



**TOWN OF ROCKY HILL  
FACILITIES COMMITTEE  
MEETING MINUTES/MOTIONS**

**In order to comply with Connecticut General Statutes regarding minutes of meetings, the following will be used to record information during all public meetings that take place. An original must be submitted to the Town Clerk of Rocky Hill within 48 hours of the meeting being adjourned. Motions should be complete, showing the maker and second of the motion as well as how each member voted. Unanimous votes may be listed as unanimous.**

NAME OF PUBLIC BOARD OR COMMISSION	Board of Education Facilities Committee
DATE MEETING AGENDA POSTED	January 9, 2009
LOCATION	Training/Conference Room
DATE OF MEETING	January 12, 2009
TIME MEETING STARTED	6:00 p.m.
PERSON PREPARING MEETING MINUTES	Jo-Anne Booth, Recording Secretary
VERBATIM NOTES TAKEN	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
AUDIO, VIDEO OR LIVE TRANSMISSION OF MEETING	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

**MEMBERS PRESENT AT MEETING**

1. Charles Wisnioski, Chairperson	2. Nadine Bell
3. Maria Mennella (Entered at 6:07 p.m.)	4. Also present: Catherine Vargas (Bd. of Ed.)
5. William MacDonald (Chairman, Bd. of Ed.)	6. Superintendent Dr. Jeffrey Villar
7. Tim Moriarty (Councilor)	8. Ken Biega (O & G Industries, Inc.)
9. Brian Solywoda (Friar Associates)	10. Mike Sorano (Friar Associates-Left at 7:00 p.m.)
11. Curt Clemens (Member of the Public)	12. Debbie Friday (Member of the Public)
13. Valerie Montalbano (Member of the Public - Left at 6:50 p.m.)	

NUMBER REQUIRED FOR QUORUM   2        QUORUM PRESENT  Yes       No

**TEXT MOTIONS AND RESULTS VOTES**

1st MOTION             Passed       Failed       Tabled

(No motions were made during this meeting.)

LINK TO WORKING NOTES (will be attached if available)

ACTION

CORRECTION(S) (will be attached if available)

TIME MEETING ADJOURNED:   7:15 p.m.  .

TIME DELIVERED TO TOWN CLERK: \_\_\_\_\_.

Town of Rocky Hill  
Board of Education  
**Facilities Committee Meeting Working Notes**  
January 12, 2009

A Facilities Committee meeting of the Rocky Hill Board of Education was held on Monday, January 12, 2009 in the training /conference room. Chairman Charles Wisnioski called the meeting to order at 6:00 p.m. Present were: Nadine Bell and Maria Mennella (Entered at 6:07 p.m.). Also present were Superintendent Dr. Jeffrey Villar, William MacDonald (Chairman of Bd. of Ed.), Catherine Vargas (Bd. of Ed.), Councilor Tim Moriarty, Ken Biega (O & G Industries, Inc.), Brian Solywoda (Friar Associates), Mike Sorano (Friar Associates) (Left at 7:00 p.m.), Curt Clemens (Member of the Public), Debbie Friday (Member of the Public) and Valerie Montalbano (Member of the Public) (Left at 6:50 p.m.).

**1. Discussion with Design Professionals Regarding Next Steps for Building Project.**

Superintendent Dr. Villar said he was happy to have Friar Associates present at this evening's meeting. At the Joint Facilities Committee meeting as well as at the last Board of Education Facilities Committee meeting, there were a lot of questions about what the next steps will be. His interpretation of what he experienced is that there are a lot of questions that need to be answered. There are policy level decisions that the Board of Education needs to make because the referendum didn't go through. He believes that the Board of Education needs additional information in order to make these decisions. He mentioned that O & G Industries, Inc. was also present this evening.

Superintendent Dr. Villar said he would open the floor to Board of Education members who may have questions. He said he raised two issues at the last Facilities Committee meeting: (1.) Full day kindergarten and its impact on the plan as well as its success; and (2.) The model that was brought forth which was for three elementary schools. He thinks there are various scenarios that can be worked out within these scenarios. There had been discussion about air conditioning and the cost related to it during the public hearings. In a three building design, there are questions about recurring costs with the faculty. He thinks these are issues that are out there.

Chairman Wisnioski understood that part of the referendum process that was started several years ago with former Superintendent Dr. Cam Vautour had to do with safety concerns. Chairman Wisnioski said the buildings are safe but there are sprinklers that are absent from certain locations in certain buildings. There are classrooms without sprinklers and it is his understanding that there is no grandfathering for the absence of sprinklers. If they have a limited supply of money, he thinks that one of the areas they would want to direct this to would be code compliance. He wanted to hear from the experts on this.

Councilor Moriarty said he had reports from the Fire Marshal. Councilor Moriarty said in talking to the Fire Marshal that a variance can be applied for and this would cover the liability of the town but it doesn't make a building any safer. Councilor Moriarty thinks this is something that should be done as soon as possible for liability reasons. He said if there are no sprinklers in a room then there has to be an exit to that room. This was cited at Moser School on the second floor along with the library area in Stevens School. There are windows there that are not operable enough to have someone removed from that area. He explained that he will be in

contact with Town Manager Barbara Gilbert with regards to this in order “to get the ball going”. He is not doing this so that they can say they don’t have to worry about this because they have the waiver.

