

WINCHESTER BOARD OF EDUCATION

Type of Meeting: AD HOC BUILDING COMMITTEE MEETING - MINUTES

Date: THURSDAY, MAY 10, 2018

Location: BLUE ROOM, 2ND FLOOR, TOWN HALL – 7:00 P.M.

Meeting Call to Order: 8:03 pm

Roll Call:

Jamie Duffy, Michelle Hintz, Peter Marchand, Candy Perez, Mayor, Doug Pfenninger, BOE Chairman, Nancy O’Dea-Wyrick, Melony Brady-Shanley.

Visitors: Shana DeVoux, Dr. Richard Dutton, Nora Mocarski, BOE Secretary

Pledge

Discussion:

It is the hope that this Ad Hoc Committee will make a recommendation to the full Board of Education.

Handouts - summary of work to date. Points covered by D. Pfenninger:

Recommendation - the building to be kept will require a lot of work regardless of building chosen.

Three criteria were considered for this decision:

Compare & contrast

- 1) cost of repairs,
- 2) best for an educational program
- 3) which building holds the best promise for sale.

Past experiences:

Walk through buildings. D. Pfenninger walked through Hinsdale again just this afternoon. The moisture meter was at 28 or 30 (encouraging)

Three public forums were held to get information from the community and to clarify information

Multiple committee meetings

CREC report was reviewed as were the O’Riordan and Migani (sp) Reports

Superintendent Brady-Shanley reported that the community meetings were invaluable for information gathering and community input. It also allowed us to know that we needed more time to investigate.

Analyzed pro/cons of Batcheller vs. Hinsdale

Recognized that Batcheller is not conducive to safely travel.

If Batcheller needs swing space required for reconstruction, this would be an added fee because this would be at another building.

Family and staff like the size, cozy feel and multiple playgrounds of Batcheller, but it has limited classroom sizes. There will be needed ongoing asbestos remediation at Batcheller O

Hinsdale is centrally located, its quality is better than Batcheller, as its size and layout are larger. Hinsdale is currently unoccupied so we can renovate without disruption. Programmatic expansion in the future is possible. It would support the STEAM curriculum, the grounds are good and it is close to emergency services, and its entrance and exits are good for parents and bus schedules.

Hinsdale’s remediation problem is grounded in the perception that the air quality contains mold. Indeed, there was an allergenic mold, not carcinogenic mold, and there is a remediation plan around this. A professional consultation occurred and continued monitoring has been underway.

There was a removal of contaminated materials, and site work involved drainage. An HVA system would have to be installed, and a major cleaning and final inspection for air quality/mold

would be necessary. A second air quality test occurred since it was cleaned. They tested the most problematic room: Initial inspection was at 21,000 particles. Normal is between 300-400 particles. The review examined the worse room and cleaned it, including the use of a dehumidifier, fans, cleaned filters. After all of this, this same room was found to be at 200 particles. The proper cleaning of this building would be critical. Renovations that targeted drainage, a new roof, an HVAC system, and a "Heppa" system is critical. The ideal would be to have an "all-in-one" system, that is, an AC dehumidifier and heating system together. Currently, struggle with confirming the cause of the allergenic mold. This could be grounded in the old hot water in the old radiators. Could be the registers for air in the ceiling. Additionally, the blower was disconnected up on the second floor and is missing parts. This blower had not worked in a long time. There is no air moving in the building.

Hinsdale drainage: We know that a river runs through the building. Jim Rowlings from late 1980s engineering review was discussed. A new door for the tunnel access would be proposed.

Flooding on the Hinsdale grounds has taken place two times in 50 years, per P. Marchand's recollection. Discussion of possible engineering remedies including the construction of a retention pond further up the brook occurred.

Discussed cost of new construction.

Anywhere from 68M to 98M vs. Hinsdale upgrade when much is really about cleaning...draining, removing mold and new roof.

Difficult to go with new construction in light of declining student enrollments and initial predictions about regionalization of some smaller towns in CT as education costs go up. State aid to build new might be at 50%. Would Winsted be able to do the other 50%? Combined with all the rest, might cost Winsted about 20M. However, the town also needs money for other capital projects like roads and bridges. A new building would be a "huge stretch." If another infrastructure was in place, first, then it might be less of a stretch, but Winsted has to engage in the Holabird work at an estimate of 5-6 million. This is not the year to request monies for a new school. Additionally, in addition to Pearson would still require sewer connections, water, additional parking for more staff, and room for playgrounds.

