

School Facility Utilization Task Force
7:00PM on Wednesday, May 13, 2026
Ann Antolini School - Library

All appointed members of the School Facility Utilization Task Force were in attendance except for: Jon Puz (Board of Education).

School Facility Utilization Task Force members in attendance were:

Mary Beth Greenwood (Board of Selectman), **Kerry Guilfoyle** (Board of Finance), **Alesia Kennerson** (Board of Selectman), **Eleanor “Penny” Miller** (Board of Education)-VIRTUALLY, **Carmen Neale** (Community Member), **Samantha Wald** (Community Member), **Bernard “Ben” Witte** (Board of Finance), **Kristin Young** (SFU-TF Chair / Board of Education) and Michelle Miller (Project Manager SP+A).

Kristin Young, the School Facility Utilization Task Force Chair called the meeting to order at 7:00PM.

A. Approval of Agenda

MOTION by Mary Beth Greenwood to approve the agenda. Second by Carmen Neale.

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B. Communications to the School Facility Utilization Task Force
None

C. School Facility Utilization Task Force Chair’s Report

Kristin Young reported that the public meeting which was held on Saturday May 2, 2026 had a turnout of roughly 10-12 people. Ms. Young had discussion with NHPS administration to determine costs related to plant facilities, and what those would look like if the result was to close a school. This information will come once prepared.

D. Routine Business

- a. Approval of Minutes - April 22, 2026

MOTION by Samantha Wald to approve the April 22, 2026 meeting minutes. Second by Alesia Kennerson.

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- b. Timeline Check In

The process is moving along, *gather feedback, community informational meetings, survey to faculty* will be completed in the next two weeks. The current status of the project is to continue refining options, the goal is to refine to 1 or 2 options. Ms. Kennerson suggested there be meetings scheduled for the School Facility Utilization Task Force over the summer as well. Ms. Young agreed, scheduling additional meetings will be discussed at the next meeting.

E. New Business

- a. Silver Petrucelli & Associates delivers Options Development - Site Test Fits

Michelle Miller (SP+A) walked through a presentation on options for development and site test fits for the current school facilities. These options are “high level” used for planning explorations. Michelle used the towns GIS information by adding/placing additions based on program needs. The drawings are shown very conceptually and do not include the inside building layout. Options will need refinement and civil engineering if the option is chosen to become more of a project.

Preliminary Conceptual Options*

- **Option A** – Maintain existing (A3 & A4 have been removed)

A2=Bakerville School

This option is a renovate as new including interior renovations. The goal would be to keep the portables if an addition is added. Construction should be a minimum of 20 feet from the portable structure for safety concerns. This option does displace the septic field; therefore, this would need to be replaced first, then an addition and lastly demolish the portables. The goal in this option is to replace core classrooms. Michelle explained that doubled loaded corridors are more efficient. There is not much room to add other programming to the building. The building would essentially remain the same square footage, although the sequence works very well for less disruption to the students.

- **Option B** – Combine PreK-2 into one school at existing site

B1=New Hartford Elementary School, 208 students, 16,956 SF 2 story addition, 670 SF, 1,669 SF & 1,548 SF addition

The option is to renovate New Hartford Elementary as new and build multiple additions, the setback lines are tight. In the rear, a two-story addition, the multiple additions do increase costs. The courtyard is a challenge. Flooding could be an issue which would need to be investigated further, this is the reason the addition has been kept as close to the building as possible in the options. The addition size and site impact will need a civil engineer evaluation. If there are land restrictions, the reason for such is unknown at this time. If there are issues which don't allow for building expansion, that reason is not clear at this time but can be investigate further if this is a "chosen route".

B2= Bakerville School, 208 students, 24,014 SF 2-story addition (classroom and support), 14,578 SF Gym / Cafe, Kitchen and Art Addition

This option is to renovate Bakerville School as new and build an addition (2-story) which would create the septic system to be displaced, and require moving the playground. This modifies the interior layout as needed for programs, the multi-purpose and stage is recommended to be converted to Media. Most needs can be met, except for a separate gym and cafe cannot be achieved with this size addition.

