

**TOWN OF CROMWELL  
TOWN COUNCIL  
TOWN HALL COUNCIL CHAMBERS  
41 WEST STREET, CROMWELL, CT 06416**

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**REGULAR MEETING AGENDA  
Wednesday, May 11, 2022 at 7:00 p.m.**

- A. CALL TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. APPROVAL OF AGENDA**
- D. COMMISSION CHAIRMAN REPORTS/LIAISON REPORT/STAFF REPORTS**
  - 1. CMS Building Committee Update
  - 2. Mattabassett Budget Presentation
- E. MAYOR'S UPDATE**
- F. TOWN MANAGER'S UPDATE**
- G. FINANCIAL/FINANCE DIRECTOR'S UPDATE**
  - 1. Budget Report
  - 2. Discussion and action to approve Other Fund budgets for FY 2022-23 for adoption at Special Town Meeting, per Section 8.03 of the Town Charter
    - Dog Fund: \$23,900
    - Sidewalk Fund: \$5,000
    - Authorize the Mayor to set the date/time of Special Town Meeting.
  - 3. Discussion and action to broaden the scope of the previously-approved (December 2021) appropriation for sidewalk design on West Street to include the design of sidewalks on the south side of Evergreen Road, from Old Colony Road to Washington Road, and implementation costs including advertising expenses, appraisal fees, and land acquisition.
  - 4. Discussion and action to utilize \$200,000 of the American Rescue Plan Act funds to hire an engineering consultant for the analysis of stormwater issues within the Town of Cromwell, determine possible solutions, provide estimates of the magnitude of probable costs to design and construct, and associated costs with determining any land necessary acquisitions to complete the work.
  - 5. New Middle School and Central Offices: To consider and act upon a resolution recommending an appropriation, to be funded from borrowings to the extent not funded from grants or other sources, for costs related to the construction, furnishing and equipping of a new middle school and central offices, and, if approved, referring such recommendation to the Board of

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Finance for its consideration.

6. Special Town Meeting: To consider and act upon a resolution setting the date and time for a Special Town Meeting to consider and act upon resolutions with respect to the appropriation and borrowing authorization recommended by the Town Council for the construction, furnishing and equipping of a new middle school and central offices, if approved by the Board of Finance.

7. Tax Refunds

**H. CHIEF OF POLICE'S UPDATE**

**I. PUBLIC WORKS DIRECTOR'S UPDATE**

**J. CITIZEN COMMENTS**

**K. NEW BUSINESS**

1. Grievance #4182022, IUOE Local #30, Step 3
  - a. Matt Varricchio
  - b. Thomas Sheehan

**L. APPROVAL OF MINUTES**

1. April 13, 2022 Special Meeting Minutes
2. April 13, 2022 Regular Meeting Minutes

**M. RESIGNATIONS**

**N. APPOINTMENTS**

**O. INFORMATIONAL ITEMS**

**P. ADJOURN**



## Building Committee

CROMWELL MIDDLE SCHOOL

**Town Council**

**May 11, 2022**

**Rosanna Glynn, Chair, CMS Building Committee**

Since our last report, the independent cost estimator finished their analysis of the project. See below summary.

## PROJECT COST ESTIMATE

Cromwell Middle School and Central Office

Construction Hard Costs	\$50,960,348
Owner Soft Costs (15%)	\$7,644,052
<b>Total Project Costs</b>	<b>\$58,604,400</b>
Reimbursement Adjustment (Roof)	\$144,226
Reimbursement Adjustment (Auditorium)	\$293,782
Reimbursement Adjustment (Ineligibles; 2.5%)	\$1,465,110
TPC less adjustments	\$55,785,064
State Reimbursement (39.64% on TPC less adjustments)	(\$22,113,200)
<b>Estimated Total Cost to Cromwell</b>	<b>\$36,491,200</b>

The estimate considers the unique economic circumstances created by the COVID-19 pandemic, national supply chain issues, and resulting material cost escalations including increasing the escalation rate from 4% to 6%.

Hard construction costs include general conditions, labor, materials, required fees and insurance, and contingencies for design and escalation.

Soft costs include consultants, inspections/testing, permits and fees, and furnishings and technology.

The committee has been actively engaging the community in the project. Since the last Town Council meeting the committee presented to the following groups:

- Board of Education
- Board of Finance
- Covenant Living

- Cromwell Senior Center
- Cromwell Youth Advisory Board
- Cromwell Children's Coalition

The committee also attended the following community events and distributed information about the project and answered questions.

- Little League Opening Day
- ECS/WIS PTO Ice Cream Social
- Cromwell Plant Swap

We also hosted our open house May 5, for the community to come see the current facility, meet the architect, and learn more about the proposed features in a new Cromwell Middle School.

### **Next Steps**

The committee has worked diligently to accomplish all of its requirements to meet the June 30th state grant deadline. The committee has been thorough in its review and discussions and effective in its decision making, while also actively listening and considering community input to the project. Committee members are available to answer your questions as the project moves to you for your action. To meet the state deadline and to not delay this project for another year, the following timeline is recommended:

May 11 - Town Council	Possible action to appropriate funds for the project and set a special town meeting date.
May 26 - Board of Finance	Possible action to approve appropriation of funds
June 1 - Special Town Meeting ( <i>Proposed Date</i> )	Eligible voters in Cromwell vote to approve appropriation of funds
June 8, 9 Referendum ( <i>Preferred dates; if petitioned</i> )	Town referendum is possible if petition is brought forward at Special Town Meeting
June 30 - Submit Grant	Deadline to submit Building Project grant to State of Connecticut

Respectfully Submitted,  
Rosanna Glynn  
Chair, CMS Building Committee



# Fiscal Year 2022-2023 Flow Development Work Sheet and Other Income -

## Notes

- 1 This spreadsheet is based on the FY2021 2022 Budget spreadsheet.
- 2 The same formulas have been used as in the previous budget preparation process.
- 3 Assumptions include: 2.5% Contract Salary Increase plus steps, merit increase, 8% Medical costs increase over Current Costs, 2.1% WERF Contrib from Matlabasset, currently 19.1%, Electricity increase 5% over current budget
- 4 Sludge/Septage Income \$825,000  
Interest Income Projected \$20,000 - Actual FY21 is 31K W/OUT NB, B, C Reserve Interest.  
Misc Income \$50,000  
Excess Income Transfer \$0.00 - Need to buildup Reserves and CNR Accounts for future projects and emergencies.  
Reserve fund transfer \$0.00 already used funds in previous FY's to reduce debt service.
- 5 Overall Budget Increase = 5.65% over FY22's budget
- 6 Excluding Capital & Electricity the FY21 budget increased = 3.49% over FY22's budget
- 7 UPDATED WITH 12.31.2021 FLOW Data

	2019 Flows				2020 Flows				2021 Flows				Reserved Allocation 1986			
	Total	Average	% Const	% Tot Flow	Total	Average	% Const	% Tot Flow	Total	Average	% Const	% Tot Flow	Flow	% of	% of	% of
Municipality	4053.14	11.10	51.79%	49.98%	3650.06	10.02	49.78%	47.88%	3631.42	10.50	48.93%	46.99%	12.60	70.39%	57.27%	Total
New Britain (incl Farm)	1318.83	3.81	16.85%	16.28%	1223.20	3.35	16.08%	16.02%	1306.39	3.58	16.66%	16.02%	3.30	18.44%	15.00%	NB
Berlin	408.93	1.12	5.24%	5.05%	372.38	1.02	5.07%	4.88%	404.14	1.11	5.18%	4.95%	2.00	11.17%	9.09%	BERLIN
Cromwell	2044.60	5.80	26.12%	26.20%	2031.14	5.73	26.46%	27.39%	2304.17	6.31	29.37%	28.26%	2.50	N/A	11.37%	CROM
Middletown W/W/WTP	285.48	0.78	N/A	3.32%	292.58	0.80	N/A	3.83%	307.18	0.84	N/A	3.77%	1.60	N/A	7.27%	MIDDLE
MDC	4.60	0.01	N/A	0.06%	4.60	0.01	N/A	0.06%	4.60	0.01	N/A	0.06%	N/A	N/A	N/A	MDC
Farmingington (Not in Tot)	8111.98	22.22	100.00%	100.00%	7633.38	20.92	100.00%	100.00%	8154.61	22.34	100.00%	100.00%	22.00	N/A	N/A	
Total																

