

# FACILITIES PLANNING

Winchester Board of Education

Ad Hoc Facilities Committee Members

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Investigation  
Process  
Results  
Discussion  
Decision

# Introduction of Members

- Board of Education Members – Doug Pfenninger, Michelle Hintz, Liz O’Dowd
- Mayor – Candy Perez
- Community Member – Peter Marchand
- Staff Members – Melony Brady-Shanley, Nancy O’Dea-Wyrick

# Community Meeting Agenda

- Process that the Ad Hoc Facilities Committee engaged in
- Educational and Logistical Pros and Cons of each building
- Educational/Financial Analysis
- Presentation of the CREC Report
- Community Questions/Comments

Why has this  
group  
convened?

What do we  
know....

What do we  
wonder about....

## What do we know...

We cannot afford to hold onto an empty building

Our current early elementary building is in disrepair (Batcheller School)

Building conditions have been neglected for over a decade

All children need and deserve a safe and exciting learning environment

## What do we wonder...

Cost

How do we fund the project?

Health and Safety

Process

Transitions for kids

When will this happen

Educational impact

Which building should we select?

# Process of the Committee to Date

- Spring 2015 Hinsdale closed by Receiver.
- Fall 2017 Development of Ad Hoc Facilities Committee
- Water Testing in November 2017 – Copper and Lead for all school buildings (passing results for all buildings)
- November 2017 – Review of all historical documents
- December 2017 – Tour of facilities, hiring of CREC Pre-Construction Team to investigate previous report findings and identify any areas that need further investigation
- December 2017 – Community Letter Published
- January 2018 – Communication Planning, Review of CREC Report, Scheduling of Community Forums for February, Financial Implications with the Town
- January 2018 – Mystic Air Analysis Hinsdale

# Pros

## Batcheller Pro's

- No moving fee/hassle
- Office location is near main entrance
- Playground (multi-age)
- Storage Barn
- Small learning environment
- Currently fits all of our students

## Hinsdale Pro's

- More usage acreage for instruction
- Local neighborhood – close to other schools – Walkable
- Safety – Fire, police, parent pick-up/drop-off, bus loop
- Room for expansion
- Spacious rooms
- Renovation without children present
- More classrooms

# Cons

## Batcheller School Con's

No additional growth potential

Location – lack of sidewalks, away from emergency services, cafeteria is too small

Parking

No gas available

Asbestos concerns

Students will need to be moved for a renovation – swing space

## Hinsdale School Con's

Moving fee

Perception/Reputation

Location of Main Office

Repair to playground and fencing

Parking lot updated

Restrooms need updating

# CREC Report

- CREC – Capital Region Educational Counsel – Regional Area Service Center
  - Long history of building construction
  - RESC with a construction division
- Scope of Work
  - Kick-Off Meeting (December 2017)
  - Identification of concerns/upgrades
  - Review of previous reports
  - On-site observation/walkthrough
    - Exterior – roof, walls, soffits, windows, doors, and features
    - Interior – conditions of finishes, interior features, specialty spaces
    - General Inspection – HVAC, electrical
    - Roof Inspection
  - Recommendations by building
  - Final recommendation of renovation/closure
  - Cost estimate for additional scope of work – additions to project, management, grant/financial assistance

# Batcheller Findings

Student Drop-Off and Bus Loop – Unable to address  
Asbestos Abatement and new installation of ceiling tiles  
Installation of Sprinkler, Fire Alarm and Fire-rated doors  
Install new door hardware  
Lighting Upgrade  
Replace all hallway windows with masonry block  
New doors throughout  
Relocate Main Office  
Upgrade lighting  
Stage Egress Lift  
Refinish gym floor  
Relocate SmartBoards  
Repair VCT tiles  
Exterior concrete staircase  
Replace full roof

# Hinsdale Findings

- Parking Lot
- Secure tunnel waterproofing
- Repair one boiler and replace second
- Install one floor elevator
- Replace ceiling tiles
- Paint walls
- Replace bathroom fixtures
- Replace Packaged Air Terminal Conditioners (heaters)
- New doors throughout
- Relocate Main Office
- Upgrade lighting
- Stage Egress Lift
- Refinish gym floor
- Relocate SmartBoards
- Repair VCT tiles
- Exterior concrete staircase
- Replace full roof

# Financial Analysis

## New School Building Cost Estimates – 45 -60 million 7-10 years out for construction

Hinsdale School Cost Estimates listed below

Total Cost - \$2,978,582

Potential State Construction Grant Items - \$1,332,500

Reimbursement Rate at 70% - \$932,750

After Potential Grant/Reimbursement - \$713,332

Batcheller School Cost Estimates listed below

Total Cost - \$4,230,288

Potential State Construction Grant Items - \$1,679,000

Reimbursement Rate at 70% - \$1,175,300

After Potential Grant/Reimbursement - \$1,375,988

# CREC Recommendation

- Pursuant to favorable air and water quality test results...
- CREC recommends closing Batcheller and transferring students to Hinsdale for the start of the 19/20 school year.

## Next Steps

- February 2018
  - Three Community Forums
  - Facilities Committee Email Address
  - Garner feedback from community
  - Decision by the Winchester Board of Education – Special Meeting mid/end February
- Work begins immediately and continues through Summer of 2019 with students entering for the Fall of 2019/2020

# Community Questions and Comments

**Feel free to send questions or  
comments via email to:  
[facilitiescomments@winchesterschools.org](mailto:facilitiescomments@winchesterschools.org)**