

MassArt Board of Trustees
Special Committee on Tower
May 6, 2019 3:00pm-4:00pm Alumni Room

MINUTES

Members present: Linda Snyder (Chair), Bill McQuillan, Peter Nessen, Pamela Parisi, Jan Saragoni. David Nelson (Ex-Officio)

Trustees absent: David Lee

Others: From City Point Partners: Rudolph Barajas, MCPPO (Construction Services Manager). From Leggat/McCall: George Cole (Sr. VP), Duong Huynh (Assistant Project Manager). From DCAMM: Sarah Felton (Project Manager). From MassArt: Holly Harris, Bob Perry, Howie LaRosee, Kym Pinder, Cam Roberts, Gina Yarbrough, and Susana Segat (Board Secretary).

Call to Order

Chair Snyder called the meeting to order at 3:05pm.

Approval of the Minutes: March 29, 2019

On a motion duly made and seconded, it was unanimously

VOTED: to approve the minutes of March 29, 2019

South Building/Galleries Project Report

Chair Snyder presented the agenda and asked Mr. Barajas for his report on South. He noted that his most recent written report was for March 2019. Trustees discussed the budget and contingency projections. Mr. Barajas agreed to add the contingency summary sheet in his next report. He also agreed to correct the format for 'forecast versus encumbered' numbers. Trustees discussed the bidirectional amplifier (BDA) and other costs within the Current Issues section on pages 5 and 6 of the March 2019 Project Update. Mr. Barajas reported that most of the issues listed as needing to be done in April have been completed, including a work-around some window issues.

Mr. Barajas said that his biggest worry, if there were to be any concerns, would be general coordination and the potential risk of unforeseen inspectional problems. Chair Snyder reminded trustees that construction-site tours are available every Thursday at 11am and invited them to attend.

Leggat McCall

Sr. VP Cole reported on a DCAMM meeting that reviewed the project and explored asset allocations. He said that the commissioner supported MassArt's proposal to pursue necessary legal/legislative strategies allowing MassArt to retain financial resources realized through disposition of Commonwealth property, as this scenario had precedent with other schools. He proceeded to show trustees the presentation he gave at the DCAMM meeting, warning trustees that the numbers presented are un-vetted and not as solid as they appear. Trustees discussed the suggested next steps as listed in the last slide of the presentation.

Chair Snyder pointed out that another feasibility study for the Tower would be an unnecessary distraction from the urgency of the situation. She urged the group to move toward a decision so the college may start considering an appropriate legislative strategy. How do we get to a decision? How do we organize ourselves to do this? She said that the Ayers Saint Gross work was important because it would project the college's future program needs. She also noted the importance of getting more detailed Leggat data. Project Manager Felton said that William Rawn was not under contract yet and that DCAMM was working under state guidelines to adjust the needs of their project. Trustees discussed the different options and the need to decide: can it be done, at what time, and at what cost. President Nelson said that to get the best of our options, we would need to get Rawn under contract, with a changed scope; solid Leggat numbers; and coming to closure with the Ayers Saint Gross study.

Chair Snyder thanked the group for their participation and suggested that future meetings be scheduled for 1.5 hours instead of 1 hour in length.

Adjournment

On a motion duly made and seconded at 4:25pm, it was unanimously

VOTED: to adjourn.