FACILITIES PLANNING

Winchester Board of Education
Ad Hoc Facilities Committee Members
Melony M. Brady-Shanley – Superintendent of Winchester Public Schools
melony.brady-shanley@winchестerschools.org 860-379-0706
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

Better Together - Everyone, Everyday.
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
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- November 2017 – Review of all historical documents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

Better Together - Everyone, Everyday.
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

Better Together - Everyone, Everyday.
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

Better Together - Everyone, Everyday.
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

Better Together - Everyone, Everyday.
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
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
Feel free to send questions or comments via email to: facilitiescomments@winchesterschools.org