



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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LORI L. SPIELMAN
First Selectman

JAMES M. PRICHARD
Deputy First Selectman

SARAH D. COOK
MELINDA M. FERRY
DAVID E. STAVENS
RONALD F. STOMBERG
JOHN W. TURNER

BOARD OF SELECTMEN
SPECIAL MEETING
Monday, January 30, 2020
Town Hall Meeting Hall

MINUTES

SELECTMEN PRESENT: Lori Spielman, James Prichard, Ronald Stomberg, John Turner, Melinda Ferry, Sarah Cook, David Stavens

OTHERS PRESENT: Kevin Kenzenkovic, Temporary Finance Director, Douglas Harding, Peg Busse, Board of Finance; Jennifer Hill, Principal, Jennifer James, Vice Principal, Windermere School; Scott Nicol, Superintendent, Brian Greenleaf, Director of Finance and Operations, and members Jennifer Dzen and Liz Nord, Board of Education; Tom Palshaw, Jeremy Galeota

I. CALL TO ORDER:

The Board of Selectman Special Meeting was called to order by First Selectman, Lori Spielman, at 7:00 P.M.

II. PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

III. CITIZENS' FORUM (Non agenda items):

Jeremy Galeota, 6 Virginia Drive, requested that the Board of Selectmen and the Board of Finance, going forward, provide an estimated amount of interest along with the cost of projects going to referendum. Past practice is that this information is an unknown and not provided to the taxpayers. He asks that the BOS consider a policy that will make this information readily available. He said that he has asked this question in the past and did not feel that he got a satisfactory explanation.

Mr. Kenzenkovic said that an estimate of interest costs would be based upon the interest rate at the time of projecting the sale and one cannot tell what interest rates will be when the Town goes to market. He added that a projection can be done, with the understanding that it is

subject to changing interest rates. Mr. Galeota said he is not asking that this information be included in the referendum question, but that the information be made available to the public.

IV. NEW BUSINESS:

A. Windermere School Building Project

1. Presentation by Ellington Public Schools Administration and Tecton Architects

Dr. Scott Nicol, Superintendent of Ellington Public Schools and Brian Greenleaf, Director of Finance and Operations of Ellington Public Schools, presented a PowerPoint presentation regarding the proposed Windermere Building Project [ATTACHED]. They reviewed the details of the proposed project, presented a review of the timeline and discussed the bonding proposal and long-term finances regarding this project. Dr. Nicol reviewed the history of the meetings that were held with the Facilities Study Committee as well as the public over the past year and a half. Dr. Nicol encouraged the use of the Board of Education website at <https://www.ellingtonpublicschools.org/district-information/facilities-study> where the entire Facilities Study and Master Plan report is available along with videos and other information.

Mr. Greenleaf reviewed in detail the options that were presented to the Facilities Study Committee and discussed the reasons that the option to “renovate as new” is being proposed, including the impact of projected student enrollment. He reviewed the transition and construction process and how student safety will be handled throughout the build process. Mr. Greenleaf reviewed the current condition of Windermere School and the reasons this project is necessary at this time. He also reviewed the financials associated with this project.

Edward J. Widofsky, Tecton Architects, Inc. reviewed an analysis of existing conditions of Windermere School and provided the detail on the preferred option, “renovate as new”. He discussed how the Town can maximize reimbursement with this “renovate as new” proposal. Mr. Widofsky also reviewed the potential project costs as seen on page three of the attachment. Mr. Greenleaf noted that after conversations with Mr. Purcaro, Board of Education Chairman, Ms. Spielman, First Selectman and Mr. Kenzenkovic, Temporary Finance Director, the Owner’s Contingency percentage was increased to 5% to allow for unexpected expenses. Mr. Widofsky said that the Bonding and Legal Expenses line item is a number that the Town added.

Mr. Greenleaf reviewed the upcoming meetings and the timeline to work towards bringing this project to referendum. The next step will take place at the Board of Selectmen meeting scheduled for February 10, 2020 at 7:00 p.m. to recommend the proposed plan and to send it to the Planning and Zoning Commission pursuant to CGS 8-24.

Mr. Stavens asked how many classrooms will be added to the present total when the project is complete. Discussion was held and Mr. Greenleaf said that he believes it will increase by 10 to

12 classrooms, but he will verify that and get back to the Board of Selectmen with the exact number.

Dr. Nicol said that the Board of Education is constantly monitoring enrollment. He said that once five years have passed and the current projected enrollment figures can be compared to the actual, the Board of Education will revisit the Facilities Study and see what that means as far as moving forward. Mr. Stavens asked what enrollment projection figures are based on. Mr. Greenleaf said that the BOE used a conservative methodology to determine the projections. The methodology looks at historical trends as children enter and leave the school system as well as a look forward toward Town building projects and other projection data.

Peg Busse, 37 Abbott Road, expressed concern regarding the current and proposed traffic patterns. She asked what the outcome will be if the traffic study shows that the proposed traffic pattern will not work. She asked if it ends up that there is road work that has to be done to meet the specifications, does that money come out of the contingency. Mr. Greenleaf said that if there is true additional roadwork that has to be done, that is not currently factored in and would be ineligible for State reimbursement. Mr. Greenleaf said that it is important to keep in mind that the parking area will be expanded significantly and will be closer to the building. Ms. Busse added that her main point is that sometimes it is difficult to pull out from Abbott Road onto Windsorville Road because people drive fast and sometimes it's hard to see them. She said that where the busses are proposed to exit on Windsorville Road, it dips a little and she is concerned about the busses pulling out there. She is asking if the study results in a lot of road construction, where it falls within the finances of the project. Mr. Greenleaf said that once the traffic study is done, more will be known and this is a work in progress. The details being presented tonight are subject to revision based upon further study. Mr. Widofsky said that seeing what he has at other schools, it is not expected that there will be any issues, but the plan could change. He said that there are ways that this can be done cost effectively if necessary.

Tom Palshaw, 120 Pinney Street, asked for an explanation regarding the 97,180 maximum square footage allowed. Mr. Widofsky said that essentially there is a chart that shows thresholds that indicate the number of square feet per student. Mr. Palshaw asked if the Town could have more space if they choose and Mr. Widofsky said that they can, but the reimbursement will be cut. This is the maximum reimbursable square footage.

Mr. Palshaw reiterated the question regarding how many classrooms the Town will be adding. He asked for an exact number regarding the quantity of classrooms that will be added.

Mr. Palshaw asked why the plan calls for removing the existing newest part of the building and not the older sections. Mr. Widofsky said that there is reason to maintain the existing assembly spaces (cafeteria, gymnasium), keeping the wings closest to these areas to consolidate travel spaces. The second reason is to reduce the footprint, saving on cost for foundation, exterior skin, operating expenses and to keep the travel distance down for the children and staff.

