GOODWIN UNIVERSITY EDUCATIONAL SERVICES, INC.
Special Meeting of the School Building Committee
June 11, 2024 at 12:00 pm
One Riverside Drive
6th Floor Board Room

School Building Committee Attendees: Frank Amodio, Bryant Harrell, Eddie Meyer and Todd Andrews

Additional Attendees: Frank Amodio, Tish Angelo, Lisa Bifolck, Bobby Decrescenzo, Andy DiFatta, Ray Maselek, Antonio Matta, Mark McGovern, Sal Menzo, Tom Romagnoli, Michael Scott, Sandra Ward

1. Call to Order at 12:04 pm by Frank Amodio

2. No public comments were made.

3. Approval of the Special Meeting Minutes of May 14, 2024

   A motion was made to approve the May 14, 2024, minutes by Todd Andrews, seconded by Bryant Harrell and unanimously approved (Frank Amodio, Todd Andrews, Bryant Harrell, Eddie Meyer).

4. Report on the Magnet Technical High School (State Project # 542-0008) by Owner's Project Manager, Architect and Construction Manager

   Tom Romagnoli of Downes Construction gave a brief update on the project's status. Legislation has been approved, signed, and appropriated into categories which include escalated shop equipment, construction budget, and professional services.

   The grant application was received on May 30, 2024, waiting to hear back.

   Tom continues to update Eddie Meyer on cash flow during their weekly meetings. As soon as the State gives a project number, we can start to submit for reimbursement.

5. Report on Potential Sites for New Middle School

   Michael Scott from TSKP presented a couple sites for the New Middle School location.

   The first property presented is adjacent to the Elementary School. This option alleviates some of the congestion with access to Main Street and High Street. This option is the most workable out of the three options. It has good access to Main Street, has clear circulation for drop off and pick up and the 3rd floor will be set against other buildings and not houses. The challenges of this site include turnaround location of buses, loading dock access for the cafeteria and could take 3 more parcels from Goodwin University real estate.

The second property presented will open to Main Street. This option will not need additional properties to egress onto Main Street. Michael was hesitant to recommend this property due to the lack of traffic relief. The challenge of this property includes adding three stories of classroom pods in surrounding residential neighborhood.

The third property presented is called the "bowtie site" due to the shape of the property. This property achieves having a building site visible to Rt. 2. This site offers many challenges, one being inefficient building gross square footage that does not yield educational space. Other challenges include parking restrictions and roadway access.

Alternate options for each site were discussed.

One option discussed for Site 1 is to utilize the existing cul-de-sac as a rotary. This would stretch the building into the parking lot, utilizing the parking lot off Ensign Street, with exits out to Main Street and Ensign Street.

Another option discussed for Site 1 is to take a more aggressive approach and take 10 parcels on Willowbrook Street with parking access through the Elementary School.

Next Steps include a traffic study with RMS in the fall when school opens. Revisiting Sites one and three looking for alternate schemes as well as discussing options with Mark Scheinberg.

6. Adjournment

A motion was made to adjourn by Frank Amodio, seconded by Todd Andrews and unanimously approved (Frank Amodio, Todd Andrews, Bryant Harrell, Eddie Meyer).