

MassArt Board of Trustees: **Special Committee on Tower**
January 25, 2019 – 3:15pm Alumni Room

MINUTES

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

Other trustees present: Jan Saragoni

Trustees absent: David Lee, Pamela Parisi

Others: From City Point Partners: Rudolph Barajas, MCPPO (Construction Services Manager). From DCAMM: Sarah Felton. From MassArt: Bob Perry, Kym Pinder, Howie LaRosee, Gina Yarbrough, and Susana Segat (Board Secretary).

Call to Order

Chair Snyder called the meeting to order at 3:25pm and asked for approval of the minutes.

Approval of the Minutes: December 17, 2018

On a motion duly made and seconded, it was unanimously

VOTED: to approve the minutes of December 17, 2018

South Building/Galleries Project Report

Mr. Barajas presented the Monthly OPM Project Summary for December 2018. He noted that the final agreement on South Building pricing was executed on December 11th and the project is still on track to complete in a timely manner. The workforce increased from 25 workers in December to 35 workers in January. He said that the rough inspections have been scheduled, the materials are being delivered, and the elevator shafts are expected to arrive by February. Mr. Barajas said that he has been diligent about the cash flow and the contractors' contingency, which has not been touched yet. As he has been managing the owner's scope of work and decision-making, he has found no threats to the project. He added that the project continues to be on budget at \$25.4m, including the roof costs.

Assistant Vice President LaRosee reported that 20 HVAC workers were on the job this weekend and that there are now drawings for every room and data points. Provost Pinder added that her department is doing needs-inventories for every academic department, and she is planning to incorporate this data into the Ayers Saint Gross study. President Nelson added that the Enrollment Strategy Group would be helping with the space analysis down to the program level.

Tower Building Project Update

President Nelson noted that the college continues the planning process with DCAMM and with Leggat/McCall. DCAMM Program Manager Felton talked about the campus-wide space utilization analysis to be done by DCAMM house doctor Ayers Saint Gross, noting that the negotiations on their scope of work, cost, and schedule are being negotiated for a start date of February 2019. She also discussed the designer selection board advertisement to be posted on January 30th, which would include a scope of work, criteria by which the RFP's would be judged, the proposed principal in charge, and their experience in transforming high-rise buildings. The schedule for this advertisement would include: applications reviewed by 2/20/19; selection interviews on 3/6/19; interviews on 3/20/19; and contracts signed about two weeks later. President Nelson said that Leggat/McCall would be a partner to DCAMM throughout this timeline.

Project Manager Felton explained that the goal of the feasibility study is to produce the submission for capital projects this summer. She said that the issue would be how we are funding this project (to be explored with the help of Leggat/McCall): is it just about replacing the Tower envelope; what do we trigger if we do that; what is the priority schedule; do we have to do it all at once; how does it connect to the existing systems; and what will it cost. Chair Snyder asked that there be further discussion about having the CM being more integral to the planning. On questions about Leggat/McCall's scope of work, President Nelson said that this company brings expertise in considering all real estate options, especially those generating revenue, proposing funding options after they receive our enrollment data on March 1st, and producing a final report on how to best proceed by this summer. He added that the college would still need to consider funding sources as part of the development of a comprehensive campaign.

Chair Snyder thanked participants for their attendance and asked for each person's final comments and impressions on the meeting.

Adjournment

On a motion duly made and seconded at 4:30pm, it was unanimously

VOTED: to adjourn.