The opportunity to add a two-story addition exists near the fields due to a drop in the ground; having the wings closest to the assembly spaces made the most sense. Mr. Palshaw asked if it makes as much sense to box in the south wing; Mr. Widofsky said that what Mr. Palshaw is describing is very similar to option #1, which was rejected by the State.

Mr. Palshaw submitted for the record a document he described as his input [ATTACHED].

Ms. Spielman asked if anyone has further questions. There being none, she asked for a motion to adjourn.

V. ADJOURNMENT

MOVED (TURNER), SECONDED (PRICHARD) AND PASSED UNANIMOUSLY TO ADJOURN THE SPECIAL MEETING OF THE BOARD OF SELECTMEN AT 8:02 P.M.

Submitted by  Approved by 
 LouAnn Cannella Recording Secretary Lori Spielman First Selectman

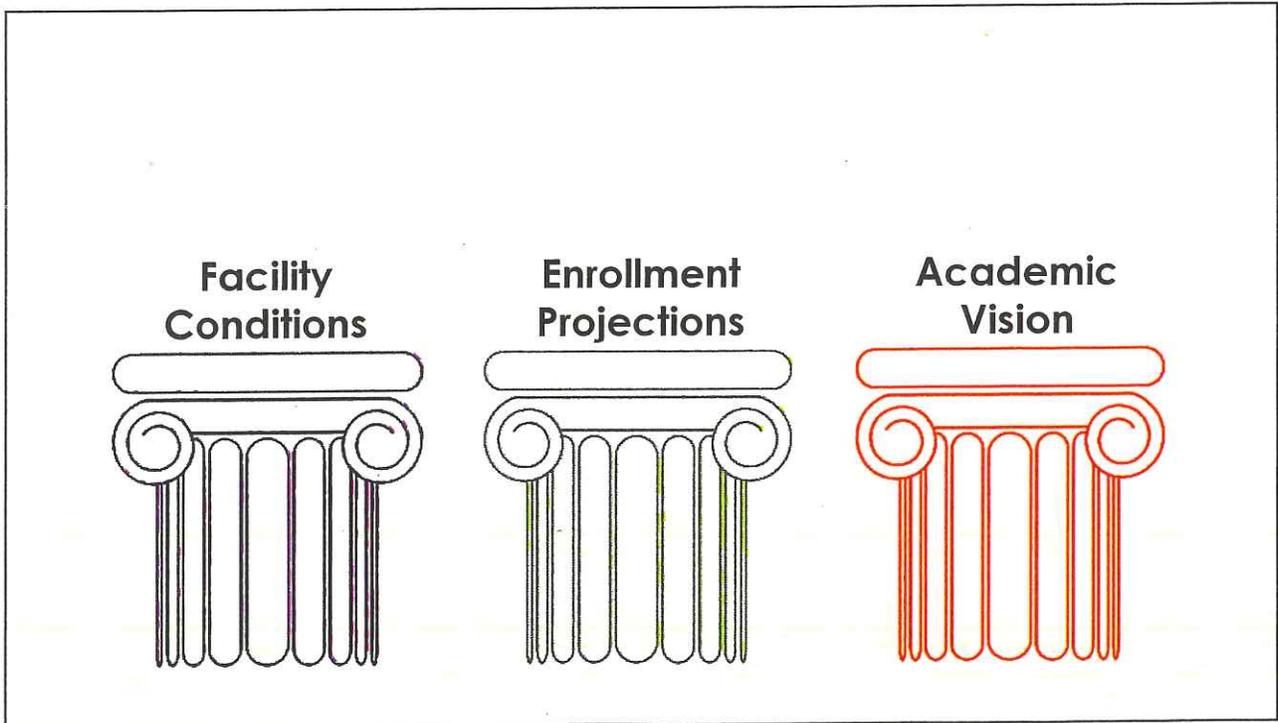
Windermere Building Project

January 30, 2020

Tonight

No Proposed Action Tonight - February 10th

- BOE Proposed Project
- Review Timeline
- Preview Long-Term Finances
- Review Bonding Proposal
- Ask Questions



Facilities Study Committee

Name	Title
Gary Blanchette	Board of Education
Brian Greenleaf	Director of Finance & Operations
Doug Harding	Board of Finance
Brian Hendrickson	Assistant Superintendent
Lisa Houlihan	Town Planner
Tracey Kiff-Judson	Board of Education
Scott Nicol	Superintendent
Jack Turner	Board of Selectmen
Peter Welli	Permanent Building Committee

Facilities Study Committee

- BOE requested - Facilities Study Committee
- Advisory role
- Met 5 times (*September 2018 – August 2019*)
- Engage various boards / commissions

Facilities Study

- Three Community Forums (*live streamed*)
 - October 2018
 - December 2018
 - January 2019

Three Motions & A Press Release

- April 23, 2019 (*motion*)
- June 11, 2019 (*motion*)
- July 24, 2019 (*motion*)
- September 7, 2019 (*press release*)

April 23, 2019 - BOE Motion

"The board acknowledges that student enrollment over next five to ten years will likely increase based upon two demographic studies. Increasing enrollment, coupled with the aging infrastructure, will result in the need to undertake building project(s)."

June 11, 2019 - BOE Motion

"In recognition of the aging condition of the Windermere facility and the anticipated capital investment required in the short-term, the Board of Education hereby instructs the administration to begin activities required for the submission of New Construction or Renovate as new project grant for Windermere School..."

July 24, 2019 - BOE Motion

"The Board of Education **accepts the final report**, as corrected, for the Facilities Study and Master Plan capital project as presented by DRA Architects and asks the administration to continue its work monitoring and planning for the trends described within and **to continue exploration of the report's recommendations with community stakeholders**, including ways to increase funding for these projects within existing and special legislation"

Key Public Dates: Oct. '19 - Jan. '20

- **November 14, 2019**

Discuss long and short term implications of Facilities Study and Master Plan w/ special guests – Board of Selectmen, Board of Finance, Permanent Building Committee and Planning and Zoning Commission

Key Public Dates: Oct. '19 - Jan. '20

- **December 12, 2019**

Discuss WES project with special guests – Board of Selectmen, Board of Finance, Permanent Building Committee and Planning and Zoning Commission

One last motion & a Press Release

*Motion that the Board of Education approves moving forward to the Town Option 3, **a renovate-as-new project** at total estimated cost of \$55,998,167, as its preferred project for Windermere School and authorizes the administration to work with the Town in order to bring this project for **grant submission to the State by June 30, 2020**, with **54.29%** to be received in a grant from the state.*

January 13, 2020

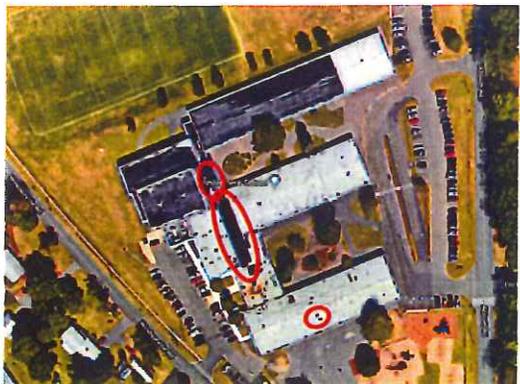
Why Windermere?

