

**Willington School Building Committee**  
**SPECIAL MEETING**  
**Hall Memorial School Gymnasium**  
**MINUTES**

November 9, 2022  
7:00 p.m.

Hybrid Meeting (in-person and via Zoom)

YouTube Recording

\*Minutes are not official until approved at the next regular meeting

Member	Position	Present in person	Absent
Katherine Viveiros	Construction Industry Experience	X	
Phil Stevens	Superintendent of Schools	X	
Erika Wiecenski	Board of Selectmen Representative	X	
Mike Makuch	Board of Finance Chairman	X	
Ann Grosjean	Board of Education Member	X	
Gary Anderson	Member at large	X	
Ralph Tulis	Member at large	X	
Peter Latincsics	Member at large	X	
Justin Niderno	Member at large	X	
Briana Ross	Member at large	X	
Christopher Tillona	Board of Education employee		X

Also present: Scott Pellman, Owner's Project Manager from Colliers and residents

**1. Call to order**

Katherine Viveiros called the meeting to order at 7:03 pm. Katherine welcomed community members.

**2. School Building Committee presentation**

Superintendent Stevens and Scott Pellman provided a presentation regarding a consolidated preschool through grade 8 school. They reviewed the project, existing conditions, information gathered to date, state grant requirements and process, space standard requirements, educational specifications, site selection, pros and cons of each project, high-level building layout plans, construction phasing information, process schedules, cost avoidance projects, and overall estimated cost.

**3. Community questions and comments**  
(See attached list)

**4. Adjournment**

*Erika Wiecenski made a motion to adjourn.*

*Mike Makuch seconded the motion.*

*The motion passed unanimously.*

The meeting was adjourned at 9:22 pm.

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TOWN CLERK

## **Willington School Building Committee**

### **SPECIAL MEETING**

**Hall Memorial School Gymnasium**

November 9, 2022

7:00 p.m.

### **3. Community Questions & Comments**

1. Can you cover all language with one classroom?
  - a. The MS uses Rosetta stone, The Ed spec also addresses secondary spaces that are not used all the time for additional coverage. The Foreign Language room is specific for the MS
2. If we build a new school, how would we maintain the history of the new building and traditions in the new building.
  - a. Existing Banners would be brought to the new school, there will be a 100-year celebration this year, identify traditions with past and current students, parents and community.
3. What is the difference between STEAM and Science. Science rooms are specific, STEAM rooms are flexible and could be music based, robotics applied to multiple areas. Science rooms are specifically designed for their use.
4. Option #1 and Option #2. What are the total areas
  - a. Shown on concept plans
5. In January 2021 there was 14 million noted for upgrades. The renovation has more space, why? Can you provide the updated numbers.
  - a. There are inefficiencies in the existing buildings design that takes up more area.
6. Consolidation with different age groups, will they have separate entrances?
  - a. Currently unknown.
7. Would classes start at the same time? Concern PK-8 on all same bus.
  - a. Yes, pre-covid a number of PK-8 schools were visited. Looking at starting at 8:00am –
8. Adamec and Glass Factory have tough site lines, how will that be addressed?
  - a. A traffic study will be performed. The State will walk the site
9. Would the new renovated building or new building be able to accommodate universal PK?
  - a. The Ed spec has 2 PK classrooms, currently there is only one PK classroom. You could apply for a Grant for universal PK, both projects have 2 classrooms.
10. What is the effect of windowless classrooms and their effect on learning?
  - a. Going into a design phase you will look at research and maximize natural light. This was apparent when Birch Grove was toured.
11. On HMS could more than one field be used simultaneously?
  - a. Currently and in the future project no, there are no fence lines, softball and baseball could not be at the same time.
12. Would an auditorium be usable for Town events and meetings?

- a. The Ed spec lists community uses. Auditorium and Gym. You can rent an auditorium for events.
13. Is technology included.?
- a. Yes, FF&E is in the budget.
14. What is the maximum number of students you can have at Center and Hall?
- a. TBD by max class size.
15. What is the cost of maintaining the new building, we need to make sure the investment will be taken care of.
- a. TBD
16. What would happen to Center School? Cost to demo or sell it? Will this be determined prior to the referendum? Roof replacement etc. may still need to happen.
- a. The building committee has discussed this, there is a plan to look at what can be done at center, it may not need to be demolished. The selectmen are reviewing this to see what the Town would like to do with the building. There may not be a solid dollar amount, the referendum will address the cost for this project.
17. The Town owns Hall school for use as a school; what has the Hall Foundation stated, could they pull the agreement back?
- a. There have been conversations with representatives of the Hall Foundation, they do not have a claim to the building as long as it is used as a school. The Hall Foundation is open to what would happen to the building if it is no longer used as a school. The quick claim deed is online for review. The committee had it reviewed by an attorney and its still valid.
18. Would the proposed new facility have access to public water and sewer.
- a. TBD – currently there is no public water or sewer to the site. HMS has no public sewer.
19. The State shows we spend \$200 per pupil under the state average on maintenance.
- a. The CIP page demonstrates the need, the administration is tired of the “duct tape fix” If I am here these things will be taken care of. You cannot keep deferring the maintenance. MCOR is under contract for all HVAC maintenance.
20. What will the site prep involve for a new site. Will they have to blast.
- a. TBD - unknown
21. What is the usable area, what area would be clear cut?
- a. well over the 20 acres. The site is level enough and provides for expansion. Existing undeveloped areas would remain woods, there could be passive recreation.
22. Can you create a double entry in the renovation design option 2 and 2a? What about bus safety, is it tight the way its drawn.
- a. Yes, a security entry vestibule would be included. This is just a concept plan, you want to have a solution that provides separate bus and parent drop off areas.