Mr. MacDonald referred to the waiver. Councilor Moriarty said it is a “band-aid”.

Mrs. Vargas referred to the Fire Marshal reports that Councilor Moriarty had and she asked him if those were recent. Councilor Moriarty said some of the things listed on these reports have been fixed already and he mentioned the equipment hood at West Hill School. Superintendent Dr. Villar told everyone that these are the reports that they had already spoken about. Councilor Moriarty referred to some of the other things on these reports like the removing of debris and he said that he was told that this has already been done. He thinks Councilor Sylvestro had referred to this at one of the meetings. Councilor Moriarty mentioned that another thing on the reports has to do with the fire doors at Moser School with regards to them being one hour rated. This is something that can be looked into and that they can get a price on. This is something that would have a short duration timeframe to get done and it can be done over the summer. They can also look at what would be feasible with regards to putting windows in or some kind of exit for the upper classrooms at Stevens School. He explained some more.

Mrs. Vargas read aloud what the agenda item is for this evening’s meeting. She asked the gentlemen from Friar Associates and O & G Industries, Inc. if they were going to present a report with regards to possible next steps. She said that she was confused because she was not sure what they were trying to accomplish. Chairman Wisnioski believes that the one thing that Town Manager Gilbert and the Town Council are trying to identify is where everyone is going with this as well as what steps would be taken and how much these steps would cost. It is obvious that the referendum didn’t pass. He said that the Board of Education has some issues to resolve within the Board of Education such as all day kindergarten, etc. He thinks in the past that the Town Council has had more of a gatekeeper position as to the number of schools with the past thought being that there would be three schools. He thinks they are going to try to now frame what the steps are, what decisions have to be made on the Board of Education side and how this dovetails with the Town Council and the Government Operations Committee. He explained that at the Joint Facilities Committee meeting in December 2008, Town Manager Gilbert was present and there was a discussion. Town Manager Gilbert had indicated hope that with the new Democratic administration, there would be funds available for jobs that are shovel ready. There was a discussion that this town had gone so far with for plans on certain things and there was a discussion about \$10,000,000. He sees this as part of what is being discussed this evening.

Mrs. Vargas thought the Joint Facilities Committee was more for Capital Improvements, etc. and she thought the Facilities Committee was more for the referendum. Superintendent Dr. Villar said the issue at hand was that the referendum didn’t pass. The Board of Education had adopted a proposal and it brought it to the town. The Board of Education endorsed that and told the town that is what it needed. The plan was then drafted as they worked to create the educational specifications. It went to referendum and didn’t pass so the question is what the next step is. He mentioned that he proposed on a couple of occasions that the components of the plan have to be looked at that didn’t sell for whatever reason as well as why it didn’t sell. He couldn’t begin to tell why it didn’t sell. This has to be figured out and they need to move forward. He mentioned that one of the thoughts of having the Design Professionals present was to allow give and take. The Design Professionals work with a lot of different communities and they do this on a regular basis. It needs to try to be figured out what it is about this town’s plan that didn’t work. He

supposes that this could just be the economy or that a portion of this wasn't sold right and explained to the people who live in Rocky Hill. There is a lot of speculation.

Mrs. Vargas asked if the gentlemen from Friar Associates and O & G Industries, Inc. had an opinion on this. Superintendent Dr. Villar said they could certainly ask them. For this to move forward, the Board of Education has to determine if this is the plan and if these are the components it wants and then they have to resell it or the Board of Education has to decide if it is going to get some feedback and reconsider.

Mr. MacDonald thinks the different components need to be known in order for this to be done. He said safety and overcrowding are paramount as to why everyone is really here and this is one of the values of the meeting this evening. He mentioned looking at a scenario analysis. He wants the Design Professionals to look at a three school model versus a two school model. During the referendum, there was a lot of talk about expanding Stevens School and West Hill School. A lot of detail for this was really never come up with for them and he would like to get some more information with regards to this (i.e. the ability for this, the cost for this). They could then go back and look at this from an educational perspective. He said that maybe they could do only a new Moser School if they are going to take this from a phased approach. He questioned if Pre-K and kindergarten is in or out. He couldn't tell the cost differential. He is all in favor of kindergarten and he said he is a product of full day kindergarten. He thinks there are huge benefits for this but he said without knowing what a cost differential is that he thinks this is something they should be aware of. He questioned if air conditioning is in or out. He didn't think this was a big number but he said he couldn't opine on this without the data. He referred to West Hill School and he said there was a lot of discussion. There seemed to be a lot of changing around by moving the kindergarten around, etc. He asked if there was a way of maybe just adding on a few classrooms in the front of the building if safety and overcrowding is what they are looking at. He referred to the whole LEED certification process and he explained more about this. He questioned if there is a way of getting an effective and an efficient building without going through the LEED paperwork process. He told Mrs. Vargas this is what he is trying to get at. At the end of this meeting, he thought they would have to provide some directions to the professionals who will have to go back and determine from their side what it would cost for them to come up with this analysis. The Town Council will have to fund this. As of today, there is no agreement or no funding. He said this is his goal.

