

CROMWELL MIDDLE SCHOOL BUILDING PROJECT



CROMWELL MIDDLE SCHOOL BUILDING COMMITTEE MEETING

**Regular Board Meeting
Thursday, March 30, 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, Tommy Litwińczyk

Board of Education Members

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

CSG and Other Representatives

Present: Karen DePersia, - CSG, Jeff Wysznski, Antonia Ciaverella - Tecton

Town Representatives -

Paula Luna - Town Council

III. Approval of Agenda

Motion to Approve the Amended Agenda made by Ken Jackson, seconded by John Post. Vote: Unanimous.

IV. Action: Approval of Minutes and Motions - March 23, 2022 meeting

Motion to Approve the Minutes and Motions - March 23, 2022 meeting made by Shannon Hughes-Brown, seconded by Ken Cleveland. Vote: Unanimous.

V. Public Comments

Jason LaBlanc, President Chill Soccer Club, stated there have been multiple closures of fields due to rain, rescheduling training, practices and games, this affects students Kindergarten through high school. In reviewing information, Option 2 and Option 3 offer a unique opportunity for a turf field at a discount. Option 3 is even better, with lighting around the field and state of the art field for the Town. Maintenance savings at \$8.75 sf for a regulation size turf field would be about \$837,000. At \$2.30 a foot for a grass field is about \$220,000. The difference is about \$617,000, which potentially is a 25% savings if done in conjunction with the building project. Jason strongly urges to change scope to Options 2 or Option 3.

Rosanna Glynn read an email on behalf of Rosario DiStefano, who strongly supports the addition of a new turf field. Playing other towns in premier soccer, Cromwell's fields are at the bottom of the list. We could use an upgrade to all our fields, but getting a new field at CMS would certainly be a good start..

Rosanna Glynn read an email on behalf of Heidi Neumann-Venetianer, as a member of the Cromwell community and a parent of a child who will be attending CMS, prefers that the town build a new school instead of renovating as new. There would be less of a risk for the students and staff to be exposed to asbestos during the project. The school would be a true model of 21st Century Learning and the amount of time would be much less and the building could host community events.

Rosanna Glynn read a letter from Danielle Libera Tencza, Company "N Tempo Owner/Director who has been a business owner in Cromwell for over 30 years, supporting, encouraging and teaching performing arts to our community. Booking performances has been a yearly obstacle for them and offered her perspective on auditorium needs as a community member. The size of the current auditorium does not allow students to watch their peers and are isolated backstage for long periods of time. Lights and sound capabilities of which CMS does not have and the technical aspects of a new auditorium are important. Also the need for backstage space for set pieces would help ease storage and improve cast member safety and crossover space.

VI. New Business

A. Chairperson's Update

Rosanna Glynn thanked everyone for their hard work and dedication, it has been a privilege to work with everyone. This project has taken up so much personal time and thanked Tecton for their timely revisions. The Communications Sub-Committee has been working non stop and has over 100 followers on their Facebook account, they all look amazing. The Sub-Committee has four presentations planned with; ECS/WIS PTO, Democratic Town Committee, Republican Town Committee and Girl Scouts. On Monday, the Committee was invited to Colchester Middle School to view their renovated as a new facility. The facility has all the amenities and spacing for an optimally functioning middle school. The addition of natural light is a complete game changer, it made such a difference to the atmosphere, it was amazing. Lastly, Rosanna attended a Special Town Council Meeting today, the Town Attorney and Town Manager drafted a charge. At the next meeting, we will review and approve as By-Laws.

B. Building Committee Review of Tecton Proposals and Possible Action to Select New vs Renovation Option

Jeff Wysznski circulated a copy of the most recent PowerPoint presentation to the Committee. Jeff gave a presentation on the changes to the Committee.

Option 1 R - Renovate existing with limited additions. Shortfalls; Administrative Area, Career Technical, Building Services, Fitness Room and Central Office. Subtotal 9,610 sf. The building has some inefficiencies. Other observations; Average classroom is only 700 sf. Science and Prep rooms are intermittent (poor adjacencies), General lack of staff support spaces,

All-inclusives toilet rooms are not well distributed, General lack of distributed toilet room for staff and students and some spaces are in rooms above their required sf.

Total cost to Cromwell is \$33,832,011

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|---|-----------------|---------------------|
| Total Project Costs | \$727.02 | \$60,570,453 |
| State Reimbursement | 49.64% | (\$29,709,765) |
| Reimbursement Adjustment ~ Roofs | | \$180,610 |
| Reimbursement Adjustment ~ Auditorium | | \$367,894 |
| Reimbursement Adjustment ~ Ineligibles | 4.00% | \$2,422,818 |
| Estimated Total Cost to Cromwell | | \$33,832,011 |

Option 2 R - 55% Renovate existing, 45% addition. Site modifications; Further separation of bus and parent drop off loop, Increase double exit lane for exit to Geer Street. Created outdoor amphitheater adjacent to band/music breakout and Auditorium. Preserve a separate entry to the Central Office with dedicated parking. Building modifications; Redistributed revised specialized education, health classroom and math/reading intervention rooms. Adjusted plan to accommodate toilet care adjacent to Auditorium, Adjusted plan to accommodate proper number of science classrooms per grade. Clarified outdoor courtyards and or lightwells to maintain natural daylight. There is a premium for phase work.

