



GOODWIN UNIVERSITY EDUCATIONAL SERVICES, INC.

Special Meeting of the School Building Committee

August 6, 2024 at 12:00 pm

One Riverside Drive

6th Floor Board Room

Minutes

School Building Committee Members: Frank Amodio, Mark Scheinberg, Todd Andrews, Bryant Harrell and Eddie Meyer.

Other Attendees: Tony Matta, Mark McGovern, Michael Scott, Tom Romagnoli, Peter Autunno, Phil Rees and Bill Hardy

1. Called to order at 1:04 pm by Frank Amodio.
2. No public comments were made.
3. Approval of the Special Meeting Minutes of July 9, 2024

A motion was made to approve the July 9, 2024 minutes by Todd Andrews, seconded by Eddie Meyer and unanimously approved (Frank Amodio, Todd Andrews, Mark Scheinberg, Bryant Harrell and Eddie Meyer).

4. Report on the Magnet Technical High School (State Project # 542-0007 MAG/N) by Owner's Project Manager, Architect and Construction Manager

Tom Romagnoli of Downes Construction provided various updates on the project. The first repayment was received on July 31st which is positive. Comments on the plans have gone back and forth with Pratt & Whitney. A meeting is being scheduled with Pratt regarding the need to move manhole.

The project schedule was reviewed in detail and two scenarios were discussed. Both scenarios would include an early bid package in late September for site logistics, traffic pattern set up and vibro-compaction within the building footprint. A phase 2 bid would go out in late December



resulting in a GMP by January 7, 2025. In Scenario 1, if all goes right with no delay, the school would be ready for occupancy on Nov. 2, 2026.

Bill Hardy noted that the vibro-compaction could be 6 to 10 weeks, so doing in the early package mitigates risk.

Scenario 2 would still work towards a Nov. 2, 2026 occupancy but if that is unattainable, partial occupancy of the shop only in Nov. of 2026 could be pursued. This would be a benefit to the curriculum but is not a certain path. This could require changes to the design (at a cost) and a Temporary Certificate of Occupancy would be required by the East Hartford Building Official, which has not been allowed in the past on school projects.

Michael Scott of TSKP Studio noted that a meeting is being scheduled with Town staff to review the project and their review and the design team can get a read on the opportunity for partial occupancy.

The pros and cons of this approach were discussed, including the use of university space and equipment until the building is ready to be occupied.

Michael Scott presented a PowerPoint addressing questions from the last meeting. Multiple cafeteria layouts were presented showing seating capacity and storage. There are options that would accommodate potential enrollment growth.

The opportunity for public art was inquired about in the last meeting, and small wind turbines were recommended as a unique feature that aligned with the school's mission and university practice. Each turbine could generate the same amount of energy as 3 solar panels. They could be on the roof top and/or at ground level, situated about 12 feet above the ground. Each would cost about \$15,000 for purchase and installation. The reaction from the committee was positive.

5. Adjournment: 2:10