

ATTACHMENT 11
CONSTRUCTION MEMORANDUM



Town of Manchester

Attachment 11: Construction Status and BESS Construction Plan

MEMORANDUM

To: Connecticut Siting Council
From: Christopher Till, P.E., Town of Manchester
Date: March 26, 2026
Re: Manchester Public Library – Construction Status and BESS Construction Plan

1. Purpose

This memorandum summarizes the current construction status of the Manchester Public Library project and outlines the anticipated construction approach, schedule, and environmental controls for the installation of the proposed Battery Energy Storage System (BESS) at 1041 Main Street, Manchester, Connecticut.

2. Project Construction Status

Construction of the Manchester Public Library is underway and has progressed to advanced stages of completion. Current work includes installation and coordination of major building systems such as electrical distribution, HVAC systems, curtainwall, and interior finishes.

The project remains on track for substantial completion in May 2026, with occupancy to follow upon completion of final inspections and commissioning activities.

3. BESS Construction Overview

The BESS will be installed during the final phase of construction following completion of site work, electrical infrastructure, and utility coordination.

The BESS consists of prefabricated, factory-assembled components, including battery enclosures, inverter equipment, and associated electrical infrastructure. Installation activities will include:

- Delivery and placement of BESS units via crane or similar equipment
- Installation on a prepared concrete equipment pad

- Electrical interconnection to the building and associated systems
 - Integration with the microgrid control system
 - System commissioning and functional testing
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4. Construction Schedule

The anticipated duration for BESS installation is approximately 4 to 8 weeks, including equipment setup, electrical work, and commissioning.

Construction activities will occur during standard working hours, typically:

- Monday through Friday: 7:00 AM – 5:00 PM

No extended or overnight construction activities are anticipated.

5. Construction Sequencing and Site Coordination

BESS installation will be coordinated with ongoing project closeout activities to avoid conflicts with building operations and final site work.

Construction staging, equipment access, and material deliveries will occur within the established project limits. The contractor will maintain site control and coordinate with Town staff to minimize impacts to adjacent properties and public areas.

6. Erosion and Sedimentation Controls

Erosion and sedimentation (E&S) control measures are implemented in accordance with Connecticut Department of Energy and Environmental Protection (DEEP) guidelines and the approved site development plans for the overall library project.

Measures include:

- Stabilized construction entrances
 - Perimeter sediment controls (e.g., silt fencing, inlet protection)
 - Stormwater management practices
 - Dust control measures as necessary
 - Stabilization of disturbed areas following construction
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7. Site Safety and Environmental Protection

All construction activities will comply with applicable federal, state, and local regulations, including OSHA safety requirements.

The contractor will implement appropriate safety protocols, including:

- Controlled access to construction areas
- Equipment safety procedures
- Coordination with local emergency services, as needed

8. Conclusion

The Manchester Public Library project is in an advanced stage of construction and remains on schedule for completion in May 2026. The BESF installation will occur during the final phase of the project and will be completed within a limited duration using prefabricated equipment and standard construction practices.

The Town will continue to coordinate construction activities to minimize environmental impacts and ensure compliance with all applicable regulatory requirements.