

Willington School Building Committee

for a

Consolidated Prek-Grade 8 School

Report to the Selectmen

November 2023

Committee Members

Mike Makuch, Chairman
Ralph Tulis, Vice Chairman
Peter Latincsics
Justin Niderno
Katherine Viveiros
Ann Grosjean
James Marshall
Chris Tillona
Briana Ross

Non-voting Committee Members

Erika Wieceński, First Selectman
Phil Stevens, Superintendent of Schools

Additional Committee Members (resigned)

Gary Anderson
Erica Bushior
Niko Semerzakis
Nancy Bailey

Background Information

Hall School is 100 hundred years old and Center School is 70 years old. The cost of maintaining these aged schools is burdening the town financially, and the buildings do not provide a 21st-century learning environment. With declining enrollment, which appears to have plateaued, there is a duplication of personnel and services with the two buildings that adds additional costs. The Board of Education had a professional facilities study (Friar, 2017) completed and requested a school building committee be formed after significant data collection and public presentations. The Board of Selectmen, following a town meeting vote to do so, appointed a Town School Building Committee and charged the members with the following responsibilities:

1. Defining a Pre-k-grade 8 school to meet Willington's educational needs in cooperation with the Board of Education.
2. Recommending competent architectural and engineering and other appropriate services for the preparation of plans and specifications for constructing, furnishing, and equipping the school.
3. Developing a building proposal with associated financial commitments for Town approval and developing a strategy for obtaining approval of that proposal.
4. Cooperating in the securing of state funding to support the building program.
5. Finding and recommending a site, if necessary, to meet school construction and Town needs.
6. Reviewing architectural plans, specifications, and proposed construction contracts.
7. Working with the Treasurer and Board of Finance and other officials to secure funding/bonding for the projects.
8. Adhering to state statute at all stages of the project.
9. Obtaining the approval of the town legislative body for all obligations incurred throughout the building process.
10. Identifying potential future uses of the two current school buildings, if necessary.
11. Overseeing construction and completion of the project.

(School Building Committee Charge adopted December 7, 2020 by Willington Board of Selectmen)

The Board of Education began studying school options as a result of rising costs and declining enrollment. They also shared concerns about outdated/non-existent ventilation systems, minimal air conditioning, roof replacement needs, limited electrical capabilities, aged windows, compliance with the Americans with Disabilities Act, outdated plumbing, and overall building conditions that don't meet 21st-century learning expectations.

The Board of Education studied school options with information from the Friar facilities study (2017) and public feedback (survey, community engagement sessions, and round table feedback sessions).

In 2017 Friar Architecture completed a facilities study and identified the following options:

- Repair our schools
- Renovate our schools
- Build a new school

In May 2019 a community survey was issued to solicit feedback on how the board should address the aging facilities

- 92.2% of respondents noted that they were well-informed or familiar with the issues
- 66.7% of respondents did not agree with only doing minimal maintenance
- 64.7% of respondents supported having all students in one school
- 53% of respondents supported building a new PK-8 school

History of the Facilities

Center Elementary School, 1953

- Addition in 1959, 1980
- Renovation in 1995 for ADA compliance
- Current total square footage: 30,500 square feet
- Currently serves preschool through grade 4 with approximately 220 students

Hall Memorial School, 1922

- Provided at no charge to the town of Willington, but must be used as a school
- Addition in 1960's, 1980
- Current total square footage: 63,016 square feet
- Renovation in 1995 for ADA compliance
- Currently serves grades 5 through 8 with approximately 175 students

Facilities study completed in 1987

- CES deficiencies noted: lack of special education resource room space, lack of separate music room, small conference room, minimal storage space, inadequate parking
- HMS deficiencies noted: cramped special education resource rooms, conflict of use of stage and music area, lack of space for special staff offices, inadequate computer facility space, cramped storage for library
- Study was followed by a 1992 Willington School Building Committee Report: recommendation to secure land to purchase for the future construction of a new school building.

Regionalization Discussion 2009-2010

- Discussion with Ashford, Mansfield and Region 19 for a prek-12 district
- Cost was determined to be excessive (union costs/positions, transportation)
- Willington would not have a seat on the Board (Mansfield wanted to tuition students)

Regionalization Discussion 2016

- Discussion with Mansfield to send all Willington students to Mansfield
- Initial discussion was a per pupil cost plus transportation and special education cost
- Conversation ended when Mansfield only wanted students (no regional school, only tuition-in resulting in their ability to cancel the agreement with 1 year's notice)

Facilities study completed in 2017

- Study identified options (new school, renovation, capital projects) with preliminary rough order of magnitude costs
- Similar deficiencies noted from the 1987 report
- Board of Education utilized report to recommend building a new school on a new site

Information Gathered by the School Building Committee

- Enrollment projections were completed by Dr. Peter Prowda, January, 2022
- Colliers Project Leaders was hired in the Spring of 2022 (School Building Committee's Owner's Project Manager)
- BOE drafted educational specifications to confirm programmatic needs
- Conceptual options developed for renovations/additions or building new (based on the educational specifications)
- Conceptual budgets and schedules have been developed for the options
- Over 120 potential building sites were reviewed for a new school building
- A new centrally located building site has been identified
- Phase I site environmental studies for HMS and the proposed new building site have been completed

The SBC hired an Owner's Project Manager to assist in the process following a regional search. SBC hired Colliers Project Leaders as their Owner's Project Manager (OPM) to facilitate the work of the committee. Scott Pellman, Senior Project Manager at Collier's, provided extensive experience to the SBC.

Educational Specification Development

Educational specifications (Appendix B) serve as the connection between the educational program and the facilities. They provide clear descriptions of the various learning activities and spatial requirements needed within a building/site. School staff and community members provided input during the process to ensure they meet the needs of our school community. [Education specifications](#) were developed by the Board of Education. Many factors were discussed when developing the final document, and an overview of the process can be found online in the [Educational Specifications Identification](#) meeting document. The educational specifications will be used as the driving force behind developing a preschool through grade 8 building concept.

To design the ed specs, the Board of Education focused on the following:

- 21st Century PK-8 School that maintains all current programs and provides flexibility, new educational opportunities, and long-term operational efficiencies
- Provides learning environments to implement research-based instructional strategies
- Compliments the Willington Portrait of a Graduate
- Implements contemporary school safety design
- Meets current fire and building code requirements

- Utilizes updated technology, ventilation, heating and cooling systems
- Provides accessibility for all school community members (ADA requirements)

Enrollment Study (2022)

Dr. Peter Prowda completed an [enrollment study](#) (Appendix C) for the School Building Committee. An updated enrollment study is required by the Office of School Construction Grants and Review to determine the district's reimbursement rate.

State School Construction Grant Information

State reimbursement is based on the following:

- All work over the property line is not eligible for reimbursement
- Square footage over the space standard calculation reduces the reimbursement rate (a space waiver can be requested once the grant is filed)
- Eligible new construction grant reimbursement rate: 53.21% (rate changes annually and will be set once the grant is filed) (2023 rate)
- Eligible alterations/renovation grant reimbursement rate: 63.21% (repair or replacement costs of existing building components are ineligible) (2023 rate)
- Renovation status is not automatic for state reimbursement and a "Renovation as New" application must demonstrate that renovation is less expensive than building a new school

RENOVATION STATUS

*Section 10-282 (18) of the C.G.S. defines "Renovation" as "a school building project to totally refurbish an existing building (A) which results in the renovated facility taking on a useful life comparable to that of a new facility and which **will cost less than building a new facility** as determined by the department...(B) which was not renovated in accordance with this subdivision during the 20 year period ending on the date of application, and (C) of which not less than 75 percent of the facility to be renovated is at least 30 years old."*

Two meetings (July 20, 2022, and September 5, 2022) occurred with the State of Connecticut Office of School Construction, Grants and Review to discuss projects and reimbursement. The State and Governors's office is encouraging municipalities to consolidate schools, but will not comment on what project the community should pursue; an option needs to be selected and approved at a referendum before a reimbursement grant can be submitted. Grant applications are due by June 30 each year to be on the priority list for legislative approval and project funding. The State bases the initial grant commitment on the highest projected student population within 8 years of the grant filing (419 students in 2023-2024, projections based on the 2022 enrollment study).

Utilizing the Office of School Construction Grants and Review space standard calculator, the initial building size to maximize reimbursement is 57,654 square feet, which is based on population and grade range (419 students 2023-2024). Square footage over the space standard calculation reduces the reimbursement rate from the State. The State will not comment or issue any potential waivers for additional reimbursement until a project has been formally submitted after a successful referendum.

During the September meeting members of the Office of School Construction Grants and Review acknowledged that their current space standard calculation does not adequately address a PK-8 school for 419 students.

SPACE STANDARDS WORKSHEET

This worksheet should be completed and submitted with the application for any N(new), E (extension), A (alteration, or RENO (renovation) project, or combination.

State Standard Space Specifications
Grades

Projected Enrollment	Pre-K & K	1	2	3	4	5	6	7	8	9	10	11	12
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

1. Under the column headed "Projected Enrollment," find the range within which your school's highest projected 8 year enrollment falls.
2. Using the figures on that line, complete the grid below for only those grades housed within the school.

Pre-K	120	6	152
K	120	7	176
1	120	8	176
2	120	9	
3	120	10	
4	120	11	
5	152	12	
(a) Total (grades Pre-K through 12)		1376	
(b) Number of grades housed		10	
(c) Average [(a)/(b)]		137.6	
(d) Highest Projected 8-year enrollment		419	
(e) Maximum Square footage [(c) x (d)]		57,654	

3. Total square footage at completion of project:

a. Existing area constructed pre-1950	0
b. Multiply "a." by 80%	0
c. Area (at completion of project) constructed 1950 or later	82,834
d. Square footage for space standards computation (b+c)	82,834

If line 2 (e) is greater than line 3(d) there is no grant reduction
If line 3 (d) is greater than line 2 (e), divide line 2 (e) by line 3 (d)

Grant reduction below	69.60% *
-----------------------	----------

*This factor will be used to reduce total eligible costs because of space in excess of the maximum eligible for reimbursement. If a project exceeds the standards solely as the result of extraordinary programmatic requirements, the superintendent may submit a request to the Commissioner for a waiver. A detailed list of space allocations for all extraordinary programs with explanations must be included with the request.

Identified Project Options

Project options were identified utilizing gathered information to determine the best preschool through grade 8 facility option. The options below were reviewed concurrently including feasibility, cost, and building timeline schedule. It was determined Center School was not an appropriate location for a combined school because the land could not support the addition of a middle school. It was also determined that the middle school location was not large enough to accommodate the construction of a new school while the existing school was in operation.