Peak Flow	Peak Through Secondary
45.82	20.04
12.00	5.25
7.27	3.18
9.10	3.98
5.82	2.54
80.00	35.00

	2015-2019 Average Flows				2016-2020 Average Flows				2017-2021 Average Flows				2014-2030 Reserved Allocation			
	Total	Average	% Const	% Tot Flow	Total	Average	% Const	% Tot Flow	Total	Average	% Const	% Tot Flow	Flow	% of	% of	% of
Municipality	3882.88	10.08	51.89%	50.02%	3753.21	10.28	51.77%	49.82%	3889.89	10.88	51.42%	49.48%	14.25	42.88%	40.89%	Total
New Britain (incl Farm)	1097.46	3.01	15.46%	14.90%	1182.28	3.10	15.62%	15.03%	1215.42	3.33	16.02%	16.42%	6.00	15.04%	14.35%	NB
Berlin	393.67	1.08	5.65%	5.35%	391.19	1.07	5.40%	5.19%	401.40	1.10	5.29%	5.09%	3.00	9.02%	8.61%	BERLIN
Cromwell	1923.19	5.27	27.10%	26.12%	1973.76	5.41	27.22%	26.20%	2088.21	5.67	27.27%	26.24%	11.00	38.08%	31.58%	CROM
Middletown W/W/WTP	288.13	0.78	N/A	3.61%	283.82	0.78	N/A	3.77%	286.93	0.81	N/A	3.77%	1.80	N/A	4.89%	MIDDLE
MDC	4.60	0.01	N/A	0.06%	4.60	0.01	N/A	0.06%	4.60	0.01	N/A	0.06%	N/A	N/A	N/A	MDC
Farmingington (Not in Tot)	7363.26	20.17	100.00%	100.00%	7634.25	20.64	100.00%	100.00%	7881.96	21.60	100.00%	100.00%	34.85	100.00%	100.00%	
Total																

Primary	Peak Through Secondary
45.82	22.49
12.00	7.89
7.27	20.98%
9.10	4.73
5.82	12.58%
80.00	17.36
	2.53
	6.71%
	55

For the Assessment Worksheet Provide the following Projections:

Estimate of Interest Income for the Budgeted Fiscal Year (Reduced due to COVID and low interest rates)	\$20,000	Last FY Diff	
Estimate of Septage and Grease Income	\$125,000	Lower due to Scheduled shutdown for Major repairs	
Estimate of Sludge Revenue	\$750,000	Increase from last year's budget but below actual Rev due to major repairs in FY2023	
Estimate of Miscellaneous Income with NITROGEN CREDIT	\$50,000		
Estimate of Misc. Nitrogen Loan/Bond Income	\$0		
Reserve Fund Transfer for Operations Expenses (Misc. EverSource Electricity Lower, Gas, Chemicals)	\$0		
Reserve Fund Transfer to reduce burden of First Yr Construction Loan Payment	\$777,966.86		
\$13,000,000 Res Fund Transfer for NB, B, C 2015-2016 Start, Amt. Reduced each Yr	\$0		
New Britain	\$686,748	-\$146,642	
Berlin	\$850,906	\$187,779	
Cromwell	\$76,656	-\$20,638	

## **Mattabassett Sewer District**

**FY2023**

**May 11, 2022**

### **Budget Notes: Cromwell**

- The FY2023 Budget increased 5.65%, which was driven primarily by high electricity, pension retirement and capital expenditures.
- Five Year average flows impact the operating budget and also the community with the largest flows (NB) the most significantly.
- The operating and debt budget increased 3.72% and the Capital budget realized an increase of 22% over last year's budget.
- Operating Budget assessment is impacted by credits from income and Middletown buy-in funds. Income credits impact all constituent members. Middletown's admission fee into the District benefits the Charter members only (NB, Berlin, Cromwell). This year, credits from Middletown's addition benefited Cromwell \$78,655.
- Debt portion of assessment decreased this year because the District refinanced a portion of the Clean Water Fund Loan at a lower than 2% interest rate.
- Cromwell is paying 7.0% of debt service as part of their assessment even though their reserve capacity is 8.6% due to admission fee credits.
- NB is paying 30% of debt service as part of their assessment even though their reserve capacity is 40.89% due to admission fee credits from Middletown.
- This year we used \$500,000 of excess revenues from FY2022 to offset FY2023 budget assessments.

**THE MATTABASSETT DISTRICT**  
**FY 22-23 BUDGET**  
**Finance Committee - 2/1/2022**

<u>ACCOUNT</u>	<u>FY 21-22 BUDGET</u>	<u>FY 22-23 BUDGET</u>	<u>CHANGE</u>	<u>NOTES</u>
51000 Liability Insurance	\$142,600.	\$144,100.	1.05%	Increase due to salaries and escalation
52100 Engineering Services	\$166,000.	\$166,000.	0.00%	
52200 Legal	\$87,000.	\$87,000.	0.00%	Increase with contracts, license agreements,
52300 Accounting	\$24,000.	\$26,500.	10.42%	
52400 Training, Conf & Meetings	\$49,500.	\$52,000.	5.05%	Training, Prof. Development, CEU's, Education Reimb
52500 Board Meetings	\$27,250.	\$27,250.	0.00%	
53000 Business Services	\$148,000.	\$166,000.	12.16%	
53510 Permit Fees	\$25,500.	\$27,500.	7.84%	
53550 Nitrogen Credits Purchase	\$0.	\$0.		
54000 Office Supplies	\$15,000.	\$16,500.	10.00%	
54500 Miscellaneous	\$15,000.	\$15,000.	0.00%	
56000 Salaries	\$3,139,112.	\$3,296,057.	5.00%	Step Increases, contract negotiations\
56600 Overtime & Meal Allowances	\$99,818.	\$100,576.	0.76%	
56700 Shift Differential	\$43,206.	\$43,206.	0.00%	
57100 Worker's Compensation Insur.	\$65,000.	\$60,000.	-7.69%	
57200 Employee Health Insurance	\$613,624.	\$693,420.	13.00%	Project increase in cost, however more opt outs and higher contribution to 6%
57400 Unemployment Compensation	\$8,000.	\$8,000.	0.00%	
58000 Retirement Benefits	\$673,697.	\$809,143.	20.10%	Budgeted 19% contribution due to Public Act
59000 Uniforms, Shoes, Physicals, EAP	\$35,620.	\$36,520.	2.53%	
61100 Operations Supplies	\$33,000.	\$36,000.	9.09%	
61150 Cleaning Supplies	\$25,000.	\$25,000.	0.00%	
61200 Chemicals	\$417,500.	\$459,500.	10.06%	8% increase due to Eversource Distr. Cost and Energy PERFORMANCE CONTRACT
61300 Electricity	\$2,030,000.	\$2,131,000.	4.98%	
61400 Fuel: Natural Gas & Fuel Oil	\$152,000.	\$175,000.	15.13%	Fuel for Generator during Demand Response, natural gas increase
61500 Potable Water	\$60,000.	\$62,000.	3.33%	
61600 Gasoline & Diesel Fuel	\$7,000.	\$7,700.	10.00%	
61700 Disposal - Sludge, Grit, Rags	\$31,500.	\$33,500.	6.35%	
61800 Ash Handling	\$110,000.	\$120,000.		
61810 OUTFALL Cleaning and Jetting	\$30,000.	\$35,000.		
61815 Odor Control Acid Cleaning (2/Yr)	\$22,000.	\$25,000.		
61820 Odor Control CARBON CHANGEOUT	\$100,000.	\$110,000.		
61825 Sludge Storage Tank Cleaning (1/Yr)	\$15,000.	\$17,000.		

