

## **REVISED**

Memorial Boulevard Intradistrict  
Arts Magnet School Committee  
Regular Meeting November 19, 2020

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

Also Present: Jeff Anderson, Angela Cahill, Tim Callahan, Dr. Catherine Carbone,  
Ed D'Amato Jr., Tom D'Amato, Rusty Malik, Lea McCabe, Roger  
Rousseau, Frank Tomcak, and Mayor Ellen Zoppo-Sassu

### **1. CALL TO ORDER**

The meeting was called to order at 6:31 p.m. by Chair Dietter.

Review of the meeting Norms:

All participants will actively participate, engage in the work of the meeting, and have equal voice and airtime.

Assume positive intentions by respecting and honoring the diversity of opinions, beliefs, and perspectives.

Cultivate trust by being honest and focusing on ideas, practices, and the work... not people.

Norms will be upheld during all meetings and in all interactions of the formal meetings.

### **2. APPROVAL OF MINUTES**

**On a motion by John Lodovico and seconded by Lori Eschner, it was unanimously voted to approve the minutes of the special meeting on October 22, 2020.**

### **3. PUBLIC PARTICIPATION**

There was no public participation to discuss at this time.

### **4. PROJECT MANAGER'S UPDATE**

**Tim Callahan presented:**

- The project is moving along well
- The existing structure is exposed – has shown some damage that will require repair

- Reviewing the exposed structure for concrete and other details and will be looking at areas that will need repair. Structural engineer is on board and will be working through the design of the repairs
- Demo and abatement are continuing
- Phase II submittals are coming in – things are progressing with Phase II
- Minerva was found and is being restored
- Phase II bids for masonry and painting have been received
- Dr. Dietter and John Smith are working on the restoration of the light fixture

## **5. ARCHITECT'S UPDATE**

### **Angela Cahill presented:**

- The team of engineers will catalog any repairs that may need to be done now that the structure is exposed
- Minerva – The Goddess of Wisdom made her way from Bristol Central High School to the historical society to be restored
- There were two bronze plaques at the historical society that came out of the original MBMS school
- QA&M will be looking for suggestions where to put Minerva and the plaques in the school
- The mural that was inside the building will be relocated to the right hand side as one is walking into the gym
- QA&M is reviewing the submittals as they come in
- Meeting weekly in the job trailer onsite
- Working with the CM on the window proposal
  - John Lodovico asked about the breakdown of cost per window
    - There is not a cost per window yet. There are a couple of avenues the contractor is looking at.
  - Frank Stawski asked if there was an opportunity to speak with Kent McCoy regarding the suggested material for the windows
    - Angela Cahill stated, Kent McCoy was speaking with the supplier but does not have the final word yet

## **6. CONSTRUCTION MANAGER UPDATE**

### **Jeff Anderson presented:**

- Received the two rebids this week – Tuesday: Masonry and Thursday: Painting
- 5 bids were received for masonry – the low bid is different from last time
- 3 bids were received for painting – the low bid remained the same
- Will be conducting scope reviews in short order

- Both bids together are approximately \$400,000 under budget
- At the next meeting the recommendation of awards will be presented

### **Frank Tomcak Presented:**

- Work Completed
  - Auditorium abatement (down to final cleaning only) – Containments are scheduled for removal the week after Thanksgiving
  - Lower level pool / gym / locker rooms - abatement is complete and containment is down
  - Academic wing abatement, levels 1, 2, 3 – abatement is complete and containment is down
  - Temp power established to building, storm water pumps, power panels in place and temp lighting is run to floors 1, 2, and 3
  - Clearing & grubbing – Trees have been removed and there is a planting plan to put trees back
- Work In Progress
  - PCB loose caulk removal on the stone on the outside
  - Temp lighting ground floor
  - Lead abatement, stairwell 1 & 2
  - Ground floor abatement, south side former access / load-out (6 rooms total)
  - Minor clean demo activities
- Work to Start
  - Old gas and electrical utilities that feed the old building – Working with Eversource to disconnect old services
  - Lower level walls to make way for addition (Eversource dependent)
  - RTU demo on high roof, elevator car demo (future electrical closets) extra PCB caulk removal
  - Site demo (underground utilities)
  - Excavation for addition
- Other Critical Items/Milestones
  - Phase 2 final release / procurement of long lead items
  - Existing condition review w/design team
  - COVID-19 update – Trade workers are back on site
  - Groundbreaking will be pushed off until further notice
- There are structural concerns as was mentioned, prominent on the ground floor, first floor and second floor – the third floor is not as bad
- QA&M is surveying the building to come up with repair recommendations on how to proceed with structural issues

