

Memorial Boulevard Intradistrict
Arts Magnet School Committee
Regular Meeting November 7, 2019

Present: Cheryl Assis, Dr. Michael Dietter, Frank Stawski, Steve Masotti,
Dave Preleski, John Smith, and Chris Wilson

Absent: Lori Eschner and John Lodovico

Also Present: Jill Browne, Tim Callahan, Dr. Catherine Carbone, Ed D'Amato,
Rusty Malik, Roger Rousseau, and Mayor Zoppo-Sassu

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 Smith and seconded by Frank Stawski, it was unanimously voted to approve the minutes of the regular meeting on October 24, 2019.

3. PUBLIC PARTICIPATION

There was no public participation to discuss at this time.

4. PROJECT MANAGER'S UPDATE

Tim Callahan presented:

- The project is progressing
- The building was turned over to D'Amato Downes
- There will be an addendum to the D'Amato Downes contract
- The architects are looking for an addendum to their contract for additional past work and upcoming work

5. CONSTRUCTION MANAGER UPDATE

Ed D'Amato Presented:

- They began draining down the building
- There was a meeting with the fire department and the building department regarding the shutoff of the water
- The scope of the work is
 - Drain down the system
 - Monitor the building a couple of times a week
 - Locking all the doors with only 1 access point
 - Securing the rooftop unit

- Steve Masotti would like to verify if the fire system is analog or digital as some systems do not react well to cold temps
- Tim Callahan presented the breakdown of what the CM is asking for as an increase their contract
 - They are asking for approximately \$61,000
 - There is approximately \$10,000 remaining in the Forensics line
 - The ask is for a difference in value of \$51,500
- The increase will include monitoring, RTU covered, electrical, temporary heat for various areas including the sump pumps
- City Council needs to approve the amendment at Tuesday's meeting
- The city's property and general liability insurance will suffice as coverage to the building until the demo begins; then builder's risk insurance will take over
- In addition to the city's property and general liability insurance, the CM will engage in owner/contactor protective (OCP) insurance until the builder's risk is set in place
- Roger Rousseau is waiting for confirmation from David Heer regarding OCP

Through the Chair, Roger Rousseau indicated the request to increase the bonding from the original amount needs to be requested at the Board of Finance November meeting. The request can't be an increase for only bonding, but a portion must be covered from other appropriations. This request is justified because city bonded funds can not pay for "improvements that are not city owned" and "tasks that can be considered operating costs."

- Chair Dietter will present the request on behalf of the committee
- The reason the change in the contract is necessary is because the building was anticipated to be turned over with the early demo package
- Because there were delays, the approach to the building for the winter has changed
- There is a follow up meeting with the building department and the Fire Marshall on November 14, 2019

On a motion by John Smith and seconded by Frank Stawski, it was unanimously voted to endorse amendment to contract 2P19-037 Construction Manager in the amount of \$51,500 to accommodate additional forensic demolition and associated work, and to forward to the City Council for approval and appropriate action.

6. CHAIRMAN'S REPORT

Dr. Michael Dietter Presented:

- It is important to recognize the value of this project to both the school and community
- During last meeting, many comments were focused on the school component
- Moving forward, the committee must remember to focus on the dual benefit of the project for both the community and school use
- There will be a community meeting on November 21, 2019 in the auditorium at the BOE Central Office

7. ARCHITECT'S UPDATE

Rusty Malik Presented:

- QA&M is requesting an amendment to their contract for \$285,620
- There were many hours of additional work put into the project that were not anticipated and future work that is forecasted
- The additional areas of work driving the increase are:
 - Additional work associated with the HAZMAT phase of the project which will result in a two phased approach to the development of the construction documents
 - Redesign of the site to include Barnes property
 - Revision and resubmission of the site plans and associated information to the City for approval of the changes made after P & Z approval
 - Multiple SHPO meetings and design concepts
 - Value engineering meetings to reduce the scope to the new \$63 million approved budget
 - Additional services related to the extension of the project schedule
- The additional request is determined by man hours versus a percentage of the contract because this was less financial impact to the costs
- The committee is asking for documentation that coincides with the increase request from QA&M
- John Smith suggests a group of 2 or 3 committee members come together to sift through the backup and the contract to determine if the request is justified
 - The three members are John Smith, Chris Wilson, and Frank Stawski

8. EXPENDITURE REPORT

Timothy Callahan Presented

- The expenditure report is on file in room 24 at the BOE central office
- \$920,525 has been spent
- \$277,851 has been received to date from the state
- Request to increase the funding from the Board of Finance should be \$63,000,000 – this should include bonding and other appropriation
- John Smith directed to request the additional funding and let BOF sort out where the money will come from

On a motion by Frank Stawski and seconded by John Smith it was unanimously voted to approve to request the Board of Finance to increase the funding of the project to \$63,000,000.

9. OLD BUSINESS

There was no old business to discuss at this time.

10. NEW BUSINESS

- Roger Rousseau indicated there are no formal resolutions regarding the Barnes property
- All parties are still engaged in conversations regarding the property

11. ADJOURNMENT

The meeting was adjourned by Chair Dietter at 7:20 p.m.

Respectfully submitted,

Tara Landon

Tara R. Landon
Administrative Assistant/Operations