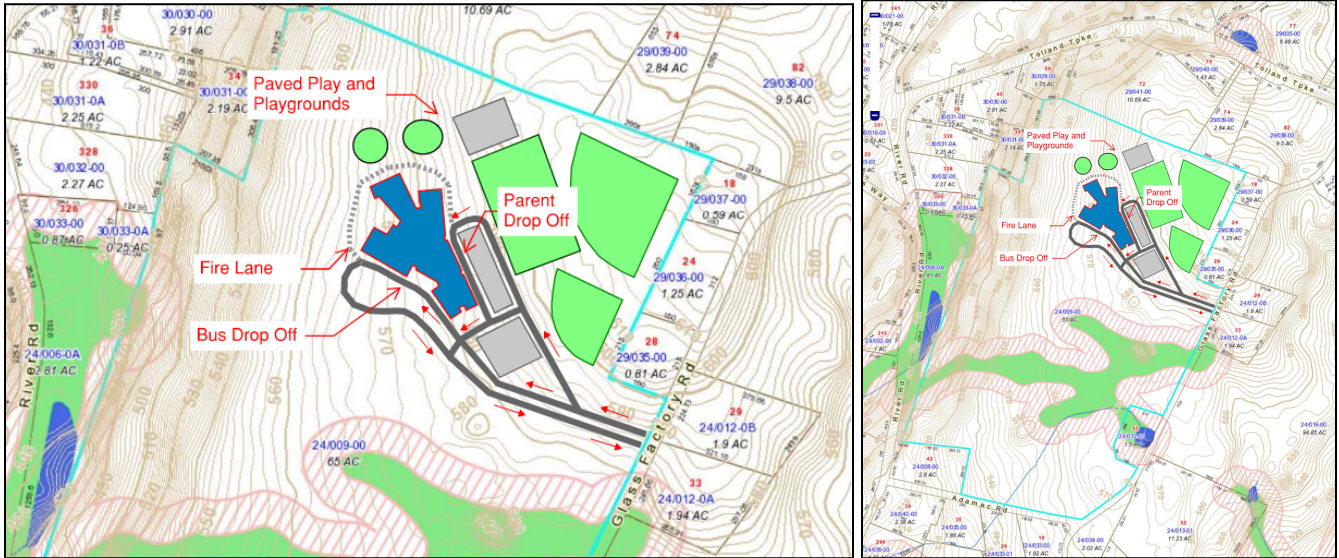
New School, new site

- Option 1 Build a new PK-8 school on a centrally located site providing for future expansion
- Option 1A Build a new PK-8 school on a centrally located site providing for future expansion along with a new auditorium for approximately 425 people

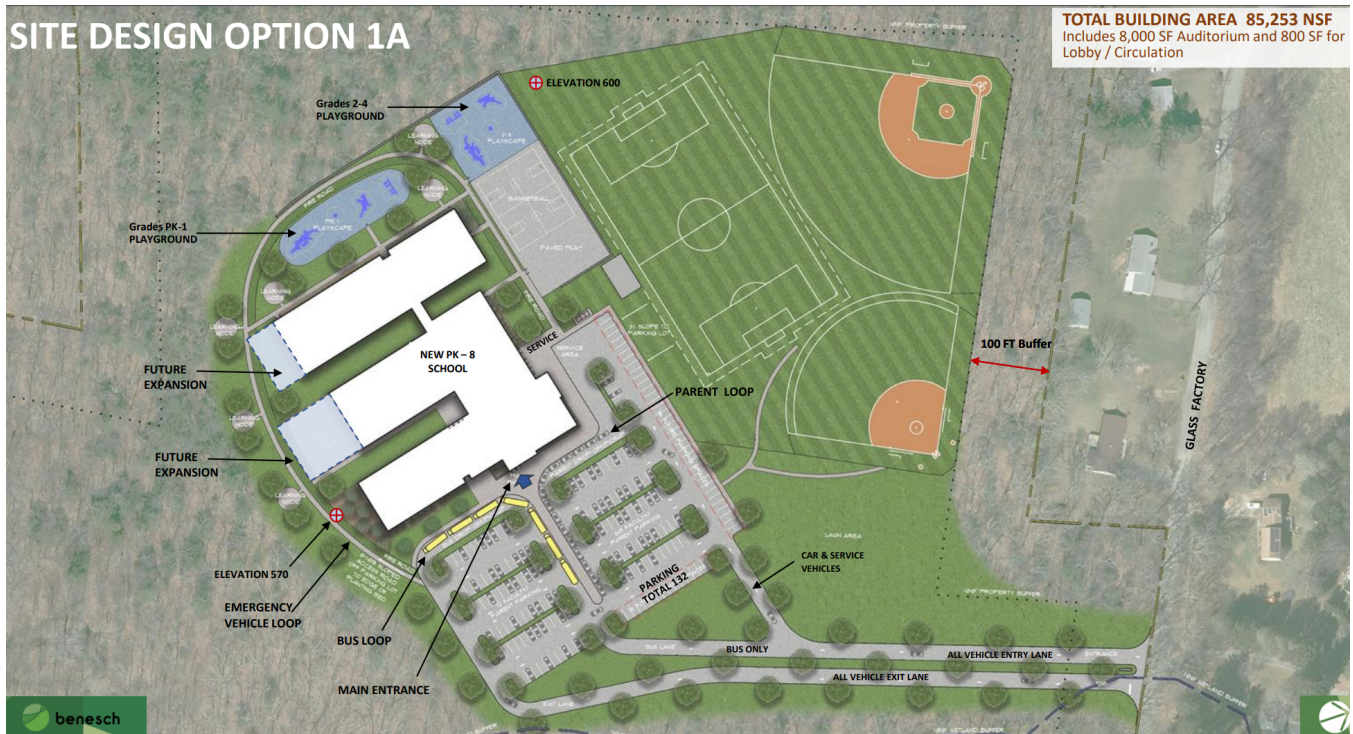
Option 1/Option 1A: New PK-8 School

The SBC had “fit-test” designs completed by Colliers and QA+M to get an idea of building placement. These were only samples utilizing square footage and not final designs. QA+M was hired to do a more thorough review of the options being considered: new school new site, and renovation/addition of Hall Memorial School. QA+M created drawings with potential placement along with a list of criteria with rankings for each option (see QA+M Project Selection Criteria Overview below).

Colliers Design



QA+M Design

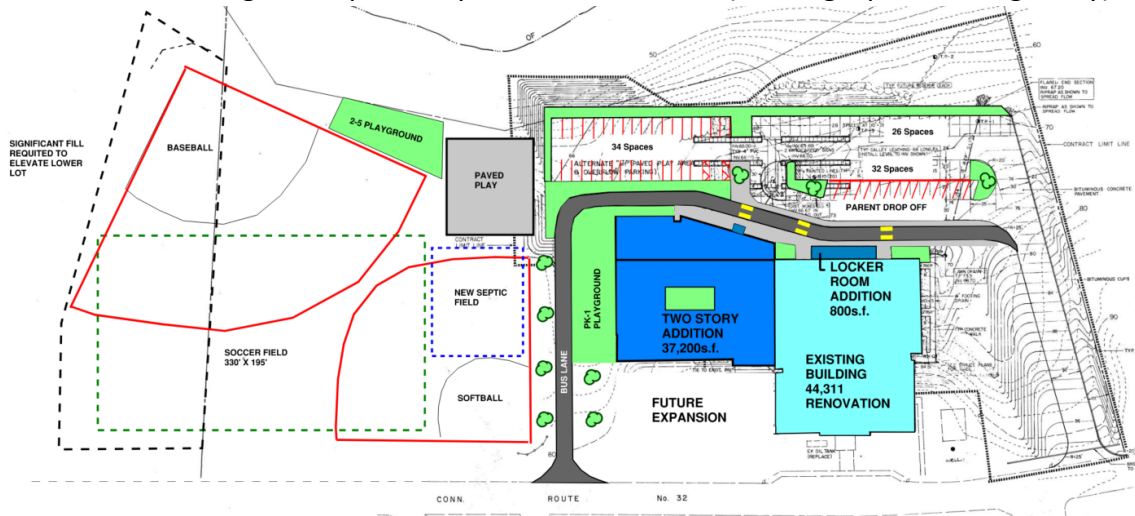


Renovate Hall School

- Option 2 Renovate HMS, demolish existing locker rooms and 2-story academic wing. Add a two-story addition to consolidate the PK-8 grades and small area for expansion
- Option 2A Renovate HMS, demolish existing locker rooms and 2-story academic wing. Add a two-story addition to consolidate the PK-8 grades and construct a new auditorium for approximately 425 people

Option 2 (sample layout)

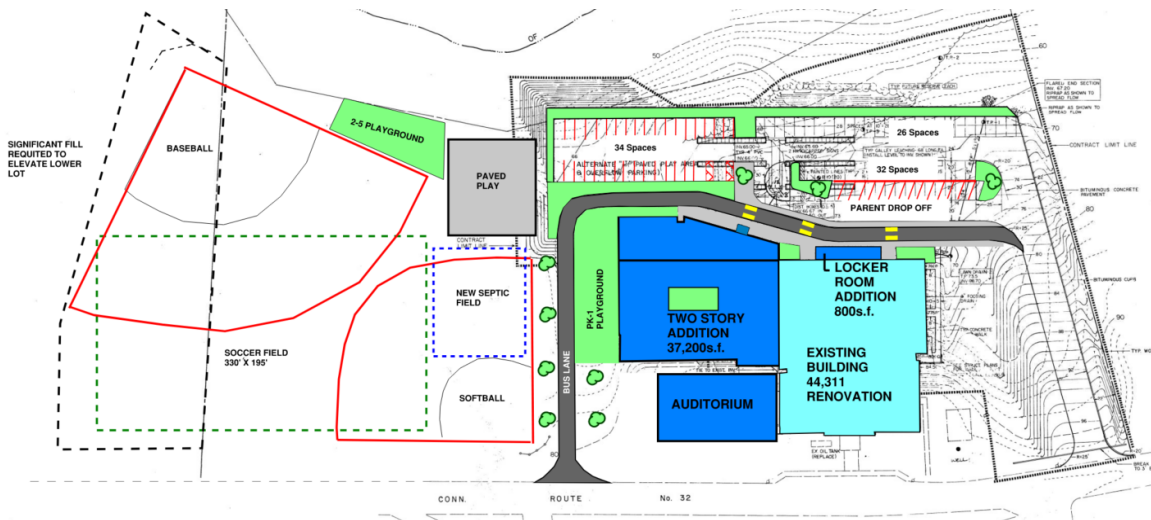
The SBC had "fit-test" designs completed by Colliers and QA+M (utilizing square footage only).



BUILDING DEMOLITION
1,705s.f. EXISTING LOCKER ROOMS
17,000s.f. EXISTING 2 STORY CLASSROOM WING

RENOVATED BUILDING
44,311s.f. EXISTING BUILDING RENOVATED
37,200s.f. ACADEMIC ADDITION
800s.f. LOCKER ROOM ADDITION
82,311s.f. TOTAL RENOVATED/BUILDING ADDITION