- Patch back concrete beams with a cementitious product – When the building was built, there was a poor consolidation of materials
- The effect on the schedule or the cost to remedy the structural concerns is unknown – In the next couple of days the design team will present their recommendation and the schedule and cost will be determined
- John Lodovico inquired about how to correct the structural issues – Is it removing damaged concrete and replacing with a fixture?
  - Frank Tomcak – peel off the metal panels and replace it with a cementitious (spray on) product
- John Lodovico – Regarding Eversource – Are they on a schedule? Once the gas and power are removed, will it permanent or temporary?
  - This is permanent – Eversource will be disconnecting electrical service and running the gas to the permanent spot. Eversource has been a moving target since day 1 – hoping by next week to get them out to the site.
- Suggestion to share a rendering of the plant drawing with the citizens as there have been many questions regarding the several trees that were removed.

## **7. CHAIRMAN'S REPORT**

### **Dr. Michael Dietter Presented:**

- The groundbreaking has been put on hold until further notice – It will be revisited in the spring
- Discussions of doing series of articles on the historical aspect of the project and highlighting other aspects of the project that are going on – Plans to get more information and press out regarding the project
- The theater task force is made up of community stakeholders that are looking for opportunities for future collaboration around programming and theater production
- Lea McCabe, the Dean of Students at Northeast Middle School will act as the liaison between the two groups
- Lea McCabe stated:
  - The first meeting of the “Rockwell Theater Planning Task Force” was held on Tuesday, November 17. The members include, Lea McCabe, Greg Hahn (Chairperson), Samantha Buonafede, Joshua Medeiros, and Ken Bagley
- The goal of the taskforce is to plan on the opening of the committee specifically, to do some fundraising, and some planning to see how the theater can be used for the community
- A vote was made at the first meeting to name the theater – “Rockwell Theater” in honor of the Rockwell family who were very instrumental in building the Boulevard
- The taskforce meets the first Thursday of every month

- Dr. Dietter stated there will be a subcommittee meeting on Monday to discuss room and level coding and moving forward will discuss any recommendations coming out of the theater taskforce
- The trees were removed in conjunction with planning for safety and traffic patterns
- Several of the trees had significant insect damage
- There will be trees planted back on the site
- The light fixture in the theater was damaged during an uncontrolled descent. It was boxed and moved to Melnick Metals by DDJV. It has been discovered that the original fixture was painted gold with polished brass buckles & buttons made by Bristol Brass and the fleur de lis were cast by the Sessions Foundry Co. There was extraordinary craftsmanship that went into creating the fixture.
- The cost to restore the fixture will be shared with the City of Bristol, DDJV, and QA&M. The integrity of the process and the character of the firms was evident in their actions immediately to collaborate around a mutual resolution for the restoration of this item and their donations to the cost will ensure that the fixture returns to the place of prominence and its original grandeur in the renovated theater.
- Roger Rousseau questioned who will take the lead on working with Melnick Metal Works? Will it be the City of Bristol or DDJV coordinating the repair?
  - The City of Bristol will be taking the lead.
- The cost will exceed the bid threshold and because of that, Roger Rousseau has made a motion to go to the Board of Finance and formally ask for a bid waiver in the event one is needed – looking for the committee to entertain a award of a bid waiver to be able to work directly with Melnick.

**On a motion by John Lodovico and seconded by John Smith, it was unanimously voted to ask the city Board of Finance to proceed with a bid waiver to secure the vendor to complete the work on the MBIAMS light fixture formally adorning the theater.**

## **8. EXPENDITURE REPORT**

### **Timothy Callahan Presented**

- The expenditure report is on file in the Facilities Office at the BOE central office
- \$7,508,093 has been spent
- \$2,675,420 has been received to date from the state

## 9. OLD BUSINESS

- Frank Stawski asked about the updated assumptions and qualifications
  - The modified assumptions and modifications will be sent out
- At the previous meeting, Greg Hahn brought up the seating in the auditorium specifically having the ability to remove the front two rows. Has there been any discussion regarding that?
  - The area is still under abatement. Once there is access, the conversation will be revisited
  - Angela Cahill spoke with the theater consultant – it is a simple request to have the front row turned into demountable seats. To have both front rows demountable may be more difficult but once the auditorium is open, it will be reviewed and revisited.
- Planting plan was approved by P&Z and the list of plants can be found on the planting plan
- Looking to have the arts students and staff involved in the creation of the new logo, theme, and branding

## 10. NEW BUSINESS

- None at this time

## 11. ADJOURNMENT

The meeting was adjourned by Chair Dietter at 7:21 p.m.

Respectfully submitted,

*Tara Landon*

Tara R. Landon

Administrative Assistant/Operations