<u>ACCOUNT</u>	<u>FY 21-22 BUDGET</u>	<u>FY 22-23 BUDGET</u>	<u>CHANGE</u>	<u>NOTES</u>
61830 IDI Carbon Change 1/Yr	\$60,000.	\$65,000.		
62100 Plant Maintenance Supplies	\$291,500.	\$319,500.	9.61%	Increase Preventative Maint and less on Capital Expense
62200 Lubricants	\$35,000.	\$35,000.	0.00%	Increase due to maintenance and escalation
62300 Plant Maintenance Services	\$339,000.	\$350,000.	3.24%	Increase Preventative Maint and less on Capital Expense
62400 Building & Grounds	\$309,500.	\$339,500.	9.69%	Increase Preventative Maint and less on Capital Expense
63100 Laboratory Supplies	\$36,000.	\$36,000.	0.00%	
63200 Laboratory Services	\$30,000.	\$30,000.	0.00%	
69000 Contingency	<u>\$120,000.</u>	<u>\$120,000.</u>	<u>0.00%</u>	
<b>Total Ops Budget</b>	<b>\$9,631,927.</b>	<b>\$10,306,472.</b>	<b>7.00%</b>	
64000 Bonded Debt Payment	\$5,122,257.	\$4,996,783.	-2.45%	
<b>Total Ops &amp; Debt Budget</b>	<b>\$14,754,184.</b>	<b>\$15,303,255.</b>	<b>3.72%</b>	
71000 Capital Gen & Plant	\$1,795,000.	\$2,190,000.	22.01%	Increased Capital Projects and Reserves See CIP List
71030 Capital Nitrogen	<u>\$50,000.</u>	<u>\$50,000.</u>	<u>0.00%</u>	
<b>Total Ops &amp; Cap Budgets</b>	<b>\$16,599,184.</b>	<b>\$17,543,255.</b>	<b>5.69%</b>	
73000 Nitrogen Upgrade & CA/OPM	\$0.	\$0.		Project closed
84000 Legislative Payment Cromwell	<u>\$100,000.</u>	<u>\$100,000.</u>	0.00%	
91000 CREDITS TO TOWNS	<u>\$15,000.</u>	<u>\$15,000.</u>		
<b>Total Budget</b>	<b>\$16,714,184.</b>	<b>\$17,658,255.</b>	<b>5.65%</b>	
<b>TOTAL Budget W/OUT Capital or Electricity</b>	<b>\$12,839,184.</b>	<b>\$13,287,255.</b>	<b>3.49%</b>	<b>\$448,071.</b>

## LEGAL NOTICE

THE MATTABASSETT DISTRICT

**Budget January 14, 2022**

**Finance Committee Approved 2/1/2022**

Fiscal Year July 1, 2022 to June 30, 2023

### **EXPENDITURES**

Liability Insurance	\$144,100.
Engineering Services	\$166,000.
Legal & Accounting	\$113,500.
Training, Travel, & Meetings	\$52,000.
Office/Bus Services & Supplies	\$224,750.
Permit Fees	\$27,500.
Nitrogen Credits Purchase	\$0.
Salaries	\$3,439,839.
Employee Health Insurance	\$693,420.
Retirement	\$809,143.
Workers Comp Insurance	\$60,000.
Misc Employee Services	\$44,520.
Operations Supplies	\$61,000.
Sludge, Grit, Rags & Ash Disposal	\$153,500.
Outfall, Odor Towers, Incin. Carbon	\$252,000.
Electricity	\$2,131,000.
Natural Gas, Diesel & Gasoline	\$182,700.
Chemicals	\$459,500.
Water	\$62,000.
Bldgs, Grds & Equip Maintenance	\$1,044,000.
Laboratory	\$66,000.
Contingencies	<u>\$120,000.</u>
<b>Total Operations Budget</b>	<b>\$10,306,472.</b>
Bonded Debt Payment	\$4,996,783.
Capital Outlay Gen & Plant	\$2,190,000.
Capital Nitrogen	\$50,000.
Legislative Payment Cromwell	<u>\$100,000.</u>
CREDITS to TOWNS	<u>\$15,000.</u>
Operations, Debt & Capital Budgets	\$17,658,255.

**Total Budget** **17,658,255**

### **REVENUE**

New Britain	\$6,831,607
Berlin	\$2,270,424
Cromwell	\$1,026,215
Middletown	\$4,588,025
Metropolitan District Commission	\$707,790
Farmington	\$11,228
Interest Income	\$20,000
Sludge Management	\$875,000
Operating Fund Excess Income	\$500,000
New Britain, Berlin, Cromwell, Credits	\$777,966
Reserve Fund Debt Transfer	\$0
Miscellaneous Income:	\$50,000

**Total Revenue** **\$17,658,255**

Approved by Board of Directors: 2/22/2022

FIVE YEAR CAPITAL PLAN  
DEPARTMENT REQUESTS  
January XX, 2022

Priority Ratings:

1. Essential for the operation of the facility
2. Required by State and Federal regulations.
3. Required to lower impact to community.
4. Funded by Nitrogen Project.
5. Enhance or make more efficient provision of current level of service.
6. Funded by energy performance contract.
7. Funded from CNR.

DEPT. #	19/20 Priority	2022/23 DEPT. REQUESTS	2023/24 PLAN	2024/25 PLAN	2025/26 PLAN	2026/27 PLAN	TOTAL REQUEST
01 <b>LABORATORY</b>							
	1,2	Nutrient Analyzer Partial (2 of 2)					\$0
	1,2	Distilled Water System					\$0
	1,2	Refrigerator LAB Samples/Blanks					\$0
	1,2	Muffle Furnace Volatiles					\$0
	1,2	Balance- Top Loading 25 Yrs Old					\$0
	2,1	Atomic Analyzer					\$0
	1	Fume Hoods (2 Total)	40,000				\$0
		Dishwasher					\$0
			\$40,000	\$0	\$0		\$80,000
							\$0
							\$0
02 <b>MAINTENANCE</b>							\$0
	1	Plant DUMP TRUCK with Plow					\$0
	1	Plant CANYON PICKUP TRUCK					\$0
	1	New HOLLAND TRACTOR REPL.					\$0
	1,5	Gator Tractor					\$0
	5	Diesel Fuel Storage Tank (1000 gal Convault) DEFER					\$0
		Cone Valves Rebuild/Replace (ENERGY PERF. CONTRACT)					\$0
	1,6	Raw Sewage Pump Rebuild (total of 6, Include CAPITAL for one Year, for ENERGY PERFORM. CONTRACT)	75,000	75,000	75,000		\$300,000
	1,6	Windows Dewatering,					\$0
	1	Primary Tank Flight Drives					\$0
		Wood Chipper					\$0
	1,5	Brushhog Bobcat					\$0
	1	Roofing Replacement Various (Ops Locker)					\$75,000
	1,6	HVAC Ductwork Replacement Various Control Room					\$0
	1	Watermain Rehab and Improvements					\$0
		Generator 52GM Breaker Panel Upgrade					\$250,000
			\$400,000	\$75,000	\$75,000	\$0	\$625,000
							\$0
							\$0
							\$0
03 <b>OPERATIONS</b>							\$0
	1,2	IDI Carbon Change (1 per year)					\$0
	1,2	IDI Secondary Heat Exchanger					\$240,000
	1,2	Reline Clay Lagoon (Design)					\$0
	1,2	Reline Clay Lagoon (Constr) (DEFER)					\$0
	5	Auto Degrit/Rag (Design)					\$0
	1,3	Acid Cleaning Odor Control (2 per year)					\$0
							\$0

