

Memorial Boulevard Intradistrict
Arts Magnet School Committee
Regular Meeting January 28, 2021

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

Also Present: Jeff Anderson, Angela Cahill, 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 6:30 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 voted to approve the minutes of the regular meeting on December 17, 2020. Chris Wilson abstained.

3. PUBLIC PARTICIPATION

There was no public participation at this time.

4. PROJECT MANAGER'S UPDATE

Tim Callahan presented:

- DDJV has been working to remove the metal panels
- Working on receiving bids for spray concrete
- Wet curing the concrete – that helps to avoid cracks
- Babfar units are in to maintain ambient heat to allow the concrete to cure
- Excavation work is beginning where the low roof was

5. ARCHITECT'S UPDATE

Angela Cahill presented:

- QA&M gave a summary to the Rockwell Theater Task Force regarding the design
- Working together with the entire team to find an efficient process to start repairing the structural inconsistencies
- Delivering the package of window details to DDJV on January 29, to solidify the cost estimate
- The marble in the locker rooms were salvaged and the plan is to reuse the panels and provide pedestals in the art gallery with the material
- QA&M and DDJV will be working together with the school district for the student mentoring program – A variety of opportunities have been identified in both design and construction to engage the students in the process
- Reviewed the two options for moving the clock and the Minerva location
- Dr. Dietter noted that at some point there should be a sub-committee created to review the artifacts that represent the history of the building and establishing criteria for what should be preserved at the school and what should go to the historical society.
- Tim Callahan stated the FF&E process will begin

6. CONSTRUCTION MANAGER UPDATE

Frank Tomcak Presented:

Work Completed

- Polluted soil hauling/disposal
- New fire main stubbed into building
- Temp heating equipment
- ACM abatement (substantially complete)
- Lead abatement within stairwell 5, 6, 8, 9
- Lower level walls/roof west side removed for addition
- RTU demo on high roof
- PCB loose caulk removal, exterior
- Lightweight floor infills on levels 3, 2, 1
- Metal pan removal for overhead concrete repairs

Work in Progress

- New wall layout, light gauge framing 3rd floor
- Create openings in masonry walls
- Cut openings for new elevator shafts
- Lead abatement within stairwell 7
- Cast stone rework at porticos on east side
- Prep for new addition footings
- Storm drainage at north/northwest parking lot
- Elevator car demo

- Demo & abatement punch list items

Work to Start

- Placement of concrete footings/foundation for addition
- 3rd floor MEP rough in
- Lead abatement in stair #3
- Load bearing masonry for addition
- CMU infills at corridors
- Interior cream colored brick infills
- Groundbreaking/phase 2 kickoff (Spring '21)

Other Critical Items/Milestones

- Procurement of long lead items
- Structural repairs/window replacement
- COVID-19 Update

Steve Masotti asked if there are any issues with the procurement of materials.

There has been no indication of delays to this point. Potential concern would be the windows with the significant lead time.

John Lodovico asked how the condition of exterior of the building is.

The brick is solid. The masonry contractor has gone around in a lift looking at the mortar joints. They are solid. The porticos are requiring some significant repairs. Some of the foundation around the porticos will need some reinforcement.

On a motion by John Smith and seconded John Lodovico it was unanimously voted to approve a change order in the amount of (\$10,680.56) for D'Amato Downes, A Joint Venture and to send it to City Council for any action necessary.

7. CHAIRMAN'S REPORT

Dr. Michael Dietter Presented:

- Addressed two articles that were in the Bristol Press
 - 1ST article was regarding the summary that is provided at the BOE meeting – Chair Dietter provides monthly summaries at the BOE meetings regarding the project development and schedule, etc. The last report that was made included information regarding the lintels and stated that these findings will be handled through the contingencies and allowances. He wants to be sure that when inquiries come, they are answered appropriately and accurately and that misinformation is not given.
 - 2nd article was regarding theater operations – BPS has a long standing commitment to collaboration with the community and there is no reason or evidence to support that our commitment to collaboration will change. There were statements in the article that were not consistent with the BOE operations and they don't represent the BOE perspective.

- Dr. Dietter would like to recognize QA&M, DDJV and the BPS for forging this partnership to include students in architecture design, and construction. It is a wonderful opportunity for the students.
- Dr. Dietter encourages you to check out the progress in the building. It is an active site. There are trailer meetings on Wednesdays. If there is any interest, please reach out and schedule a site visit.

John Smith stated, members of the committee may be approached individually and if that happens to refer all inquiries to Dr. Dietter.

Dave Preleski suggested that the committee members will be reached out to and all the members should have a good understanding of what is going on. You can't control the press and how they report but the response needs to be uniform and positive. Dave Preleski asked Dr. Dietter for more detail regarding his comment about the article not being consistent with the BOE or the BOE approach.

Dr. Dietter prefers not to elaborate on it because it gives it more merit. His comments specifically are, first and foremost it is a school and we have to remember the purpose of the building and the program and that any other use of the building will be accessed through the BOE, through pathways that have been long and well established and collaborations that are followed. Any information to the contrary is not the position of the BOE.

Dave Preleski countered with clarification that Dr. Dietter is referring to organizing and coordinating the theater activities with the BOE and can that be effectively managed.

Dr. Dietter stated, yes. He does not think it is the purview for the building committee and there will be a resolution that maximizes the use of that facility for the students and the community.

8. EXPENDITURE REPORT

Timothy Callahan Presented

- The expenditure report is on file in the Facilities Office at the BOE central office
- \$9,927,932.76 has been spent
- \$3,990,011 has been received to date from the state
- We will be applying for the next payment next week
- It takes approximately 30 – 60 days to receive the payment.

9. OLD BUSINESS

- Lori Eschner stated that if you call it the Albert Rockwell Theater, its "ART" so it ties in with the building.

10. NEW BUSINESS

There is no new business at this time.

11. ADJOURNMENT

The meeting was adjourned by Chair Dietter at 7:23 p.m.

Respectfully submitted,

Tara Landon

Tara R. Landon

Administrative Assistant/Operations

APPROVED