Mr. Clemens mentioned that at the Joint Facilities Committee meeting, the \$10,000,000 was spoken about. He thought one of the things was to prioritize the health and safety issues that Town Manager Gilbert might be able to get in the shovel ready projects. Councilor Moriarty said that was wishful thinking but none of that will happen.

Superintendent Dr. Villar mentioned how Mrs. Vargas had questioned earlier if there was any feedback from O & G Industries, Inc. and Friar Associates about the referendum. Mr. Sorano said he thought about this quite a bit and he thought it was a really good plan. He was surprised to hear that it failed. He thinks there were some people who thought the plan was overbuilding the school system a little bit when the numbers were really analyzed. He thought this was really hard information to get out there. He explained that so much money really wasn't being paid for the additional square footage and seats but a lot of money was being paid on the life safety issues with regards to going back and fixing the other schools. He said that everything they did was based on a vision statement that was made by the Board of Education which was what the configuration of the three schools was. There seemed to be some resistance to that with regards

to there rather being two schools for multiple reasons and this might be something to look at. When he looked at the numbers, the referendum didn't fail by a huge number. He told the Board of Education members that if this is their vision for the school then it is just a matter of analyzing the certain different points. They will either come to the conclusion that this is the right plan and they will make adjustments or a radical departure needs to be made from this. He is not sure exactly what they would like. He thought the overall plan was good but he thinks it was a big number for people to swallow. If they come to the conclusion that this is the right plan but maybe it can only be swallowed one piece at a time then maybe it is just a matter of going back and phasing it. He said maybe it is a matter of them doing the numbers and the two school plan works better. At the very least, he said they can do the study and bring this to the voters to tell them that the two school plan was looked at and they can tell them what is good about it and what is bad about it. He questioned if the two schools will be Stevens School and West Hill School or if the two schools will be Moser School and West Hill School. If two schools are gone to, there is an asset for the town and it has to be decided which is the better asset for the town to have and which is the better campus for educating the children. He knew they were going to always focus on what the best way is to educate the children. He told them the "band-aid" approach can be taken and they can look at the little things but when this is done, they won't get the money back from the state. Councilor Moriarty said a lot of things were driven by the reimbursement number.

Mr. Sorano said he didn't hear a lot of negative comments with regards to the referendum so he couldn't put his finger on why people voted it down. Mrs. Vargas asked Mr. Sorano if he heard anything at all as to the secondary school part of this not being addressed at all. Mrs. Vargas said it had been brought up at a meeting that parents who had children presently in the fifth grade would never benefit. The Board of Education had put together a K-12 Plan and the secondary piece of that was never addressed. Mr. Sorano said he didn't hear any critiques like that with regards to parents who have children in the fifth grade.

Mr. Sorano said if they are asked to move ahead with this then he thinks they will have to focus a little more on the secondary schools for timing, etc. He knows that there are still programming issues that have to be dealt with at the high school. He heard a lot from people who had said the referendum was going to pass. He wouldn't be able to say why this failed without having some type of a survey done and targeting specifically what it was.

Mr. Biega said they don't think that the referendum failed huge and it was not a big defeat. He thinks if the economy was better then this would have passed. He explained that when these projects are spoken about and when there is anything for the elementary school children then a lot of parents that the town wants to get to for things like this are the ones who don't have children in school too. It is also difficult to get information out to them so that they understand it. There might be better success if this is a high school project because the parents are so involved in their children's school. He thinks it is a great idea to look at the two school model and he explained some more. A poll should then be done so that they can talk to the town to get a feeling on whether something like this should be phased or if everything should be done. If a referendum should pass, they would get great numbers. He said they have projects going out to bid and he told everyone that they should see the amount of bidders that they have now.

Chairman Wisnioski said the magnitude of the escalation was one of the objections that he has as to how the referendum was done. He said they were projecting multiple years and the number was almost 40% for the construction contingency. He asked Mr. Biega what magnitude of

change there has been seeing that he said they have lots of people who are interested in bidding. Mr. Biega said they dropped their escalation down. In a year it could spike up again but now they would feel comfortable bringing this number to 5%.

Mr. Clemens said he was one of the people who had opposed the referendum. He is on the Executive Board of the Chamber of Commerce. The Chamber of Commerce opposed the referendum. He said that he had also been on the Board of Education at one point. Right now, he didn't think the concept of three schools could be sold in this town. He thinks that the studies that were used to build the premise of the three schools can be torn apart because these studies were done in either poor rural districts or urban districts. Large schools are being spoken about. Rocky Hill doesn't have any schools that are this big and he thinks this hurt dramatically. The economy definitely hurt too. He disagreed that this wasn't a big defeat. There really wasn't any organized proactive opposition to it. The people who were opposed to it figured that it would be "killed on its own". They got this feedback from people in town and from senior groups. There had also been a credibility problem from the first study that was brought out when the high school was going to be done. This never even made it to a vote with the Town Council. This was D.O.A. (Done on Arrival). The very premise of the enrollment projections in that study were so far off and flawed. With the way the economy is now, there would still be a hard sell but he mentioned a two school model being looked at. He said at the Joint Facilities Committee meeting that he had mentioned his thought of expanding West Hill School, building an entire new school at the Moser School site and closing Stevens School. This would be a very difficult sell just based on the emotion side of it. From the economics side of it, it would make more sense but he didn't know how they would go about selling this because it would be a really tough sell.