Option 2A

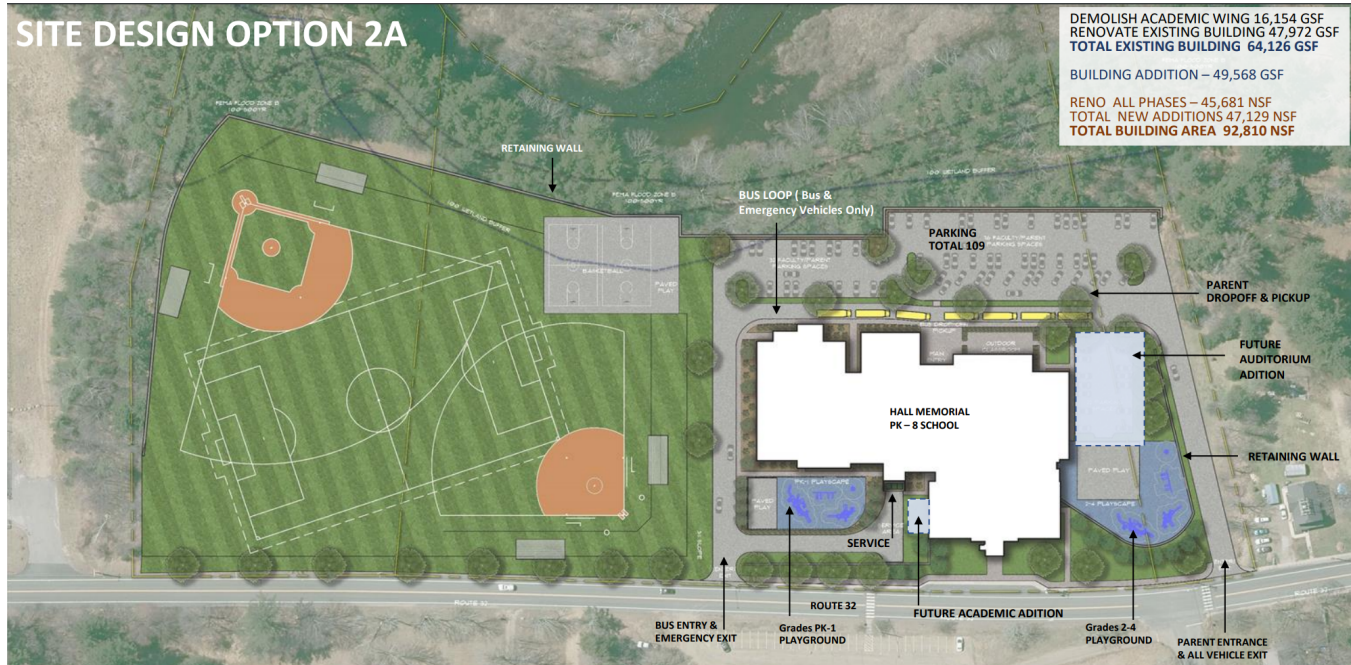


BUILDING DEMOLITION
1,705s.f. EXISTING LOCKER ROOMS
17,000s.f. EXISTING 2 STORY CLASSROOM WING

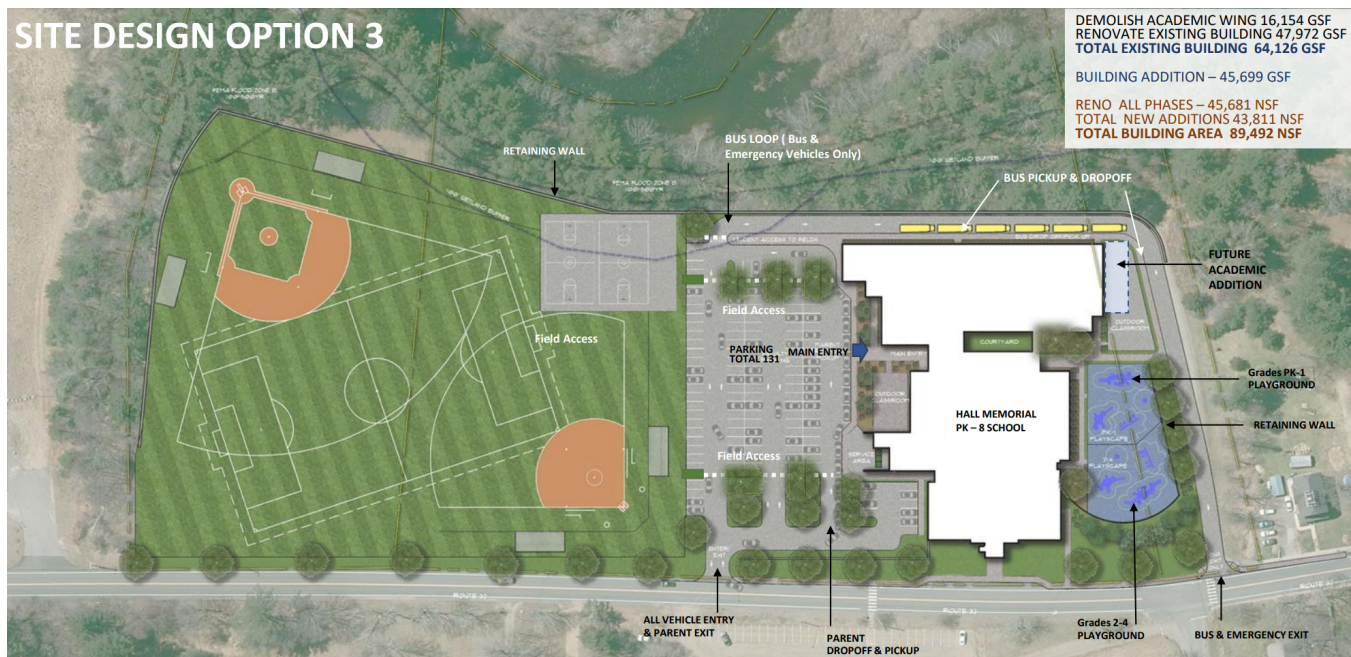
RENOVATED BUILDING
44,311s.f. EXISTING BUILDING RENOVATED
37,200s.f. ACADEMIC ADDITION
800s.f. LOCKER ROOM ADDITION
8,000s.f. AUDITORIUM
90,311s.f. TOTAL RENOVATED/BUILDING ADDITION

QA+M Designs

SITE DESIGN OPTION 2A



SITE DESIGN OPTION 3



Public Engagement

The School Building Committee hosted numerous [public engagement events](#) but had limited attendance. A survey was conducted as well. A subcommittee also published postcards to all Willington community members with a mailing address and submitted articles to the Willington Wire. A tax calculator was also posted on the town webpage to allow residents to estimate their taxes. All meetings were posted and published on [YouTube](#). A [Frequently Asked Questions](#) document was also published.

Community Forum: Feedback Themes

- Expand the charge to consider CIP only approach
- More information desired on the result of a “no” vote
- Are water and road improvements in the cost of a new building?
- What is the impact on residents with low or fixed income?
- What happens to the two buildings if the town builds a new school?
- What is the cost beyond the school project? (roads, firehouse, CIP, CES, HMS)
- What is the length/life of a new building? Renovation?
- What is the vision of the town regarding our buildings?
- Confusion on the tax impact postcard
- Cost of projects

SBC Survey Results

- **193 surveys completed**
 - Town Office Building (paper): 18
 - Library (paper): 8
 - Senior Center (paper): 1
 - Electronic: 166 (2 duplicates for 168)
- Do you have the information, or will have the information to form your opinion?
 - Yes: 161
 - No: 32

SBC Survey and Community Feedback Combined

- **Support Alteration/Extension HMS** 58/236 (25%)
 - Community Forum: 3 (all speakers completed a survey)
 - Survey: 58
 - Emailed support: 0
- **Support New School** 126/236 (53%)
 - Community Forum: 6 (6 additional also completed the survey)
 - Survey: 108
 - Emailed support: 12 (no known survey completed)
- **None of the above** (no on both survey questions) 52/236 (22%)
 - Community Forum: 13 (7 additional also completed the survey)
 - Survey: 33
 - Emailed support: 6 (no known survey completed)

Site Selection (state recommended)

The size of suitable land for a new PK-8 school is 15 acres plus one acre per hundred students (19.2 acres based on enrollment student). That is the maximum amount of land that would be reimbursed.

Land Requirement Overview

The following table illustrates the standards by which school facilities in Connecticut will be planned, designed, constructed, and funded. The intent of these standards is to establish a baseline for facility design and establish instructional and support space sizes which can be found in the *Compilation of Space* (Chapter 5). *There will be variations in grade configuration, number of students per instructional area, and site size.*

Planning Factors	Facility Planning Standards
Funding Formula	As defined by the Office of School Construction Grants & Review
Student Enrollment	The 8-Year Highest Projected Enrollment (HPE)
Total Project Size - GSF	Highest Projected Enrollment (HPE) x SF/student = Gross Square Feet of Facility
Square Feet/Student	PreK-5 - 104-125 sq.ft./student 6-8 - 119-151 sq.ft./student 9-12 - 163-187 sq.ft./student
Grade Configuration	PreK through 5 Grades 6 through 8 Grades 9 through 12
Number of Students per Instructional Area	25 students per instructional area
Quantity, Size, and Types of Spaces	As defined in the <i>Compilation of Space</i> and approved by the Office of School Construction Grants & Review
Recommended Site Size	ES - 10 acres plus 1 per 100 students MS - 15 acres plus 1 per 100 students HS - 20 acres plus 1 per 100 students

Over 120 public and private undeveloped sites were reviewed utilizing the following criteria:

- Minimum 19.2 usable acres
- Topography that would allow a school and fields to be constructed
- Centrally located
- Safe vehicular access and site lines for bus and parent traffic
- Proximity to utilities
- Future expansion
- Minimal impact to wetlands
- Ability to meet educational specification requirements

Site selection was carefully considered by an SBC subcommittee. The search began utilizing 2019 data provided by the Superintendent and Assistant Land Use Agent when a review was completed for the Board of Education. The SBC subcommittee completed the same search utilizing the variables listed above. Very few sites were identified as potential school sites due to a variety of factors including wetlands, location, and topography. The recommended site on Adamec Road was by far the most suitable property for a new school.

The Youngerman property was deemed inappropriate as a new school site as documented in the 1992 School Building report. This School Building Committee agreed the Youngerman property was not an appropriate site for a new school.

Youngerman Property Evaluation (from 1992 School Building Committee Report)

Upon re-examination of the desirability of the Youngerman property, located on Ruby Road, as a school site, it was concluded that this land is not feasible for a school and that a better site must be found.

The best which can be said (of Youngerman) is the Town owns the property.

An early 1970's engineering study describes in negative detail the problems of soil, topography, high costs of site preparation, access, etc.. That study concluded that Youngerman was the least desirable site of the several which were studied at that time. Nothing has changed in 1992. It is still not desirable.

Beyond the physical property problems, Ruby Road would need significant improvements for school bus safety, three phase electrical power to the site would cost \$250,000 to \$300,000, there is proximity to the proposed truck stop and other industrial developments, and adjacent land may, someday, become an extension of the industrial zone.

A Site Selection Matrix was developed to help the SBC identify the best piece of land for a new school. Each property was ranked using the criterion to narrow the search. The search resulted in 4 properties that best met the criteria, with the property on Adamec Road having the highest rank.

Willington - PK-8 School - Site Selection Matrix

PUBLIC and PRIVATELY owned parcels - minimum 19.5 acres and above

4/20/2022

Working Draft

Criteria	Public A	Public B	Private #1	Private #2
Address	111 River Road	Moose Meadow Rd	Adamec Road / Glass factory	Mihaliak Rd Subdivision
Parcel ID	current school site	31/009-00	24/009-00	50/003-03
Zone		R-80	R-80	R-80
Conservation land		NO	NO	NO
Cost of land (Appraised)	Town Owned - current HMS	Town Owned	listed by Town \$147,600	for sale \$249,900
Acres	14.45-less than 18-20 acres needed for parking, building, and 3 fields	36.86	Looking at approximately 22 acres of the total 65 acre parcel	61 Acres Adequate land outside of wet areas for proposed and future development
Centrally Located	SOUTH EAST	CENTER - EAST SIDE	CENTER - WEST SIDE	NORTH
Topography	Area for BB and Soft Ball would overlap and require significant fill, - impact to Old South Willington Brook?	8-10% slope	Northern portion of site is target < 7% grade at target portion of site.	Flat area in the middle of the site - minimal grade change for fields
Environmental concerns and potential remediation costs	Existing school - assumed all underground tanks have been properly maintained with no releases	Land undeveloped - Partial area cleared - assumed agricultural at some point - TBD	NW corner (4-5 acres) in Diversity database. Can remain outside of development - land undeveloped assumed no environmental issues	Land undeveloped - assumed no environmental issues
Safety / Access Control - traffic impacts - SIGHT LINES - vehicular and pedestrian circulation	Good sight lines from current driveway, second curb cut recommended - parking across the street should be minimized for safety (poor sight lines for pedestrian crossing)	Fair sight lines to curb cut to the North. The road leading to the site is thin and winding in areas 2 miles to site from 74	Good sight lines at Adamec and Glass Factory, close to RT 74 and 32, rt 32 intersection has challenging sight line to the north	good sight lines - concern with truck stop traffic and close proximity to I-84
Educational opportunities - meets requirements of the Ed Spec, fields, trails, Play Areas	very tight - minimal trail area on slope to river, no room for expansion	sufficient space, flat area has limited expansion	sufficient with room for expansion	sufficient with room for expansion
Avoids wetlands and significant permitting issues	Old South Willington Brook at parcel where baseball and softball needs development	no wetlands on site	Potential wetlands/stream south third of site, but appears sufficient room to avoid.	Wetlands along east and west border can likely be avoided. Road crossing required, previously approved by zoning
Available utilities	Public water currently provided, No city Gas or Sewer, 3 phase power - available .40MW	No water, Gas or Septic 3 phase power - available .20MW 2 miles away RT 74	No water, Gas or Septic 3 phase power - available .05MW 1/4 mile away RT 74 .40MW 6/10 mile away RT 32	No water, Gas or Septic 3 phase power - available .20MW at street
Issues with septic and potential development costs	New septic system will be required	New septic system will be required	New septic system will be required	New septic system will be required
Allows for future expansion	NO	Limited due to topography	Yes	Yes
Construction Duration	estimated 36 months	estimated 20-24 months	estimated 20-24 months	estimated 20-24 months
Site development costs	TBD	TBD	TBD	TBD
Ineligible site costs	TBD	TBD	TBD	TBD
Potential loss of tax revenue	No	No	Yes	Yes
Ability to locate ground mounted PV beyond all site required parking and fields	No	Yes	Yes	Yes
Suitability for geothermal system installation	TBD	TBD	TBD	TBD
Subtotals RANK	Ranked #4 52	Ranked #3 60	Ranked #1 68	Ranked #2 63

1	Negative / least advantageous
2	
3	Neutral
4	
5	Positive / most advantageous

Estimated Cost Savings (BOE operating budget)

The Superintendent, in collaboration with the Board of Education and Business Manager, identified estimated savings (\$532,000) based on moving all preschool through grade 8 students into one building. The savings were primarily in staffing, however, no specific details were shared so staff would not feel their position was in jeopardy and leave the district when a project might not occur (which is what happened).

