

## SCHOOL BUILDING COMMITTEE

Regular Meeting Minutes

Date: November 17, 2021 6:30PM

Public Online Video Conference (Zoom)

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

Member	Position	Present in Person	Present via Zoom	Absent
Phil Stevens	Superintendent of Schools		X	
Erika Wiecenski	Board of Selectmen Representative		X	
Mike Makuch	Board of Finance Chairman		X	
Erica Bushior	Board of Education Staff			X
Ann Grosjean	Board of Education Member		X	
Katherine Viveiros	Construction Industry Experience		X	
Gary Anderson	Member at large			X
Ralph Tulis	Member at large		X	
Peter Latinsics	Member at large		X	
Justin Niderno	Member at large		X	
Briana Ross	Member at large		X	

### CALL TO ORDER

Chairperson Viveiros called the meeting to order at 6:36 PM.

### PRESENT TO SPEAK

None.

### CHAIRPERSON REPORT

Spoke with Alice Cassells and invited her to the meeting again; hoping to engage with the Hall Foundation.

### APPROVAL OF MINUTES

#### A. Regular SBC meeting October 20, 2021

*Motion by Ralph Tulis to APPROVE the minutes from the School Building Committee October 20, 2021 meeting.*

*Briana Ross SECONDED the motion.*

*Vote: 7 YES 0 NO*

*All in favor, motion carried unanimously.*

Member	Vote
Erika Wieceński	Y
Mike Makuch	Y
Justin Niderno	Y
Katherine Viveiros	Y
Ralph Tulis	Y
Peter Latincsics	Y
Briana Ross	Y

## COMMUNICATIONS

Received confirmation email in regards to Dr. Peter Prowda and the enrollment study proposal. Dr. Prowda stated he understands what we have asked him to do and the comments that were included were all acceptable by him. One section that involves the apartment complexes was a clarification because the Town has that information on hand.

## SUBCOMMITTEE REPORTS

### Communications Subcommittee:

Subcommittee has not met, nothing new to report.

### Land Acquisition Subcommittee:

Subcommittee has not met. Assuming the conversation is had tonight about the matrix, will then email members of the subcommittee to discuss schedules and availability to meet.

First Selectwoman Wieceński stated that the Town has now officially acquired two new pieces of property on Boston Turnpike known as the Cadlerock properties. This is 2 parcels located in Willington; site remediation has not fully occurred. The majority of remediation was done by EPA but the Brownfield grant did determine there is still some remediation to conduct.

Discussion on the Land Assessment Matrix: This is currently in draft form. The left hand column is property evaluation (information from OSCGR Form SCG 2500). The 2nd section of the left column is Additional Factors (from FORM SCG 2500 CH4 and SCG-053). Next section of the left column is the minimum/preferred requirements (per OSCGR and Willington feedback). If the land is equal or greater than 19 acres may be the most important field. Need to work on how to develop scoring from this spreadsheet. As a note, for all new sites/existing sites when an expansion/addition will occur, a Phase I Environmental Site Assessment is required to evaluate environmental liabilities for current/past property use and compliance.

R. Tulis stated his understanding is that the 19 acres is a recommended minimum not an absolute standard. For an Elementary School for 400 students, the size is 14 acres; For a Middle School the recommended minimum is 19 acres. Deviation from the recommended minimum site sizes



may be needed for extenuating circumstances, especially in urban areas. Also need to determine the footprint square footage and what our curriculum will require as far as outside space.

M. Makuch stated that this will be important to discuss when doing the scoring. The determination of OSCGR for final acreage will be needed.

Superintendent Stevens stated that he wanted to confirm this came from the OSCGR guidelines. If you decide on a property, you would want to confirm that OSCGR would be okay with that property being used. A site of 6 acres is not worth looking at. A site on a cliff or impossible to get to, may not work either.

Discussion continued on the current pieces of property in town and needing to review and document which may qualify and which ones will be disqualified based on size, topography, etc.