Mr. Clemens said he looked at things like the West Hill School program. He mentioned how the kindergarten would be moved to where the offices are. This is a lot of money to move something around and he had been told that this was going to be done because of security. He looked at things very candidly and he said there was a lot of "stuff in here" that they really didn't need to make the schools bigger and safer (i.e. the air conditioning). He urged the Board of Education to look at the two school concept to see what the numbers are. He mentioned how Bloomfield had gone to referendum four years ago for three schools. They then went back to the voters telling them that they wanted to close the third school and just redo the other two schools because that would save \$1,000,000 per year in operating expenses. For Rocky Hill, the operating expenses never came out for the third school versus the two schools. Superintendent Dr. Villar said that had been discussed at Board of Education meetings. Mr. Clemens said this never came out to the public in numbers or numbers that people would accept. He said some people were concerned about a third school being built. There would be three smaller schools and there is only a limited amount of dollars in this town, he questioned what would happen if all of a sudden the town couldn't fund for the same class size when there is an operating budget for the third school as opposed to two schools. He said this Board of Education has fought diligently to keep small class sizes. He thought there would be a very organized opposition if they came back with a three school concept unless they could convince a lot of people that having a third school is better than having two medium size elementary schools.

Councilor Moriarty said that the economy is worse now than it was in November. In looking at the numbers from the referendum, it was close in the district where there are most of the retirees. The numbers were the farthest apart in the West Hill School District.

Chairman Wisnioski referred to the town side of this and he said that it goes to economic feasibility. As a taxpayer, he said he didn't know how the bonds are coming off, specifically the middle school bonds. Councilor Moriarty thought for Griswold Middle School that it is two more years. He thought this would be almost off by the start of construction. Chairman Wisnioski thought this is one side that needs to be looked at.

Chairman Wisnioski referred to the Board of Education side and he asked Superintendent Dr. Villar what it is thought that the enrollment is going to be. Chairman Wisnioski said economists are saying that jobs are not growing in Central Connecticut but the data that came out with regards to home sales is that Hartford County did well and had the least amount of drop in value. The economy will come back and the world is not going to change that much. They can't say that the economy is bad and that they are not going to do anything. There needs to be some plan. He asked what the enrollment projection is now and he said they should look at this.

Chairman Wisnioski asked Councilor Moriarty what the nature is of the payoff of the middle school bonds. Chairman Wisnioski said he was asking this from the sense of if they replaced one kind of dollar for one school versus another then this might help them.

He wasn't happy when the Town Council put the referendum together because it excluded the income from Brook Street. This income might help them because it can be recognized that it is there. He mentioned how maybe when they get the Board of Education budget for next year in three days that it will be so radical that they may be able to take out money that they can replace with Capital expenditure money. They need to understand better what it would cost to operate a new school at the Moser School site if it does have geothermal and what it will do to the town's side expenditure. He questioned if it would be significant or insignificant and said that he didn't know. He would support something or vote for something if it is known that the middle school bonds are being paid off. He would also support something or vote for something if his taxes went up reasonably and they were used to solve the school Capital basis. He didn't know if anyone concurred with him.

Mr. Clemens told Chairman Wisnioski that he made an excellent point. Mr. Clemens thought one of the things was the marketing of the referendum but he thinks they are still in trouble. There are bonds maturing but all that had been out there for the referendum was how much this bond was going to cost. From a marketing viewpoint, it could have been put out that this is the amount that this bond is going to cost but for people not to forget that "X" amount is coming off with regards to bonds. He said that he didn't say anything about this because he was opposed to the referendum. He told them that would have helped them but it wouldn't have passed it. It would have been very important because people are looking at tax dollars.

Chairman Wisnioski mentioned once again how he thinks they need to know what the bonds are today and what the enrollment projection is today. They need to know what the cost would be to a taxpayer today.

Mr. Sorano told everyone to keep in mind that most of this money is being spent on life safety issues and not necessarily driven by enrollment or by program. Enrollment will be the vehicle to use to figure out how much money the state will give back to the town. To add a classroom, it doesn't cost a lot as compared to changing the mechanical systems (i.e. putting sprinklers in the building). With regards to making Moser School a little bigger, the infrastructure is already there so it would just be a matter of tagging on a few classrooms. Perception wise, enrollment may be what is driving this but it is really the infrastructure of these buildings that is required for

life safety and meeting the current requirements of indoor air quality and handicap accessibility, etc. He explained a little more. He said they were addressing the life safety quality issues.

Superintendent Dr. Villar referred to the document that Mr. Sorano was referring to and he said the enrollment projections in that show a 3.5% increase over time. The additional classroom space was driven by full day kindergarten and this was the driver at the elementary level. Chairman Wisnioski said the Board of Education needs to address this.