Estimated Capital Improvement Project Cost

Collier's helped provide a cost avoidance summary utilizing the Friar Report, escalating prices to 2025 as done with the cost of a new building. If no building project were to occur, an estimate of the cost of repairs was provided (\$18,972,806). The cost estimate assumes all projects would occur in the same time period and did not include added costs due to phasing, repeated contracting and procurement requirements, and additional escalation for deferred projects.

Project Cost Summary

The following budget summary was provided to the public to share the cost of the potential projects. The budget summary proved confusing to many townspeople and probably should have been retained by the SBC as a reference. The same graphic was utilized to help determine the tax impact should a project have occurred.

Willington Project Budget Summary - PK to 8 School Consolidation

	Total Estimated Budget	Estimated State Funding without waiver	Estimated Cost to Town without waiver	Estimated State Funding with waiver	Estimated Cost to Town with waiver
OPTION 1 New School	\$60,634,253	\$24,509,780 40.83%	\$36,124,473	\$31,940,851 53.21% Waiver to 75,134s.f.	\$28,693,402 Waiver to 75,134s.f.
OPTION 1A New School with Auditorium	\$66,564,350	\$23,210,337 36.90%	\$43,354,013	\$31,858,067 50.65% Waiver to 79,134s.f. 50% Aud 4,000s.f. ineligible	\$34,706,283 Waiver to 79,134s.f. 50% Aud 4,000s.f. ineligible
OPTION 2 Alteration / Extension HMS	\$62,386,633	\$19,875,640 47.37%	\$42,510,992	\$26,522,917 63.21% Waiver to 82,311s.f.	\$35,863,716 Waiver to 82,311s.f.
OPTION 2A Alteration / Extension HMS with Auditorium	\$69,949,654	\$19,731,188 42.91%	\$50,218,465	\$27,780,566 60.41% Waiver to 86,311s.f. 50% Aud 4,000s.f. ineligible	\$42,169,087 Waiver to 86,311s.f. 50% Aud 4,000s.f. ineligible

* Calculated State reimbursement rates shown above are based on initial rate for new construction of 53.21% or an alteration rate of 63.21% multiplied by the space standard reduction. That percentage is multiplied by the eligible construction cost not the total estimated budget listed above. Eligible construction excludes all work over the property line and any repair and replacement costs resulting in the estimated State funding and estimated Towns costs

Factors Considered for Project Selection (for referendum)

The SBC was tasked with consolidating the existing PK-4 Center Elementary School and the Grade 5-8 Hall Memorial School into a single PK-8 facility that:

- Provides 21st-century school with flexible learning spaces
- Addresses short and long-term deficiencies
- Updates mechanical systems for improved air quality and comfort
- Reduces operational and maintenance expenses
- Addresses all code-related issues
- Maximizes natural light and sustainability
- Provides for latest security and safety measures

The SBC considered a significant number of factors when making their recommendation to the Board of Selectmen to hold a referendum to build a new school on a new site rather than an alteration/extension of the existing facilities. Factors included:

- Age of facility and existing conditions
- Inability to engage professionals willing to work on older facilities due to concerns about uncovering hidden conditions
- Room for expansion
- Timeline of construction
- Impact on education during construction
- Impact on educational programs
- Separate ball fields and opportunities for future development
- Cost
- Potential for hidden conditions within the existing facilities
- Parking capacity
- Improved student drop-off and bus lane
- Site location
- Community feedback

QA+M Project Selection Criteria Overview

Project Selection Criteria

OPTIONS analysis + prioritization

CONSTRUCTION COMPLEXITY & PHASES
DISRUPTION TO EDUCATION
CONSTRUCTION DURATION
FUTURE READY SCHOOL
FULLY ACCESSIBLE & CODE COMPLIANT
SAFETY & SECURITY
SEPARATE BUS & PARENT CIRCULATION
ON SITE PARKING
FUTURE EXPANSION
ATHLETIC FIELDS
ADA ACCESS TO ATHLETIC PROGRAMS
LAND USE / WETLANDS IMPACT
EXISTING BUILDING STATUS
ENERGY EFFICIENCY
DEMOLITION
NEW CONSTRUCTION
AREA WITH AUDITORIUM
IMPACT OF HAZMAT
AUDITORIUM ADDITION
HVAC ENHANCED VENTILATION
NATURAL LIGHT TO CLASSROOMS
TOTAL PROJECT COST



OPT 1 - NEW SITE

NONE - SINGLE PHASE
NONE
18 TO 24 MO
YES
YES
IMPROVED
ENHANCED
MEETS ED SPEC WITH FUTURE SPACES
UNLIMITED
MEETS ED SPEC / NO OVERLAP
FULLY ACCESSIBLE
LIMITED TO NO IMPACT
USE OF CENTER & HALL TBD
MEETS HIGH PERFORMANCE REQMTS.
NONE
76,683 NSF
85,253 NSF
NONE
NO IMPACT TO SITE
YES
YES - ALL SPACES
\$ 60.63 - \$66.56 MILLION



OPT 2 - EXISTING SITE

HIGH - MULTIPLE 3+ PHASES
HIGH
30 TO 36 MONTHS
YES
YES
IMPROVED
IMPROVED
MEETS ED SPEC (NOT OPTION 2A)
VERY LIMITED
OVERLAPPING FIELDS
IMPROVED FULLY ACCESSIBLE
LIMITED IMPACT
USE OF CENTER TBD
MEETS HIGH PERFORMANCE REQMTS.
17,015 GSF TO BE DEMOLISHED
84,810 NSF
92,810 NSF
MODERATE
PARKING REDUCED (Will not meet Ed Spec)
YES
IMPROVED
\$ 62.38 - \$69.94 MILLION



OPT 3 - EXISTING SITE

HIGH - MULTIPLE 3+ PHASES
MODERATE TO HIGH
30 TO 36 MONTHS
YES
YES
IMPROVED
IMPROVED
MEETS ED SPEC (NOT OPTION 3A)
VERY LIMITED
OVERLAPPING FIELDS
IMPROVED FULLY ACCESSIBLE
LIMITED IMPACT
USE OF CENTER TBD
MEETS HIGH PERFORMANCE REQMTS.
17,015 GSF TO BE DEMOLISHED
89,492 NSF
98,334 NSF
MODERATE
PARKING REDUCED (Will not meet Ed Spec)
YES
IMPROVED
\$ 67.56 - \$75.20 MILLION

Referendum Results

A referendum for a new school on a new site was held on March 28, 2023. The committee separated out Question 1 and Question 2 to allow taxpayers the opportunity to support a new project with or without the additional cost of an auditorium. The following are the questions that were on the ballot. The text of the questions on the ballot were very specific for legal reasons (requirement of the bond council) and communicating this information to the public well before the referendum would have clarified the cost after reimbursement and been beneficial to the community.

OFFICIAL BALLOT SPECIAL TOWN MEETING ADJOURNED TO REFERENDUM MARCH 28, 2023	
INSTRUCTIONS TO VOTERS To vote, fill in the oval <input type="radio"/> completely next to your choice, like this <input checked="" type="radio"/> .	
QUESTION 1 "Shall the Town of Willington appropriate \$62,740,000 to fund costs related to the design, acquisition, construction, equipping and furnishing of a new Pre-K through Grade 8 school to be centrally located within the Town, including the acquisition of land and/or rights or interests in land, and authorize the issuance of bonds and notes of the Town in an amount not to exceed \$62,740,000 to finance the appropriation or so much as may be necessary after deducting grants to be received for the project?"	
YES <input type="radio"/>	499
NO <input type="radio"/>	1251
QUESTION 2 "Shall the Town of Willington appropriate an additional \$5,935,000 if the new Pre-K through Grade 8 school is approved to fund the costs related to the design, construction, equipping and furnishing of an auditorium at such new school, and authorizing the issuance of bonds and notes of the Town in an amount not to exceed \$5,935,000 to finance the appropriation or so much as may be necessary after deducting grants to be received for the project?"	
YES <input type="radio"/>	446
NO <input type="radio"/>	1302

1719 checked voters

42 absentee ballots

34 grand list voters

School Building Committee Recommendations

Funding

The SBC was efficient in its use of town funds ahead of the referendum. However, a more comprehensive and developed investigation/proposal (at an additional initial cost) could have provided additional clarity about the project and its impact on the Town ahead of the referendum. This investment could lead to better community engagement and understanding. Care should be taken to clarify if early costs are reimbursable.

The Charge

The charge the SBC was operating under proved to be too limiting for an adequate assessment of the full project and cost impact on the Town. A more flexible charge or the willingness to explore its implementation more flexibly could have been beneficial. It would have been beneficial for the committee to be able to consider a more comprehensive financial impact regarding the school project in coordination with non-school-related projects.

The work of an SBC may be able to be completed in two committees. The first would be a planning and direction-setting committee, which would be tasked to determine the right solutions to the problems and get the project through the public approval phase. The second would be tasked to implement the solutions. This model allows the second group to focus only on “getting it done well” and not on what should be done.

A lack of uniform support of the charge by some SBC members led to confusion and distrust of both the SBC and the Town. Successful projects result from supportive environments. It was shared by the OPM and by 2 different architects, who do school projects, that it is atypical for SBCs to have dissenting members carry their disapproval beyond key decision points. It is more typical for the democracy of the committee to guide the direction that all members then support once key decisions are made. As best as possible, committee members should move forward towards their common goal as a committee following the outcome of a vote.

Cost

Further definition and clarity regarding the financial impact of 'doing nothing' and improving the existing schools would have provided a fuller financial impact picture to the town. This effort is moving forward now through recent decisions by the BOE but would have been more beneficial if explored in greater detail concurrently with the exploration of a new PK-8 proposal.

Once it became clear the only practical proposal was a new Prek-8 school on a new site, the process dragged on exploring multiple cost and project options right up until a few months before the referendum. A much clearer proposal could have been provided to the town if the SBC had been more decisive in its direction earlier on.

Any future School Building Committee and Board of Education should consider the impact of escalating costs and phasing in capital planning.

As shown in the SBC report from 1992 as seen below and as further confirmed through this SBC’s process, additions to either building would be extremely challenging.

It is concluded that additions to either school are not viable for a number of reasons. Since Hall Memorial has had three additions and Center School has had two, further expansion would be difficult. Additions are not cost effective and do not solve problems of inadequate core facilities (cafeteria, library, sewage disposal, parking, playing fields, etc.).

Technical Expertise

An Owner’s Project Manager could have been brought on much earlier in the process to better guide the SBC through a complicated decision-making and application effort.

Earlier solicitation of the assistance of an architectural and engineering team to explore and vet design opportunities and cost impacts could have resulted in a more efficient process.

Community Involvement/Communication

Greater participation should have been a larger focus of the SBC. Although BOE and SBC meetings are public meetings, there was a notable lack of involvement in engaging the town and its various constituencies in developing what a new PK-8 school should be. Although the SBC worked valiantly and spent significant time ahead of the referendum to get the word out about the project, public understanding remained a significant limitation and hindrance. Communications through email, mail, social media, and the school website were utilized. The "present to speak" format allowing for an opportunity for residents to speak about the project, provided no opportunity for true dialogue.