The BOE would most likely get town support for renovations less likely for a new building.

The Building Committee and BOE must establish trust in what we are doing so that they vote yes. A discussion that the current Bond will expire in 2020...Perhaps we could use this money to fund the next bond. Use capital monies for funding? To reduce this tax impact?

Hinsdale would get aid from the state.

Dr. Dutton inquired if walking to Hinsdale would be permitted. Answer: yes. It is currently not allowed to Batcheller because there are no sidewalks. If Hinsdale is selected, then walking to it would fit into our current policy. There is a policy that was adopted this past fall, 2017. We have many families that walk their kids to Pearson right now and Hinsdale is more convenient.

Hinsdale location also allows Gilbert to develop internships, counseling, etc. and become an "educational complex." Visit for concerts. Explorations too.

Hinsdale would support a sibling care system because of the close location.

Batcheller drop off system is not good. Parking is not good. Time-consuming.

Hinsdale has a better drop off system.

Keeping Batcheller would not allow an expansion plan if enrollment numbers were to pick up.

Note: The playground at Hinsdale is on Gilbert land. It stops to be of school use, it goes back to the Trust.

Batcheller changes were the same: 4.2m for Batcheller, but this does not include moving costs, swing space, transportation if B is selected.

Handout - Jan. 19, 2018 - Both, original not changes to Batcheller.

Handout - April 16, 2018 - updated with numbers - Hinsdale only. Numbers are different from the Jan. 19th report. Anticipate renovations would be eligible for state reimbursement at 70% from the state for this town. See these items in red. We want to hire a project manager. Extra bathrooms in each classroom. Does not include a complete HVAC system. We need a new line item for a total HVAC system. The third floor of P gets up to 100 degrees in June.

Batcheller has a fuel tank that has to be removed or replaced. Batcheller has no natural gas. Once Batcheller is not used, the town assumes the problem.

Hinsdale cannot be demolished. We don't have the entire 5 acres to do what we want anyway. Batcheller seems more marketable as possible apartments. Noted that some years ago someone wanted to buy Batcheller and put in condos.

Page 4 April report - total cost 2.7m to taxpayers after 70% reimbursement.

Bonding might be a way to renovate without increasing taxes. The 2005 bond expires in 2022 so that's 250K on a 5M Bond. Capital account monies for suckerbrook. 100K for suckerbrook. With capital projects, this money goes to another project or pay for a bond without increasing taxes significantly. The state would also engage in rolling reimbursements instead of waiting until the entire project is all done. Roof reimbursement is 70%, but different reimbursement process. So money would come back as it moves along. The town project manager must be good and be on top of the state to ensure timely reimbursement. We have done a good job as a town to develop a good fund balance. Payments back from water and sewer...we have a foundation that can absorb a wait time for reimbursement for money. This money can be leveraged for this renovation of Hinsdale project. The additional comment included that the financial health of the state, "state of the state" would not impact this project. Monies would come from bonding proceeds, not CT's operating budget.

This project would need a speaker to speak specifically to issues for the community.

This project would need a clear financial structure and clarity of where the monies are coming from.

We have some Alliance money in a very short window and have to be spent ...probably prior to the building committee has the RFP out.

4.3 H without grants/reimbursements.

TIMEFRAME - Fall 2020 to occupy Hinsdale if chosen.

Construction starts 12 months previous to that.

Recommendation to a referendum.

Building committee needs funding for plans prior to the referendum. This needs discussion.

Building committee is to be formed by the Town and BOE.

Need a referendum in 6mo. To get into this building by Fall 2020.

Can CREC give us architectural plans and estimates?

Request to BOS who then forms a building committee. Who takes on the role of RFP and begin monitoring the process?

But before this, the school building committee must take it to a referendum.

Funds must be in place to start the first architectural drawings prior to the referendum.

Then start bringing everyone through.

Pass a referendum.

Building committee to be formed by town and BOE

To start with engineer and architect.

Contractor to go out for bids

Need to start ...before Fall 2019.

Should start spring 2019.

Motion to reopen Hinsdale: First: Michelle Hintz, Second: Peter Marchand

Friendly Amendment: C. Perez: **contingent upon funding availability and state reimbursement.**

VOTE: → 5-0 Unanimous.

Next full BOE in June.

Doug to send an email out and then to issue the public document.

Just a committee to make a recommendation to the full BOE.

Motion to adjourn at 9:18 pm First: Michelle Hintz Second: Peter Marchand. → Vote: 5-0