[illegible]

**EPOXY COATING REPAIRS TO COLUMNS, WALLS, DEWATERING, RSP, ETC.**

## VENTILATION RSP, DEWATERING

ODOR CONTROL IMPROVEMENTS, DEWATERING, MIDDLETOWN WETWELL, RSP, SLUDGE DROPOFF, CENTRATE

DEPT. #	19/20 Priority	2022/23 DEPT. REQUESTS	2023/24 PLAN	2024/25 PLAN	2025/26 PLAN	2026/27 PLAN	TOTAL REQUEST
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CATWALK, SCRAPERS FOR DETRITOR TANKS #1, #2



# PARTICIPANT

	FY 2021-2022	FY 2022-2023	CHANGE	
<b>New Britain (less Farmington): Total:</b>	<b>\$6,348,885.</b>	<b>\$6,831,607.</b>	<b>7.60%</b>	<b>\$482,722.</b>
Operations (net minus debt & Cap)	\$4,163,893.	\$4,390,565.	5.44%	\$226,672.
Debt	\$1,397,719.	\$1,492,255.	6.76%	\$94,536.
Capital Gen & Admin	\$787,273.	\$948,787.	20.52%	\$161,514.
Capital Nitrogen	\$0.	\$0.		\$0.
<b>Berlin:</b>	<b>\$2,078,380.</b>	<b>\$2,270,424.</b>	<b>9.24%</b>	<b>\$192,044.</b>
Operations (net minus debt & Cap)	\$1,255,023.	\$1,369,023.	9.08%	\$114,000.
Debt	\$547,121.	\$568,493.	3.91%	\$21,372.
Capital Gen & Admin	\$276,236.	\$332,908.	20.52%	\$56,672.
Capital Nitrogen	\$0.	\$0.		\$0.
<b>Gromwell:</b>	<b>\$964,701.</b>	<b>\$1,026,215.</b>	<b>6.38%</b>	<b>\$61,514.</b>
Operations (net minus debt & Cap)	\$457,312.	\$474,986.	3.86%	\$17,674.
Debt	\$341,647.	\$351,484.	2.88%	\$9,837.
Capital Gen & Admin	\$165,742.	\$199,745.	20.52%	\$34,003.
Capital Nitrogen	\$0.	\$0.		\$0.
<b>Middletown:</b>	<b>\$4,368,659.</b>	<b>\$4,588,025.</b>	<b>5.02%</b>	<b>\$219,366.</b>
Operations (net minus debt & Cap)	\$2,224,525.	\$2,358,818.	6.04%	\$134,293.
Debt	\$1,616,781.	\$1,577,177.	-2.45%	(\$39,604.)
Capital Gen & Admin	\$527,353.	\$652,030.	23.64%	\$124,677.
Capital Nitrogen	\$0.	\$0.		\$0.
<b>MDG:</b>	<b>\$679,116.</b>	<b>\$707,790.</b>	<b>4.22%</b>	<b>\$28,674.</b>
Operations (net minus debt & Cap)	\$355,552.	\$371,852.	4.58%	\$16,300.
Debt	\$235,168.	\$229,408.	-2.45%	(\$5,760.)
Capital Gen & Admin	\$88,396.	\$106,530.	20.52%	\$18,135.
Capital Nitrogen	\$0.	\$0.		\$0.
<b>Farmington:</b>	<b>\$10,623.</b>	<b>\$11,228.</b>	<b>5.70%</b>	<b>\$605.</b>
<b>Sub Total</b>				
Interest Income	\$30,000.	\$20,000.	-33.33%	(\$10,000.)
Sludge Management:	\$950,000.	\$875,000.	-7.89%	(\$75,000.)
Reserve Fund Transfer for Ops Bud	\$250,000.	\$500,000.		\$250,000.
<b>\$13 Res Fund Trans NB, B, C Credit</b>	<b>\$983,820.</b>	<b>\$777,986.</b>	<b>-20.92%</b>	<b>(\$205,834.)</b>
Reserve Fund Transfer for CAPITAL Project	\$0.	\$0.		\$0.
Miscellaneous Income:	\$50,000.	\$50,000.	0.00%	\$0.
<b>Total Budget:</b>	<b>\$16,714,184.</b>	<b>\$17,668,255.</b>	<b>5.65%</b>	<b>\$954,071.</b>
Total Constituents'	\$13,760,625.	\$14,716,271.	6.94%	\$955,646.
Total Contractuals'	\$689,739.	\$719,018.	4.24%	\$29,279.
				1,068,159,183

Increase is mostly due to credit for NB, B  
Gromwell being reduced this year. Credit  
was increased for 4 years. Not a reflection to  
budget increase.

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## PARTICIPANT

	COST PER MILLION GALLONS	CHANGE
<b>New Britain (less Farmington):</b>	<b>FY 2021-2022</b>	<b>FY 2022-2023</b>
Berlin:	1,737	1,783
Gromwell:	1,699	1,738
Middletown:	2,551	2,535
	2,089	1,991

M.D.C.:	2,321	2,304	-0.73%
Farmington:	2,309	2,441	5.70%
Constituent Average	1,321	1,331	0.74%
			\$4,301,804.

<u>Operations</u>	<u>Debt &amp; Capital</u>
\$7,139,517	\$5,738,517
49.48%	\$2,346,452
15.42%	\$823,317
5.09%	\$493,990
26.24%	\$1,811,297
3.77%	\$263,461

New Britain (less Farmington):  
 Berlin:  
 Cromwell:  
 Middletown:  
 M.D.C.:



OK AGS  
3/2/22

### Budget Comparison

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average Annual Increase 2017-2023
<b>Total Budget</b>	\$ 65,221,361	\$ 29,436,053	\$ 25,366,432	\$ 14,465,444	\$ 15,416,086	\$ 14,909,946	\$ 16,165,222	\$ 16,113,196	\$ 16,714,184	\$ 17,658,255	3.68%
<b>New Britain</b>	\$ 4,145,937	\$ 4,937,139	\$ 5,137,548	\$ 5,770,140	\$ 5,794,805	\$ 5,841,083	\$ 6,123,969	\$ 5,900,712	\$ 6,348,885	\$ 6,831,607	3.07%
<b>Berlin</b>	\$ 1,252,920	\$ 1,551,037	\$ 1,704,358	\$ 1,860,803	\$ 1,862,451	\$ 1,884,167	\$ 1,960,833	\$ 1,957,453	\$ 2,078,380	\$ 2,270,424	3.67%
<b>Cromwell</b>	\$ 501,898	\$ 663,429	\$ 797,747	\$ 917,890	\$ 888,309	\$ 885,555	\$ 910,862	\$ 898,887	\$ 964,701	\$ 1,026,215	1.97%
<b>Middletown</b>	\$ 971,816	\$ 1,551,998	\$ 2,327,238	\$ 2,759,965	\$ 2,774,914	\$ 2,832,985	\$ 2,912,744	\$ 4,335,752	\$ 4,368,659	\$ 4,588,025	11.04%
<b>MDC</b>	\$ 273,312	\$ 375,634	\$ 427,543	\$ 508,346	\$ 618,113	\$ 636,686	\$ 667,881	\$ 654,259	\$ 679,116	\$ 707,790	6.54%
<b>Notes</b>	56 million of budget from Nitrogen Upgrade 21 million of budget from Nitrogen Upgrade & set aside 12.5 million from reserves & Bond/loan income										
<b>% of Budget</b>											
NB	6.36%	16.77%	20.25%	39.89%	37.59%	39.18%	37.88%	36.62%	37.99%	38.69%	
Berlin	1.92%	5.27%	6.72%	12.86%	12.08%	12.64%	12.13%	12.15%	12.43%	12.86%	
Cromwell	0.77%	2.25%	3.14%	6.35%	5.76%	5.94%	5.63%	5.58%	5.77%	5.81%	
Middletown	1.49%	5.27%	9.17%	19.08%	18.00%	19.00%	18.02%	26.91%	26.14%	25.98%	
mdc	0.42%	1.28%	1.69%	3.51%	4.01%	4.27%	4.13%	4.06%	4.06%	4.01%	

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## TOWN OF CROMWELL

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DATE: MAY 3, 2022  
TO: ANTHONY J. SALVATORE, TOWN MANAGER  
FROM: MARIANNE SYLVESTER, FINANCE DIRECTOR  
RE: MAY TOWN COUNCIL REPORT

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Budget reports for fiscal year 2022 have been included in the Town Council packet for the May 11<sup>th</sup> meeting. The reports reflect activity through the end of April.

Expenditures are basically in line with expectations for this point in the fiscal year but we will continue to monitor expenditures. Revenue is also on target compared to budgeted levels in most areas. Total tax collections have exceeded budgeted levels as have conveyance taxes and recording fees. It is anticipated that building permit fees will come in close to budget.

Let me know if you have any questions or wish to discuss anything further.

Thank you.

# TOWN OF CROMWELL, CT

## YEAR-TO-DATE BUDGET REPORT



FOR 2022 10

JOURNAL DETAIL 2022 1 TO 2022 13

	ORIGINAL APPROP	TRANSFERS/ ADJUSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
001 TOWN MANAGER'S OFFICE	406,840	3,608	410,448	293,724.59	2,520.31	114,203.10	72.2%
002 TOWN CLERK'S OFFICE	214,289	0	214,289	172,772.34	4,892.35	36,624.31	82.9%
003 REGISTRAR OF VOTERS	80,184	0	80,184	49,937.03	7,592.37	22,654.60	71.7%
004 PLANNING COMMISSION	3,525	0	3,525	1,035.95	.24	2,488.81	29.4%
005 ECONOMIC DEVELOPMENT	23,301	0	23,301	10,100.50	.00	13,200.50	43.3%
006 BOARD OF FINANCE	1,350	0	1,350	885.24	.00	464.76	65.6%
008 CHARTER REVISION COMM	3,000	0	3,000	430.25	.00	2,569.75	14.3%
009 BOARD OF ASSESSMENT APPEALS	1,200	0	1,200	526.55	.00	673.45	43.9%
010 ZONING BOARD OF APPEALS	1,250	0	1,250	436.20	.24	813.56	34.9%
011 INLAND WETLANDS	2,300	0	2,300	389.93	.00	1,910.07	17.0%
012 COMM. FOR DISABLED PEOPLE	100	0	100	.00	.00	100.00	.0%
013 DONATIONS AND DUES	48,808	0	48,808	47,889.48	.00	918.52	98.1%
014 TOWN COUNCIL	41,361	0	41,361	40,201.00	.00	1,160.00	97.2%
015 LEGAL EXPENSE	227,100	0	227,100	133,901.32	78,913.18	14,285.50	93.7%
016 CENTRAL SERVICES	204,551	0	204,551	158,843.46	37,536.27	8,171.27	96.0%
017 INSURANCE EXPENSE	595,700	0	595,700	572,207.46	.00	23,492.54	96.1%
018 GENERAL EXPENSE	744,002	101,788	845,790	838,629.81	3,000.00	4,160.19	99.5%
019 DEVELOPER/PLANNER	139,195	0	139,195	117,732.22	446.05	21,016.73	84.9%
020 FINANCE DEPARTMENT	437,765	0	437,765	353,760.45	845.16	83,159.39	81.0%
021 TAX COLLECTOR	158,183	0	158,183	126,916.13	513.22	30,753.65	80.6%
022 ASSESSOR'S OFFICE	243,706	0	243,706	198,217.11	.00	45,488.89	81.3%
030 PUBLIC WORKS ADMIN.	292,263	0	292,263	213,730.22	7,517.51	71,015.27	75.7%
031 ENGINEERING	246,304	0	246,304	186,982.87	7,240.89	52,080.24	78.9%
032 SOLID WASTE REMOVAL	723,962	-4,000	719,962	494,763.00	151,776.23	73,422.77	89.8%
033 BUILDING INSPECTION	198,829	0	198,829	157,948.69	2,327.70	38,552.61	80.6%
034 HIGHWAY DEPT.	1,446,517	-5,500	1,441,017	1,085,454.98	96,873.19	258,688.83	82.0%
035 BUILDING MAINTENANCE	681,727	0	681,727	547,588.76	23,899.01	110,239.23	83.8%
036 PARKS & GROUNDS	443,993	0	443,993	251,133.19	34,770.80	158,089.01	64.4%
037 PUBLIC WORKS-OTHER	424,000	0	424,000	342,238.00	62,977.60	18,784.40	95.6%
038 VEHICLE MAINTENANCE	318,952	9,500	328,452	235,390.06	44,141.43	48,920.51	85.1%
040 POLICE DEPARTMENT	3,664,392	0	3,664,392	2,903,626.98	40,226.23	720,538.79	80.3%
041 EMERGENCY MANAGEMENT	19,050	0	19,050	11,579.26	1,045.74	6,425.00	66.3%
042 ANIMAL CONTROL	92,822	0	92,822	75,561.47	.00	17,260.53	81.4%
050 HEALTH DEPARTMENT	216,639	0	216,639	150,191.49	26,873.12	39,574.39	81.7%
051 HUMAN SERVICES	132,061	0	132,061	105,390.66	586.84	26,083.50	80.2%
053 SENIOR SERVICES	128,121	0	128,121	105,270.75	2,692.08	20,158.17	84.3%
054 YOUTH SERVICES	107,009	0	107,009	59,527.81	4,861.82	42,619.37	60.2%
055 TRANSPORTATION SERVICES	154,230	0	154,230	113,161.36	3,200.74	37,867.90	75.4%
060 RECREATION DEPARTMENT	276,255	0	276,255	217,455.95	7,983.22	50,815.83	81.6%
061 LIBRARY	634,469	0	634,469	483,306.40	15,724.02	135,438.58	78.7%
070 BONDED DEBT	3,651,450	0	3,651,450	1,647,225.00	.00	2,004,225.00	45.1%
080 EMPLOYEE BENEFITS	4,008,240	-3,608	4,004,632	3,226,550.48	399,859.62	378,221.90	90.6%
090 BOARD OF EDUCATION	32,750,000	0	32,750,000	23,513,367.77	.00	9,236,632.23	71.8%
119 DEVELOPMENT COMPLIANCE	113,515	0	113,515	87,993.04	468.42	25,053.54	77.9%