Total cost to Cromwell is \$32,764,124

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|---|-----------------|---------------------|
| Total Project Costs | \$708.70 | \$59,044,303 |
| State Reimbursement | 49.64% | (\$29,190,456) |
| Reimbursement Adjustment ~ Roofs | | \$180,610 |
| Reimbursement Adjustment ~ Auditorium | | \$367,894 |
| Reimbursement Adjustment ~ Ineligibles | 4.00% | \$2,361,772 |
| Estimated Total Cost to Cromwell | | \$32,764,124 |

Option 3 R New Construction, Site Modifications; Created outdoor amphitheater adjacent to band/music breakout and auditorium, Increased double exit lane for exit to geer street. Located Central Office, preserves separate entry with dedicated parking. Created outdoor reading and lecture from the Media Center. Located a temporary soccer field north of the proposed building. Building modifications; Redistributed revised specialized education, health classroom and math/reading intervention room. Recocated the Auditorium to the north side of the plan, located stage for indoor/outdoor use. Placed the Central Office to the north, connected to the proposed Middle School building. Aligned openings for possible synergies between cafeteria and gymnasium use. Refined the central core specialized classroom and relationship to Media Center. 10% less reimbursement for New Construction.

Total cost to Cromwell is \$35,725,228

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|---|-----------------|---------------------|
| Total Project Costs | \$673.80 | \$56,136,208 |
| State Reimbursement | 39.64% | (\$22,252,393) |
| Reimbursement Adjustment ~ Roofs | | \$144,226 |
| Reimbursement Adjustment ~ Auditorium | | \$293,782 |
| Reimbursement Adjustment ~ Ineligibles | 2.50% | \$1,403,405 |
| Estimated Total Cost to Cromwell | | \$35,725,228 |

SUMMARY

| | Option 1 | Option 2 | Option 3 |
|-----------------------|-----------------|-----------------|-----------------|
| Estimated Costs - CMS | \$60,570,453 | \$59,044,303 | \$56,136,208 |
| Cost to Cromwell | \$33,832,011 | \$32,764,124 | \$35,725,228 |
| Estimated Costs - C/O | \$2,718,267 | \$2,622,344 | \$2,775,985 |
| Cost to Cromwell | \$2,097,958 | \$2,023,925 | \$2,281,304 |

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|-------------------|---------------|-----------|-----------|
| Expected Duration | 36 -48 Months | 36 months | 24 months |
|-------------------|---------------|-----------|-----------|

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|------------------------------|---------|--------|--------|
| Total Building Area - Approx | 100,623 | 94,503 | 83,313 |
|------------------------------|---------|--------|--------|

Karen DePersia stated once a decision is made, Tecton will go back to add more detail and prepare a project specs, they are due April 8th and the cost estimator will start on April 11th.

Discussion was had by the Committee and they agreed Option 1 is not a consideration. Discussion was had regarding Option 2 and Option 3 regarding driving factors and consensus of the Committee was to vote for Option 3.

Motion to Approve Option 3, (New Construction) was made by Blaise Messinger, seconded by Ken Jackson. Vote: Unanimous.

[Updated Presentation #1](#)

C. Action: Approval of Updated CMS Building Committee Meeting Schedule for 2022

Motion to Approve Updated CMS Building Committee Meeting Schedule for 2022 with the change of moving April 6th to April 5th at 8:00 p.m. and moving meetings from CMS LMC to CHS LMC with the exception of May 19th was made by John Post, seconded by Matt Blanchette. Opposed Shannon Hughes-Brown Vote: YES (6) NO (1) Motion Passes.

D. Action: Approval of CMS Communications Sub-Committee Meeting Schedule for 2022

Motion to Approve CMS Communications Sub-Committee Meeting Schedule for 2022 made by Shannon Hughes-Brown, seconded by Ken Jackson. Vote: Unanimous.

VII. Public Comments

Jason LaBlanc stated a regulation soccer field is 115 x 75 yards and at least 5 yard perimeter. Need parking lot for baseball. Also need a 3 ft high chain link fence around the perimeter. Questioned the following; if the Auditorium has sloped floors, the softball field truncated. might need to be moved, and solar panels. Jason also suggested inviting Scott Kieras from the Town to future meetings regarding fields.

Dr. Macri thanked everyone on the Committee on behalf of herself and the students of Cromwell, she is so grateful for the commitment to our students. She also thanked Tecton and CSG for all their efforts.

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

X. Adjournment

Motion to Adjourn the Regular Meeting of the CMS Building Committee at 9:05 p.m. made by Ken Jackson, seconded by John Post. Vote: Unanimous.

Respectfully submitted,

Lisa Hicks
CMS Building Committee Recording Clerk