

Memorial Boulevard Intradistrict
Arts Magnet School Committee
Regular Meeting October 22, 2020

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

Also Present: Jeff Anderson, Jill Browne, Angela Cahill, Tim Callahan, Dr. Catherine Carbone, Ed D'Amato Jr., Ed D'Amato Sr., Tom D'Amato, Greg Hahn, Roger Rousseau, and Frank Tomcak

1. CALL TO ORDER

The meeting was called to order at 6:34 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 Smith and seconded by Frank Stawski, it was unanimously voted to approve the minutes of the special meeting on September 24, 2020.

On a motion by John Smith and seconded by Frank Stawski, it was unanimously voted to approve the minutes of the special meeting on October 8, 2020

3. PUBLIC PARTICIPATION

There was no public participation to discuss at this time.

4. PROJECT MANAGER'S UPDATE

Tim Callahan presented:

- Working hard on the GMP to be presented tonight and will be looking for approval on it

- Will be reviewing the renderings to be presented by QA&M regarding the clock location
- The GMP is under budget
- This GMP includes the 2.6 million allowance for the windows and associated abatement

5. ARCHITECT'S UPDATE

Angela Cahill presented:

- Review the clock/seal location options
- Shared 2 additional potential locations to move the clock
 - In the center of the foyer or the side wall of the foyer by the ticket booth
- Frank Stawski stated the sound quality is very important to the original theater committee members and prefers to move the clock and have the speakers in their optimal location
- John Lodovico stated he has no problem moving the clock out of the area it is. Is there historical significance to the clock?
 - Members from the community have expressed two items of significance – the theater lighting fixture and the clock.
- Chair Dietter is okay with moving the clock as well and likes the 1B (a) move the clock to the theater side wall
- Lori Eschner wants to leave the clock at the school – prefers 1B (c) move to the wall in the foyer next to the ticket booth – She feels as an artifact it could have a photograph showing how it was displayed at one time and a paragraph about the importance of clock making in Bristol
- DDJV is looking to develop an allowance if the choice is to keep the wall where it is and have the moving speakers – and a decision would need to be made to allow for plenty of time for the design team

On a motion by Cheryl Assis seconded by John Lodovico, it was unanimously approved to reject Options 2 and Option 3 and adopting options 1B (a) and 1B (c) for discussion at a later date.

- David Preleski asked, on behalf of Greg Hahn, can the first two rows of seating be removable to create an ensemble area?
 - There are some that are removable for ADA and companion seating. There was space left to accommodate a stage extension piece and for choral risers-Angela Cahill felt there is plenty of space for choral risers or some ensemble.
- Steve Masotti, has experience with the OM shows, also felt that was adequate space for an ensemble

- Greg Hahn stated there are many dimensions to his request – he has played in that area and there are complaints from the first three rows about the sound. Checked with the Palace and other theaters-having the first two rows removable offers greater flexibility, he feels it would be a definite benefit to the theater.
 - Chair Dietter asked Angela to provide some information on what that would look like and it can be put on a future agenda.
- Angela Cahill stated the light fixture is at Melnick's, they are currently looking at the options to restore and/or replicate
- Explore if a claim can be put forth through insurance to cover the damages of the light fixture

6. CONSTRUCTION MANAGER UPDATE

Frank Tomcak

- Soft concrete is substantially removed
- Final visual inspection with the hygienist is scheduled for 10/23 – upon a passing inspection, containments will be taken down on all floors
- Trade contractors will start getting into the building
- MEP trades will be visiting the site to begin verifying existing conditions
- UST removal area has been backfilled
- Equipment in boiler room has been removed
- Temporary power will be energized on 10/23
 - Storm water pumps
 - Temp power into the building-stringing up lights
- Site contractor to begin clearing and grubbing starting with the tree removal

Jeff Anderson presented:

- Reviewed general summary – GMP \$53,046,366 (attached)
 - Owners soft costs are included into the summary for tracking purposes and the total project cost is estimated at \$61,336,366 tracking at approximately \$1.6 M under budget
 - Includes everything that was approved in Phase 1 including the LOA's
 - Temporary Facilities and controls are not a trade package but they are items that help manage the overall construction (include temp. toilets, Procore system used to manage construction project online, daily cleanup and dumpsters that were not assigned to any trade
 - All set with all of the trade contractors – there is an allowance for the rebid of the restoration package
 - Suggesting and recommending the rebid of the painting package

- A bid rejection letter for the masonry restoration package was issued today (10/22/2020); the painting rejection letter will be issued on 10/23/2020
- Reviewed Allowances:
 - COVID 19 Allowance for Phase 1 and 2 – Covers items such as sanitizing stations, additional sanitizing stations throughout the site, potentially hiring an independent service to sanitize the site by using an electrostatic spray, temperature checks, PPE
 - Weekend Supervision Allowance – Associated with the construction of the addition; economizing the schedule and working 6-day work weeks to seal the envelope of the addition
 - All allowances will be tracked with separate spreadsheets
 - Anything that is not expended from the allowances remains with the city of Bristol
 - There is a significant catwalk allowance – for the service catwalk above the theater
 - Pre-fab aluminum canopies in the loading dock areas – there was discrepancy during the bid process on the design and construction
 - Existing topping slab removal/replacement – soft concrete removal – the new underlayment will be a lightweight concrete and that value is approximately \$250,000. There are unsound slabs throughout the building that need to be removed and replaced
 - Storm water management – this is to ensure constant flow of water from the storm system underneath and around the building in conjunction with the high water table
 - Patch Applied Fireproofing – a scope item that was not covered – likely in the existing truss system in the theater
 - Remove and Replace Existing Windows – The price from Select Demo to remove the windows with containments on the inside of the building and the associated hazmat. The schedule impact to the GMP has not been recognized in this allowance.
 - How many windows are there?
 - Approximately 500 windows
 - Are there better non-metallic materials than aluminum?
 - Aluminum was the preferred option by Kent McCoy, historical architect – Angela Cahill will have a conversation with him regarding this.

- Polluted Soil – working closely with the Loureiro in conjunction with a third party soil management company, Clean Slate Environmental, recommended to manage this separate from the site contractor
- Unforeseen PH 1 demo/PH 2 Architectural Replacement – with QA&M, established a value for what could be coming in regards for additional demo that is beyond the original scope
- Unforeseen Structural Issues – Encountering some issues with certain areas with existing beams that do not have proper coverage
- Unforeseen Hazmat Removal – encountering significant areas that have more hazmat than anticipated
- Unforeseen Existing Wall Patching/Firestopping – When ceilings come down, there are multiple penetrations for MEP and those items need to be filled with firestopping materials
- Custom Light Fixture at Theater – For reinstallation and/or replication of the theater light fixture
- Lead Paint Abatement – Areas that may need to have new steel attached to existing steel – the existing steel has lead based paint that will need to be chemically removed prior to adhering new steel to it
- Supplementary Steel Support in division 11/12 – may require some other type of steel to support existing steel
- Utility Consumption – For permanent gas and temporary utilities
- Printing and Advertising – this was from PH 1
- Forensic Investigation Fees – This has been approved at previous meetings
- General Conditions – ensuring that every possible item is accounted for in this GMP – size and volume of the project has increased and this line includes a 2nd full time onsite superintendent
- Project Requirements – includes temporary environmental controls, additional enclosures, final cleaning
 - Roger Rousseau - The original cost associated with this line was \$703,000 and is now reflecting \$683,000. What was taken out of this line?
 - Removed IAQ allowance and Commissioning assistance by the CM
- Roger Rousseau - Insurance calculations are on the entirety of the project not just on the trades, allowances, and contingencies