# TOWN OF CROMWELL, CT

## YEAR-TO-DATE BUDGET REPORT



FOR 2022 10		JOURNAL DETAIL 2022 1 TO 2022 13						
120	CONSERVATION COMMISSION	ORIGINAL APPROP	TRANSFERS/ADJUSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
120	CONSERVATION COMMISSION	1,210	0	1,210	169.18	.00	1,040.82	14.0%
GRAND TOTAL		54,303,720	101,788	54,405,508	39,334,144.39	1,071,305.60	14,000,058.01	74.3%

\*\* END OF REPORT - Generated by marianne sylvester \*\*

# TOWN OF CROMWELL, CT

## YEAR-TO-DATE BUDGET REPORT



FOR 2022 10

	ORIGINAL APPROP	TRANSFERS/ ADJUSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
<b>001 GENERAL FUND</b>							
002 TOWN CLERK'S OFFICE	-294,500	0	-294,500	-359,321.72	.00	64,821.72	122.0%
021 TAX COLLECTOR	-46,163,159	0	-46,163,159	-46,612,358.22	.00	449,199.22	101.0%
022 ASSESSOR'S OFFICE	-1,000	0	-1,000	-192.00	.00	-808.00	19.2%
030 PUBLIC WORKS ADMIN.	-45,900	0	-45,900	-49,667.06	.00	3,767.06	108.2%
033 BUILDING INSPECTION	-350,000	0	-350,000	-276,076.87	.00	-73,923.13	78.9%
040 POLICE DEPARTMENT	-86,800	0	-86,800	-58,729.35	.00	-28,070.65	67.7%
042 ANIMAL CONTROL	-550	0	-550	.00	.00	-550.00	.0%
050 HEALTH DEPARTMENT	-25,000	0	-25,000	-4,095.00	.00	-20,905.00	16.4%
053 SENIOR SERVICES	-1,500	0	-1,500	-504.00	.00	-996.00	33.6%
061 LIBRARY	-2,500	0	-2,500	-1,267.49	.00	-1,232.51	50.7%
206 BOARDS & COMMISSIONS	-9,500	0	-9,500	-8,226.50	.00	-1,273.50	86.6%
207 STATE OF CONNECTICUT	-5,371,399	0	-5,371,399	-2,944,240.33	.00	-2,427,158.67	54.8%
208 MISCELLANEOUS SOURCES	-531,712	0	-531,712	-1,880,563.91	.00	1,348,851.91	353.7%
999 FUND BALANCE	-1,420,200	0	-1,420,200	.00	.00	-1,420,200.00	.0%
TOTAL GENERAL FUND	-54,303,720	0	-54,303,720	-52,195,242.45	.00	-2,108,477.55	96.1%
GRAND TOTAL	-54,303,720	0	-54,303,720	-52,195,242.45	.00	-2,108,477.55	96.1%

\*\* END OF REPORT - Generated by sharon devoe \*\*



DEPARTMENT- ACCOUNT	ADJUSTED BUDGET DEC. 31, 2021	ACTUAL EXPENDITURE 2019-20	ACTUAL EXPENDITURE 2020-21	ACTUAL EXPENDITURE DEC. 31, 2021	ESTIMATED EXPENDITURE 2021-21	DEPARTMENT REQUEST 2022-23	TOWN MANAGER RECOMMENDED	TOWN COUNCIL RECOMMENDED	BOARD OF FINANCE RECOMMENDED
<b>DOG FUND</b>									
VETERINARIAN FEES	3,500	1,612	3,142	1,586	3,500	3,500	3,500		
OUTSIDE SERVICES	10,000	8,463	7,260	6,939	10,000	10,000	10,000		
VEHICLE MAINTENANCE	1,500	246	814	-	1,500	1,500	1,500		
EQUIP.REPAIR+REPLACEMENT	1,000	608	987	263	1,000	1,000	1,000		
DEPARTMENTAL EXPENSE	1,200	1,176	1,150	72	1,200	1,200	1,200		
TRAINING/WORKSHOPS	2,500	1,014	205	146	2,500	2,500	2,500		
UNIFORMS	1,200	674	1,200	349	1,200	1,200	1,200		
GASOLINE + OTHER FLUIDS	3,000	1,993	1,837	764	3,000	3,000	3,000		
TOTAL	23,900	15,786	16,595	10,119	23,900	23,900	23,900	-	-
<b>FUNDING:</b>									
FEES+FUND INCOME	6,500	8,007	6,925	5,432	6,500	6,500	6,500		
FUND BALANCE	7,500	(2,121)	-	-	7,500	7,500	7,500		
GENERAL FUND	9,900	9,900	9,900	-	9,900	9,900	9,900		
TOTAL	23,900	15,786	16,825	5,432	23,900	23,900	23,900	-	-

DEPARTMENT- ACCOUNT	ADJUSTED BUDGET DEC. 31, 2021	ACTUAL EXPENDITURE 2019-20	ACTUAL EXPENDITURE 2020-21	ACTUAL EXPENDITURE DEC. 31, 2021	ESTIMATED EXPENDITURE 2021-22	DEPARTMENT REQUEST 2022-23	TOWN MANAGER RECOMMENDED	TOWN COUNCIL RECOMMENDED	BOARD OF FINANCE RECOMMENDED
<b>SIDEWALK PROGRAM FUND</b>									
MISCELLANEOUS REPAIRS	7,500	7,500	-	-	7,500	5,000	5,000		
TOTAL	7,500	7,500	-	-	7,500	5,000	5,000	-	-

This fund is to be used for the improvement and expansion of the Town's sidewalk system. The Town Manager will approve all repair projects. Specific expansion projects will be approved by the Town Council. The appropriation is for engineering, design, materials, supplies, labor and any item directly related to the project.

**Engineering Department  
Town of Cromwell  
Cromwell, CT**

**Memorandum**

**To:** Anthony Salvatore –Town Manager

**CC:** Marianne Sylvester  
Bill Russo

**From:** Jon Harriman, P.E. 

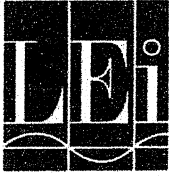
**Date:** 4/29/2022

**Re:** Design Services – Evergreen Road Sidewalks from Old Colony Lane to  
Washington Road

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As requested Lenard Engineering Inc, LEI, has provided us with a price proposal to survey and design sidewalks on the south side of Evergreen Road from Old Colony Road to Washington Road for a lump sum fee of \$13,500. LEI was awarded the design contract for sidewalks on West Street from Lincoln Road to Timber Hill Road after being identified as the lowest qualified bidder for that project.

The Town allocated \$65,000 for the design of the West Street sidewalks, and the LEI proposal/contracted amount is \$29,800. I request that \$13,500 from funds left over from the original West street sidewalk design be allocated to the design of the sidewalks on Evergreen. There will be \$21,700 remaining from the original allocation. I would request that those remaining funds be allocated to furthering the implementation of these two designs prior to construction. This may include advertising expenses, appraisal fees and easement/taking costs associated with private properties along either project corridor. At this time the design on West Street is underway, but the extent of these costs are unknown. It is unlikely that all construction activities will be able to be maintained within the Town of Cromwell or State of CT rights-of-way.



