

## HINSDALE SCHOOL RENOVATION COMMITTEE MEETING

JANUARY 28, 2019, AT 6:00 PM

BLUE ROOM – TOWN HALL

Meeting Facilitator: Steven Frazier, Chair

Dave Carter, Vice Chair

Invitees: M. Bird, M. Shanley-Brady, D. Denning, R. Geiger, M. Hintz, N. Kelly, N. O'Dea, C. Perez, D. Pfenninger, M. Ruzbason, T. Sandonato, B. Stratford, and S. Vaill

6:00 PM

1. Roll Call – M. Brady-Shanley, C. Perez, D. Carter, D. Denning, D. Pfenninger, R. Geiger, S. Vaill, T. Sandonato, M. Ruzbason, M. Bird, M. Hintz, B. Stratford

2. Pledge of Allegiance

3. Public Comment

John Wilarda - Winsted, CT - Drainage under Hinsdale, has it been checked that it is clear or backed up. SV responded that there are no obstructions in the tunnel.

Candy Perez - Comments are mentioned to me often. Reminder, thank you to the committee. The BOS and BOE formed this committee to look into the issues; this takes time and investigation. Our elementary schools have not had work done in a very long time. Whichever way we go, we do need to do some work on an elementary school. We learn more each time we meet, and we will continue the investigation process. There will be community meetings, and all meetings are open to the public. Winsted is in a better place now. Schools drive economics and home values. The town has been making purposeful efforts to improve our finances to address the infrastructure.

4. Business – Update from Design Team

a) Recap of our last meeting - Reviewed the minutes and conversations from the previous meeting. Highlighted the information regarding taking down the part of the building down over the river. On 1/23/19 team met with the state. The town was interested in the reimbursement rate.

b) Update on meeting with the State of CT, School Construction grants on 1/23/19

The meeting was held on 1/23/19 the state looked at a district holistically. Two concepts were shared - keeping the building as is or taking down the part over the river. The state favored taking down a portion of the building that is over the river. This will once and for all solve the issue of the river. They would penalize us if we didn't take the old building down (2 story building) by giving us a lower reimbursement rate. The state favored this solution from a financial, programmatic, and corrective measure. This direction was strongly encouraged. David Carter further explained the reasoning - The head the grant office is very familiar with Winsted. He was insistent on doing this project correctly.

c) Space Standards discussion (including directive from the State)

Every year around June, the state establishes a reimbursement rate - the rate is currently at 70.+. The other part of the calculation is population - space standards calculation. There is always wiggle room in the space standards calculation.

The district has provided the current and future enrollment projections - we are allowed to look at eight years. We are allowed to use the highest enrollment number within the eight years. The district provided them with five years; we will be providing them with the additional three years. The current number is 269, as the highest five-year projection. The max square footage is 33,625 for the building. You do get charged if you go over the allowed square footage. However with an existing building, there is another calculation, you actually get an additional 25% allowance since the building was built before 1950.

The question was asked about reimbursing on the current square footage  
Answer - The state we will not reimburse beyond the allowable square footage without a change to the reimbursement rate.

If we take a portion down, would you entertain rebuilding it and maximizing the reimbursement. The state said they will give a 10% space standard allotment. They are saying if you don't solve the river issue, we will not finance that square footage. They will pay for the demo of the building and reconstruction at the full 70%. See the chart for detailed information titled square footage allowance.

If we do not proceed with taking the building down, the reimbursement rate will drop to 48%.

You can apply in June and have a referendum after the grant application is submitted.

Michelle Hintz - Is the state not recommending building a K-6? David Carter - Responded no, the state sees this as a better option.

Tony Sandonato - What does a post-June referendum do to the schedule? If the district filed in June, we would not have funding until after a referendum passes so it would likely be December or January.

Next space standard looks at taking the give back, and the old area down - 33625 allowable, 36988 sq footage with 10% bonus area. The downside of this is we lose square footage, and will need to make programmatic space changes. This keeps the reimbursement rate at 70%. The new addition would be 4400 sq ft.

d) Floor plan impact & initial concepts

Doug Pfenninger - What is in the original two-story section? Answer - 4 classrooms, stairs, two bathrooms, gym/cafe, four classrooms, state, toilets, kitchen.

Stairs on Hinsdale would stay.

The new addition would have a multipurpose room, kitchen, and two classrooms (this is only a suggestion). You can always build beyond the allowable square footage, but the reimbursement goes down.

Jay Markwell - Are you able to build up? The current building is all on grade, building on top is always feasible, we need an elevator, two stairs. It would add 350K for just circulation, restructure the load, the building is so small it doesn't lend itself well to a second story. The new addition does not require us to seek any variances from planning and zoning. From an economic standpoint, and practicality of keeping young children at grade. It comes down to the cost and if you want the additional fees.

How many square feet would a multipurpose space need to be to house the entire school - approximately 3000 sqft

e) Updated estimates based on the above information

Keeping the building as it is currently 50000 square foot model - the cost would be \$9,217,245 to the town with a 48.3% reimbursement rate.

Tear Down Model - 36,000 square foot model, cost to the Town \$7,792,854 with a 70% reimbursement rate

Melissa Asselin - Clarified about the total cost, are all costs of the site work Included in this. Dean Petrucelli responded - yes, everything is included

Renovating Batcheller - The state did not like the idea of Batcheller.

Rob Asselin - Is the kitchen being taken down? Response - from Dean Petrucelli, The kitchen will be installed in the new section.

f) Next steps

Michelle Hintz made a motion to investigate programming and design in the new addition. Tony Sandonato, 2nd. 7-0

5. Approve Invoices

- a. Invoice # 19-34 (1/1/2019) - Motion by David Carter, Second by Steve Vaill - 7-0
- b. Invoice #18-2550 (12/1/2019) - Motion by David Carter, Second by Steve Vaill - 7-0

6. Next Meeting Date - February 13, 2019, at 6 PM Blue Room

Adjournment at 7:31 PM