

Memorial Boulevard Intradistrict
Arts Magnet School Building Committee
Regular Meeting
June 25, 2020
Via WebEx Online Meeting Platform

Present: Dr. Michael Dietter, Lori Eschner, John Lodovico, Steve Masotti,
David Preleski, John Smith, Frank Stawski, and Chris Wilson

Also Present: Jeff Anderson, Angela Cahill, Tim Callahan, Dr. Catherine Carbone,
Ed D'Amato, David Heer, Rusty Malik, Roger Rousseau, Frank
Tomcak, Karen Vibert, and Mayor Ellen 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 Christopher Wilson and seconded by Lori Eschner, the minutes from the May 28, 2020 regular meeting were approved.

3. PUBLIC PARTICIPATION

- There was no public participation.

4. PROJECT MANAGER'S UPDATE

Presented by Timothy Callahan

- Reconciled CD estimate and the estimate is back on track with the 63M
- Met with the state and local Fire Marshalls to review some code modifications
- Construction meeting on Wednesday, June 24 to review the construction and it is moving along quite well
- Met with Eagle Environmental and D'Amato Downes to review the hazardous waste protocols
- D'Amato Downes will discuss self-performance, what they are bidding on and how they are bidding on it

5. ARCHITECT'S UPDATE

Presented by Angela Cahill

- QA&M received the final estimate for Phase II and are looking for the approval that acknowledges the building committee received the plans and the cost estimate for Phase II
- The three code modifications:
 - 1 – Plumbing fixture clarification
 - 2 – Continuous slope in the auditorium floor

- 3 – Theater entrance stair at mid-level that is contiguous with the lobby area
- There may be one more code modification regarding locker banks
- Motion was read
 - Frank Stawski was looking for clarification on the date of the estimate and was looking to discuss the alternates that were listed
- Tim Callahan suggested to have the Construction Manager's Update before the vote to review the estimate

6. CONSTRUCTION MANAGER'S UPDATE

Presented by David Heer

- Reviewed the draft CD estimate of the final documents dated June 23, 2020
 - Frank Stawski:
 - there is a 1.4M shortfall – based on experience, what is the probability to cover the shortfall during bidding
 - David Heer said it changes daily, he anticipates good participation from contractors and recent projects that have been bid have come in lower.
 - Timothy Callahan also anticipates favorable bids
 - John Lodovico feels bids have been favorable as well
 - Dr. Dieter recognizes every project is different and asked to revisit alternates once the bids come in
 - David Heer stated there will be ongoing conversations regarding the alternates
 - David Preleski:
 - Looking at the deductions, are they diluting the functionality and finishes
 - David Heer stated they are not diluting anything to a concerning degree
 - Tim Callahan pointed out these are alternates in the event there is a project bust – it affords the ability to “step back and review areas that can be reduced.” It is not probable, but it is part of the process
 - Frank Stawski:
 - Expressed concerns that in the future there will be more significant items on the list – the original list had windows in it and they are no longer a consideration; now is not the time to depend on the public for donations for the upgrade of the theater
 - Lori Eschner:
 - Because of the concerns she was having with the studio theater and equipment and professionals using the space, she reached out to Angela Cahill. Angela stated the items on the alternate list can be “bought” at a later time during the FF&E stage. Are the alternates listed in order of priority?

- There is no order of priority – it is just a list; it would be the building committees charge to put them in priority if it becomes necessary
- John Smith requested a list to reflect the original budget, the deduction and what is left in the budget

On a motion by John Smith and seconded by John Lodovico it was RESOLVED, that the Memorial Boulevard Intradistrict Arts Magnet School Committee approves the Phase 2 Final Plans and Project Manuals as prepared for bidding and dated 05/28/2020, and the Professional Cost Estimate, completed in accordance with Level 3 of ASTM International Standard E1557, Standard Classification of Building Elements and related sitework-UNIFORMAT II 2020, dated 06/23/20, for the Memorial Boulevard Intradistrict Arts Magnet School Renovation Project at the Memorial Boulevard School located at 70 Memorial Boulevard in Bristol, CT and to forward to the full Board for approval.

7. D'AMATO DOWNES JOINT VENTURE - DISCUSSION OF SELF PERFORMANCE

Presented by Jeff Anderson

- Looked at trade packages and proposes to submit competitive bids on the sitework and concrete bid packages and the carpentry and general trades bid packages
- Modifying the bid process
 - Phase I was done using the email bid
 - Phase II will be done by delivering the hard copy bid to Bristol City Hall
 - Bids will be open via a WebEx from City Hall led by Roger Rousseau
- Bid documents issued by D'Amato Downes will be transparent as it relates to the packages they are bidding – will work with Roger Rousseau on the structure and verbiage
- Roger Rousseau stated in the interest of transparency, the city would receive the bids for all of the trade packages, not just the four that D'Amato Downes is bidding
- Because of the amount of bids to be opened, it will be done over a two-day period
 - John Smith advised a conversation with the state to ensure there will be no issues with the bid process as was experienced with the Phase I bids.
 - Jeff Anderson stated they will add that to the July 10, PCR meeting agenda
- A review of the upcoming schedule
 - PCR – July 10, 2020
 - Allow approximately one week to update drawings based on PCR comments
 - Out to bid for Phase II before the July meeting
 - Bids due back roughly mid-August

- Present Phase II GMP to the committee in September
- After the bids are received, efforts to complete a bid budget comparison would be done as soon as possible so all involved will understand where the budget stands as it relates to the estimate and to discuss the alternates and whether or not they can be accepted

8. CHAIRMAN'S REPORT

Presented by Dr. Michael Dieter

- Fencing is installed around the jobsite
- The portable office is onsite
- Temporary electric is on
- Terry Marcellus took pictures of the existing conditions and created a slideshow – he is on board to continue to take pictures throughout the project
- John Lodovico and John Smith both feel the jobsite exudes positivity and commented, “hats off to D’Amato Downes for a classy jobsite.”

9. EXPENDITURE REPORT

Presented by Timothy Callahan

- \$2,379,871 has been expended – represents mostly soft costs
- \$899,570 has been reimbursed by the state – the next payment request will be applied for

10. OLD BUSINESS

- None at this time

11. NEW BUSINESS

- John Lodovico requested an updated project schedule
 - Jeff Anderson will provide an updated schedule that will be reviewed at next month’s meeting
- In regards to the alternates, a list will be provided that will indicate the following separated in columns – Item, original budget, reduction

12. ADJOURNMENT

- The meeting was adjourned at 7:43 p.m.

Respectfully submitted,

Tara Landon

Tara R. Landon

Administrative Assistant/Operations