

Memorial Boulevard Intradistrict
Arts Magnet School Building Committee
Regular Meeting
July 23, 2020
Via WebEx Online Meeting Platform

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

Also Present: Jeff Anderson, Jill Browne, Angela Cahill, Tim Callahan, Dr.
Catherine Carbone, Ed D'Amato, Mike Lane, Roger Rousseau, and
Frank Tomcak

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES

On a motion by John Smith and seconded by Frank Stawski, the minutes from the June 25, 2020 regular meeting were approved.

3. PUBLIC PARTICIPATION

- There was no public participation.

4. PROJECT MANAGER'S UPDATE

Presented by Timothy Callahan

- Project is moving along. There is a lot of action on the site
- Meeting was held on July 8th with the fire marshal to go over taking care of the building and doing fire suppression work during construction
 - Fire Marshal has suggested a standpipe be installed during construction – located adjacent to the building
- July 9th there was a walkthrough – working on the code modifications
- July 10th there was a very successful Plan Completion Review (PCR) with OSCGR
 - Process went smooth – almost everything is in order
- Meetings on job site on Tuesdays at 11:00 a.m. (Please make an appointment to come to the meeting. We need to be mindful of having a quorum.)
- There are hard hats with the names of the committee members on them. They are available in the Facilities office at the Board of Education

5. ARCHITECT'S UPDATE

Presented by Angela Cahill

- Received approval to go out to bid on July 22, 2020
 - Minimal conditional approvals needed before contractors sign contracts
- Code modifications are still in the works – Expect to have them wrapped up within a day or two
- OSCGR is allowing the architect to re-date the bid set
- Speakers in the auditorium that are required for the sound system – it's a great acoustical valuable space with the performances that are not projected with audio equipment. When a space is designed for a small or large ensemble, audio-visual equipment needs to be provided. This includes big speaker arrays in certain locations (either side of the proscenium and in the center)
 - The center speakers block the view of the clock – there was back and forth between the architects and the theater consultants with respect to finding an alternative for the center speakers so there is no obstruction to the clock
 - Angela shared drawings of the view of the auditorium if the clock stays where it is and also shared the view of relocating the clock
- It was a heavily discouraged to move the clock by the committee and the architect was asked to find an alternative for the speakers
- Speakers are positioned in a manner to provide uniform sound throughout the auditorium. If the speakers were placed in other areas, the sound would not be equal in all parts of the space. The design consultant would not design the equipment in a way that could deteriorate the sound experience in the space
- Regarding the timeline for bidding, when will the alternates come back into conversation?
 - Decisions on alternates will not need to be done until the values are presented by the bidders.

CONSTRUCTION MANAGER'S UPDATE

Presented by Frank Tomcak and Jeff Anderson

- Asbestos abatement is ongoing
 - Abatement on the 3rd floor is substantially complete
 - Prepping for containment on 2nd floor
 - Abatement on 1st floor is just getting started
- Abatement will be over the next month and a half
- Light demolition on 1st, 2nd, and 3rd floor is 100% complete
- Security cameras are in place
- Looking into an appropriate time for the ground breaking
- Architect is working on finalizing bid set of drawings specs
- Review of drawings (3-5 days)
 - Schedule pre-bid walkthrough
 - Bids due approximately 8/24

- Once all bids are compiled and there is an understanding of where bids are to the budgets, a budget summary comparison will be done to give a better understanding where we are with entertaining the alternates
 - There may need to be a special meeting to discuss and decide alternates. That will be known closer to after bids are received
- Forensic allowance is requested. The amount of forensic expense has exceeded the amount that was originally approved and the CM seeks an additional \$30,000 to cover any additional costs that may arise.

On a motion by John Lodovico and seconded by John Smith, it was unanimously voted to endorse amendment to contract 2P19-037 Construction Manager in the amount of \$30,000 to accommodate additional forensic demolition and associated work.

ROLL CALL VOTE:

John Smith	YES	Frank Stawski	YES
Lori Eschner	YES	Cheryl Assis	YES
Chris Wilson	YES	John Lodovico	YES
David Preleski	YES	Dr. Michael Dieter	YES

- Roger Rousseau working with D'Amato Downes in defining the parameters of the work they will be bidding on – They will be finalized before going out to bid

6. CHAIRMAN'S REPORT

Presented by Dr. Michael Dieter

- Anticipate engaging in a press release once bids come back
- Committee member reached out regarding stories that had been written in the Bristol Press and the New Britain Herald that were not positively reflective of a project that was done by QA&M – after release of these stories, Dr. Dieter reached out to Angela Cahill
 - Angela commented that both QA&M and Downes both saw the negative report that came out regarding the Newington Town Hall project.
 - Did an investigation why these comments were brought to a reporter – Feels the reporters need to be talking to the “right people” to get the accurate facts of the project
 - Reiterated the allegations were false
 - The building was ready for occupancy on time
 - There were no code violations
 - The owner's PM made a statement that was taken out of context and reported incorrectly
 - Reached out as a group and reported the proper information
 - QA&M is very proud of their project in Newington – That project was a very tight budget and they were very happy to present the town with a beautiful building on such a tight budget

- Timothy Callahan stated QA&M and D'Amato Downes are doing a great job and have nothing but positive accolades for them. We have all the confidence in the world for them
- John Lodovico stated it takes only one person to have the wrong information and it will spread like cancer. Echoes Tim's sentiments
- Jeff Anderson was just as surprised when they saw the article and was happy to see the corrected article written. Both D'Amato Downes and QA&M stated if there are any issues or concerns to please reach out to them. They are working with us and want to hear any issues or concerns any of the committee has

7. EXPENDITURE REPORT

Presented by Timothy Callahan

- \$2,520,906 has been expended – represents mostly soft costs
- \$899,570 has been reimbursed by the state – the next payment request will be applied for regarding
- Phase 2 costs will be added to the expenditure report

8. OLD BUSINESS

- None at this time

9. NEW BUSINESS

- John Lodovico just wanted to reiterate how clean and professional the site looks
- The lawn will be mowed this week

10. ADJOURNMENT

- The meeting was adjourned at 7:57 p.m.

Respectfully submitted,

Tara Landon

Tara R. Landon
Administrative Assistant/Operations