- Immediate capital needs (roof, VAT, windows)
- Inefficient layout
- Safety and security



Immediate Capital Needs

- Roof is ~25 years old
- Original building includes Vinyl Asbestos Tile (VAT)
- Original windows are inefficient (single pane)
 - Environmental concerns with replacement
- Parking



Inefficient Layout

- Multiple expansions which were fiscally smart decisions at the time
- But, end result is a building sprawled out on one story



Safety & Security

- Certain design/layout elements do not conform to current standards
- Some items would require significant to accomplish



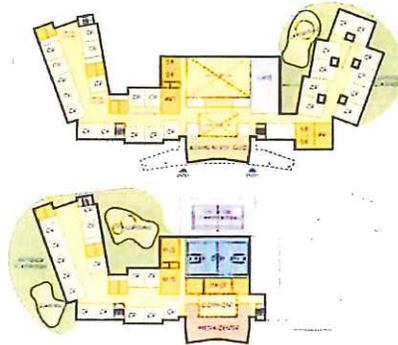
Last we met...

Option 1



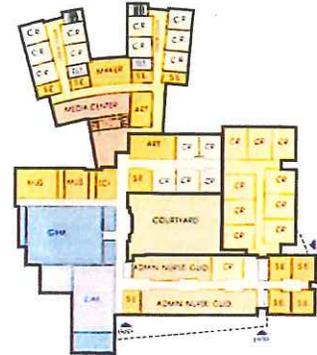
90% Renovation
10% New

Option 2



100% New

Option 3



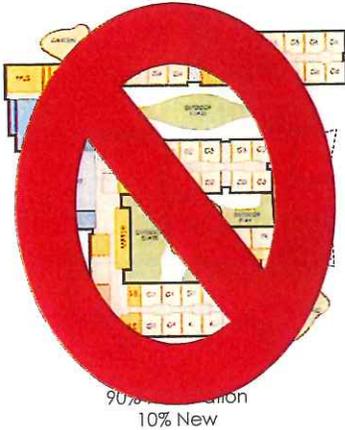
55% Renovation
45% New

Outstanding Items

- Meeting with the State OSCGR on-site
- Concrete core sample analysis
- Finalize enrollment projection (Windermere specific)

State Says...

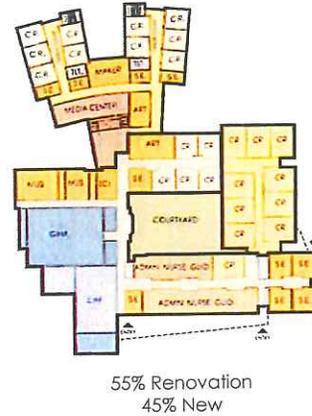
Option 1



Option 2



Option 3

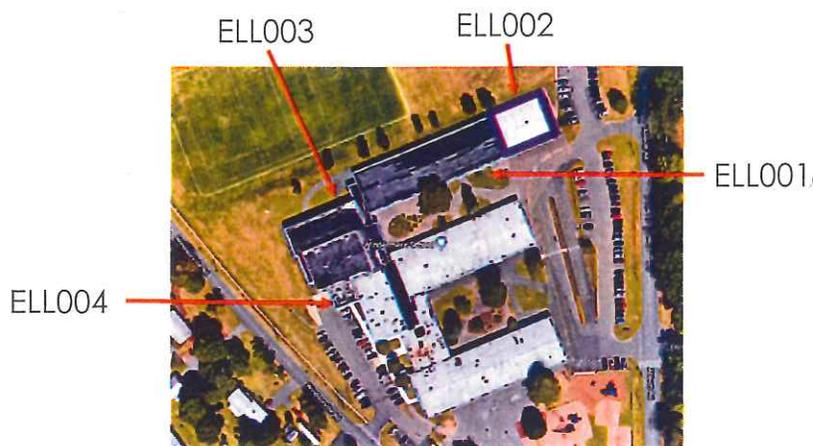


Concrete Testing

- Engaged CCACB and Trinity Coll.
- Rushed the order
- Took 4 samples from foundations
- 3 from 1995 addition (gym, music, art, classroom wing)
- 1 from 2002 addition (6 classrooms)
- Interim - Our records: Builder's Concrete was supplier



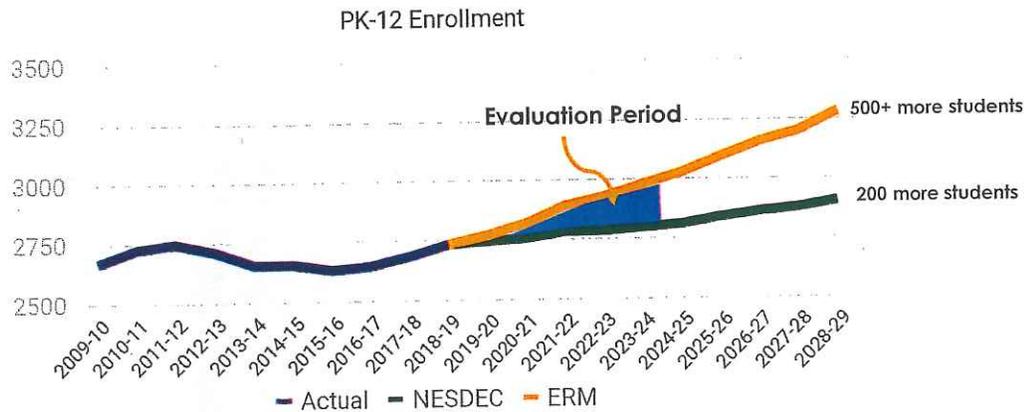
Sample Sites



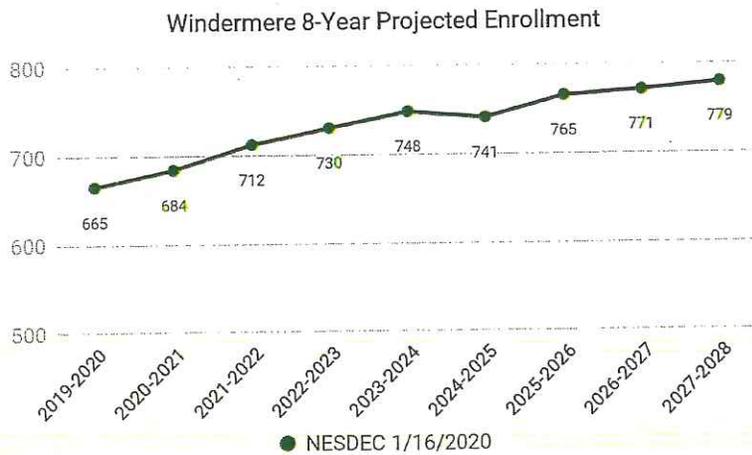
Conclusions of Core Samples

- **NO IMMEDIATE SAFETY CONCERNS**
- No pyrrhotite in 1995 addition
- Maximum 1.49% pyrrhotite concentration est. in 2002 addition
- Based on Trinity's database of residential construction, *potential* for issues down road