A future SBC should consider an avenue that allows ongoing 2-way communication with members of the community to help answer questions and rebut inaccurate information. Public engagement sessions and visioning workshops would have allowed the community to develop a relationship with the project and underlying need and built greater support within the community. A future SBC should consider hiring a marketing firm or other technical expertise to guide advancement and engage taxpayers (community outreach expertise). This could also be coordinated with the services of an educational planner to write a community-focused set of educational specifications.

Any future SBC should evaluate alternative meeting approaches and community outreach strategies. Consideration of eliminating public engagement during SBC meetings in lieu of separate and regular community engagement workshops may be one approach.

Social media played an impactful and often negative role in public engagement. While the SBC did take informative positions, social media was not managed in the manner that was needed to disseminate accurate information and correct inaccurate information. Social media also created blurred lines between committee members as individuals and as representatives of the committee.

Regarding the referendum questions, it would be important to communicate the cost of the project to the Town (net cost after reimbursement) vs. what is on the ballot (total project cost) early and often in the process.

Future committees should address any and all of the powerful methods of the current times.

Land

Future committees should review contiguous properties as the properties searched were single parcels/properties. Also, a future search should include properties with domiciles (e.g. 22 acres with a house was not placed on our list).

Considerations

Despite the failed referendum, the School Building Committee believes:

- The most effective and efficient means of implementing a combined PK-8 school is through new construction on a new site.
- The property identified by the SBC as the proposed site of the new school is an excellent site candidate for the proposed use, and of the properties examined at the time of the study it remains the most advantageous available.
- The existing school facilities at Hall and Center are in need of significant and very costly improvements to maintain their integrity for continued use and to support the advancement of a contemporary educational model into the future. The SBC's efforts support the recommendation that new school construction is anticipated to have the most advantageous cost-benefit analysis in the long term.
- The Town should actively plan for a significant financial investment in school infrastructure improvements (either new construction or renovations) within the next few years. It is important for taxpayers to understand that the state will not provide reimbursement for the majority of school improvement projects when done through the CIP process.
- The Town should consider its land inventory, if not open space, and perhaps sell the unneeded parcels to purchase a more suitable lot for a future school.
- The Town may consider connecting with their local elected officials (senator, state representative) to determine if they would support special legislation to get Willington a higher reimbursement rate for a renovation project or a new school.

Appendix A: Colliers Executive Summary

Willington Public Schools

PK-8 school consolidation executive summary

July 12, 2023

I. Introduction

In 2022 Colliers Project Leaders was hired to assist the Willington school building committee with their charge of exploring the consolidation of the Willington schools. Two options were developed in parallel to compare feasibility, budget, and schedule of creating a single PK-8 facility.

- Option 1 involved building a new PK-8 consolidated school on a site to be determined.
- Option 2 involved renovating the existing Hall Memorial School and adding the PK-4 Center Elementary School to that building and site.

A site selection sub-committee was formed and with the assistance of Colliers project leaders evaluated more than 120 undeveloped public and private parcels. Criteria utilized included central location, buildable acreage (above 19 acres), available 3-phase power, topography, wetlands, and traffic sight lines. A matrix of shortlisted sites was reviewed and the Adamec Road parcel was determined to be the best option for a new school.

Colliers project leaders developed preliminary concept plans for both options to demonstrate how the educational specifications could be incorporated into each proposed project. Project schedules and project budgets were produced for both options with varied reimbursement calculations based on anticipated space waivers from the State. QA&M architects were hired late in the process to provide further developed concept plans for Options 1 and 2 that supported the earlier Colliers concepts. QA&M recommended building new versus an addition and renovation project due to implementation, phasing, future expansion, and overall project cost.

II. Project - Population and Space Standard Discussion

A meeting with the State of Connecticut OSCG&R office took place on October 5, 2022, and the following information was discussed.

- a. It was determined that the existing Center Elementary School site was not large enough to support a Middle School addition. The State recommended minimum parcel size is 19 to 20 acres. The existing Middle School site is not large enough to accommodate the construction of a new school while the existing school was operational so a renovation addition project was the only option on the existing middle school site.
- b. Two options were reviewed in parallel to consolidate the two existing schools into a single PK-8 facility
 - i. Build a new PK-8 consolidated school on a new site
 - ii. Renovate the existing Hall Memorial School and include building additions and infrastructure to accommodate the PK-4 Center School population on the existing Hall Memorial site. (the existing 13-acre Hall Memorial Middle School site is well below the state recommendation)
- c. Current population 419 students – State Space Calculation - 57,654 net s.f.
- d. Building Square Footage
 - i. Existing 2 buildings total 91,507s.f.
 - ii. The proposed Educational Specification was developed by the superintendent and BOE resulting in a PK-8 program for a consolidated school of 83,134s.f. including an auditorium. This represents a reduction of 8,373s.f. below the total area contained within the two existing school buildings.
 - iii. Grades 1-8 current class sizes range from 37-56 requiring 2-3 classes per grade
- e. The State Space Standard of 57,654 net s.f. does not support a functional school.
- f. If Option #2 were pursued the Colliers and QA&M concept plans demonstrated that the renovated and expanded Hall Memorial School would have very limited future expansion if the Willington School District experienced future growth in grades PK-8.

III. Alteration Extension Project – Statutes and path to reno as new Option #2

- a. The threshold for renovation status approval required to make Option #2 economically feasible was reviewed, this status would make all existing materials and systems classified as a repair or replacement eligible for State reimbursement
 - i. CGS Section 10-282(18) 75% of building at least 30 years old
 - ii. Guidelines – renovation cost must be less expensive than building new - submit SCG-3051.
 - iii. Current estimates confirm the new construction Option #1 is less expensive than renovations and additions Option #2. – The Town could still approve A/E (Alteration Extension) project to renovate the existing Hall Memorial School however the majority of repairs/renovations to the existing structure would not be reimbursed without special legislation approving renovation status.
- b. Percentage of building that must remain
 - i. Understanding that 55% of the existing building must be maintained to qualify for renovation status. (the current concepts would maintain 70% of the existing building)
- c. The project budget estimates did not support approval of renovation status as the renovation costs exceeded the new construction estimate. Special legislation would be required to obtain this status.

IV. State Discussions

- a. Contrary to previous OSCG&R administrations the State will not comment on what project approach should be submitted. The Town should determine what project they want to pursue and submit the grant application for that project which will then be evaluated by the State.
- b. The Governor's office is promoting the consolidation of school facilities and communities are encouraged to look for opportunities to reduce the number of buildings being maintained.
- c. The State Space Standard of 57,654 net s.f. calculated for 420 students grades PK-8 does not support a functional school, OSCG&R staff agreed with this statement in principle but would not comment on the issuance of a space waiver until the project was determined by the Town and a grant application was formally submitted. It is believed that a space waiver would be granted.

V. Project Costs and Funding

- a. The project funding options below were developed and presented to the Committee and Town at multiple public meetings. The State process and funding calculations can be confusing and were difficult for the public to fully understand.

Willington Project Budget Summary - PK to 8 School Consolidation

estimated cost if 63.21% renovation rate is approved for new construction

4/26/2023	Total Estimated Budget	Estimated State Funding without waiver	Estimated Cost to Town without waiver	Estimated State Funding with waiver	Estimated Cost to Town with waiver	Estimated State Funding with waiver and 63.21% reimbursement rate	Estimated Cost to Town with waiver and 63.21% reimbursement rate
OPTION 1 New School	\$60,634,253	\$24,509,780 40.83%	\$36,124,473	\$31,940,851 53.21% Waiver to 75,134s.f.	\$28,693,402 Waiver to 75,134s.f.	\$37,943,642 63.21% Waiver to 75,134s.f.	\$22,690,611 Waiver to 75,134s.f.
OPTION 1A New School with Auditorium	\$66,564,350	\$23,210,337 36.90%	\$43,354,013	\$31,858,067 50.65% Waiver to 79,134s.f. 50% Aud 4,000s.f. ineligible	\$34,706,283 Waiver to 79,134s.f. 50% Aud 4,000s.f. ineligible	\$37,845,299 60.17% Waiver to 79,134s.f. 50% Aud 4,000s.f. ineligible	\$28,719,051 Waiver to 79,134s.f. 50% Aud 4,000s.f. ineligible
OPTION 2 Alteration / Extension HMS	\$62,386,633	\$19,875,640 47.37%	\$42,510,992	\$26,522,917 63.21% Waiver to 82,311s.f.	\$35,863,716 Waiver to 82,311s.f.	\$26,522,917 63.21% Waiver to 82,311s.f.	\$35,863,716 Waiver to 82,311s.f.
OPTION 2A Alteration / Extension HMS with Auditorium	\$69,949,654	\$19,731,188 42.91%	\$50,218,465	\$27,780,566 60.41% Waiver to 86,311s.f. 50% Aud 4,000s.f. ineligible	\$42,169,087 Waiver to 86,311s.f. 50% Aud 4,000s.f. ineligible	\$27,780,566 60.41% Waiver to 86,311s.f. 50% Aud 4,000s.f. ineligible	\$42,169,087 Waiver to 86,311s.f. 50% Aud 4,000s.f. ineligible

* Calculated State reimbursement rates shown above are based on initial rate for new construction of 53.21% or an alteration rate of 63.21% multiplied by the space standard reduction. That percentage is multiplied by the eligible construction cost, not the total estimated budget listed above. Eligible construction excludes all work over the property line and any repair and replacement costs resulting in the estimated State funding and estimated Towns costs.

Estimated costs for new construction using renovation rate of 63.21% of eligible construction cost highlighted in blue to demonstrate State reimbursement support if the penalty for building new was eliminated.

- b. Unfortunately, the costs to build a new school resulted in a significant impact to the mill rate that taxpayers did not approve. It should be noted that the last two right-hand columns in the chart above were not presented to the public. At the time of the referendum, the option to increase the new construction State reimbursement support by an additional 10 percentage points to match the renovation support percentage had never been approved by the State. Similar to the space waiver discussions which the State would not consider until a project was approved and submitted this increase would also require a grant application to be submitted prior to starting these discussions. In May 2023 Colliers Project Leaders was successful in obtaining the 10% increase in State reimbursement for another Connecticut town based on an interpretation of the state statute. It should be noted that this project had been approved at referendum and submitted to the State. This was the first time the State has ever approved this type of funding increase and has now set a precedent for future projects. This should be considered if Willington explores a new school in the future.
- c. It may be prudent to open further discussions with the Willington State Representatives to explore securing special legislation increasing funding for a future project.

VI. Factors Impacting the Referendum

- a. The overall project costs were not supported by the taxpayers due to the mill rate impact, lack of confirmation of the level of State support and uncertainty with the economy also influenced the taxpayers.
- b. The building committee was split on which project option to recommend to the Town for referendum sending conflicting messages to the public.
- c. The land which was identified by Colliers independently and without initial knowledge of who the property owner was became a political hurdle as it was tied to the first selectwoman.
- d. Public participation in meetings was lacking and inaccurate information was actively posted on public media by project opponents.

VII. Next Steps

- a. It is our understanding that the Town may pursue a new study of the two existing school buildings to determine the scope and costs to address building infrastructure and maintenance needs. This effort should take into account schedule and phasing along with identifying all project hard and soft costs which

past studies failed to provide. A 10-year capital plan should be developed along with a comprehensive renovation approach.

- b. Inflationary factors continue to impact construction costs and should be considered when estimating any future project approaches. The project costs developed by Colliers should be increased for any future comparisons to alternative projects. Inflationary costs are estimated at 6% to 8% for 2023.
- c. The Town may want to consider securing the Adamec road parcel identified for a new school at this time as there were limited other options and the recommended parcel was cost-effective and appropriate for a new school project.
- d. The State reimbursement calculation for Willington should be confirmed as it is approximately 10 percentage points below the neighboring Town of Mansfield and it is believed that Willington should qualify for equal or greater support based on the economic status of the Town.