Chairman Wisnioski went back to the marketing issue. He asked that someone like Mr. Clemens be contacted to find out what the qualities of the schools mean in terms of the market value of residential properties, if anything at all. Chairman Wisnioski asked if this is significant. Mr. Clemens said there are a few things that really drive what Rocky Hill is all about. One of these things is the schools and another thing is the tax base. There is a very good tax base in this town. The third thing that really drives everything is Rocky Hill's location which is in a great location. He really couldn't add a value to this. He said people don't drive around looking for the classrooms before they come to this town. People know the reputation of this town. They ask for the statistics and they can run the state sites. It is known that Rocky Hill has a good school system, a good tax base and a great location to get to anywhere in this state. People are also relatively pleased with the way this town is run.

Councilor Moriarty thinks one of the big things will be the all day kindergarten. This was a huge driver of adding more classrooms and he thinks that everyone is for this. Right now, he didn't think the state was going to say that this is mandatory. He said besides classrooms being added on for this that staff would be added to for the budget side of this. He asked everybody what their feeling is about closing Moser School, adding onto the other two elementary schools and doing something to the high school.

Mrs. Vargas went back to the issue of all day kindergarten. She would hate to give up on this because when the Town Hall was built, for example, they had been thinking twenty years out. Councilor Moriarty told Mrs. Vargas that he agreed with her 100%. Mrs. Vargas said this town will have a full day kindergarten in the next twenty years. She said she would be irresponsible to the taxpayers to say that this is going to be done now because it fits into the dollars and then this would have to be reconsidered five years down the road. She didn't think this is good long range planning. She knows that economic times are bad. She agreed with Mr. Clemens that something has to be done but she thinks that all day kindergarten is going to happen sooner rather than later. She would hate not to address this. Mrs. Bell said perhaps they will want to look at this as they look at the configuration of the schools and how this can be phased in as a second phase.

Mr. Sorano referred to what Councilor Moriarty had said with regards to the closing of Moser School completely and adding onto Stevens School, etc. Mr. Sorano said the problem with Stevens School is that this site has just about already been maxed out. If additions were to be done to West Hill School and to Stevens School, there would be no additional possibility of expanding after this. If Stevens School were to be closed though and if there was to be a West Hill School and a Moser School, Moser School could be designed in a way that it could be easily added onto because that site is much bigger and in his opinion, it would be a better site.

Chairman Wisnioski said earlier on in this process which was about this time last year, there had been discussion of a landlocked piece of land that adjoins the parking lot of Stevens School. The

owner of this landlocked piece of land supposedly wanted to sell this. Chairman Wisnioski didn't know the status of this but he said that this would free up some land.

Chairman Wisnioski referred to Sunnycrest Park. Mr. Sorano thought this was deeded as open space. Chairman Wisnioski asked if there was a legal reason for this. Mr. Clemens thought that his understanding through Town Manager Barbara Gilbert was that since this was deeded as open space, if it wanted to be used, it would have to be replaced and/or 50% of the appraised value would have to be paid to the Department of Environmental Protection. Councilor Moriarty said at one time there had been talk of putting the high school in this location.

Chairman Wisnioski referred to the footprint of Stevens School and he asked if the play area would be taken if this was to be expanded for the construction of an addition. He asked if this could be moved across the brook. Mr. Sorano said that piece of land would have to be owned by the school. It would have to be a contiguous piece of property for the state to reimburse the town for any work that happened on that site. This could be done but it would be a little trickier. Chairman Wisnioski said this sounded like a legal restriction. He asked if it would be meaningful if there was another acre. Councilor Moriarty said there is minimal space.

Mr. Clemens said if they want to "go down a road like that", they may want to think about the fact that there may be some people who have contiguous properties there who would sell them. Councilor Moriarty said the only way they could go would be to the north.

Mr. Clemens said he liked the idea of having a new Moser School and doing something with Stevens School such as giving it to the town or closing it down. He said the problem with this though is that one heck of a marketing plan would have to be put together on this but it is doable. He also said that he disagreed with Town Manager Gilbert about people moving to this town and asking about Stevens School. Mr. Clemens explained that he has been in his business for twenty-five years and no one has ever come in to him asking what school their child is going to go to. This doesn't seem to be an issue for people who are moving into this town. Mrs. Mennella said this has to be one of the questions though. She said when she was looking that one of her questions was where her children would go to school. Mr. Clemens said this is a "big nut" that has to be cracked.

Mr. Sorano referred to the constructability issue with Stevens School. He thought swing space will be required to do the work there. Councilor Moriarty said this was another thing that drove this. If things are done to the schools, there is the added cost of swing space. They tried to plan things where there would be the least amount of disruption as possible. He questioned when they look at this project what they can take out. He doesn't want to see all day kindergarten go but this could be one thing. They were going to do a substantial amount of reworking of the parking lot with regards to the children and the crossing of traffic. He questioned if this is something that can be taken out. He referred next to the air conditioning. Mr. Clemens thinks this has to be presented and he questioned what the operating cost would be of air conditioning versus an air handler. Councilor Moriarty gave an example of \$7,000,000 being spent to move air in a building and he questioned why they shouldn't spend \$8,000,000 to cool the air.