Enrollment - Next 10 years



Windermere Specific Enrollment



Board of Education Recommendation

Option 3



55% Renovation
45% New

Why?

- Similar academic benefits (21st century learning spaces, core spaces)
- Similar operational benefits (safety, parking, traffic, etc.)
- Big difference on cost (\$8M to Town)



Tecton
ARCHITECTS

WINDERMERE ELEMENTARY SCHOOL

ELLINGTON PUBLIC SCHOOLS

01.30.2020

WINDERMERE ELEMENTARY SCHOOL / AGENDA

Tecton
ARCHITECTS

1. ANALYSIS OF EXISTING CONDITIONS
 - CAPACITY ANALYSIS, BUILDING VINTAGES
 - RENOVATE AS NEW AREA CALCULATIONS
2. DEVELOPMENT OF OPTION 3
 - SITE AND FLOOR PLANS
 - SITE SECTION
 - PROJECT PHASING
3. POTENTIAL PROJECT COSTS
4. DISCUSS NEXT STEPS

ANALYSIS OF EXISTING CONDITIONS

ANALYSIS OF EXISTING CONDITIONS / CAPACITY ANALYSIS



Capacity Analysis								
Item Description	Current Enrollment							
Grade Level	PK	K	1	2	3	4	5	6
Student Pop. (2027-28)	59	93	100	104	103	107	104	109
Subtotal	779							
Current Space Standard								
SF/Student (Max.)	116	116	116	116	116	116	148	148
SF/Grade Level (Max.)	6,844	10,788	11,600	12,064	11,948	12,412	15,392	16,132

State Standard Space Specifications Grades

Projected Enrollment	Pre-K and K	1	2	3	4	5	6	7	8	9	10	11	12
Allowable Square Footage per Pupil													
0 - 350	124	124	124	124	124	156	156	180	180	180	194	194	194
351 - 750	120	120	120	120	120	152	152	176	176	176	190	190	190
751 - 1500	116	116	116	116	116	148	148	170	170	170	184	184	184
Over 1500	112	112	112	112	112	142	142	164	164	164	178	178	178

Sec. 10-287c-15. Standards (Reference: Section 10-283a)

(a) State standard space specifications. The standard space specifications identified in this section shall apply to all school building project grants except code and health violations, roof replacements, site acquisitions, site improvements, leasing projects, plant purchases, vocational agriculture equipment, and administrative facilities. For any building constructed prior to 1950, the standard space specifications identified in this section shall be increased by twenty-five per cent.

AREA ANALYSIS

MAX. ALLOWED
97,180 SF

EXISTING BUILDING
85,470 SF

DELTA
11,710 SF
13.7%

ANALYSIS OF EXISTING CONDITIONS / BUILDING VINTAGES

Tecton
ARCHITECTS

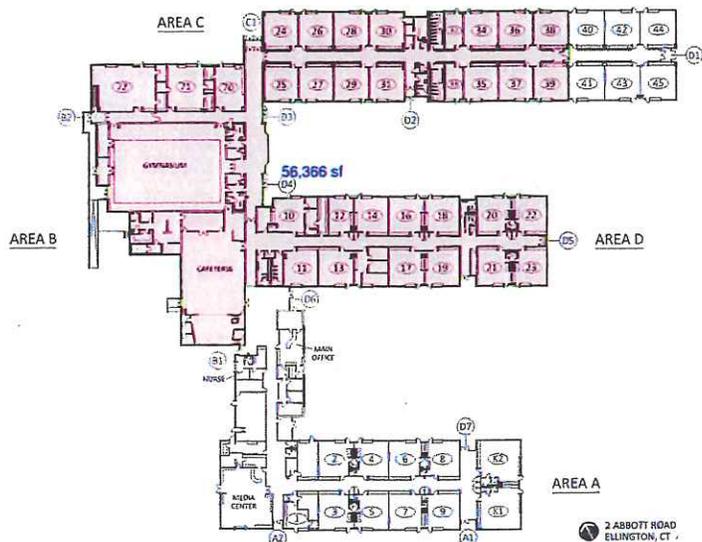


Maximizing Reimbursement – RNV

Renovation Status – maximum demolition of existing structure: The OSGC&R has revised its policy regarding maximum allowable demolition of an existing school building for renovation status. Effective 7/1/2018, districts can demolish whatever portion or percentage of the existing building they want, but at least **55%** of the total project at time of completion must be original construction.

Consideration ~ Keep 55%, Construct 45%, and obtain 10% higher reimbursement rate = "Like New"