Appendix B: Board of Education Educational Specifications Square Footage (11/8/22)

ACADEMIC CLASSROOMS			SQUARE FEET	TOTAL
Grades PK-K	4	Classrooms Grades PK-K	900	3,600
	4	Individual Toilet Room (In Each Classroom)	56	224
	1	Common Storage Area	200	200
	1	Breakout Area	150	150
	1	Resource Room (Flex Space)	350	350
Grades 1-4	9	Classrooms Grades 1-4	800	7,200
	2	Multi-Stall Toilet Room	325	650
	1	Teacher Work/Lunch Room	800	800
	2	Common Storage Area	200	400
	2	Breakout Area	150	300
	1	Resource Room (Flex Space)	350	350
Grades 5-8	10	Classrooms Grades 5-8	800	8,000
	1	Teacher Work/Lunch Room	500	500
	2	Common Storage Area	200	400
	2	Multi-Stall Toilet Room	325	650
	2	Breakout Area	150	300
	1	Resource Room (Flex Space)	350	350
				24,424

SPECIALIZED ROOMS		SQUARE FEET	TOTAL
2	Science Room	1,200	2,400
1	Prep Room	180	180
1	STEAM Classroom	1,000	1,000
1	Art Classroom	1,200	1,200
1	Art Storage	150	150
1	Kiln Room	100	100
1	Foreign Language	800	800
1	Instrumental Music	1,400	1,400
2	Practice Room	80	160
1	Instrument Storage	200	200
1	Chorus Room	1,000	1,000
1	Intervention Room	800	800
1	School Based Health (Mental Health)	150	150
1	Health Classroom	800	800
			10,340

SPECIAL EDUCATION		SQUARE FEET	TOTAL
1	Self-Contained Classroom With Bathroom	400	400
4	Self-Contained Classroom	350	1,400
2	Speech/Language Office	150	300
2	Psychologist/Social Worker Office	150	300
1	School Counselor Office	150	150
1	Occupational/Physical Therapy Room	400	400
			2,950

ADMINISTRATIVE AREA		SQUARE FEET	TOTAL
1	Reception/Clerical Area	600	600
1	Secure File Storage	120	120
2	Administrative Office	180	360
1	Conference Room	200	200
1	Conference Room	300	300
1	Staff Toilet Room	60	60
1	Nurse's Office	150	150
1	Nurse's Patient Waiting/Cot Area	300	300
1	Nurse's Exam Room	150	150
1	Nurse's Toilet Room With Shower	85	85
1	Teacher Storage Closet	50	50
1	Paraeducator Storage	50	50
4	Faculty Toilet Room	60	240
2	Single User Toilet Room	60	120
1	Pupil Services Office	300	300
1	Curriculum Office	150	150
			3,235

COMMON AREAS		SQUARE FEET	TOTAL
1	Learning Commons (Library, TV Studio)	2,400	2,400
1	Learning Commons Storage	150	150
1	Librarian's Office/Work Room	125	125
1	Cafeteria (Design For 3 Waves Of 150)	2,600	2,600
1	Kitchen, Food Storage, Office	1,400	1,400
1	Gym	7,200	7,200
2	Locker Room	400	800
1	Physical Education Storage	250	250
1	Physical Education Exterior Storage	250	250
2	Gym Office	120	240
1	Auditorium	8,000	8,000

2	Public Toilet Room (With Changing Table)	300	600
1	Family Toilet Room	80	80
			24,095

SERVICE AREAS & GROSSING FACTOR (WALLS, CORRIDORS, STAIRS)		SQUARE FEET	TOTAL
1	Information Technology (IT) Room	400	400
1	Main Distribution Frame (MDF) Room	150	150
2	Independent Distribution Frame (IDF) Room	50	100
1	Custodial Office And Lockers	250	250
3	Custodial Closet	70	210
1	Custodial Outdoor Storage	200	200
1	General Storage	200	200
1	Receiving	200	200
1	Mechanical	1,000	1,000
1	Electrical Service	150	150
2	Electrical Closet	40	80
1	Fire Protection Service	150	150
	Subtotal Of Above		3,090
	Grossing Factor (Walls, Stairs, Corridors)		15,000
			18,090

EDUCATIONAL SPECIFICATIONS NET SQUARE FOOTAGE	83,134
--	---------------

Appendix C: Enrollment Study (1/11/22)

Appendix A. Willington Enrollment Projected by Grade to 2031															
School Year	Birth Year	Births ¹	K ²	1	2	3	4	5	6	7	8	PreK	PK-4	5-8	Total
2011-12	2006	43	48	35	44	59	52	52	67	62	52	21	259	233	492
2012-13	2007	61	52	46	32	45	58	54	46	67	61	18	251	228	479
2013-14	2008	39	42	51	47	32	45	54	51	47	67	21	238	219	457
2014-15	2009	39	36	40	50	49	33	46	55	53	46	21	229	200	429
2015-16	2010	38	44	41	38	54	51	34	47	53	52	20	248	186	434
2016-17	2011	45	41	46	43	36	56	47	38	47	52	20	242	184	426
2017-18	2012	48	36	42	51	46	39	58	56	40	48	22	236	202	438
2018-19	2013	37	38	33	40	48	46	35	62	57	36	32	237	190	427
2019-20	2014	48	46	41	39	41	47	51	37	56	57	23	237	201	438
2020-21	2015	31	32	38	42	35	44	45	52	40	58	11	202	195	397
2021-22	2016	38	32	35	44	45	35	46	51	48	42	14	205	187	392
Projected															
2022-23 ³	2017	42	38	34	39	45	49	36	51	50	49	25	230	186	416
2023-24	2018	34	31	38	37	39	48	49	40	56	51	30	223	196	419
2024-25	2019	33	30	31	42	37	41	48	54	39	58	33	214	199	413
2025-26	2020	48	42	30	34	42	39	41	53	53	40	31	218	187	405
2026-27	2021	42	39	42	33	34	44	39	45	52	53	30	222	189	411
2027-28	2022	41	37	39	46	33	36	44	43	44	53	30	221	184	405
2028-29	2023	41	37	37	43	46	35	36	49	42	45	30	228	172	400
2029-30	2024	41	37	37	41	43	49	35	40	48	43	30	237	166	403
2030-31	2025	41	37	37	41	41	45	49	39	39	49	30	231	176	407
2031-32	2026	41	37	37	41	41	43	45	54	38	40	30	229	177	406

Appendix D: Land Study

SBC Site Evaluation (private sites)

Wilmington Site Evaluation Private Sites

Map	Block	Lot	Unit	Location	Owners Name	Class	Modd Desc	Land Acres	REVIEW COMMENTS
01		010-00		19 BOSTON TPKE	WILLINGTON TOWN OF	E	Vacant	138.45	Conservation
		014-00		923 BOSTON TPKE	CONNECTICUT STATE OF	E	Vacant	34.1	Conservation
02		014-0A		973 BOSTON TPKE	GRADYDUS, WILLIAM ARTHUR II	R	Vacant	20.5	Access from front parcel in Mansfield, south edge
03		005-00		291 WILLINGTON HILL RD	FISH PETER M & HENRY B JR	S	Vacant	25	
04		001-00		21 RIVER RD	CENTRAL VERMONT RAILWAY INC	I	Vacant	60.4	Railroad right of way
06		005-00		53 BOSTON TPKE	LAVOIE MARK H	S	Vacant	47.29	
08		011-00		105 BOSTON TPKE	CADLEROCK PROPERTIES JOINT VENTURE LP	R	Vacant	38.22	EPA Brownfield Cleanup site
06		005-0A		67 BOSTON TPKE	RANKIN ANN R	R	Vacant	35.86	Walked by sub-committee - too steep, significant excavation to provide sight lines, multiple terraces required for fields, very south edge of town - sold during review
06		002-00		50 MASON RD	WILLINGTON TOWN OF	E	Vacant	28	significant slope dropping away from road
08		010-01		101 BOSTON TPKE	LYON REBEKAH A	R	Vacant	21.22	
09		003-00		DALEVILLE RD	CONNECTICUT STATE OF	E	Vacant	151	protected open space
09		008-00		DALEVILLE RD	CONNECTICUT STATE OF	E	Vacant	138.3	protected open space
09		001-00		CISAR RD	KIMBALL ROBERT W & JUDITH C	S	Vacant	70	90% wetland soils
09		001-01		CISAR RD	KEOVILAY KHAMSAO	R	Vacant	50	80% wetlands and wetland soils
09		051-00		WILLINGTON HILL RD	PARENT, CAROLINE S	R	Vacant	33.71	significant wetlands
09		030-00		WILLINGTON HILL RD	NICHOLS GARTH	S	Vacant	19.7	50% wetland soils
09		033-04		61 LATHAM RD	R & M HOLDINGS LLC	R	Vacant	32.72	wetland soils - if not could work
10		021-0A		RIVER RD	LAWLER BRUCE & LORI	R	Vacant	62.3	very steep slopes, significant rock outcroppings - sold during review
10		030-00		MASON RD	CONNECTICUT THE UNIVERSITY OF	E	Vacant	96.28	protected open space - significant grades
10		006-00		DALEVILLE SCHOOL RD	FIRST NATURALIST CHURCH & WILDLIFE SANCT	S	Vacant	30.26	Wetlands - significant grades
10		019-00		BUSSE RD	BUSSE CHARLES R JR & MARY L	R	Vacant	25	all wetlands
10		017-0A		DALEVILLE RD	JAX MURIEL A	S	Vacant	29.4	Fenton river splits site
10		036-00		ELDRIDGE RD	LAWRENCE P TANGARI & HELEN M TANGARI CO TRUSTEES OF THE	R	Vacant	28	significant grades
10		066-00		WILLINGTON HILL RD	STAVENS PROPERTIES LLC	S	Vacant	27.87	Wetlands - significant grades
10		001-0A		VILLAGE ST	ACE EQUIPMENT SALES INC	R	Vacant	209.44	small pond cuts access - significant grades
14		016-00		66 NAVRATIL RD	WILLIAMS WAYNE C	R	Vacant	34.08	narrow access road, dirt path onto site - stream crossing - sold during review - developed for residence
16		047-02		CLINT ELDRIDGE RD	7 MM PROPERTIES LLC	R	Vacant	94.8	Poor access
17		029-0A		DALEVILLE RD	BECKER LAWRENCE	S	Vacant	53.65	
17		047-03		CLINT ELDRIDGE RD	ELDRIDGE CLINTON DANIEL	S	Vacant	33.51	
17		016-00		CLINT ELDRIDGE RD	ELDRIDGE CLINTON G & ELNA C	S	Vacant	27	Pond in the middle
17		014-00		CLINT ELDRIDGE RD	NEUMAYER RICHARD R	S	Vacant	26.6	significant wetlands strange shape wont work
18		019-00		OLD SOUTH WILMINGTON BR	HOLT MOUNTAIN LLC	I	Vacant	170	
18		008-0B		107 LUCHON RD	DESKIS DAVID T	R	Vacant	32.48	poor shape and grades
18		008-0C		LUCHON RD	PARIZEK GARY M & ANNAM	S	Vacant	22.48	poor access - significant slope
19		040-00		FISHER HILL RD	ROVOZZO ROYS	S	Vacant	15	
21		022-00		TOLLAND TPKE	VILLFORD FARMS LLC	S	Vacant	128.81	
21		024-00		TOLLAND TPKE near Seker Rd	GERMAN ROBERT & NANCY E	R	Vacant	26.3	This site - building area limited
22		017-00		TOLLAND TPKE	BECKER DIANE L	S	Vacant	94	
22		003-00		TOLLAND TPKE	WALSH SCOTT (1/2) & MICHELE L 1/2	S	Vacant	64.85	
22		016-01		TOLLAND TPKE	GRIMASON PAUL C	S	Vacant	47.32	parcel not found
22		063-00		196 TOLLAND TPKE	HOLT MOUNTAIN LLC	I	Vacant	47.7	grade issues
24		004-00		TOLLAND TPKE	WILLINGTON CEMETERY ASSOCIATION	E	Vacant	33.15	not vacant - cemetery
24		016-00		GLASS FACTORY SCHOOL RD	PARIZEK EVELYNE A REVOCABLE TRUST	S	Vacant	94.85	
24		009-00		ADAMEC RD / 34 Glass Factory	WIECENSKI ROBERT J & MARY A 1/2 INT	S	Vacant	65	North side of wetland may be an option, Sight lines at RT 74 and 32 may need evaluation
26		027-0A		LUCHON RD	MASINDAMARK E & SHARI C	R	Vacant	30	river in the middle
26		017-00		ROLLAR RD	MASINDAMARK E & SHARI C	R	Vacant	25.6	Wetlands and streams
26		002-00		RIVER RD	DESIATO SAND & GRAVEL CORP	R	Vacant	80.5	gravel pit - grading issues
26		004-00		MOOSE MEADOW RD	BECKER DIANE L	S	Vacant	212.34	
26		015-00		SECAR ROAD				50	Far east edge of town, away from all population and activity centers
26		011-0A		MOOSE MEADOW RD	BESSETTE LUCIEN DAVID &	S	Vacant	80.36	severe grades
26		005-00		MOOSE MEADOW RD	KALBAC EMIL R	S	Vacant	30	river in the middle
27		011-00		JARED SPARKS RD	HECK FAMILY LAND MANAGEMENT COMPANY LLC	S	Vacant	44.64	flatter area very wet, site lines fair
27		014-0A		KRIVANE C RD	GRIMASON DOUGLAS F &	S	Vacant	42	stream cuts off access
27		009-00		KRIVANE C RD	HECK FAMILY LAND MANAGEMENT COMPANY LLC	S	Vacant	29.8	land locked
27		007-0A		COMMON RD	HECK FAMILY LAND MANAGEMENT COMPANY LLC	S	Vacant	26.83	bisected by stream
27		013-00		JARED SPARKS RD	WILLINGTON TOWN OF	E	Vacant	26	land locked - too small
29		004-00		RIVER RD	TRASK ROAD DEVELOPMENT LLC	R	Vacant	31.85	
29		005-01		TOLLAND TPKE	VONASEK PATRICIA J LU	S	Vacant	30.06	
29		015-00		TRASK RD	PARIZEK GEORGE B &	S	Vacant	20	wetlands - too small
29		010-00		BURMARD	WILLINGTON TOWN OF	E	Vacant	129.92	protected land large pond in middle
29		008-00		BURMARD	WILLINGTON TOWN OF	E	Vacant	94.33	protected land significant grade
29		014-00		BURMARD	ABERLE DAVID J	S	Vacant	85	land locked - significant grades
31		009-00		MOOSE MEADOW RD	WILLINGTON TOWN OF	S	Vacant	36.86	too steep - not viable
31		011-00		34 BURMARD	DUPILKA KATHLEEN M & ET AL	R	Vacant	29.83	2 ponds in the middle
31		004-00		MOOSE MEADOW RD	ZELENKA HEIDI S	S	Vacant	22.93	3 ponds in the middle
32		005-0A		JARED SPARKS RD	SHUTE, BARBARA J	S	Vacant	30.47	
32		005-0B		JARED SPARKS RD	PAL EUGENE R & MARIE L REVOCABLE TRUST	S	Vacant	30.47	Very poor site lines Too steep at rear of site
32		004-00		JARED SPARKS RD	NORMAN TIMOTHY M	S	Vacant	24.4	shape wont work
33		019-00		RUBY RD	RUBY ROAD ASSOCIATES LLC	S	Vacant	316	shape wont work
33		003-00		TRASK RD	PARIZEK JODY M	S	Vacant	134	Limited access points, large parcel, asking \$3.2n
33		004-00		ELDRIDGE MILLS RD	MIHOK RICHARD F	S	Vacant	105.72	
33		024-0B		COSOROVE RD	DROBNEY ISABEL N	R	Vacant	71.17	challenging grades
34		009-0C		RIVER RD	BARNINI CIRCLE ASSOCIATES LLC (1/3) & PE	R	Vacant	99.51	steep elevations
34		009-0A		RIVER RD	BARNINI CIRCLE ASSOCIATES LLC 1/3 & PERL	S	Vacant	59	steep elevations
34		012-00		ELDRIDGE MILLS RD	MIHOK RICHARD F	S	Vacant	41.7	challenging grades
34		009-0A		MOOSE MEADOW RD	STIGLIANI HIPSKY VIRGINIA HIPSKY JOCELYN F LUBIN REVERLY J &	R	Vacant	239	landlocked with ponds