Chris Cykley of Construction Solutions Group added that the former director of OSCGR is no longer there and the State is going to refer back to the intent of the statutory language. Will have to make a convincing argument. The State may give you the grant but the land acquisition piece would be ineligible. There are guidelines with regards to reimbursement of site acquisition funds. The State has gotten away from reimbursing for land purchases.

## **OLD BUSINESS**

### **a. Update on draft Request for Proposal -- Owner's Project Manager**

Still working on the draft RFP for the Owner's Project Manager. Both Chris Cykley and Colliers have offered to review the RFP for free once the committee has finalized it.

### **b. Request to create Finance Subcommittee**

Discussion was held on the importance of looking at all solutions and evaluating the financial impact on the taxpayers and the continued capital process in town. There is a potential financial impact of leaving either or both of these buildings behind.

***M. Makuch made the motion to create a finance committee as a subcommittee to the School Building Committee.***

***R. Tulis seconded.***

***Vote: 8 YES 0 NO***

***All in favor, motion carried unanimously.***

<b>Member</b>	<b>Vote</b>
Erika Wieceński	Y
Mike Makuch	Y
Justin Niderno	Y
Katherine Viveiros	Y
Ralph Tulis	Y

Peter Latincsics	Y
Ann Grosjean	Y
Briana Ross	Y

Discussion:

A. Grojean stated that she agrees with P. Latincsics to have the Owner's Project Manager on board and see how the finance committee fits into the bigger picture.

First Selectwoman Wiecenski stated that she is in agreement to create the subcommittee, but should wait until the OPM is on board to have formal meetings. M. Makuch agreed with this.

***Chairman Viverios made a motion to appoint three members (E. Wiecenski, J. Niderno, and P. Latincsics) to be members of the Finance Subcommittee to the overall School Building Committee.***

***M. Makuch seconded.***

Discussion: E. Wiecenski would like an amendment to the motion made to recognize the member is Erika Wiecenski, for clarification purposes, that will be appointed to the Finance Subcommittee.

***Vote: 8 YES 0 NO***

***All in favor, motion carried unanimously.***

<b>Member</b>	<b>Vote</b>
Erika Wiecenski	Y
Mike Makuch	Y
Justin Niderno	Y
Katherine Viveiros	Y
Ralph Tulis	Y
Peter Latincsics	Y
Ann Grosjean	Y
Briana Ross	Y

**c. Discuss Hall School questions with Hall Foundation attendees**

Discussion was held in regards to the Hall Foundation. Superintendent Stevens suggested that Chairman Viverios try to set up a meeting with a member or when the OPM comes onboard instead of having the Hall Foundation address the Committee as a whole. The conversation needs to occur but can also occur with a neutral party such as the OPM. Discussion was had if this would pertain to executive session but it was agreed it would not.

**d. Update on search for recording secretary**

Continuing to search for a recording secretary. Thank you Kelsey for your help.

## **NEW BUSINESS**

None.

## **PRESENT TO SPEAK**

Chris Cykley of Construction Solutions Group: Thank you for letting me speak earlier. I look forward to reviewing the RFP. And we look forward to hopefully working together in the future.

## **ADJOURNMENT**

*Motion by Mike Makuch to ADJOURN meeting. Ralph Tulis SECONDED.*

*Vote: 8 YES*

<b>Member</b>	<b>Vote</b>
Erika Wieceński	Y
Mike Makuch	Y
Justin Niderno	Y
Katherine Viveiros	Y
Ralph Tulis	Y
Peter Latincsics	Y
Ann Grosjean	Y
Briana Ross	Y

***Meeting adjourned at 8:00 PM.***

Respectfully Submitted,

Kelsey Allard

Interim School Building Committee Recording Secretary

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WILLINGTON, CT.

2021 DEC 10 P 2:09

  
TOWN CLERK