ANALYSIS OF EXISTING CONDITIONS / RENOVATE AS NEW



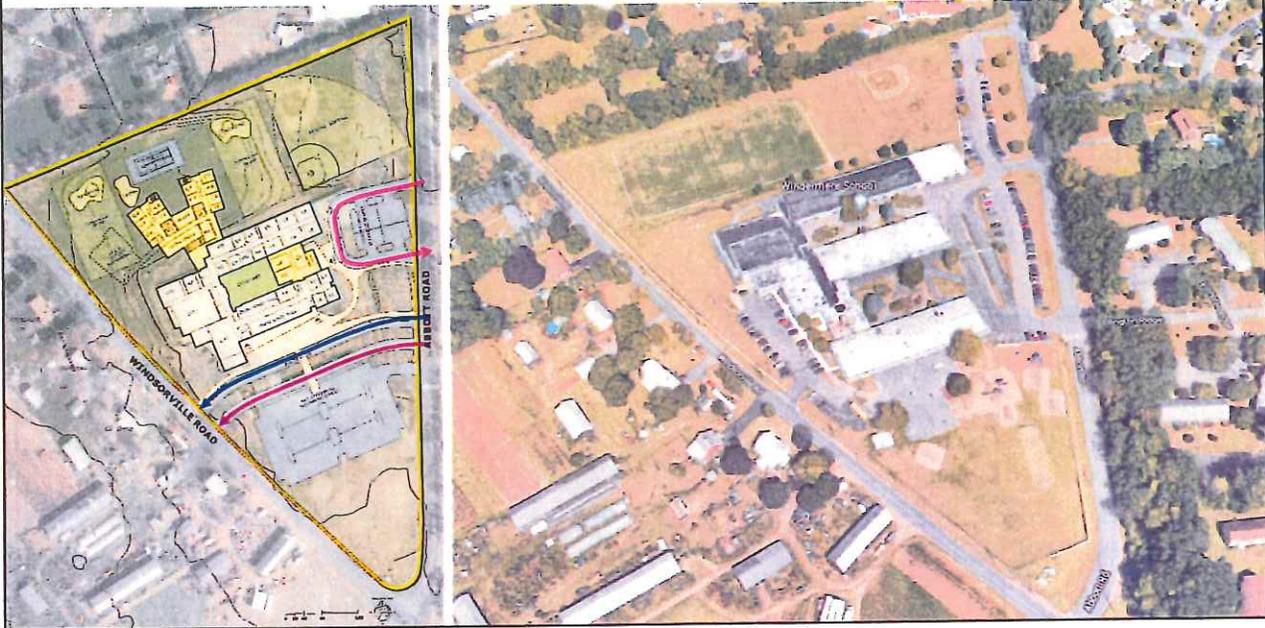
Consideration ~ Keep existing areas for 55% of the project
Construct 45%, and obtain 10% higher reimbursement rate = "Like New"

$$97,180 \times 55\% = 53,449 \text{ sf}$$

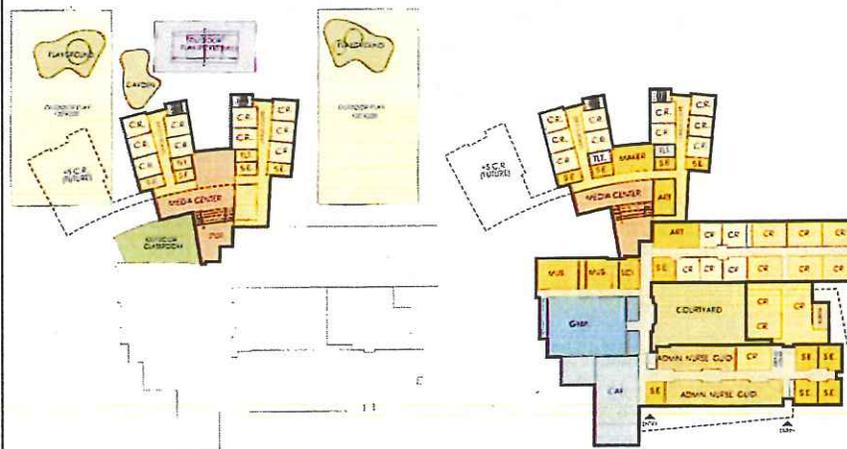
2 ABBOTT ROAD
ELLINGTON, CT

DEVELOPMENT OF OPTION 3

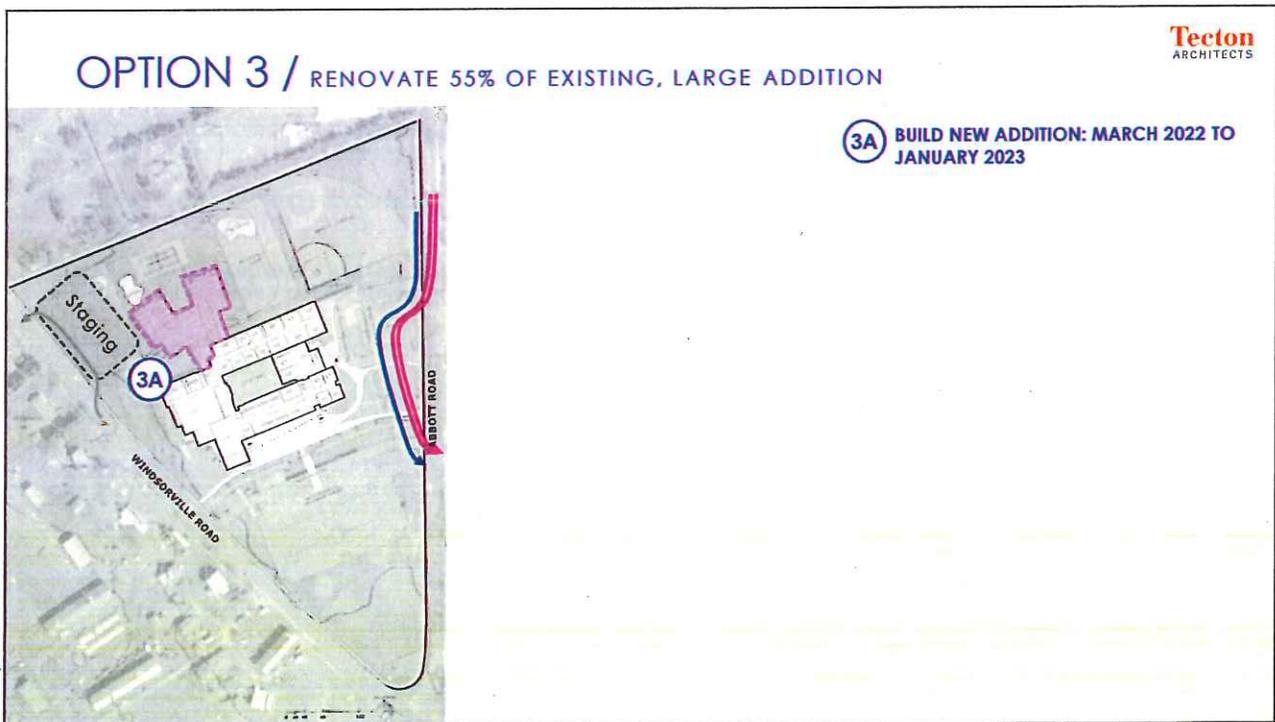
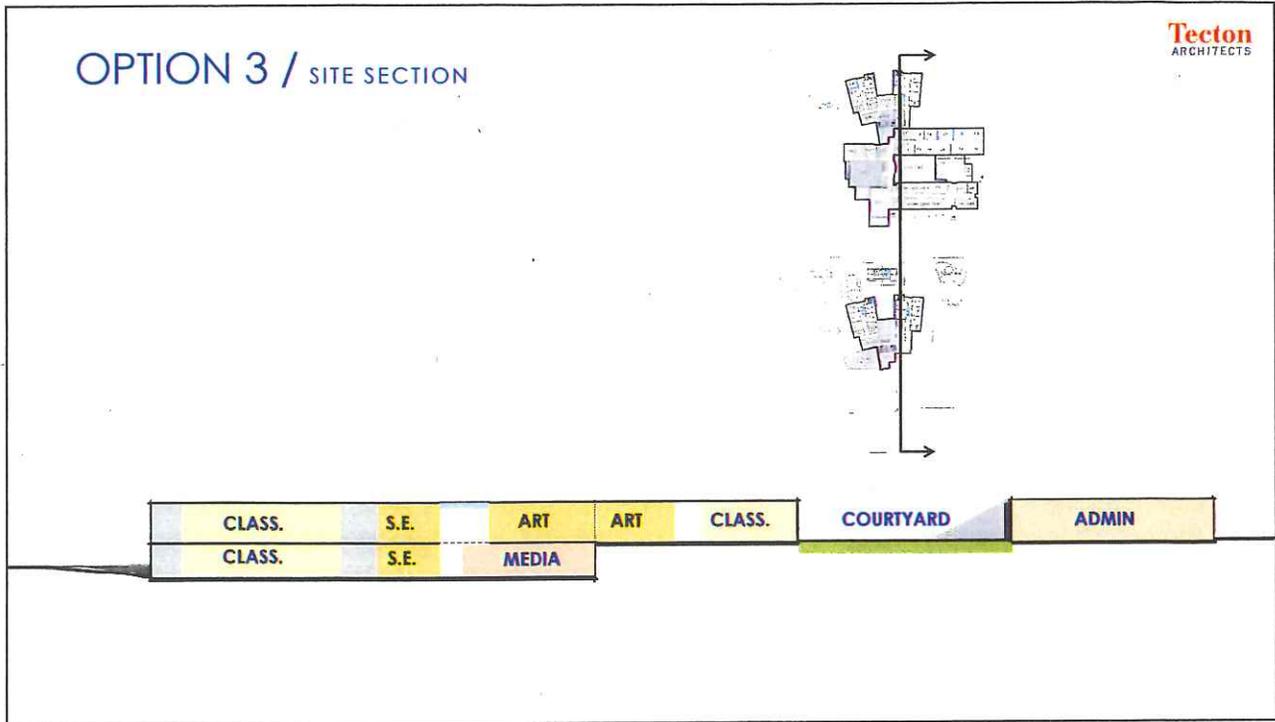
OPTION 3 / RENOVATE 55% OF EXISTING, LARGE ADDITION



