

MassArt Board of Trustees
Special Committee on Tower
November 8, 2018 – 1:30pm
Alumni Room

MINUTES

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

Other trustees present: Jan Saragoni

Trustees absent: David Lee

Others: Rudolph Barajas, MCPPO (Construction Services Manager, City Point Partners). Bob Perry, Howie LaRosee, Cam Roberts, and Susana Segat (Board Secretary).

Call to Order

Chair Snyder called the meeting to order at 1:40pm and asked for approval of the minutes.

Approval of the Minutes: September 14, 2018

On a motion duly made and seconded, it was unanimously

VOTED: to approve the minutes of September 14, 2018

South Building/Galleries Project Report

Chair Snyder welcomed Rudolph (Rudy) Barajas. She explained that MSCBA had hired Mr. Barajas from City Point Partners as Owners Project Manager (OPM) for the Bakalar and Paine Gallery and South Building renovation. The monthly OPM project summary report for September 2018, prepared by City Point Partners, was distributed.

Mr. Barajas reported that the most difficult things are behind the construction project and that the physical work continues to progress toward the July 2019 end date. The plumber budget has grown \$260k over the budgeted amount within the \$860k South Building estimate, but even that work continues to be on schedule. Trustees discussed the construction budget and contingency budget. Trustees discussed the Project Management Risks chart. Mr. Barajas said that the 'red' risk sections are being managed: with all of the demolition work completed, everything is exposed and therefore easier to deal with. At the end of the discussion, trustees thanked Mr. Barajas and he left the meeting.

Trustees continued discussing the construction budget, noting that it was last reported at \$23m and is currently being reported at \$25.5m. VP Perry said that fundraising was paying the bond and as the budget has increased, more Foundation cash is being used. He said that \$7.1m has been expedited by DCAMM from the college's five-year deferred maintenance budget. Chair Snyder noted that a new item in the budget was \$400k for City Point and that the open issue is the contingency projection. She added that completing the negotiations for the GMP and processing all submittals efficiently are of the highest priority to keep the contractor making progress.

Tower Building Project Update: college-wide space planning; financing

President Nelson gave a brief history of the current work on Tower. He said that Ayers Saint Gross has been approved as a house doctor for the Commonwealth and will be assigned to provide MassArt with a comprehensive campus-wide space analysis by May 2019. He listed the several ongoing projects: 1) space analysis, to be done by Ayers Saint Gross; 2) an OPM to help with capacity and deal with real estate questions is being requested through an RFP that was advertised last week; 3) the need to enter into a design process with DCAMM so that the preliminary design and exploration of existing conditions are sufficiently advanced to support a capital budget request; and 4) the need to figure out finances. Trustees discussed the goals of the college's new Special Enrollment Group, which will challenge our assumptions about enrollment capacities and space issues.

New Business

Chair Snyder requested that this special committee begin meeting on a monthly basis through June. She recommended that the meetings occur around the middle of the month, right after the monthly OPM project summaries are produced.

Adjournment

On a motion duly made and seconded at 2:50pm, it was unanimously

VOTED: to adjourn.

Documents provided: Notice of meeting; Agenda; Minutes; September 2018 OPM report; Space utilization study scope of work