

Willington School Building Committee

Finance Subcommittee

Meeting Minutes

Friday March 11, 2022, 4:00PM

1. Meeting called to order by First Selectwoman Erika Wiecewski (EW), with Peter Latincsics (PL), and Justin Niderno (JN), and Scott Pellman (SP) of Colliers in attendance.
2. This is the first meeting so no meeting minutes to approve.
3. PL volunteered to chair the committee, JN volunteered to take minutes.
4. Made some bullet point items for the committee to look at for the cost of the project. SP producing full estimates for the committee and to talk about funding or bonding; suggested also looking at potential savings of combining schools and long-term savings and maintenance costs.
5. SP spoke about during construction the committee would review payment invoices, proposed changes or change orders and bring back to the main committee to address.
6. PL brought up questions around the process and what the committee would evaluate. SP mentioned they would work to have a budget based around the Ed Specs and what a renovate or build new would cost. EW brought up we are very preliminary at this point until the Board of Ed and Superintendent Stevens develop the specs, we can't decide how big the school should be based on these. The state will only reimburse a certain amount and we can evaluate how much extra some of these options would be.
7. PL brought up we need to address how to financially address either or both schools after a decision is made and other options.
8. SP brought up the need to address the scenarios with the state and see what and how the renovations or build new would be supported by the state. PL brought up concerns about what we present to the state and what assumptions can be made before committing. SP explained some of this and what can be made and what the state will do after this.
9. EW spoke about the other topics of what the schools could possibly be used for either for sold for funding or repurposing. PL mentioned we need to think about this, so we don't have a Witt School like Stafford.
10. PL suggests looking into the costs of what the costs would be to address the existing schools long term if a renovation or a build new does not happen. The discussion went on about the main committee's charge is to come up with a solution, renovate or build new, but we can discuss costs of continuing forward operationally and upgrades needed. SP also mentioned based on the state requirements we cannot just combine to one school base on state regulations.
11. PL brought up most people the thing seems clear, the committee and the towns people, are in agreeance one school. He suggests we look at the current cost per student school now compared to what it could be.
12. EW spoke of the cost of both buildings compared to a new building. SP mention there are some savings here, but some will be offset with technology of bringing in new air and ventilation improvements. SP talked about building maintenance will be a big savings with newer products and easier to maintain.
13. Plan for meetings going forward would be once a month, before a regularly scheduled meeting. Next meeting will be April 6th.
14. PL asked about information and data from CCM, Connecticut Counsel of Municipalities.
15. PL mentioned another task for the committee could be alternate sources of funding for either schools, or for repurposing of the current buildings.
16. Current reimbursement rates are 53.93% for new and 63.93% for renovation. For a renovation, not all cost will be reimbursable. Conversation continued around what things are covered for reimbursement and what are not and how to continue. Just because the state will not cover a certain portion, this does not mean it cannot continue. This portion will just need to be paid for by the town.
17. Meeting adjourned at 5:25pm.

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