- **Option C** – Combine PreK-2 into one school: New Construction, "district campus" at Ann Antolini School current site, 208 students and 249 students

This option is to build a new school at Ann Antolini School which would require adding a road (two points of egress-an additional way in and out), this would require the advisement of a civil engineer. Option C is bigger than other options, because this option could accommodate a separate cafe and gym, but otherwise all the components are pretty basically the same. Spaces currently in place are reconfigured.

- **Option D** – One district wide elementary school, Central Office combined*, 449 students in one location, 29,818 SF addition=classroom, support, Cafe, Art and Music

This option would be to renovate Ann Antolini School as new with an addition (1-story), and modify interior layout as needed. There would be a new cafeteria in the addition and Central Office located in the renovated Auditorium space. This option also provides access to "the hill", without a treacherous walk, and an expanded parking lot. This option could be developed further. The existing building is reworked layout wise, many spaces reconfigured.

- **Option E** – Two schools: PreK-1 / 2-6 school, 150 students at NHE or BS, both options have Ann Antolini to be renovated as new for 300 students. Second grade is moved to Ann Antolini School. The additions in terms of square footage are roughly the same for New Hartford Elementary and Bakerville.

E1= New Hartford Elementary School (students can only be on first floor), 12,283 SF, 670 SF, 1,669 SF and 1,548 SF additions, 149 students

This option is a renovate as new with multiple additions, which will need a Civil Engineer Evaluation.

E2= Bakerville School, 31,210 SF addition, 149 students

This option is to renovate as new, modify interior layout, build additions, but requires the septic/ leaching field to be relocated and removes modular prior to construction.

Next steps include: *Phasing & Occupancy, Cost & Schedule Refinement, Energy Evaluation, and Narrow to Viable Options*. High- level conceptual options for consideration include: *Site Responsiveness, Educational + Functional Evaluation, Operational Functionality, Comparative Decision-Making Tool and Phasing Awareness*.

These high-level conceptual options need further investigation for their site responsiveness and considerations for operational functionality. How does the options fit into the topography of the location? What is the access and circulation?

How do Students, Staff and Visitors move through the site? Conduct an educational functional evaluation, is this going to work for the program needs? Then comparative decision-making tools, multiple options can be studied to understand these trade-offs. This then ties back to the evaluation matrix created earlier in the process.

The interest in obtaining an opinion by a civil engineer, of each site, continually comes up in discussion. This would require bringing in an additional resource (individual). Should this be done before going too far down one path? The civil engineer results can easily throw off a discussion. For example, at NHE, a determination on the land needs to be concluded. The secondly, a road, Mary Beth Greenwood suggests it be determined if the idea is even feasible. Discussion was had as to how to determine if these options are viable, which is beyond the scope of SP+A. In previous discussion about New Hartford Elementary, some references mention the school could not be expanded on the last time around, but the reason for such is unknown, there is no documentation to support those statements. There would need to be a "Floodplain Certification" in order to move forward for New Hartford Elementary School. This is a big piece; can anything be built there? Is there possibility to move forward or not? Should a Request for Proposal (RFP) for hiring a civil engineer be considered? This avenue will be useful when the SFU-Task Force has narrowed down to 1 or 2 options.

Discussion was had to add Executive Session on the agenda for the next meeting on Wednesday May 27th, 2026. Ms. Kennerson reminded members of the SFU-TF that people who are not members can be invited into Executive Session, if needed. Ms. Kennerson expressed her interest to invite First Selectman Daniel Jerram.

MOTION by Kerry Guilfoyle to include Executive Session on the agenda for the next meeting on Wednesday May 27, 2026 due to security issues of the existing school floor plans. Second by Alesia Kennerson.

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F. Public Comment - (For Task Force Business Only)

Shelley Lloyd – 29 Pioneer Drive

Ms. Lloyd inquired if structural engineering should be considered? She asked if the floor plan could be provided with more generic information, such as "*upper elementary classroom*" or "*group space*". Ms. Lloyd would also like to see the "old" parts of the school be maintained just as much as the renovated as new portion. She asks that the old building be kept up to the same condition as the "renovated" spaces. How old is the septic and how large (Antolini)? Can the septic be expanded?