## Lenard Engineering, Inc.

2210 Main Street  
P.O. Box 1088  
Glastonbury, CT 06033  
Tel: 860 659-3100  
Fax: 860 659-3103  
www.lenard-eng.com

134B Conantville Road  
P.O. Box 580  
Storrs, CT 06268  
Tel: 860 429-5400  
Fax: 860 429-1367

140 Willow Street  
Suite 8  
Winsted, CT 06098  
Tel: 860 379-6669  
Fax: 860 738-1272

19 Midstate Drive  
Suite 200  
Auburn, MA 01501  
Tel: 508 721-7600  
Fax: 508 721-7610

Civil, Environmental and Hydrogeological Consultants

April 29, 2022

Mr. Jon Harriman, PE  
Town Engineer  
Town of Cromwell  
41 West Street  
Cromwell, CT 06416

**RE: *Proposal for Engineering Services, Evergreen Road Sidewalk Project Cromwell, CT***

Dear Mr. Harriman:


As requested, attached is our proposed Scope of Services for the design of approximately 900 feet of new concrete sidewalk on Evergreen Road, between Old Colony Lane and Washington Road.

We will complete this project for a lump sum fee of \$ 13,500, based on the assumptions provide in our Scope of Services. If Public Meetings are required, these can be attended at a cost of \$ 1000 per meeting.

If you or others at the Town have any questions or comments, I am at your service.

Thank you for your consideration.

Sincerely yours,  
**Lenard Engineering, Inc.**

  
James E. Ericson, P.E.  
Vice President

## **Section F. Project Approach & Scope of Work**

The project includes designing approximately 900 feet of five feet wide concrete sidewalk on the south side of Evergreen Road, between the intersections of Old Colony Lane and Washington Road. We will design ADA compliant ramps at street intersections, and show crosswalks at street intersections.

Our goal is to limit construction activities within Town rights-of-way, to minimize property acquisition, which may require retaining walls, tree removal or utility pole relocation along the project route.

**Task 1 Survey and Mapping** –On Evergreen Drive, we will survey an approximate 50' wide strip from the centerline of the road on the south side of the street, where the sidewalk will be located. On the north side, we will survey the gutterline. We will also survey approximately 100 feet down each of the intersecting streets (Old Colony Lane, High Ridge Road and Washington Drive).

Base mapping at a scale of 1" = 40' horizontal, or larger, will be provided, as well as two foot contour intervals as well as spot elevations at critical locations along the route.

### **Task 2 Design Documents and Related Engineering Services –**

For this project area, LEI has assumed the following:

- No wetlands or watercourses are present that will need delineation, location or permitting,
- No geotechnical borings or test pits will be conducted.
- No drainage or utility work will be included.
- No Town permit applications or meetings (wetlands, planning and zoning, etc.)

Preliminary Design - The following tasks will be completed for Preliminary Design:

- Prepare detailed horizontal and vertical alignment
- Prepare typical cross-sections of proposed new sidewalk
- Prepare cross-sections every 50' and at every driveway (4 total) and analyze grading,
- Prepare preliminary quantity takeoffs and cost estimates
- Submit preliminary designs for Town review



**Lenard Engineering, Inc.**

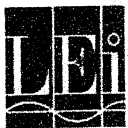
Civil. Environmental & Hydrogeological Consultants

## **Project Approach & Scope of Work (continued)**

Final Design – The following items will be provided during the final design phase:

- Incorporate Town comments into final design plans,
- Finalize and complete: typical sections, plans, profiles, cross-sections and details for proposed sidewalk improvements
- Provide a Maintenance and Protection of Traffic Plan
- Update Final Quantities and Construction Cost Estimates
- Prepare Technical Specifications. It is assumed the Town will provide the Standard “Front-End” Boiler Plate bid documents, necessary for bidding the project.
- Provide Bid Forms necessary for use by the Contractor wishing to bid the project, and
- Provide final Design and Survey Drawings to the Town in CAD format, for your use.

Meetings (Optional) – As discussed, if a Public Meeting is required, we can prepare presentation materials and attend one meeting if requested. We assume this meeting would take place after preliminary design plans are complete.



**Lenard Engineering, Inc.**  
Civil. Environmental & Hydrogeological Consultants

**Engineering Department  
Town of Cromwell  
Cromwell, CT**

**Memorandum**

**To:** Anthony Salvatore –Town Manager

**CC:** Marianne Sylvester  
Bill Russo

**From:** Jon Harriman, P.E.

**Date:** 5/4/2022

**Re:** Stormwater Infrastructure Improvement Study

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Climate scientists indicate we are going to see more frequent and intense storm and rainfall events along with increased flooding, stormwater runoff, and soil erosion. The summer of 2021 brought several significant storm events that overwhelmed the Town of Cromwell and the CTDOT's stormwater infrastructure. During these events cross culverts were overtopped and damaged, roadways were temporarily closed and the lower level of the Police Department flooded. On the DOT's side of the equation the Route 9 exit 19 ramp suffered a partial collapse of a culvert, and the bedding of the railroad tracks adjacent to the TPC washed away.

We have identified a number of stormwater concerns across the Town that will require engineering analysis to determine possible solutions, and estimates of the magnitude of probable costs to design and construct. The work product generated from these studies would include engineering analysis in report form with the engineer's recommendations, detailed conceptual plans of the various options for each concern, identification of potential private property and utility impacts for each option, and an engineer's cost estimate for each option. Areas identified to be included in this study are:

1. Culvert capacity concern near Cedar Drive intersection with Coles Road.
2. Shadow Brook capacity issues under Nooks Hill Road and out under the railroad tracks.
3. Willow Brook culvert under Evergreen Road near Millennium Drive.
4. Culvert capacity concerns near Copper Knoll at Evergreen Road.
5. Geer Street culvert near the Fire House and further downstream to Shunpike Road.
6. Cromwell Creek culvert conveyed under West Street and through Pierson Park.

7. Drywell capacity issues on Glennwood Terrace which impacts Field Road properties.
8. South Street culvert/railroad trestle issues.

We are requesting the allocation of \$125,000 to conduct these studies, and cost estimates and would request that the Director of Public Works be given the discretion to add to or revise the list above if additional issues come forward.

Most of the issues identified will require much more beyond simply upsizing pipes or culverts. It is likely that one or more solutions to these issues will require access rights and/or purchase of private property. We request that in addition to engineering analysis and cost estimating that this allocation include costs associated with determining easement/takings required to complete the work. This would include appraisal fees, etc.





## Project Approval Request

**Date:** April 25, 2022

**Subject:** **Board of Finance Project Approval Request  
Cromwell Middle School Grant Application**

**Prepared by:** Karen DePersia, CSG Owner's Representative

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The Town of Cromwell is respectfully requesting project funding in the amount of **\$58,604,400** for the construction of a new 89,253 square foot Cromwell Middle School and Central Offices to be located on the existing middle school site at 6 Captain Mann Memorial Drive, in Cromwell, CT. The Town anticipates applying to the State of Connecticut for school building project grants, one for the new school and a second for the central offices, to offset in part the cost of the project and anticipates that it will receive grants for the project in the estimated amount of approximately \$22,113,200.

The new school is designed for 491 students in grades six through eight at 83,663 SF, as well as central offices at 5,590 SF. A comprehensive enrollment report prepared by Peter Prowda, PhD was submitted to the Town in November 2021. The report presents a 10-year enrollment projection based on 52 years of historic data, local births and kindergarten enrollments, town population trends, employment, and housing growth. The 23-page report is available for review.

Construction Solutions Group worked closely with the Board of Education, middle school staff and administrators to develop an Educational Specification. The Ed Spec document identifies the middle school mission, curriculum goals, and both departmental and individual space needs. The Ed Spec space needs were overlaid with the DAS State of CT allowable space standards to ensure the final program aligned with State standards that will translate to maximum town reimbursement for Cromwell at 39.64%.