Chairman Wisnioski referred to this whole issue and he said there had been a discussion with regards to putting in a more sophisticated H.V.A.C. system with air conditioning at Moser School. This triggered a response though that air conditioning must be put in the other schools if one school has it. He thinks this needs to be addressed. He said that they and Mr. Clemens

never got a detailed pro forma under two schools, three schools, two schools with air conditioning or three schools with air conditioning, etc. A lot has to be done in order for them to go forward. He didn't know if there was sufficient time and staff given all of the other things they are looking at to do this. He didn't think this whole project will go anywhere until this is done. This would require cooperation with the town side because Mr. Richard Cooke (Director of Facilities), for example, gets the electric bill. There has to be some coordination here.

Councilor Moriarty said some of this is driven by the fact that new construction has to go to LEED design. Some of the things are driven by new building codes for energy efficient things. This would be the way to go.

Chairman Wisnioski said he has seen bond referendums that would state that so much of people's taxes are going to go up because of a Capital Improvement project and so much will go up because program is being added, etc. He said somebody needs to do this for this town and he didn't know if a consultant needs to be hired. He mentioned the issue of busing for two schools or busing for three schools. This has to have some impact.

Councilor Moriarty said he was present this evening because the town is going to put something in its budget for Capital Improvements. He said that some of these things have to be addressed. Taxes may go up the same amount like they would if the referendum had passed and a "band-aid" is only being put on the schools.

Chairman Wisnioski referred to what Councilor Moriarty had mentioned earlier in this meeting with regards to the sprinklers. Chairman Wisnioski said his understanding with the Fire Marshal and in light of what happened in Shelton is that the likelihood of getting a waiver on sprinklers is not very likely. Councilor Moriarty said he didn't know. Mr. Sorano said the State Department of Education won't waive this. Chairman Wisnioski understands that this town's school buildings are safe but they don't meet code in not having sprinkler systems and this is not grandfathered. Starting with former Superintendent Dr. Vautour's effort, Chairman Wisnioski thought the belief was that sprinklers would come with the referendum. Councilor Moriarty gave an example of the town finding money to put the sprinklers in. He said all of the ceilings would then have to be torn out. He questioned what else they would do while the ceilings are off and he asked if they are just going to put the sprinklers in, put new ceilings in and then three years down the road, tear the ceilings out to do communications or something. It would be nice to do this all at once otherwise they are wasting the taxpayers' money. Superintendent Dr. Villar said the State Department of Education also won't reimburse the town three times for anything that may be reimbursable.

Chairman Wisnioski asked the three Design Professionals who were present if they had any sense, belief or opinion as to what the State Department of Education will do for reimbursement going forward given the nature of the state's revenues, etc. Mr. Solywoda said the state was saying that it was going to freeze school projects but he thought if this is done then the state will be crippled even more. Everybody in the state depends on school construction.

Councilor Moriarty asked everybody what their opinion is with regards to Magnet Schools. Superintendent Dr. Villar said the State Department of Education is pushing hard not to build any more Magnet Schools and he think the legislature will agree. Choice Program expansion is being pushed towards. He elaborated more on this. He said that the Magnet School tuitions are "killing" this town and it is an expensive line item. Every district in the Hartford area has a

deficit in their tuitions account because of Magnet School tuitions. This is a significant problem. Councilor Moriarty said even if this town builds for the future and if the state knows that it has some empty classrooms then it will say that it can ship even more children here. Mr. Clemens said the state won't say that it "can". It will say that it "will". Superintendent Dr. Villar said this is the new change in the philosophy and that the state is looking for the permission to force it and not to ask.

Mrs. Bell said in effect that the state will be setting the class size guidelines for this town. Superintendent Dr. Villar said another issue raised by Superintendents is that each Board of Education independently has their own class size commitment and they have worked hard to maintain it. The Superintendents are questioning what role this will have in impacting each of the Board of Education's formula. Superintendent Dr. Villar said when he asked the Commissioner about this, the Commissioner said that they will consider it. Superintendent Dr. Villar said he has a problem with this if there are twenty students at a grade level and the state will want there to be twenty-five students at a grade level because it will help out Hartford significantly. He also has a problem with the fact that the state's money won't account for the additional support services that will be needed for students. Superintendents have been very vocal with legislative representatives telling them that they don't see how this is going to work but Superintendent Dr. Villar can also understand that the Commissioner is in a tight spot. Superintendent Dr. Villar said that Magnet Schools haven't really worked.

Mrs. Vargas said Mr. MacDonald had a good outline earlier this evening with regards to things that he is looking for. Mrs. Vargas referred to how Councilor Moriarty had suggested adding onto Stevens School and West Hill School assuming there would be a two school system. Mrs. Vargas asked if the Design Professionals are being given a list of things so that they can price them out and then the Town Council can be gotten back to. She said this would be one option. The other option would be for a new Moser School to be built and for Stevens School to be added onto if two schools are going to be done. She didn't think that there needed to be too many changes to the three school option other than the LEED component. Mr. Biega said they could look back at the escalation. Mrs. Vargas referred to different components such as air conditioning and if this would be a yes or a no. She assumes that there would be line items to this effect. She mentioned again how she would hate to not do something with regards to the all day kindergarten because of the money and then regret this five years from now. This needs to be known and the cost has to be presented to the town. This will have to be projected five years, ten years and twenty years down the road. She was trying to get a handle on this. She thinks Mr. MacDonald has a good list. She thinks these are things they are trying to accomplish. She also mentioned that she would still like to have something as far as secondary is concerned. Last July or August during meetings, the "Renovate as New" came up for the high school. She asked if 2011 would be the thirty year mark for the high school and was told that this sounded right. She explained that it is 2009 and they are talking. If a possible phased in plan is being spoken about for the elementary schools then she would like to throw in the secondary as part of the phasing in. This had been spoken about at a meeting where the Board of Education had said it was presenting a full K-12 Plan and the phasing in of the elementary and the secondary. She asked if this can be worked in the language knowing that in 2011 the town will get a better reimbursement. If this information is out there to the public, she thinks this will draw people into paying more attention because the secondary piece is being addressed as well. She thinks this is important.