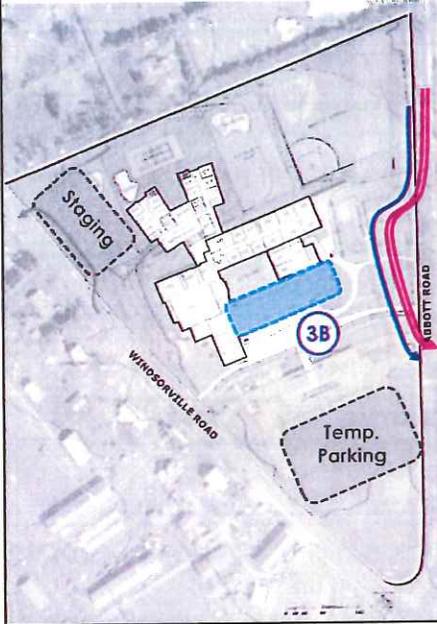
OPTION 3 / RENOVATE 55% OF EXISTING, LARGE ADDITION



- BENEFITS**
- Lower initial construction cost and highest reimbursement rate
 - Addition can be built without disruption to students, creating swing space for future phases
 - Good flexibility in terms of 21st century learning, with many new spaces
 - Lower operating costs, with consolidated footprint
- CHALLENGES**
- Longer overall construction duration, with the most quantity of partial phases
 - Additional work to renovate or replace existing building materials and systems



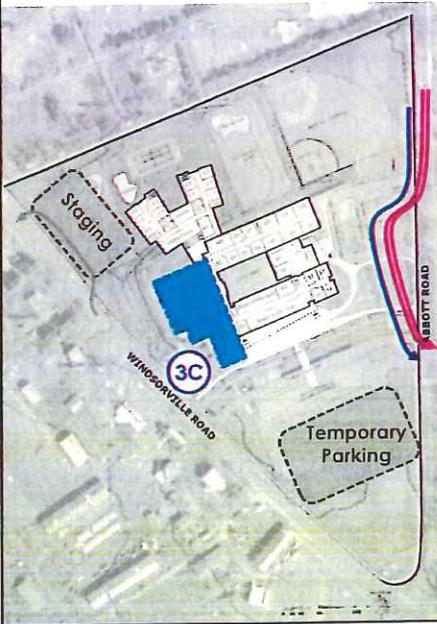
OPTION 3 / RENOVATE 55% OF EXISTING, LARGE ADDITION



