

Memorial Boulevard Intradistrict  
Arts Magnet School Building Committee  
Special Meeting May 28, 2020  
Via WebEx Online Meeting Platform

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

Also Present: Jeff Anderson, Jill Browne, Angela Cahill, Tim Callahan, Ed  
D'Amato, David Heer, Roger Rousseau, Frank Tomcak, and Mayor  
Ellen Zoppo-Sassu

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

The meeting was called to order at 7:16 p.m. by Chair Dietter.

### **2. APPROVAL OF MINUTES (05/07/2020 and 05/14/2020)**

**On a motion by Frank Stawski and seconded by Lori Eschner, the meeting minutes from 05/07/2020 and 05/14/2020 were unanimously approved.**

Frank Stawski would like to have the minutes indicate that they show it was a “WebEx meeting.”

### **3. PUBLIC PARTICIPATION**

Justin Mauldin, 56 Vanderbilt Road, Bristol, CT: Stated he has four kids in the Bristol school system and is also a minority contractor – For this particular project, is there a goal to reach for minority participation?

- Chair Dietter responded: Yes. There are stipulations within the state contract and state reimbursement for minority owned business participation in bidding and if more detail to the response is required, please reach out to Roger Rousseau in the purchasing office at City Hall.

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

**Timothy Callahan presented:**

- Moving ahead with the project; things are getting exciting at the site
- The CM has mobilized, you will see the trailer onsite and the fence being installed
- Meeting this morning regarding mobilization and getting the project started
- D'Amato Downes have sent over the contracts that include the demo work
- Starting the work on June 3, 2020 – making final phone calls and getting the permits
- Applied for the fifth payment from the state on May 27 for approximately \$800,000

## **5. ARCHITECT UPDATE**

### **Angela Cahill presented:**

- Delivering the final estimating and code review set on May 29, 2020
- There are over 500 drawings they have been crafting every corner with care and detail
- The revised finish boards will be available to view at the BOE through the main entrance in the rear: You will be required to wear a mask and practice social distance
- Lori Eschner stopped by to look at the revised finishes – She likes the changes and thinks it flows more but she does not like the green in the ceiling in the music/band room area. Suggested a darker blue
- John Lodovico felt it was a great presentation

## **6. CONSTRUCTION MANGER'S UPDATE**

### **Jeff Anderson presented:**

- As Tim mentioned, we are at an exciting time in the project
- Introduced Frank Tomcak as Senior Project Manager who will be managing the construction operations in the field
- Formally executed contracts with the first four phase one contractors
- Looking forward to seeing the completed CD's
- Will begin the CD estimate process in earnest
- Will be developing bid documents for phase 2, there will be 20 – 25 contractors for phase 2

### **Frank Tomcak presented:**

- Looking forward to breathe new light into the project
- Trailer was on the jobsite on May 18
- Demo permit has been filed; waiting on approval
- 10-day asbestos notification has been filed with the state
- Pre-install meeting with Select Demo was on May 28
- In the near future, a phasing plan will be done to indicate where the various containments will be set up throughout the building
- The temporary fence has been set
- The layout for the temporary power has been done – trenching for the conduits will begin the week of June 1<sup>st</sup> – this will provide electric to the trailer and to the building
- The custom scrim that will adorn the fence is in production – will be installed within the next two weeks
- Will begin to de-energize portions of the building prior to abatement and window removal in some areas
- Remove some existing furniture from the building
- Closing off Willis Street the week of June 1<sup>st</sup>
- Will be using anti-tracking pads to help eliminate bringing dirt and debris to the main roads

- The next few months will be under containment doing the asbestos abatement
- Will bring a financial summary to the next meeting

**7. CHAIRMAN’S REPORT**

**Michael Dietter presented:**

- Chair Dietter shared his gratitude to all the participated in the community forum and to those that have expressed an interest in the project
- Please use the designated email with any questions and/or comments [mbiams@bristol12.org](mailto:mbiams@bristol12.org) This will make it possible to respond to all the questions and comments
- Question to Roger Rousseau and Tim Callahan: Are we being good neighbors to Associated Spring? Have we reached out to them and given them an update?
  - Mr. Callahan stated Tom (the site supervisor) has been in contact and stopped by day-to-day to let them know what is going on. Will make sure they are given a schedule.
  - Roger Rousseau state Corporation Counsel has also been in regular contact with them. They have shared the lease agreement with D’Amato Downes – It does have contractual obligations that the city and the CM have to Associated Spring – It is all stuff that we have been doing.

**8. EXPENDITURE REPORT**

**Timothy Callahan presented:**

- Applied for the 5<sup>th</sup> payment from the state
- Currently have spent \$2,071,212.37 mostly soft costs

**9. OLD BUSINESS**

- Chris Wilson wanted to revisit the motion made at the last meeting regarding rescinding of the prior motion that was agreed to – Since this committee voted on the motion, the committee needs to vote on rescinding the motion, not just the maker and the one who seconded the motion.

**On a motion by Chris Wilson and seconded by Frank Stawski, it was unanimously voted to rescind the vote to amend Contract 2P19-037 Construction Manager as Constructor for renovations at Memorial Boulevard Intradistrict Arts Magnet School with D’Amato and Downes a Joint Venture in the amount of \$3,441,720 and to forward to city council for appropriate action.**

Roll Call Vote:

Chair Dietter:	YES	Lori Eschner:	YES
John Lodovico:	YES	David Preleski:	YES

Frank Stawski: YES

Chris Wilson: YES

**10. NEW BUSINESS**

No new business to come before the committee.

**11. ADJOURNMENT**

The meeting was adjourned at 7:48 p.m.

Respectfully submitted,

*Tara Landon*

Tara R. Landon

Administrative Assistant/Operations

APPROVED