Mr. Sorano said he has a list of things they have given him with regards to things to be looked at. There are two things he asked of the Board of Education. He referred to the report that everything was based on and he asked the Board of Education members to spend some time in putting forward the argument of the three schools and its advantages over two schools. He didn't know if a vote would be required because if this way is gone with then the Board of Education will be asked to support and rewrite the long range plan with regards to a two school plan being supported. He questioned if the Board of Education supports a two elementary school plan because it had been specific on a three elementary school plan. Mrs. Vargas asked if class size is affected if they do a two elementary school plan or if there would be more classes in the schools. Mr. Sorano said it would just simply be the Vision Statement.

Superintendent Dr. Villar told Mr. Sorano that he thought what he is hearing is for the Board of Education members to consider the direction that they would like to go in, in order to know the financial impact. The bottom line will come down to the cost which everyone needs to get to but he questioned how everyone gets there.

Chairman Wisnioski said he would hate to have a fairly comprehensive school improvement program at the elementary level without going forward over the issue of kindergarten. The school system would be better and there would be a better program if they had some all day kindergarten. He thinks that Friar Associates and O & G Industries, Inc. could look at either a two school or three school program with expandability so that they could tell everyone what components could best go in initially. He explained that not having all day kindergarten is not only the Capital part but it is the operational part for salaries and benefits, etc. If they were to do a proportionate part then Superintendent Dr. Villar would have to bring to the Board of Education how proportionate this would be. Chairman Wisnioski said this is a huge informational problem when all of these components are being added in but somehow there must be some way that they can identify whether this should be two schools or three schools, with 100% all day kindergarten or no all day kindergarten or if there is a kindergarten center at one of the buildings. This is a wide discussion but he didn't think they can divorce themselves from the operating aspect because the public will want to know. He asked if from an operating aspect if the greatest marginal increase was the staff for teaching kindergarten. Superintendent Dr. Villar said yes. Chairman Wisnioski asked if kindergarteners have to be bused and he was told yes. Superintendent Dr. Villar said the most expensive bus is for kindergarten.

Chairman Wisnioski said he didn't know how strong it was with regards to the districts having 3% Hartford students. Superintendent Dr. Villar said this is the primary focus of the Commissioner and this is the recommendation to the legislature. Superintendent Dr. Villar said they may not support this but they have to do something. Mr. Clemens said there was a very specific settlement with the Court approximately one or two years ago. Chairman Wisnioski questioned if the Court will say that Rocky Hill must have forty more Project Choice students, for example. Superintendent Dr. Villar said the Commissioner is hoping that the state legislature will pass legislation that will give him the authority to tell this district how many children it is going to take.

Councilor Moriarty said in order to benefit the Design Professionals that first and foremost, there has to be some idea as to how much more time the Design Professionals are going to spend on this because there is a financial component to this. Chairman Wisnioski thanked the Design Professionals. Councilor Moriarty said this will ultimately be the Board of Education's decision as to what they want because if they don't approve it then the town won't get reimbursed. The

question is what direction the Board of Education wants to go in. If there is a more distinct way to go, he thinks everyone can get there faster with this and it will save everybody time. The idea of closing Stevens School sounds nice but he questioned what will be done with this building because the town will then have it.

Mr. Sorano apologized and he said he had to leave the meeting at this point. He said hopefully at the end of this that they get some kind of a shopping list and they should probably broach the subject of writing the educational specification for the high school so that they can reach out for this piece of the project too.

Mrs. Bell said that regardless of the reasons why the referendum has failed in the past, they need to get a lot more financial data on all of the options so that they will really be able to effectively sell it from here on end. The voters are going to need to see that the cost was looked at, the differentials were looked at and they are also going to need to see why the Board of Education made the decision that it did with regards to whether this remains with three schools or if it goes to two schools. She thinks this is going to need to include what is coming off bond as well as the town data, etc. before they can go forward with what they want to do.

Councilor Moriarty said they are still “batting one thousand” because this town never passed a school referendum on the first shot. Mrs. Bell said with the way the economy is that there is going to be more scrutiny now. She said they are going to have to get “all of their ducks lined up” before they go out there again. Councilor Moriarty said this part of the Country hasn’t been hit with layoffs yet but that will be “coming down the pike”.

