

CROMWELL MIDDLE SCHOOL BUILDING PROJECT

CROMWELL MIDDLE SCHOOL BUILDING COMMITTEE MEETING

**Regular Board Meeting
Thursday, March 23, 2022
Minutes and Motions**

I. Call to Order

The meeting was called to order by Rosanna Glynn, Chair at 7:00 p.m.

II. Roll Call

CMS Building Committee

Present: Rosanna Glynn, Chair, Shannon Hughes-Brown, Vice Chair, Matt Blanchettte, Ken Cleveland, Ken Jackson, Blaise Messinger, John Post. Alternates: Jessica Lamb, Heather Jacobs

Administration

Present: Dr. Macri, Ann Cocchiola, Tommy Litwinczyk

Board of Education Members

Celina Kelleher, Kelly Cloutier, Matt Zabroski, Kelly Franklin, Alan Schumann

CSG and Other Representatives

Present: Karen DePersia, Chris Cykley - CSG, Jeff Wysznski, Eddie Widofsky, Antonia Ciaverella - Tecton

Town Representatives - None

III. Approval of Agenda

Chair Rosanna Glynn stated she would like to amend the agenda by tabling the Charter. It is currently being reviewed by the Town and it will be renamed as our Bylaws.

Motion to Approve the Amended Agenda made by Shannon Hughes-Brown, seconded by Ken Cleveland. Vote: Unanimous.

IV. Action: Approval of Minutes and Motions - March 10, 2022 meeting

Motion to Approve the Minutes and Motions - March 10, 2022 meeting made by Ken Jackson, seconded by Shannon Hughes-Brown.. Vote: Unanimous.

V. Public Comments - None

VI. New Business

A. Chairperson's Update

Rosanna updated the Committee with the following; on March 14th the Ed Specs were reviewed to make sure we were aligned with requirements. Dr. Macri, Dr. MacLean and Ms. Cocchiola were also in attendance. The updated Ed Specs will be submitted to the Board of Education for approval before submitting to the grant committee. The amphitheater will be outdoors, square footage recommendation is not enough allowable space for circulation. Circulation space is still undersized, but as we move forward, we will figure it out. CSG, the Town, Committee members and Dr. Macri attended a meeting to clarify the timeline between now and referendum. A Special Town meeting will be on either the 1st or 2nd of June and the Referendum will be on either the 8th or 9th. Holding fees will not come out of the Board of Education's budget. A meeting was also held with Tall Timbers and the Communications sub-committee, there was a question on a budget for the Building Committee, the Town is not aware of any committee having a budget and will look into where that will come from. The Charter has to be called Bylaws, and to clarify, we are responsible to the Town Council and there is some verbiage change. The document is currently with the Town Attorney and Town Manager Salvatore for review.

B. Tecton Presentation of Building Options, Including Q&A Time from the Building Committee Members Present

Eddie Widofsky and Jeff Wysznski, Tecton Architects, gave a presentation to the Committee on three different options.

Option 1: Retains current site footprint and circulation. Challenges; long overall construction with multiple phases, most disruptive, no swingspace, existing spaces more difficult to renovate, least amount of room to expand parking site amenities. There will be 4 phases, 3 months each. A total of 3 year project

Projection Costs: \$51,803,880 total cost to Cromwell \$28,517,997

Total Project Costs	\$622.22	\$51,803,880
State Reimbursement	49.64%	(\$25,358,038)
Ineligibles**	4.00%	\$2,072,155
Estimated Total Cost to Cromwell		\$28,517,997

Option 2: Is 55% to renovate existing space and 45% for addition. Site opportunities provide parking, greenspace, temporarily lose the soccer field during construction, but rebuild it at the end, and improve ajacing for athletics. Maintain core spaces and renovate them as new, relocate media center to a central location. Wrap coding, robotics and stem around it. Relocate the Central Office. Establish learning communities to allow for swing space, optimize new additions to provide max classrooms. Benefits; lower initial construction costs and highest reimbursement rate, good flexibility 21st Century Learning, lower operating costs. Challenges; longer overall construction duration with multiple phases, additional work to renovate. Roughly 30 months to build.

Projection Costs: \$54,061,157 total cost to Cromwell \$29,387,645

Total Project Costs	\$649.33	\$54,061,157
State Reimbursement	49.64%	(\$26,835,958)
Ineligibles**	4.00%	\$2,162,446
Estimated Total Cost to Cromwell		\$29,387,645

Option 3: Site opportunities: new construction sits on current front soccer field, improves separation of bus and parent drop off, addresses SSIC for visitor parking visibility, provides opportunities for outdoor classrooms, distributes parking evenly across site, separate entry for Central Office (BoE). Preserves the soccer field when completed. Building opportunities; media center, heart of the school, good visibility from administration, unite both inside and out, creates

“main street” for shared specials. Easily ‘lock- off” gym, cafe and auditorium for community use. Establishes Innovative Learning Communities - flexible setting. Layered use provides layering of compartments for security. Least disruption to students during construction, shortest overall construction with fewer phases, most flexibility in terms of 21st Century Learning with all new spaces, lowest operating costs of a new shell and consolidated footprint, biggest improvement to circulation. Challenges; highest initial construction cost and lowest reimbursement rate.

Projection Costs: \$56,996,932 total cost to Cromwell \$36,683,225.

Total Project Costs	\$684.60	\$56,996,932
State Reimbursement	39.64%	(\$22,593,584)
Ineligibles**	4.00%	\$2,279,877
Estimated Total Cost to Cromwell		\$36,683,225

[Tecton PowerPoint Presentation](#)

C. Approve Creation of a Communication Sub-Committee (if approved, appoint sub-committee chair and sub-team members)

Motion to Create a Communication Sub-Committee made by Ken Jackson, seconded by Matt Blanchette. Vote: Unanimous.

Rosanna Glynn, Chair asked for nominations, Shannon Hughes-Brown volunteered.

Motion to Appoint Shannon Hughe-Brown as Sub-Committee Chair made by Ken Jackson, seconded by Ken Cleveland. Vote: Unanimous.

Jessica Lamb and Heather Jacobs volunteered to be members of the sub-committee.

VII. Review CSG Timeline

VIII. Action: Approval of CMS Building Committee Charter

Tabled to another meeting and will be renamed as Bylaws.

IX. Comments, Updates and Announcements from Board Members and Administrators

Dr. Macri asked about eblasting the information regarding the CMS Building Project website.

Shannon Hughes-Brown requested a copy of the contracts for the architect and the owner’s rep.

X. Adjournment

Motion to Adjourn the Regular Meeting of the CMS Building Committee at 9:02 p.m. made by Ken Jackson, seconded by Ken Cleveland. Vote: Unanimous.

Respectfully submitted,

Lisa Hicks
CMS Building Committee Recording Clerk