- 4% Contingency – for the items that are unknown – identified everything as best as possible but there may be something that was not picked up
- Timothy Callahan stated these items will need to be tracked carefully. There is a lot of complexity to this project and 4% is a good contingency.
- MEP Coordination - staff available throughout the process to be the eyes and ears to ensure best practices are being used throughout the installatio
- Reviewed GMP Assumptions (attached)
 - Frank Stawski wants to be sure the architect and Project Manager are onboard with the assumptions.
- These were included in the PH 1 amendment and have been added to for the PH 2 amendment
- Many of the information is standard from one job to the next
- Provide an expectation of what is included in the GMP
- Assumptions help manage the expectations of responsibilities on the project
- #34 Second final cleaning, for example after FF&E is excluded
 - This is carried in an allowance and will be stricken from the assumptions
- #9 The allowance listed in the GMP will be utilized for COVID-19/Coronavirus pandemic impacts to labor, material, tools and/or equipment and their effect on schedule. Any additional funding that is required for allowed will be from the owner's contingency
 - Chair Dietter's concern that there is not a qualifying statement about the jobsite mitigation strategies and expectations. If the trades are not abiding by the appropriate mitigation strategies and there was cost associated with replacement labor, would that be the responsibility of the owner's contingency?
 - Jeff Anderson responded the line item is primarily related to the additional cleaning procedures from a general nature that would need to be undertaken.
 - Chair Dietter expressed a level of discomfort with the way it is worded in the assumptions and feels is it is costs associated with mitigation and monitoring, it is different from costs associated with multiple crews being taken out – feels “Any additional funding that is required for allowed will be from the owner's contingency” is a very broad statement
 - Jeff Anderson stated from a risk perspective, it is hard to understand what to include in that statement without knowing what the environment will turn into. What is included is from

what was learned in the last 4 to 6 months. They are willing to modify the language to something that can be agreed to

- Chair Dietter would feel more comfortable if there was recognition that there is an expectation that all crews will abide by reasonable mitigation strategies as identified by the CDC or some sort of qualifier that states you distance, you mask, you don't take your break with others – these are things that if followed will likely reduce our chance of exposure
- Jeff Anderson stated, all trade contractors have provided a COVID management plan
- Lori Eschner asked if it is necessary to quarantine, is a COVID test required and who will be paying for that?
 - Steve Masotti responded that the tests are free

On a motion by John Smith and seconded by John John Lodovico, it was unanimously voted to approve to amend contract 2P19-037 Construction Manager for Renovations at Memorial Boulevard Intradistrict arts Magnet School with D'Amato + Downes a Joint Venture in the amount of 53,046,366 and to forward it to City Council for appropriate action

Roll Call:

Chair Dietter: YES	Cheryl Assis: YES	Lori Eschner: YES
John Lodovico: YES	Steve Masotti: YES	Dave Preleski: YES
John Smith: YES	Frank Stawski: YES	

On a motion by John Smith and seconded by John Lodovico, it was unanimously voted to approve the change order with D'Amato + Downes a Joint Venture, in the amount of \$145,152.06 as recommended by the MBIAMS Subcommittee

Roll Call:

Chair Dietter: YES	Cheryl Assis: YES	Lori Eschner: YES
John Lodovico: YES	Steve Masotti: YES	Dave Preleski: YES
John Smith: YES	Frank Stawski: YES	

7. CHAIRMAN'S REPORT

Dr. Michael Dietter Presented:

- Weekly meetings with all parties and there are satisfactory results from these meetings
- There was an isolated COVID related incident – causing a release in the Bristol Press regarding it

- Ground breaking ceremony is tentatively schedule for the week after the election
- A virtual community event will be hosted around the same time as the ground breaking ceremony
- Visited Melnick's – Peter Melnick is invested in the restoration of the light fixture and is confident in his ability to give an accurate assessment of what needs to be done

8. EXPENDITURE REPORT

Timothy Callahan Presented

- The expenditure report is on file in the Facilities Office at the BOE central office
- \$6,135,069 has been spent
- \$899,570 has been received to date from the state
- Application for the next payment from the state was completed on September 9, 2002 – we are waiting for the state to send us the payment; once received we can apply for the next payment (we usually apply every 2 months)

9. OLD BUSINESS

- None at this time

10. NEW BUSINESS

- None at this time

11. ADJOURNMENT

The meeting was adjourned by Chair Dietter at 8:15 p.m.

Respectfully submitted,

Tara Landon

Tara R. Landon

Administrative Assistant/Operations