3A BUILD NEW ADDITION: MARCH 2022 TO JANUARY 2023

3B RENOVATE EXISTING CENTER CLASSROOM WING: JANUARY 2023 TO JUNE 2023

OPTION 3 / RENOVATE 55% OF EXISTING, LARGE ADDITION

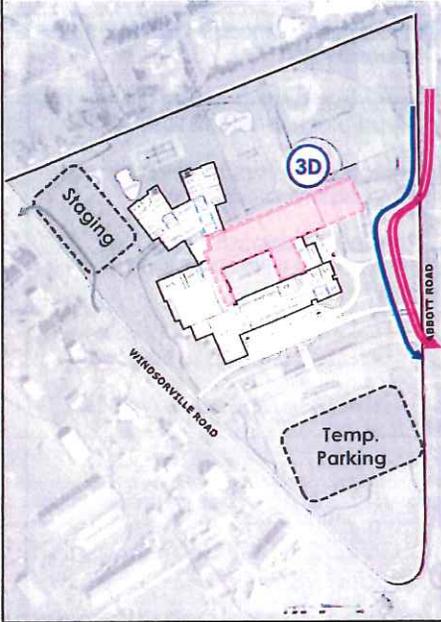


3A BUILD NEW ADDITION: MARCH 2022 TO JANUARY 2023

3B RENOVATE EXISTING CENTER CLASSROOM WING: JANUARY 2023 TO JUNE 2023

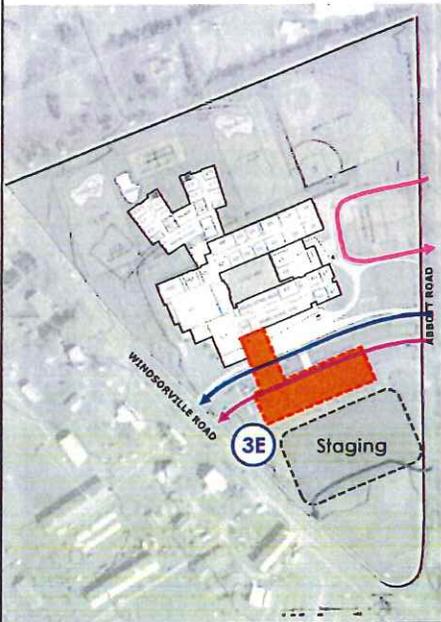
3C RENOVATE EXISTING ASSEMBLY SPACES: JUNE 2023 TO AUGUST 2023

OPTION 3 / RENOVATE 55% OF EXISTING, LARGE ADDITION



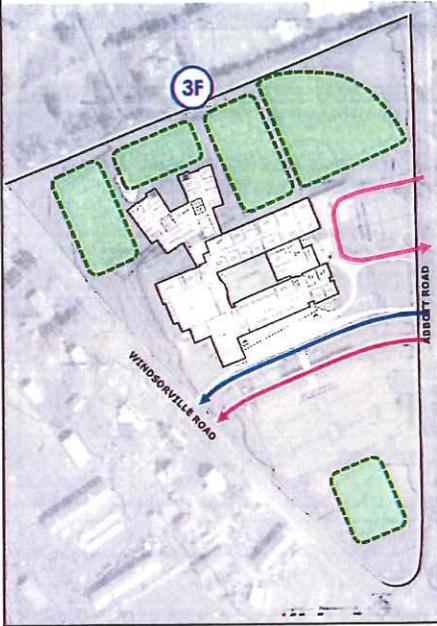
- 3A BUILD NEW ADDITION: MARCH 2022 TO JANUARY 2023
- 3B RENOVATE EXISTING CENTER CLASSROOM WING: JANUARY 2023 TO JUNE 2023
- 3C RENOVATE EXISTING ASSEMBLY SPACES: JUNE 2023 TO AUGUST 2023
- 3D RENOVATE/DEMOLISH NORTH CLASSROOM WING: JUNE 2023 TO DECEMBER 2023

OPTION 3 / RENOVATE 55% OF EXISTING, LARGE ADDITION



- 3A BUILD NEW ADDITION: MARCH 2022 TO JANUARY 2023
- 3B RENOVATE EXISTING CENTER CLASSROOM WING: JANUARY 2023 TO JUNE 2023
- 3C RENOVATE EXISTING ASSEMBLY SPACES: JUNE 2023 TO AUGUST 2023
- 3D RENOVATE/DEMOLISH NORTH CLASSROOM WING: JUNE 2023 TO DECEMBER 2023
- 3E DEMOLISH EXISTING SOUTH CLASSROOM WING: SEPTEMBER 2023 TO MARCH 2024

OPTION 3 / RENOVATE 55% OF EXISTING, LARGE ADDITION



- 3A BUILD NEW ADDITION: MARCH 2022 TO JANUARY 2023
- 3B RENOVATE EXISTING CENTER CLASSROOM WING: JANUARY 2023 TO JUNE 2023
- 3C RENOVATE EXISTING ASSEMBLY SPACES: JUNE 2023 TO AUGUST 2023
- 3D RENOVATE/DEMOLISH NORTH CLASSROOM WING: JUNE 2023 TO DECEMBER 2023
- 3E DEMOLISH EXISTING SOUTH CLASSROOM WING: SEPTEMBER 2023 TO MARCH 2024
- 3F NEW FIELDS: MARCH 2024 TO AUGUST 2024

POTENTIAL PROJECT COSTS



POTENTIAL PROJECT COSTS / DETAILED VIEW, OPTION 3

Option 3: Renovate 55%, Large Addition (RNV) - PK through Grade 6

Windermere Elementary School (PK-6)				
Project Cost Summary				
Scope of work	Amt.	Unit	Cost/Unit	Cost
Site Improvements	11.90	Acres	\$392,500	\$4,670,750
Parking Lot & Vehicular Circ.	180	spaces	\$9,250	\$1,665,000
Renovate as New	56,366	sf	\$350.00	\$19,728,100
Demolition of Existing	29,104	sf	\$26.95	\$784,353
Haz Mat Abatement	56,366	sf	\$11.55	\$651,027
New Construction	40,814	sf	\$440.00	\$17,958,160
Subtotal		Avg/sf	\$467.76	\$45,457,390
Soft Costs	see breakdown			\$9,305,670
Portable Lease Costs (16 Months)	0	mth/CR	\$1,500	\$0
Add'l. Escalation (2 Months)	4%	per year		\$303,049
Extended Gen Cond (4 Months)	3%	%		\$1,363,722
Total Project Costs			\$580.67	\$56,429,831
State Reimbursement			54.29%	(\$30,635,755)
Ineligibles**			4.00%	\$2,257,193
Estimated Total Cost to Ellington				\$28,051,269

POTENTIAL PROJECT COSTS / DETAIL OF SOFT COSTS



Renovate As New		
PROPOSED CONSTRUCTION COSTS	\$45,457,390	
TYPICAL SOFT COSTS	\$8,409,617	18.50%
Projected Number of Students	779	
SOFT COST ITEMIZED LISTING	PROJECTED VALUE	
ARCHITECT / ENGINEER FEES, CONSULTANTS	\$2,727,443	6.00%
A/E REIMBURSABLES	\$22,500	
ENVIRONMENTAL CONSULTANT	\$25,000	
WETLANDS REVIEW & IDENTIFICATION	\$12,500	
COMMISSIONING	\$55,000	
SURVEYS, BORINGS, GEOTECHNICAL REPORT	\$28,750	
TRAFFIC STUDY	\$28,500	
COST ESTIMATOR (4 Estimates)	\$48,500	
MISCELLANEOUS ADMINISTRATION COSTS	\$12,500	
OPM (Owner's project Manager)	\$795,504	1.75%
CM PRECONSTRUCTION	\$75,000	
BONDING / LEGAL EXPENSES	\$358,000	

FURNITURE, EQUIPMENT	\$1,558,000	\$2,000
FF&E	inc in above	
Loose Furnishings	inc in above	
Food Service Equipment	inc in above	
Network Equipment (MDF/IDF/WAPs)	inc in above	
Telecommunications Equipment	inc in above	
Audio/Visual Equipment	inc in above	
Specialty Signage (Exterior Monumental)	inc in above	
FURNITURE CONSULTANT	\$77,900	5.00%
PLAYGROUND EQUIPMENT (2 - age app. play areas)	\$95,000	
PLAYGROUND SURFACE	\$32,500	
TELEPHONE SYSTEM	in construction cost	
TECHNOLOGY EQUIPMENT	\$856,900	\$1,100
TECHNOLOGY	inc in above	
TECHNOLOGY CONSULTANT	\$42,845	5.00%
SECURITY SYSTEM: IN CONSTRUCTION COST	in constr. Cost	
INSURANCE	\$45,457	0.10%
STATE PERMIT FEES	\$17,500	
TESTING, INSPECTIONS, SPECIAL INSPECTIONS	\$72,500	
PRINTING, MAILING, ALLOWANCE	\$12,500	
MOVING EXPENSES, STORAGE	\$32,500	
OWNERS CONTINGENCY	\$2,272,870	5.00%
Projected Value	\$9,305,670	