SBC Site Evaluation (private sites) continued

36	008-00	TINKERVILLE RD	WILLINGTON TOWN OF	E	Vacant	79.5	protected land with lake
36	007-00	MOOSE MEADOW RD	STIGLIANI-HIPSKY VIRGINIA HIPSKY JOCELYN F LUBLIN	S	Vacant	47.76	two ponds in the middle
36	001-0A	MOOSE MEADOW RD	REVERLY J & MACHER PETER	R	Vacant	40	large pond in middle
36	012-00	TINKERVILLE RD	FUENTES-ASTORGA MARI EDITH FKAMANSOUR MARI EDITH	R	Vacant	39.5	
36	013-0A	58 LUSTIG RD	FUENTES LINASK MAIA K	S	Vacant	27.25	tough grades thin site
37	009-00	MOOSE MEADOW RD	BRIANNA UNDIVIDED 1/2 INTEREST	S	Vacant	125	
37	010-04	JARED SPARKS RD	WOJNILLO MYRON THE REVOCABLE TRUST	R	Vacant	55.48	
37	011-00						
38	025-00	187 RUBY RD	LYTWIN DAVID J	S	Vacant	59.14	large pond
38	022-00	RUBY RD	CONNECTICUT STATE OF	E	Vacant	53	land locked protected land
38	023-00	ELDRIDGE MILLS RD	CALLAWAY G &	S	Vacant	30	
39	010-00	RIVER RD	GOELLER JANE B TRUSTEE-GOELLER FAMILY SURVIVORS TRUST	S	Vacant	59	
39	010-0A	RIVER RD	GOELLER JANE B TRUSTEE-GOELLER FAMILY SURVIVORS TRUST	S	Vacant	30	stream in middle thin site
39	001-00	RIVER RD	CONNECTICUT LIGHT & POWER	S	Vacant	22.25	very thin with stream
39	013-0A	VILLAGE HILL RD	CONNECTICUT STATE OF	S	Vacant	19.8	protected land with stream
40	003-0A	MOOSE MEADOW RD	BRNDIAR EDWARD TRUST OF &	S	Vacant	113.91	
40	004-00	MOOSE MEADOW RD	PARIZEK EVELYNE A REVOCABLE TRUST	S	Vacant	35	large pond steep grades
42	049-00	328 RUBY RD	RUBY ASSOC GENERAL PARTNERSHIP	I	Vacant	395.03	
42	046-00	RUBY RD	L8M PROPERTY HOLDINGS LLC	R	Vacant	66.07	streams and strange shape
42	005-00	KUCKO RD	KUCKO EMIL & ALICE	R	Vacant	52.5	stream in the middle
42	049-00	RUBY RD	WILLINGTON TOWN OF	E	Vacant	34.26	Site walked by LASC and Colliers. Front of site is bus lot, behind that is acres of Public Works debris, followed by wetlands crossings, some ledge outcroppings, and slopes. 1100-1400' long driveway would be required, with clean-up, and stream crossings. Significant realignment likely required of curves and elevations on rt 320, this work is not reimburseable by State
42	049-0A	264 RUBY RD	RUBYROAD DEVELOPMENT LLC	C	Vacant	21.86	
44	003-00	BALAZS RD	ROBBINS-PIANKA BARRETT	S	Vacant	293	
44	019-00	BALAZS RD	FENTON WOODLANDS ASSN	S	Vacant	53.51	protected land - land locked
44	020-00	BALAZS RD	LIROT WESTFORD G & GEORGIANNAM	S	Vacant	50	landlocked
44	001-00	BALAZS RD	PARIZEK RICHARD R & ESTELLE	S	Vacant	40	landlocked steep slopes
46	016-00	TURNPIKE RD	CSIKI SUSAN ANN & CARLTON R	S	Vacant	22.27	wetlands, poor shape-grades
46	017-00	3 POLSTER RD	LOVE'S TRAVEL STOPS & COUNTRY STORES INC	C	Vacant	39.926	75% wetlands
46	004-00	LOHSE RD	GRIMALDI JOSEPH TRUSTEE, J GRIMALDI REVO	S	Vacant	20	wetlands - too small
47	008-00	SCHOFIELD RD	HECKLER CHESTER L & LEON C JR	S	Vacant	100.961	
47	010-00	241 VILLAGE HILL RD	HECKLER CHESTER L &	R	Vacant	40	80% wetlands and wetland soils
47	026-0A	ORANGE DR	POOLE JAMES H III & ANNEMARIE	S	Vacant	32.69	split by stream
47	001-0A	RIVER RD	DEMILAROCOCO & JANE M	S	Vacant	31.52	stream and poor grades
47	036-0A	162 VILLAGE HILL RD	FIDALI KRISTIAN & MILENA	R	Vacant	29.27	stream - steep slopes-bad shape
48	002-00	POTTER SCHOOL RD	WILLINGTON DEVELOPERS LTD PTNSHIP	S	Vacant	91.2	limited access - lots of grade changes
48	001-0B	POTTER SCHOOL RD	PASSARDI RICHARD W TRUST AGREEMENT	S	Vacant	31.3	thin significant grade change
48	007-00	BIDWELL RD	PASSARDI RICHARD W TRUST AGREEMENT	S	Vacant	20.6	too small with grade changes
48	001-0C	POTTER SCHOOL RD	PASSARDI DONALD P	S	Vacant	27.43	30% wetlands
50	001-00	MIHALIAK RD	MIHALIAK ANITA T	S	Vacant	97.8	
50	003-21 to 003-21	MIHALIAK RD - subdivided site	Realtor.com - 1517 days		Vacant	61	Site walked by LASC and Colliers. Good site lines - area for expansion - not centrally located, concern with truck traffic at intersection and highway ramps on the only one main route in and out north on Mihaljak road goes into Stafford and is one lane in areas, then back into Willington
51	020-0A	POLSTER RD	CONNECTICUT STATE OF	E	Vacant	189.9	protected land - wetlands
51	019-0B	POLSTER RD	CONNECTICUT STATE OF	E	Vacant	130.05	protected land - wetlands
51	016-0A	LOHSE RD	DONAHUE DANIEL F JR &	S	Vacant	33.33	large pond and wetlands
52	001-00	VILLAGE HILL RD	DEVOLF DONNA MARIE	S	Vacant	65.5	
52	030-00	SPAK RD	NORVAL DANIEL SCOTT	R	Vacant	59.6	large pond and wetlands
52	004-0A	BLAIR RD	JOSHUA'S TRACT CONSERVATION & HISTORIC	E	Vacant	55.95	protected soils and stream
53	001-00	BLAIR RD	CONNECTICUT LIGHT & POWER	I	Vacant	27.08	
54	001-0C	BALAZS RD	CONNECTICUT STATE OF	S	Vacant	595	protected land
54	001-00	BALAZS RD	CONNECTICUT STATE OF	S	Vacant	80.9	protected land
54	001-0A	BALAZS RD	MIHALYAK RICHARD J & FLORENCE S	S	Vacant	35	landlocked

Reviewed by Adam from RHT list Feb 13, 2022 NOT RECOMMENDED
Reviewed by Adam and Scott 03-09-22 list presented to Site committee NOT RECOMMENDED
Reviewed by Adam and Scott 03-09-22 list presented to Site committee RECOMMENDED FURTHER REVIEW
Reviewed by Scott - PUBLIC - not recommended - confirm Moose Meadow
Reviewed by Scott P - not recommended 3-24-22
Reviewed by Scott P - further reviewed 3-24-22 in field - recommended for further study
Reviewed by Scott P - further reviewed 3-24-22 in field - possible

