



GOODWIN UNIVERSITY EDUCATIONAL SERVICES, INC.

Special Meeting of the School Building Committee

February 22, 2024 at 1:00 pm

One Riverside Drive

6th Floor Boardroom

Zoom Link: <https://goodwin-edu.zoom.us/j/95901445060>

School Building Committee Attendees: Mark Scheinberg, Eddie Meyer, Frank Amodio

Additional Attendees: Mark McGovern, Bryant Harrell Jr., Antonio Matta, Michael Scott, Tom Romagnoli

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 January 9, 2024

A motion was made to approve the minutes from January 9, 2024 by Eddie Meyer, seconded by Mark Scheinberg. Approved unanimously (Mark Scheinberg, Eddie Meyer, Frank Amodio).

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

Tom Romagnoli from Downes Construction provided a brief update stating that financially nothing has changed since the last meeting. The Design Development Phase is progressing, documents will be delivered to the team on March 8, 2024 for budgeting purposes. Tom stated they will present an update to the Building Committee in early April.

The State Grant Application is under review.

Tom continued that they met with the Town of East Hartford in February to continue the discussion for site plan review, zoning, and easements. A draft site plan was submitted to the town for review and comment. Tom reviewed the critical path next steps which include:

- Continue with weekly focused team meetings

- Coordinate site easements and site logistics with Pratt and Whitney
- Environmental assessment is scheduled for February 2024
- Soliciting services for the Commissioning agent.
- Design Development pricing set is scheduled to be delivered March 8, 2024
- Construction will start Fall 2024

Dr. Menzo discussed he has been engaged with the Department of Education and feels we are stuck in a holding pattern while the State and DOE can't get in sync. It was suggested that Dr. Menzo reach out to get both agencies together for a discussion on progression.

The next meeting will give an update on the exterior of the High School.

5. Business Requiring Action

- a. Recommendation to authorize the issuance of a Request for Qualifications/Proposals for Commissioning Agent Services for the Magnet Technical High School (State Project # 542- 0008 MAG/A)

A motion was made by Mark Scheinberg to authorize the issuance of RFQ for Commissioning Agent Services for the Magnet Technical High School (State Project #542-0008 MAG/A). Eddie Meyer seconded the motion and was approved unanimously (Mark Scheinberg, Eddie Meyer, Frank Amodio).

6. Report on Site Options for a New Middle School

Michael Scott from TSKP discussed the Education Specs for a 500 student Middle School accommodating grades 6, 7 and 8th grade students. This will require about 50,000 sq ft of building pad and will need about two acres of developable land. After reviewing the feedback from the committee, the working group has a revised a list of parcels which he discussed option 1-4 with the committee.

Potential Site 1 is located North and East of Riverside Magnet School with 3.5 acres of land. There was a brief discussion about pros and cons with this potential site including this site gives more options due to greater acreage and is limited to Southbound Lane traffic only with a connection to Main Street and will need 11 existing houses.

Potential Site 2 is located North and East of Riverside Magnet School and sits on 2.5 acres of land. There was a brief discussion about pros and cons of this potential site including the building on this site would be narrow and thin although this site would give access to both the

Elementary and Middle School to Main St. Southbound Lane. This site would require 9 existing parcels.

Potential Site 3 is located within King Court. This site has many challenges but is possible. The building would have to be a 2 story Middle School and will need 11 existing parcels. One big concern is the drainage easement and location to residential housing.

Potential Site 4 is located South and East of Riverside Magnet School on 3 acres of land. This property is shaped like a bowtie with the pinch point 70 feet which makes access and development a problem. This site would require access to Cemetery Rd. to avoid increased traffic issues.

Pros and Cons were discussed by the committee. The topic of traffic was brought up in each potential site. With Site one option, Goodwin would lose the building housing The Hartford Marathon. Site two option, Goodwin would lose the Hartford Marathon building as well as the Facilities garage. Both sites are visible from the highway.

Tom Romagnoli will inquire about whether acquisition of houses owned by Campus Realty are eligible for reimbursement.

7. Adjournment

The motion was made to Adjourn at 1:33pm by Eddie Meyer, seconded by Mark Scheinberg. Approved unanimously (Mark Scheinberg, Eddie Meyer, Frank Amodio).