Katherine Wilder – 415 Stub Hollow Road

Ms. Wilder asked, what is the cost? (*to close Bakerville School and New Hartford Elementary School and add to Ann Antolini School*) ...bottom line. She feels Bakerville and New Hartford Elementary have outlived their usefulness. She expressed putting any funding into either school is unacceptable. What is the bottom line, to add classrooms to Ann Antolini and close both BS & NHE? This option should be the first consideration in her opinion. She feels most of the Town is unaware of the SFU-TF meetings. She suggested an article in the paper.

Aulay Carlson – 455 West Hill Road

Mr. Carlson asked how many classrooms need to be added? The answer: 9 general classrooms plus some Special Education.

Taylor Johnson – 182 Gillette Road

Ms. Johnson inquired if NHE and BS were combined into 1 location, how can lunch and gym be fit into said room in one day? Michelle Miller will work with the NHPS administration team to determine how to make this feasible, this is a scheduling change. There is not space to have a separate gym and cafeteria, they have to be together. How are the spaces being built bigger? The kitchen is expanded and storage was added to have tables moved out when not in use.

Daniel Jerram – 535 Town Hill Road

Mr. Jerram clarified if room for Central Office and second grade is included? Hypothetically, the addition could be 3,500 square feet smaller than the current proposed option, if Central Office stayed at Town Hall? Vacant space in Town Hall would be created. He doesn't think the parking would meet setbacks for Zoning, and is concerned about the utilities that

the lot could not hold the needed septic system at Bakerville. Mr. Jerram expressed concern with the topography at Antolini for the “second road”, the terrain is very steep.

G. Old Business

a. Update from Stakeholder Engagement Subcommittee

Samantha Wald, Mary Beth Greenwood and Penny Miller created a staff survey, the members of the SFU-TF reviewed the potential survey for faculty and staff input only, at this time. What challenges do they currently deal with? This survey would be online. More feedback from the administration will assist in the direction of which options to lean towards. The community input survey will come at a later date.

b. Update from the Financial Impact Subcommittee

Kerry Guilfoyle, Ben Witte and Jon Puz are members who investigated the existing loan situation and current bond rates at a 30-year term. **This is completely an estimate.** The loan numbers vary from the 10 million dollars to 60 million dollars borrowed. The tax increase varies from 2.39% to 14.33%, and the increase to the taxpayer for 100,000 of valuation varies from \$64 to \$384, depending on the amount borrowed.

For 10 million borrowed, at a 4% interest rate, at a 2.39% tax increase rate, the taxpayer would pay \$64.15 per 100,000 of valuation, which increases the more that is borrowed. Another benchmark is 30 million borrowed, at a 4% interest rate, at a 7.16% tax increase, the taxpayer would pay \$192.44 per 100,000 of valuation. If 60 million was borrowed, at a 4% interest rate, at a 14.33% tax increase, the taxpayer would pay \$384.88 per 100,000 of valuation. These numbers increase with a 5 % interest rate, for example the 10 million borrowed becomes \$72.16 to the taxpayer per 100,000 of valuation.

H. Action steps for next meeting w/ date, location and time

- a. Public Informational Meeting - May 19, 2026 (Tuesday) at 5:30 PM at Senior Center at Town Hall
- b. Regular SFU-TF Meeting - May 27, 2026 (Wednesday) at 7:00 PM at Ann Antolini School - Library

I. Adjournment

MOTION by Samantha Wald to adjourn the meeting at 8:19PM. Second by Mary Beth Greenwood.

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Respectfully submitted by,
Elizabeth Domas, Recording Secretary

Attachments:

NHPS, School Utilization Study – Option Development: Test Fits (May 13, 2026)

(<https://resources.finalsite.net/images/v1778615144/newhtfd.org/yjrk5xvvyv6nov018r9dj/20260513NewHartford-OPTIONSDEVELOPMENTTESTFITPRESENTATION.pdf>)

Dedicated email for the task for is NHTaskForce@newhtfd.org

Dedicated webpage is <https://www.newhtfd.org/board-of-education/school-facility-utilization-task-force>

Sign up for e-mail alerts from the School Facility Utilization Task Force on the town website:

<https://www.newhartfordct.gov/subscribe>

Recording will be made available on the YouTube channel. You can subscribe here:

<https://www.youtube.com/@schoolfacilityutilization>