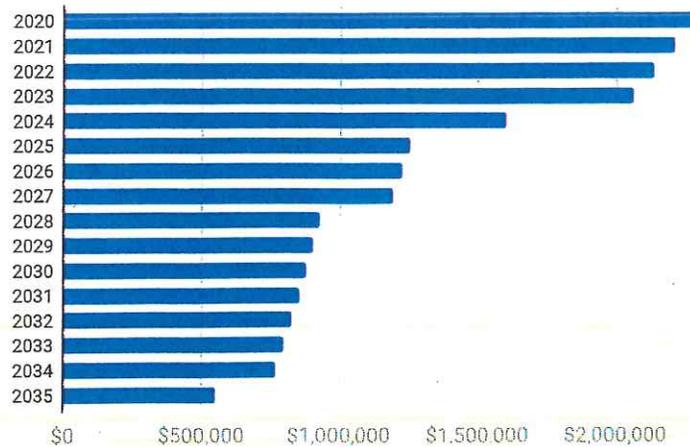
Timeline

- Plan to keep all Boards on regular meetings
- Referendum date & timeline could be modified

Date	Action
February 10 th	BOS: (1) recommends project (2) refers project to PZC pursuant to CGS § 8-24.
February 24 th	PZC: Acts on CGS § 8-24 referral.
February TBD	Long Term finances detailed discussion
March 3 rd	BOF recommends appropriation/borrowing authorization.

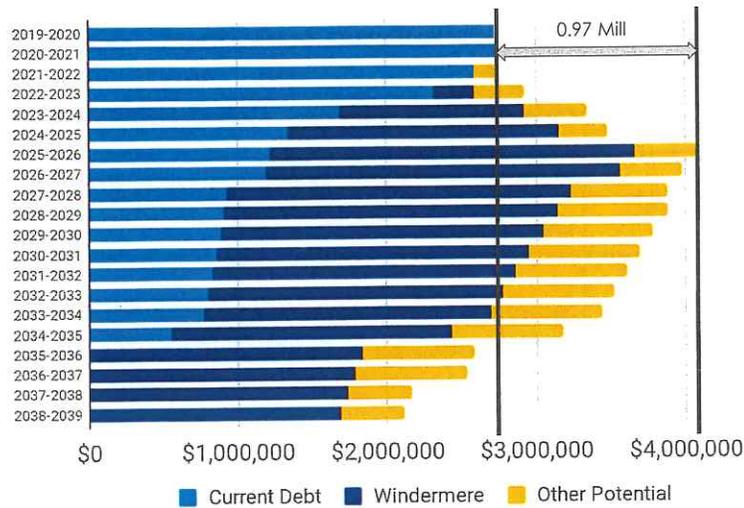
Date	Action
April 13 th	BOS: (1) submits Bond Resolution to Town Meeting, and (2) sets Town Meeting and referendum dates. Advocacy restrictions .
Not later than May 14 th	Notice of Town Meeting and Referendum published and posted.
May 19 th Based on May 14 th Posting	Special Town Meeting held; meeting adjourned to referendum vote.
May 26 th	Referendum held from 6:00 a.m. to 8:00 p.m., in-conjunction with budget referendum

Existing Debt Schedule



Bonded Debt Per Hilltop Securities analysis December

Long Term Debt Service Projection



Option 1 Provided by
Hilltop Securities
1/22/20

Bonding Authorization

- Initial draft for your review
- Address comments/questions prior to February 10th

CITIZEN INPUT
WES SCHOOL RENOVATION PROJECT

From: Tom Palshaw To: BOS / BOE / BOF Date: 1-6-2020

THE NEED FOR THE PROJECT

Legitimate concerns have been raised about the current state of the Windermere Elementary School building. These include, in part, roof replacement, asbestos abatement, inefficient windows, and parking issues. The published estimate for this work exceeds \$2.3M. These concerns will need to be funded separately or as part of a larger renovation base on future enrollment. I support the latter option.

CURRENT PROPOSALS

There were concerns identified at BOE meeting on 12-12-2019 and 12-18-2019. I do not feel these items were adequately addressed by the three design proposals.

ITEM 1 A need for larger instructional areas, reference **CGS10-287c**, Standard Space Specifications by Grade.

The BOE study has identified a possible increase of **173 to 243** students for K-6 from **2019 to 2023**. If I estimate the number of classrooms in the current WES configuration I come up with an approximately **42 total classrooms**.

Option 1 provides 47 total;
Option 2 provides 42 total; and
Option 3 yields 38 total classrooms.

17 cu

Question: How many additional classrooms are needed to handle the projected increased student population?

ITEM 2 Facilities Study statement: Inefficient layout, "sprawled out in one story".

The WES is located on a small land area, just over fourteen acres. There is a need to preserve open space for outdoor functions and activities. The Center Elementary School has a similar situation and utilizes a two floor structure. The new Avery Street School replaced a single floor structure with an efficient two floor school.

Question: Did the BOE consider a two floor addition?

ITEM 3 Demolition of existing structures.

Option 2 Complete demolition of the existing school is not a viable option. The proposed design offers no real advantage over the existing layout and would be the most costly option.

Option 3 proposes the demolition of the north and south wings. These structures are still serviceable if renovated.

If the risk of deteriorated concrete is a concern then only that area should be considered for demolition. Reference BOE meeting 12-23-19

ITEM 4 Security and safety.

The state mandates security measures be built into new construction (ref CGS 10-292r). The layout should go beyond the state mandate. Nooks and crannies are great for English Muffins but not for building security and safety. An enclosed layout with straight walls makes more sense. An enclosed outdoor play area for K and pre-K provides greater safety from traffic and other risks.

ITEM 5 Need for flexibility (Facilities Study comment)

All of the other schools have limited options for future expansion.

Question: Has the BOE included potential future expansion in their planning?

ITEM 6 Sustainable Ellington

Any design of this magnitude should have the future potential for solar energy built into the project. This not only involves roof design but also parking areas and ground mounting potential. This would lower future costs and maximize solar energy.

Question: Has the BOE included potential future solar in their planning?