



GOODWIN UNIVERSITY EDUCATIONAL SERVICES, INC.

Special Meeting of the School Building Committee

September 9, 2025 at 12:00 pm

In-Person Meeting (w/option to join virtually)

Link for the Meeting:

<https://goodwin-edu.zoom.us/j/97612550485?pwd=T3yKmBr2gaqW1SIS2da9gMpaJX0cp7.1>

1. **Call to Order:** Andy called the meeting to order at 12:01 PM

Committee Member Attendees: Andy DiFatta, Mark Scheinberg (Virtual), Todd Andrews, Eddie Meyer, Bryant Harrell Sr. (Virtual)

Non-Committee Member Attendees: Bryant Harrell Jr., Shawna Woodberry, Bob DeCresenzo, Mark McGovern, Sandra Ward, Ray Maselek, Tom Romagnoli (Downes) Phil Rees (FIP), Peter Autunno (FIP), Michael Scott (TSKP), Mehemet Sahin (TSKP)

2. **Public Comment**

- a. Request for public comment... Andy confirmed, none being heard

3. **Approval of the Special Meeting Minutes of:**

- a. April 22, 2025
- b. April 29, 2025
- c. May 29, 2025
- d. July 22, 2025

Motion: Bryant Harrell moved to approve

Second: Todd Andrews

Vote: Motion carried unanimously

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

Financial Overview presented by Tom Romagnoli

- Total Project Budget Remains on Track: \$85M
- Owner's Contingency Maintained: \$9.643M
- Pending Out-of-Scope Revisions: ~\$357,449
- Change Order #2: No formal value yet, but tracking

State Reimbursement Summary presented by Tom Romagnoli

Reimbursement process was temporarily paused to get financing costs officially approved by the State

- Submission #7 approved on August 29 (payment pending)
- Submission #8 in progress (~\$1.044M)
- Anthony Ruffo designated as state liaison for CoreCT process
- Phil Rees provided first state change order; meeting with state pending to review the submission process before submitting.

Architectural & Construction Milestones presented by Mehemet Sahin (TSKP) and Phil Rees (FIP)

Mehemet Sahin

- Exterior metal panel color samples requested

Phil Rees

Main activity for next 8-10 weeks will be structural steel erection and site work

- Structural steel erection begins on Monday, the 15th
- Foundations: 100% complete
- Elevator shaft and stair #1: Final pour in progress, shaft expected to be complete by EOW.
- MEP underground rough-ins complete (kitchen, locker rooms, gym)
- Masonry stair shafts: Two complete, one pending (September)
- Steel stored at Shepherd Steel, Hartford – verified with documentation and photographs

Pathways School Coordination presented by Phil Rees (FIP)

- First day of school: August 22
- No reported issues with drop-off/pick-up logistics
- Deliveries now restricted to post-8 AM to reduce congestion

5. Business Requiring Action

- Recommend Approval of Construction Related PCOs presented by Tom Romagnoli
 - **PCO 12 Polluted Soil Disposal Phase 2 PR 14**
 - **Amount:** \$109,958.31
 - Drawdown from GMP allowance (no-cost change order)
 - Additional sampling was required due to last-minute revisions
 - The team is confident they should not need to dispose of additional soils off-site
 - Environmental budget is expected to remain well under the allocated line item
 - **Motion:** Bryant Harrell motioned to approve
 - **Second:** Andy DiFatta
 - **Vote:** Motion carried unanimously
 - **PCO 13 PR 6 Gym Projector, Band Room & Briefing Room AV**
 - **PCO 14 PR09R1 Added Whiteboards and Tackboards**
 - Tabled: **PCO #13 & #14:** Financial presentation not ready
 - **Motion to Table:** Andy DiFatta motioned to approve
 - **Second:** Eddie Meyer
 - **Vote:** Motion carried unanimously
 - **Reporting & Future PCOs**
 - Active log maintained for pending revisions and future PCOs
 - Includes owner-requested items (e.g., gym, band and briefing room projectors)

6. Report on New Middle School

Middle School Conceptual Planning

No formal board resolution recommended at this stage

- **Project Scope and Design presented by Michael Scott (TSKP)**
 - Proposed as a four-story building with shared amenity space between elementary and middle schools
 - Location planned for parcels on both Ensign and Willowbrook
 - A new road/driveway between Willowbrook Circle and Ensign will help traffic circulate
- **Financial Details presented by Tom Romagnoli**
 - Total project cost estimated at \$118,657,879
 - Project proposed to be 100% funded by the state
 - Construction hard costs: approximately \$88 million
 - Soft costs: approximately \$30 million
 - Construction cost per square foot: \$978 (\$666/sq ft for trade costs plus indirect costs)
 - Total project cost per square foot: \$1,317
 - Potentially ineligible costs estimated at 2% (approximately \$2.7 million)
- **Budget Contingencies presented by Tom Romagnoli**
 - 14% escalation and bid contingency for 2028-2029
 - 12% design and estimating contingency
 - 10% owner's contingency
 - East Hartford permit fees included based on experience with the High School project
- **Project Timeline presented by Tom Romagnoli**
 - Legislative approval expected in winter/early spring 2026
 - Grant application process in June-July 2026 (approximately one month window)
 - Grant commitment expected July 2026
 - Design phase: August 2026 - August 2027 (one year)
 - Trade bidding: September - October 2027
 - Construction: November 2027 - November 2029 (two years)
 - FF&E (Furniture, Fixtures & Equipment): A couple months following construction
 - Occupancy planned for January 2030

Salvator Menzo discussed the following:

- **Funding Strategy**
 - The district has a strong case for funding due to a recent Magnet Schools of America visit that highlighted inadequate middle school facilities for students
 - The State initially did not want the evaluation team to visit the middle level facilities, but after insistence, they did so and documented the inadequacies
 - Focus groups were conducted with scholars, families, staff, and administration to gather input
 - The State Department requested updated financial numbers as soon as possible to begin working with OPM (Office of Policy and Management)
- **Communication Strategy**
 - An update on the middle school project will be made at the GUES meeting under the Superintendent's report
 - The approach is to inform the board about ongoing planning rather than seeking any approval at this stage
 - This avoids committing to specific amounts before receiving official funding
 - The project will also be discussed at an upcoming Economic and Strategic Development Committee meeting

7. Adjournment

- **Motion:** Bryant Harrell motioned to approve
- **Second:** Eddie Meyer
- **Vote:** Motion carried unanimously

There being no further business, the meeting adjourned at 12:54 PM.