Mr. Clemens thinks the all day kindergarten is a great concept. When he first got on the Hartford Board of Education in 1977, this was a priority and they still don’t have this. He told the Board of Education members that this was something for them to keep in the back of their minds. He thinks their plan should have a module like a kindergarten center at some point or something where they can add on at some point if kindergarten is mandated. He doesn’t think much will be mandated right now. The state has never funded any of their mandates for more than one year. He told everyone to forget it if they are counting on the state to do any more than reimburse them to build. If all day kindergarten is mandated then this town will have to be prepared to foot the bill for it but he said the state is not going to do this.

Mrs. Vargas assumed that at some point the state may mandate all day kindergarten but she was thinking of this town having a lot of working families. With this economy, she said there are going to be more Mothers who will be going out to work. She said that she is not looking at this as a daycare thing. Councilor Moriarty said it would be a cost saving thing because people would be earning money and not spending it on daycare. Mrs. Vargas said this is something that has to be thought about economically and she said that Rocky Hill is a commuter town. She thinks that this would probably attract more people to this town. She said how it had been mentioned about surveying parents about this and they had also talked about not mandating all day kindergarten in Rocky Hill but offering it. She is sure that a lot of people will take advantage of it if this town has it. Mr. Clemens asked if this could be offered on a tuition basis (an extended day). Superintendent Dr. Villar said there are one or two districts that are doing this. Mr. Clemens said this would be one way to address this. He said the whole thing with the two income family has been around for a long time. It would be a healthy situation if they could have an extended day of some sort on a fee pay basis.

Councilor Moriarty asked what is going to happen to people who are sending their children to private schools and if they can't afford it any more with the way the economy is. He told Superintendent Dr. Villar that he had asked this prior to him coming on board and the past Superintendent didn't want to give that number out. Superintendent Dr. Villar said his experience is that when new schools are opened, there is an effect that occurs and children are pulled out of the parochial schools to go to the new schools.

Chairman Wisnioski asked Superintendent Dr. Villar about his discussion with the state people and he asked if there is going to be a Capital expenditure benefit under the taking of 3% under Project Choice. Superintendent Dr. Villar said this was floated last summer and he hasn't heard anything since. Chairman Wisnioski confirmed that this district spends approximately \$10,000 per child. Superintendent Dr. Villar said it spends that amount, if not more.

Mrs. Vargas asked for a summary as to what is going to happen now. Superintendent Dr. Villar said it sounded to him that what is going to need to happen is that there is going to be a follow-up of himself and of the representatives of O & G Industries, Inc. and Friar Associates to develop the list that they heard today. He thinks that this will have to be brought to the Town Council. Mr. MacDonald said this will have to be done after they do their costing. Mr. Solywoda agreed and he said once they have a scope then they can formalize everything in a letter and go from there.

Chairman Wisnioski said this can be done with different options such as with two schools or three schools and with all day kindergarten or without it, etc. Councilor Moriarty thought they need to have the cost to run the things. Chairman Wisnioski said Superintendent Dr. Villar will work on what it will cost from the Board of Education side and maybe Mr. Cooke can help with the utility maintenance aspect of this is. Councilor Moriarty told Chairman Wisnioski that he was right and there is more tax revenue on the commercial side that hadn't been spoken about. Councilor Moriarty said he was told the reason for this was that nothing wanted to be said about it until it was something that was going to be known that was for sure because things can't be assumed.

Mrs. Vargas asked if they went to the two school concept and if Stevens School and West School were going to be used, if Stevens School would have to be completely gutted. She said operating expenses are being spoken about and two schools would be made bigger. There probably won't be as much utilities but they will be increasing what they have. Mr. Biega said the electrical service that is coming in would have to be checked as well as all of the utilities coming in. The core space would then have to be looked at. He explained some more. This could be looked at and they can come back with the plusses and the minuses.

Mrs. Vargas said recurring costs are being spoken about but she said if they are making two buildings bigger then their costs will increase. If a new building is being built then it may be more efficient. There is a lot that has to be weighed. She wants to make sure that this is accounted for. Superintendent Dr. Villar said new buildings are more efficient and he thought the models they had presented in the crucial plan were highly efficient. The environment is far superior but it does cost more.

Mr. Clemens said there had been some concepts or sketches with regards to putting a second story on the front part of Stevens School. He didn't know if these Design Professionals were involved with this. Councilor Moriarty said two stories had been talked about being put on the

front of West Hill School. Mr. Clemens said there had also been talk about this for Stevens School. He explained some more and he said there had been a savings when old Moser School was going to be closed ten years ago. Councilor Moriarty said more is going to be spent adding onto the other two schools compared to what is being spent for Moser School now. Mr. Clemens said there was no question about that. He explained that it was a different era. Two additional portables were going to be put onto Stevens School and \$97,000 per year would still have been saved by closing Moser School.

Mrs. Mennella asked what the timeline was for the Design Professionals to get back to them. Mr. Biega asked what the next time would be that this Committee will meet. Chairman Wisnioski said they can meet at any time and he explained that the Board of Education is about to go into its budget workshops. Councilor Moriarty didn't think that a special meeting of the Joint Facilities Committee had to be scheduled. They could just have their regularly scheduled one in February. Superintendent Dr. Villar said the Board of Education will be pretty busy in January.

Chairman Wisnioski adjourned the meeting at 7:15 p.m.

Respectfully submitted,

Jo-Anne Booth

Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_