau, Roger Rousseau, and Mayor Ellen Zoppo-Sassu

1. CALL TO ORDER

The meeting was called to order at 3:47p.m. by Chair Dietter.

2. APPROVAL OF MINUTES

On a motion by Frank Stawski and seconded by John Smith, it was voted to approve the minutes of the regular meeting on November 29, 2018.

3. CONDUCT CONSTRUCTION MANAGER INTERVIEWS

Roger Rousseau opened the interviews with an explanation of the expectation from the firms. It was a forty-five minute slot allowing them five minutes to set up, twenty minutes for them to tell us about themselves and twenty minutes for questions and answers. The four firms that were approved to move forward in the process were O&G, Consigli, Gilbane, and D'Amato Downes.

All four firms provided a handout. These handouts are on file in room 24 at the Board of Education central office. All four firms had their strengths and areas they felt were most important to the project being successful. All four firms touched on laser scanning, forensic investigation, and BIM modeling. They all showed very strong capabilities to handling the project with ease.

PLA: all four firms stated they have and are willing to work with them. D'Amato Downes was the only firm that stated it could impact the proposal upwards of 17% difference in labor costs.

SELF-PERFORMANCE:

- O&G – would prefer to stay away from it; however, may consider concrete.
- Consigli is well experienced with self-performance as they do it daily and would bid on masonry, concrete, restoration, and millwork.
- Gilbane believes in owner advocacy and tries to stay disconnected from self-performance. If they were to bid on anything, it would be clean-up and safety provisions.
- D’Amato Downes is confident in their self-performance ability and would consider bidding demolition, carpentry, millwork, concrete, site work.

SCHEDULE: all four firms felt comfortable with the proposed schedule provided. Consigli indicated their concern with the difficulty of an accelerated schedule, while O&G didn’t expand on the idea of an accelerated schedule. Both Gilbane and D’Amato Downes felt a shortened schedule is accomplishable.

EARLY PHASE FOR REMEDIATION: All four firms embrace the idea of an early bid package for demo and abatement. It was the consensus they all want to see what is in the building early on as it can impact later tasks. This portion of GMP would be separate from the Phase II GMP but would still fall under the total GMP.

MINIMIZE IMPACT ON ADJACENT PROPERTY: All four firms stated they would communicate with the business and work around their schedule to avoid additional traffic during busy times. D’Amato Downes stated they would utilize their parcel on the other side of Barnes Group for parking.

EXPERIENCE WITH THE NEW STATE FILING PROCESS: All four firms are familiar and comfortable with the process.

FILING C/O’S: All four firms are well versed in the expected wording to receive the most reimbursement possible when it comes to CO’s.

4. ENTER INTO EXECUTIVE SESSION TO PLAN NEGOTIATIONS TOWARD SELECTION OF CONSTRUCTION MANAGER

At 8:17, a motion made by John Smith and seconded by John Lodovico was unanimously approved to enter into executive session.

Those present that were allowed to remain in executive session but are not part of the committee are:

Jill Browne, Timothy Callahan, Dr. Catherine Carbone, Dr. Susan Kalt-Moreau, Tara Landon Roger Rousseau, and Mayor Ellen Zoppo-Sassu

5. RECONVENE INTO PUBLIC SESSION TO REVIEW FINDINGS RELATED TO CONSTRUCTION MANAGERS, TAKE ANY ACTION NECESSARY

At 8:41 p.m., a motion made by John Lodovico and seconded by John Smith was unanimously approved to reconvene into public session and take any action necessary.

On a motion by John Smith and seconded by John Lodovico, it was unanimously voted to hire D'Amato Downes for project 2P19-037, to provide Construction Manager as Constructor services for the Memorial Boulevard School project in Bristol, CT in the amount of \$2,504,380.00 and to forward to City Council for final approval.

6. ADJOURMENT

Meeting adjourned at 8:52 p.m. by Chair Dietter.

Respectfully submitted,

Tara Landon

Tara R. Landon

Administrative Assistant/Operations