



**Cromwell Public Schools  
*Placing Student First***

**CROMWELL BOARD OF EDUCATION**

**Special Board Meeting  
Wednesday, March 2, 2022  
Minutes and Motions**

**I. Call to Order**

The meeting was called to order by Mayor Spotts at 7:00 p.m.

**II. Roll Call**

**CMS Building Committee**

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

**Administration**

Present: Dr. Macri, Ann Cocchiola

**Board of Education Members**

Celina Kelleher, Kelly Cloutier, Matt Zabroski, Alan Schumann

**CSG and Other Representatives**

Present: Karen DePrersia, Chris Cykley (via phone), Ed Widofsky - Tecton, Amar Shamas - Gilbane

**Town Representatives**

Present: Mayor Spotts, left at 7:03 p.m.

**III. Election of Temporary Chair and Vice Chair**

Mayor Spotts stated at the next Town Council meeting, the election of Temporary Chair and Vice Chair will be approved.

Motion to Approve Rosanna Glynn as the Temporary Chair made by Rosanna Glynn seconded by Ken Cleveland. Vote: Unanimous.

Motion to Approve Shannon Hughes-Brown as the Temporary Vice Chair made by Shannon Hughes-Brown seconded by Rosanna Glynn. Vote: Unanimous.

**IV. New Business-**

**A. Update on Architect Interviews**

A question was raised regarding if we have a charter, we will look into this. Dr. Macri stated we did follow the Town Charter for hiring CSG, architects and for the appropriation. Karen DePersia stated we followed all the guidelines for a public school project. We received eleven proposals, which were evaluated and documented. Four shortlisted firms were selected to interview. We selected Tecton Architects - Mr. Widofsky, Senior Project Manager was in attendance. Karen DePersia stated given the compressed timeline, we need to submit the grant proposal to the State of Connecticut by June 30, 2022. We will establish a meeting schedule for design and a regular meeting schedule.

Mr. Eddie Widofsky, Senior Project Manager, Tecton stated he mostly works on public school projects since roughly 2003. He has been with Tecton for almost 3 years and currently has about eight other school projects. A request was made to Mr. Widofsky to provide the Committee with examples from other schools he has worked on and he will give a PowerPoint presentation at the next Committee meeting.

## **B. Overview of Project**

Dr. Macri updated the committee with a brief overview from the past to present regarding the project overview; there has been talk for many years regarding the ECS and CMS buildings. We looked at the needs of our students and determined that the CMS building is more in need, it is unsafe and we are wasting money, it is not conducive to educating our students. The Ed. Specs. will be approved on Tuesday at the BOE meeting. Perseverance and educating our community to get this project going. Dr. Macri is willing to work day and night to get this project going with this tight timeline. The committee has to decide whether to build as new or renovate as new on the same property.

Karen DePersia stated in 2016, a facilities study was done at all the schools. There is not enough space for the classroom and the configuration of space is obsolete. Schools can be occupied during construction. Tecton has been hired to develop the conceptual designs. The reimbursement rate for the town is a 10% difference between build new and renovate as new. Grant application is due at the end of June.

Discussion was had regarding the footprint. Eddie Widofsky - Tecton stated they are not going to be advancing the design far enough for a detailed cost estimate, they will be looking at rough order of magnitude for square footage. Typical building as new is more expensive, and will get figures and estimates quickly before fully developing either scheme. The State Statute states that if you are to renovate as new, at least 55% has to be existing square footage. Roughly, we are looking at 83,000 square feet. The Office of School Construction Grants has very strict guidelines on space allocations and are based on enrollment studies. Karen DePersia stated in the developing timeline, we are looking at the middle of April for the approval from the Board of Finance. The rough costs; to renovate as new is \$38,000,000 and \$49,500,000 to build as new.

## **C. Next Steps**

A timeline overview will be presented at the next Committee meeting. A copy of the Ed Specs will be distributed to Committee members and will be voted on at the March 8, 2022 Board of Education meeting. We will also have to present to the Town Council and Board of Finance. If it does get petitioned, we will have to have a referendum. For the grant application, we will need preliminary specs, a general design and decide if we will build as new or renovate as new. Phase 1 ESA (Environmental Study) has to be done. We also have to submit a FEMA plan and present our building proposal to the Planning and Zoning Committee. We need to set up a meeting with the Office of School Construction and Grants. Tecton will also help with marketing and community outreach. There will be updates given at every Board of Education meeting and invites are sent to the Town Council and Board of Finance to attend. We would like to have small focus groups and reach out to Covenant Living. We will also send out two minute snippets

and post on our website on status updates. We would also like to survey the community via Survey Monkey.

#### **D. Schedule Future Meetings**

For our next meeting, it is very important to make a schedule to keep moving forward quickly. The committee will tentatively meet every two weeks. Also, we will need to have weekly meetings with a smaller group and they can be virtual to help facilitate given the aggressiveness of this project.

#### **VI. Comments, Updates and Announcements from Board Members and Administrators**

The Town Council will set the parameters regarding alternates voting and their rolls.

Matt Blanchette, Ken Jackson and Ken Cleveland all stated they would like to be on the smaller design committee.

Ken Jackson requested bonding information from the Board of Finance and Lisa Hicks to send out directory emails and contact information.

#### **VII. Adjournment**

Motion to Adjourn the Special Meeting of the Board of Education at 8:34 p.m. made by Shannon Hughes-Brown, seconded by Matt Blanchette. Vote: Unanimous.

Respectfully submitted,

Lisa Hicks  
CMS Building Committee Recording Clerk