

Memorial Boulevard Intradistrict
Arts Magnet School Committee
Regular Meeting June 13, 2019

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

Excused: Steve Masotti,

Also Present: Angela Cahill, Tim Callahan, Dr. Catherine Carbone, David Heer,
Dr. Susan Kalt-Moreau, Rusty Malik, and Roger Rousseau

1. CALL TO ORDER

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

Dr. Susan Kalt-Moreau was recognized for her time attending the Memorial Boulevard Intradistrict Magnet School meetings and was applauded for all she has done.

2. APPROVAL OF MINUTES

On a motion by John Smith and seconded by John Lodovico, it was unanimously voted to approve the minutes of the regular meeting on May 9, 2019.

3. PUBLIC PARTICIPATION

There was no public participation.

4. PROJECT MANAGER'S UPDATE

- Hazmat survey work is complete
- Schematic design is complete
- Programming meetings are scheduled for the following areas: Custodial, Maintenance, and Food Service
- Inlands/Wetlands was approved on 6/10/19
- SHPO – They are reviewing the documents
- OSCGR and DEEP are ongoing
- Welts completed the borings and the report should be available on Monday. They plan to do test pits.
- Jill Browne was recommended to approve any change orders under \$20,000 to avoid holding up the project
- It was suggested to form a sub-committee to review and approve all change orders over \$20,000.00.

On a motion by John Smith and seconded by Frank Stawski, it was unanimously voted to approve that any change order up to \$20,000 can be approved by Jill Browne to avoid stalling the project.

On a motion by John Smith and seconded by John Lodovico, it was unanimously voted to approve the sub-committee to approve any change order over \$20,000. The sub-committee will be Jill Browne(not a voting member), John Lodovico, John Smith, and Frank Stawski.

- The committee revisited the 3rd Party Review. There were two RFP's received. Versteeg @ \$33,250 and Friar Assoc. @ \$23,500

On a motion by Cheryl Assis and seconded by Lori Eschner, it was unanimously voted to approve contracting with Friar Associates for the 3rd party building code review for \$23,500.00 and to send to city council for final approval.

- An appraisal was received for the parcel located at Barnes Group.

5. ARCHITECT'S UPDATE

- Schematic Design is just about complete and will be delivered early next week.
- Hazmat report for additional testing of the floor slabs came back. There are layers of concrete and only in the areas that are covered with the wood floor will require – BPS will be required to maintain an asbestos management plan (AMP)
- Although OSCGR would like all asbestos removed, the structural engineer spoke with a concrete specialist and it is counterproductive to remove those areas
- Hazmat estimate includes a high contingency and several allowances. There was 2 million set aside as a place holder and the estimate came in at 2.9 million. There are several line items that can potentially be eliminated to save from the bottom line
- Energy modeling helps ensure all points are achieved for the CT high performance building standards. A consultant on board would be beneficial for the BPS. The cost for the recommended consultant, Stonehouse Group is \$30,000.

On a motion by John Smith and seconded by John Lodovico, it was unanimously voted to approve an amendment to the contract with QA&M in the amount of

\$30,000.00 with no markup for them to engage with Stonehouse Group for the energy modeling and to forward to city council for final approval.

- Reviewed the site documents that were submitted for zoning
- Will be submitting to the State Traffic Commission and DEEP
- Application was not accepted at zoning because Barnes Group wants to review it further

6. CONSTRUCTION MANGER UPDATE

- Preparing for early delivery of SD
- Will be doing a site visit with additional estimator and will coordinate estimates and provide one reconciled estimate
- Project is currently on schedule
- Will support architect's discussion with OSCGR regarding contaminated concrete being encapsulated rather than removed
- Working on mapping and describing scope for selective demo
- Will be discussing MBA and SBA following the DD phase. After that point, it will be easier to create smaller packages for them to bid

7. EXPENDITURE REPORT

- Current expenses are \$400,207.22
- The report is on file at the BOE Facilities Office

8. OLD BUSINESS

There was no old business.

9. NEW BUSINESS

- MBIAMS is on twitter @buildingMBIAMS
- Approximate 70 people came to the community information meeting on June 6th
- Both design and programming presentations were given
- 26 questions were submitted and responses are currently being worked on – Once complete, they will be on the website
- Chair Dietter met with Dale Clift, Tom Conlin, and Barnes Group and had a productive meeting. We will continue to keep open dialogue with them and they will be added to the distribution list for agendas and minutes
- Through the summer, if there is a meeting with no action items, it will be canceled. Cancellation will be decided the Tuesday before.

10.ADJOURNMENT

Meeting adjourned at 7:38 p.m. by Chair Dietter.

Respectfully submitted,

Tara Landon

Tara R. Landon

Administrative Assistant/Operations

APPROVED