

MassArt Board of Trustees
Special Committee on Tower
March 29, 2019 3:15pm 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, Cam Roberts, Gina Yarbrough, and Susana Segat (Board Secretary).

Call to Order

Chair Snyder called the meeting to order at 3:25pm.

Approval of the Minutes: February 15, 2019

On a motion duly made and seconded, it was unanimously

VOTED: to approve the minutes of February 15, 2019

South Building/Galleries Project Report

Chair Snyder asked Mr. Barajas to provide an update on the South Building. He said that the project is tracking on schedule for our completion date and pointed out that the February report has a detailed schedule breakdown on pages 4 and 5. He said that the inspections continue to track well, that the contingency is ample for what was anticipated, that the cash flow is level and within projections, and that there are no red flags in the risk assessment. Trustees discussed the signage consultant's work being reviewed by DCAMM for ADA issues.

Tower Update

President Nelson discussed the Designer Selection Board process and their selection of William Rawn. Project Manager Felton added that William Rawn is a strong envelope specialist with a solid portfolio, that she expected contracting to take place in about one month, and that she would further investigate the ability of the group to be flexible beyond Tower.

Ayers Saint Gross (ASG)

PM Felton reported that ASG was on site for three days doing field audits and would return for three more days of listening sessions. She described the series of upcoming meetings and said that she expects to have a preliminary analysis in May and a refined analysis in June.

Leggat McCall

Sr. VP Coles said that he was continuing to synthesize a real estate plan based on financial feasibility. He distributed a document presenting three major options: 1) relocate the main campus; 2) disposition of Tower (and adding a new tower on Kennedy); and 3) rehab Tower. He will also present a zero-scheme, evaluating what it would cost to do nothing. Trustees discussed the four options, the possible legislative issues, and the need to meet with Commissioner Gladstone to better understand the hurdles and rules. Sr. VP Cole agreed to provide financial information for each option at the May 6th committee meeting.

Adjournment

On a motion duly made and seconded at 4:45pm, it was unanimously

VOTED: to adjourn.