

Memorial Boulevard Intradistrict
Arts Magnet School Committee
Regular Meeting December 17, 2020

Present: Dr. Michael Dietter, Cheryl Assis, John Lodovico, Stephen Masotti,
David Preleski, John Smith, Frank Stawski, and Chris Wilson

Also Present: Tim Callahan, Dr. Catherine Carbone, Ed D'Amato Jr., Tom
D'Amato, Michael Lane, Roger Rousseau, and Frank Tomcak

1. CALL TO ORDER

The meeting was called to order at 6:32 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 Frank Stawski, it was voted to approve the minutes of the special meeting on November 19, 2020. Chris Wilson abstained.

3. PUBLIC PARTICIPATION

There were two phone calls that had been received over the past month regarding the following:

1. Understanding when the school will be open
2. How can people enroll

Both calls were managed and the lottery process was shared.

4. PROJECT MANAGER'S UPDATE

Tim Callahan presented:

- The project is moving along well.
- The containment was removed in the auditorium and it is interesting to see what is in there – If someone would like to tour it, they can stop by the trailer.

- Tobacco is doing the excavation work which contains some polluted soil that is being hauled away to MA.
- The structural issues regarding the concrete are being reviewed. There are areas that cracking and spalling is seen. These areas are being evaluated by the structural engineers to determine what the next steps are. It appears that there will be patching and repairing of the concrete with a final spray on concrete. The areas that have exposed steel rebar will require additional steel to shore the areas up.
 - Stephen Masotti pointed out that putting pan slabs together is intense and there is a lot of steel involved. There is usually bottom steel and a cage that goes horizontally from the top to the bottom of the slab. The amount of steel in this process may be part of the reason that the floor above is intact.

5. ARCHITECT'S UPDATE

Michael Lane presented:

- QA&M is continuing to work through the submittals as the project progresses.
- They are working with the engineer and DDJV to document and update any of the structural concerns with the concrete.
- In addition, they are working on the following:
 - Locations for the Minerva statue, the bronze plaques, and the mural and will have an update in January for the proposed locations.
 - Renderings for the theater clock and the exterior of the building to show the latest and final design and will include the landscaping.
 - Design detail and documentation for the window replacement.
- Chair Dieter added that they are moving forward with the removable seating. There will be removable seating so the performers can occupy the space in front of the stage.

6. CONSTRUCTION MANAGER UPDATE

Frank Tomcak Presented:

Work Completed

- Auditorium abatement
- Lower level pool / gym / locker rooms abatement
- Lead abatement stairwell 1, 2, & 5
- Temp lighting on ground level & gym
- Stripping topsoil
- Disconnect gas & electrical service by Eversource

Work in Progress

- PCB loose caulk removal on (north side left to do)
- Minor clean demo activities
- Lead abatement stairwell 6
- New fire main routing to existing building
- Balance of abatement (only south side ground floor, academic wing)
- Mass excavation for addition (polluted soil hauling)

Work to Start

- Lower level walls to make way for addition
- RTU demo on high roof, elevator car demo (future electrical closets) extra PCB caulk removal
- Site demo (underground utilities)
- Low roof demo at west side
- Ground breaking ceremony (move to Spring 21')

Other Critical Items/Milestones

- Phase 2 final release/procurement on long lead items
- Existing condition review with design team
- COVID-19 Update
- DDJV proposes to work within the allowance to remove the metal pans. They feel it will be more cost effective and can pull in the masonry contractor to work simultaneously with them. That will help fast track some of the work.
 - John Smith, John Lodovico, and Stephen Masotti all agree this is a good idea. This will help hold the schedule.
 - Roger Rousseau stated it is fine to do it this way. Would like to know what the cost is that is associated with it.
 - The metal pan condition is not everywhere – It is approximately 50,000 sf and DDJV is calculating about \$3 - \$3.25 per square foot
 - Frank Stawski asked how to legitimately do this.
 - This will come from the allowance that is included in the GMP.
- Timothy Callahan will reach out to OSCGR to ensure there is no issue with DDJV removing the steel pans to save on time and money.
- Chair Dietter stated that during review of the change requests, although they are called PCO's they are not change orders against the contract but rather against the allowance.
 - Roger Rousseau commented there are two that do affect the DDJV contract and will need to go to city council for approval.

On a motion by John Lodovico and seconded by Frank Stawski, it was voted to approve the allowance deduction with D'Amato Downes, A Joint Venture in the amount of \$266,821.82.

On a motion by John Lodovico and seconded Frank Stawski it was unanimously voted to approve a change order in the amount of \$21,696.48 for D’Amato Downes, A Joint Venture and to send it and the change order approved at the October 22, 2020 MBIAMS meeting to City Council for any action necessary.

7. CHAIRMAN’S REPORT

Dr. Michael Dietter Presented:

- Please note the following clarifications from the November 19, 2020 meeting:
 - Minerva was never lost – She has been with Kelly Monahan Dinoia has had her for the last two decades until she was brought to the Historical Society for restoration.
 - The bronze plaques were from the original “high school.”
 - The naming of the Rockwell Theater is not in honor of the Rockwell family but is in honor of Albert Rockwell specifically.
- The subcommittee working on the light restoration met at Melnick’s shop last week and the work on the restoration is underway
- An article was put together by a member of the D’Amato Downes team and it will be released to trade magazines and local press.

8. EXPENDITURE REPORT

Timothy Callahan Presented

- The expenditure report is on file in the Facilities Office at the BOE central office
- \$9,224,827 has been spent
- \$2,506,035 has been received to date from the state
- Another payment was applied for on December 4, 2020.
- It takes approximately 30 – 60 days to receive the payment.

9. OLD BUSINESS

- None at this time.

10. NEW BUSINESS

- Seeking approval for the 2021 Meeting Calendar
- There is a shift in the November meeting date

On a motion by Cheryl Assis and seconded by John Lodovico, it was voted to approve the 2021 meeting calendar.

11. ADJOURNMENT

The meeting was adjourned by Chair Dietter at 7:18 p.m.

Respectfully submitted,

Tara Landon

Tara R. Landon

Administrative Assistant/Operations

APPROVED