SBC Site Evaluation (town properties)

<https://www.mainstreetmaps.com/ct/wilmington/pu>

1. 46/001-02 ANGELA LN WILLINGTON TOWN OF 6.4 acres, all wetlands	13. 46/001-00 LOHSE RD WILLINGTON TOWN OF 3.91 acres	25. 39/006-0B RIVER RD WILLINGTON TOWN OF 4.99 acres, all wetlands, roaring brook going through
2. 49/006-00 BALAZS RD WILLINGTON TOWN OF 1 acre ** connected to the following 3	14. 13/005-00 LUCHON RD WILLINGTON TOWN OF 3.26 acres, wetlands	26. 37/011-00 RUBY RD WILLINGTON TOWN OF 18.7 acres, abuts 42/049-00 with the brook (Youngerman
3. 49/006-0A BALAZS RD WILLINGTON TOWN OF 1.4 acres *	15. 06/002-00 50 MASON RD Mainstreet GIS WILLINGTON TOWN OF 28 acres, protected open space with the town an	27. 42/049-00 RUBY RD WILLINGTON TOWN OF 3.26 acres, wetlands, brook running through & ponds
4. 49/006-0B BALAZS RD WILLINGTON TOWN OF 1 acre *	16. 16/035-00 MEADOW LN WILLINGTON TOWN OF 6.31 acres	28. 36/008-00 TINKERVILLE RD WILLINGTON TOWN OF 79.5 acres, lots of wetlands
5. 49/006-0C BALAZS RD WILLINGTON TOWN OF 4 acres *	17. 16/039-00 MEADOW LN WILLINGTON TOWN OF 10 acres, some wetlands	29. 45/002-00 TURNPIKE RD WILLINGTON TOWN OF 6.4 acres, lots of wetlands
6. 01/010-00 19 BOSTON TPKE Mainstreet GIS WILLINGTON TOWN OF 138.45 acres, wetlands and aquifer protection at one	18. 50/003-43 MIHALIAK RD WILLINGTON TOWN OF 11.38 acres, wetlands	30. 45/003-00 TURNPIKE RD WILLINGTON TOWN OF .7 acres
7. 23/023-00 COMMON RD WILLINGTON TOWN OF / TOWN GREEN 1.7 acres	19. 31/009-00 MOOSE MEADOW RD WILLINGTON TOWN OF 36.86 acres, some wetlands in the very back on 1	31. 43/124-0A VILLAGE HILL RD WILLINGTON TOWN OF .8 acres
8. 11/010-00 DALEVILLE SCHOOL RD WILLINGTON TOWN OF 11.59 acres, wetlands	20. 42/035-00 PINECREST RD WILLINGTON TOWN OF 10.4 acres- one parcel coming of a subdivision a	32. 42/008-0A WILDERNESS WAY WILLINGTON TOWN OF .7 acres Pond
9. 40/007-0A FERMIER RD WILLINGTON TOWN OF 1.21 acres	21. 10/002-0A RIVER RD WILLINGTON TOWN OF 2.3 acres, wetlands	33. 42/008-0B WILDERNESS WAY WILLINGTON TOWN OF .7 acres
10. 38/019-00 33 HANCOCK RD WILLINGTON TOWN OF 12 acres	22. 10/003-00 RIVER RD WILLINGTON TOWN OF 2 acres, wetlands, next to the Willimantic River	34. 42/008-0C WILDERNESS WAY WILLINGTON TOWN OF 1.04 acres
11. 27/012-00 JARED SPARKS RD WILLINGTON TOWN OF 20 acres, landlocked	23. 10/012-00 RIVER RD WILLINGTON TOWN OF .28 acres	35. 42/008-0D WILDERNESS WAY WILLINGTON TOWN OF 2.82 acres
12. 53/017-00 LAUREL DR WILLINGTON TOWN OF 3.08 acres	24. 15/024-0B RIVER RD WILLINGTON TOWN OF .9 acres, wetlands, next to the Willimantic River	36. 42/008-0E WILDERNESS WAY WILLINGTON TOWN OF .68 acres

Appendix E: SBC Financial Report

11/28/2023

Town of Willington Final Expenditure Report 11.28.2023

Account Number / Description	Budget	Expended	Encumbrance	Balance
04.1.4041.0000.000.00	\$200,000.00	132,662.89	0.00	67,337.11
SBC CONSULTANTS				
\$100,000 TM 10/5/21				
\$100,000 TM 11/14/22				

TRANSACTION DETAIL

Date	Check #	Invoice Number	PO Number	Vendor	Memo	Amount Exp	Amount Enc
06/21/22	12103534	748732	1220551	Colliers Project Leaders	Professional Services thru 3/31/22	7,535.00	
09/06/22	12103946	753991	1220551	Colliers Project Leaders	Professional Services thru 4/30/22	4,924.75	
09/06/22	12103829	761087	1220551	Colliers Project Leaders	Professional Services thru 5/31/22	2,349.00	
06/30/22	12103829	767892	1220551	Colliers Project Leaders	Professional Services thru 6/30/22	2,430.00	
09/06/22	12103946	774682	1220551	Colliers Project Leaders	Professional Services thru 7/31/22	2,349.00	
10/03/22	12104088	781873	1220551	Colliers Project Leaders	Professional Services thru 8/31/22	2,713.50	
11/07/22	12104243	788893	1220551	Colliers Project Leaders	Professional Services thru 9/30/22	3,726.00	
11/21/22	12104312	799690	1220551	Colliers Project Leaders	Professional Services thru 10/31/22	7,411.50	
01/03/23	12104506	804891	1220551	Colliers Project Leaders	Professional Services thru 11/30/22	4,779.00	
01/17/23	12104566	810533	1220551	Colliers Project Leaders	Professional Services thru 12/31/22	3,928.50	
02/21/23	12104748	816816	1220551	Colliers Project Leaders	Professional Services thru 1/31/23	3,685.50	
03/20/23	12104885	824627	1220551	Colliers Project Leaders	Professional Services thru 2/28/23	5,103.00	
06/29/23	12105389	833648	1220551	Colliers Project Leaders	Professional Services thru 3/31/23	2,146.50	
05/15/23	12105187	843620	1220551	Colliers Project Leaders	Professional Services thru 4/30/23	324.00	
08/07/23	12105633	862026	1220551	Colliers Project Leaders	Professional Services thru 6/30/23	324.00	
09/05/23	12105749	869492	1220551	Colliers Project Leaders	Professional Services thru 7/31/23	324.00	
06/01/22	12103534	748732	1220551	Colliers Project Leaders	Reimbursable Expenses thru 3/31/22	208.85	
09/06/22	12103946	753991	1220551	Colliers Project Leaders	Reimbursable Expenses thru 4/30/22	71.37	
09/06/22	12103946	761087	1220551	Colliers Project Leaders	Reimbursable Expenses thru 5/31/22	139.82	
10/03/22	12104088	781873	1220551	Colliers Project Leaders	Reimbursable Expenses thru 8/31/22	75.63	
11/07/22	12104243	788893	1220551	Colliers Project Leaders	Reimbursable Expenses thru 9/30/22	71.25	
01/03/23	12104506	804891	1220551	Colliers Project Leaders	Reimbursable Expenses thru 11/30/22	72.50	
03/06/23	12104802	13270-1-23	12300580	CBRE	Appraisal Fee	3,000.00	
01/03/23	12104503	304155	12300457	CCM	Mailer #1	247.80	
02/06/23	12104650	Mailer #2	12300457	CCM	Mailer #2	247.80	
01/03/23	12104501	Tolland Post Office	12300464	Card Services	Mailer #1 Tolland Post Office	481.34	
01/03/23	12104503	master Willington	12300465	Card Services	Mailer #1 Willington Post Office	34.03	
02/06/23	12104648	Tolland Post Office	12300460	Card Services	Mailer #2 Tolland Post Office	500.66	
02/06/23	12104648	Will Post Office	12300458	Card Services	Mailer #2 Willington Post Office	34.03	
02/06/23	12104648	Zoom	12104648	Card Services	Zoom SBC	53.18	
10/17/22	12104152	20532	12300134	Eagle Environmental, INC	Phase I - Parcel 1 Vacant Parcel	2,500.00	
10/17/22	12104152	20532	12300134	Eagle Environmental, INC	Phase I - Parcel A Existing Middle School Site	2,500.00	
11/21/22	12104316	20697	12300280	Eagle Environmental, INC	Phase II - ESA Report Adamec Rd Site	3,658.25	

11/28/2023

Account Number / Description	Budget	Expended	Encumbrance	Balance
04.1.4041.0000.000.00	\$200,000.00	132,662.89	0.00	67,337.11
SBC CONSULTANTS				
\$100,000 TM 10/5/21				
\$100,000 TM 11/14/22				

TRANSACTION DETAIL

<u>Date</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>PO Number</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount Exp</u>	<u>Amount Enc</u>
01/03/23	12104511	20816	12300280	Eagle Environmental, INC	Phase II - ESA Report Adamec Rd Site 12/29	1,020.00	
03/06/23	12104812	20939	12300280	Eagle Environmental, INC	Phase II - ESA Report Adamec Rd Site	14,927.50	
4/17/23	12105050	21025	12300280	Eagle Environmental, INC	Phase II - ESA Report Adamec Rd	7,470.00	
11/6/23	12106035	21149	0	Eagle Environmental, INC	Report / Follow-Up Meetings on Report	4,590.00	
12/19/22	12104453	11391609	12300321	Halloran & Sage LLP	Hall School deed	703.00	
12/19/22	12104453	11397704	12300321	Halloran & Sage LLP	Title Search Oct Service	1,381.74	
12/19/22	12104453	11391698	12300321	Halloran & Sage LLP	Hall School deed	74.00	
02/06/23	12104673	11398458	12300321	Halloran & Sage LLP	Letter of Intent and Title Search	703.00	
01/17/23	12104580	11402208	12300321	Halloran & Sage LLP	Legal Services December	129.50	
03/20/23	12104896	11406462	12300321	Halloran & Sage LLP	Legal Services January and February	481.00	
05/01/23	12105111	11409015	12300321	Halloran & Sage LLP	Legal Services 3/7, 3/8, 3/24	129.50	
05/15/23	12105198	11410257	12300321	Halloran & Sage LLP	Legal Services 4/5 & 4/26	160.00	
02/22/22	12102954	Invoice 12/22/21	1220333	Peter M. Prowda	Analysis of District renrollment for past 10 years	1,450.00	
02/22/22	12102954	Invoice 12/22/21	1220333	Peter M. Prowda	PowerPoint Presentation	300.00	
02/22/22	12102954	Invoice 12/22/21	1220333	Peter M. Prowda	Zoom Presentation - 1 hour	180.00	
02/22/22	12102954	Invoice 12/22/21	1220333	Peter M. Prowda	Miscellaneous Expenses	60.20	
06/05/23	12105281	408695 SBC		Pullman & Comley, LLC	Legal Service thru 4/30/23	4,725.00	
02/06/23	12104679	Pizza	12104679	Phil Stevens	Pizza reimbursement	178.47	
02/06/23	12104683	14918	12300459	QuisenberryArcari & Malik	Design Fee Option 1	8,092.94	
02/06/23	12104683	14918	12300459	QuisenberryArcari & Malik	Design Fee Option 2	11,500.00	
05/01/23	12105119	15159	12300598	QuisenberryArcari & Malik	SGC 053 Support Documents	2,000.00	
05/01/23	12105119	14990	12300598	QuisenberryArcari & Malik	Concept Design	197.28	
09/19/22	12104043	7295	202300079	R.F Hagearty & Associate	Property Valuation	3,000.00	
3/20/23	12104906	7366	12300581	R.F Hagearty & Associate	Appraisal service and reports	1,250.00	
6/5/23	12105284	121	0	Semprebon, Laurie	Tip for SBC food	10.00	
TOTAL EXPENDED						132,662.89	