Tecton Architects prepared a thorough analysis of the existing school facility, evaluating building construction, building mechanical, electric, and plumbing systems, as well as code compliance. A Conditions Study prepared by DRA Architects in 2016 provided additional data of the existing building condition, coming to a similar conclusion.

The school building, originally constructed in the 1950s was found to have many failings; aging and inadequate building systems, roof needing replacement, a facility that does not address today's educational teaching methods, inadequate technology infrastructure, failure to address safety, security, fire protection, or accessibility and building code requirements.



CONSTRUCTION SOLUTIONS GROUP

Tecton Architects was charged with preparing three options for a new school: Renovation only, renovation and an addition, and new construction. The benefits and shortfalls of each were identified and explained in detail.

Cost estimates were prepared by both Tecton Architects and Construction Solutions group. Finally, a comprehensive cost estimate was prepared by an independent cost estimator who specializes in school construction projects in Connecticut. The team of CSG and Tecton Architects met with the estimator to examine, evaluate, and reduce wherever possible, the costs in detail. We believe the estimate to be an accurate reflection of current market values, considering the unique economic circumstances created by Covid 19, national supply chain issues, and resulting material cost escalations.

Following a thorough review of all available information, the building committee selected new construction as the most practical, long-term solution.

Below is a summary explanation of the reconciled cost estimate.

The total estimate is comprised of 1.) hard construction costs; general conditions, labor, and materials, required fees and insurance, and contingencies for design and escalation, and 2.) the owner's soft costs, including consultants, inspections/testing, permits and fees, and furnishings and technology.

In summary, including both the new middle school and central office:

Construction Hard Cost:	\$50,960,348
<u>Owner Soft Cost (15%):</u>	<u>\$7,644,052</u>
<b>Total Estimated Project Cost:</b>	<b>\$58,604,400</b>
Reimbursement Adjustment – Roof:	\$144,226
Reimbursement Adjustment – Auditorium:	\$1,210,000 **
Reimbursement Adjustment – Ineligibles (2.5%):	\$1,465,110
Total estimated eligible cost:	\$55,785,064
Estimated State Reimbursement at 39.64%:	\$22,113,200
Estimated town share to Cromwell:	\$36,491,200

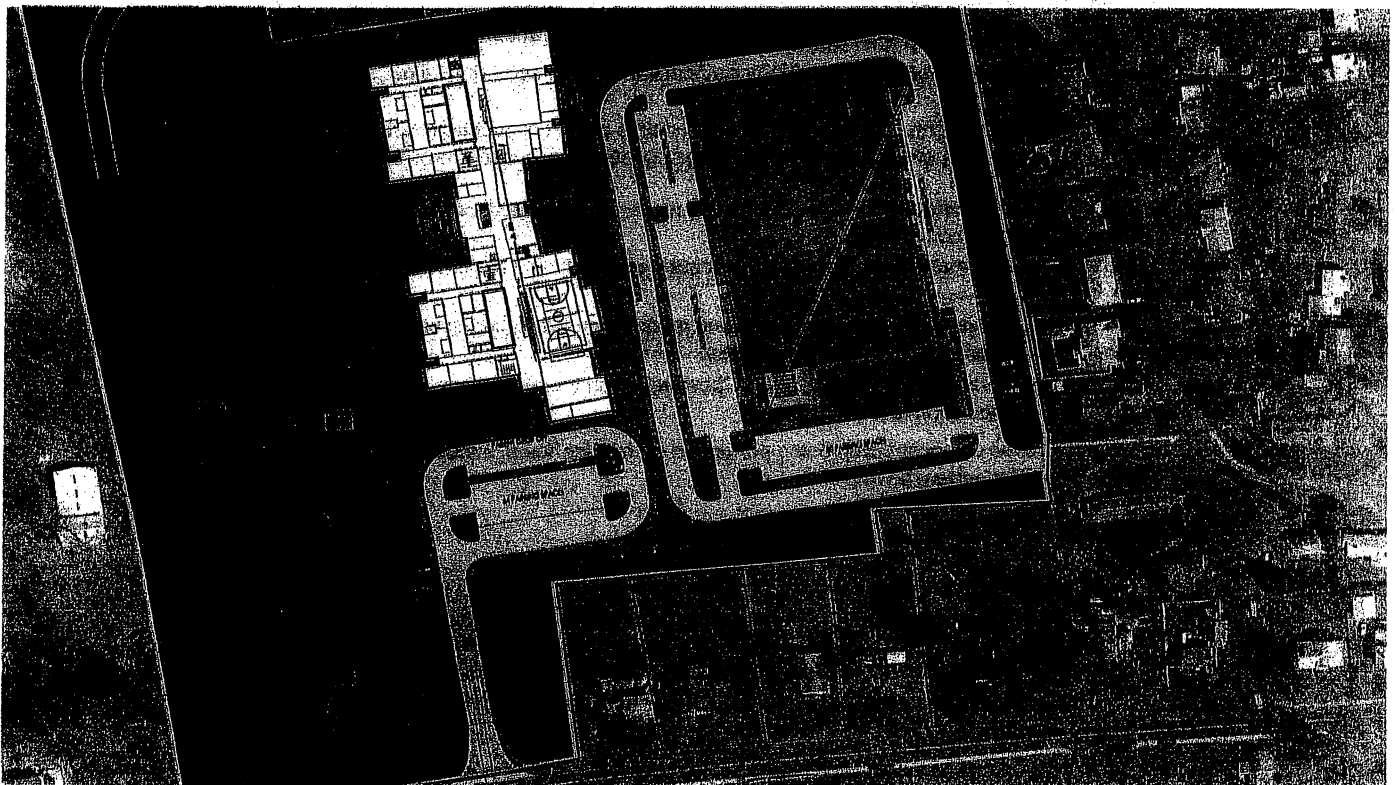
*\*\*Auditorium cost will be partially reimbursable, actual amount has not been confirmed by State DAS OSCG&R.*

## Cromwell Middle School - New Building Option

### Concept Estimate Draft - Reconciled

Date: April 19, 2022

Revision : 0.0



CONCEPTUAL SITE PLAN - NEW

CROMWELL MIDDLE SCHOOL

## Basis Of Estimate

### Basis of Estimate

#### Introduction

PACS has been engaged by Construction Solutions Group to prepare a Cost estimate for the following project:

This Estimate is based on the following design information:

- **Cromwell Middle School - Building Committee meeting Powerpoint presentation (New Option), Scope Narrative description.**

#### Quantities and Methodology

- The cost estimate is based on the measurement of quantities wherever possible.
- Where actual measurements are not used, parametric measurements are used in conjunction with previous but similar project benchmarks.
- PACS uses a wide range of standard measurement and quantifying methods that are common practice in the construction industry today.

#### Basis of Pricing

- a) The construction costs shown in this estimate represent the fair market value and are not intended to be a prediction of the lowest bid.
- b) The costs include: labor, material, equipment and the subcontractors overhead and profit. (Subcontractor's Mark Up)
- c) The cost of labor is based on local Prevailing wage rates for all trades.
- d) The construction rates used are based in "today's dollar" and an escalation allowance is included in the Estimate summary.
- e) Our pricing assumes competitive bidding on all elements of the construction work, assuming a minimum of three competitive bidders for all general contractors, subcontractors, materials and vendors.
- f) It is typical in our experience that if fewer bids are received or solicited, prices can be expected to be higher due to lack of competition.
- g) The subcontractor's mark ups include their own overhead, including the cost in the field as well as profit.
- h) PACS has priced this taking into account current market conditions, competition between trades and the cost fluctuations in the construction industry.
- i) Estimate assumes a Phased Project. New Construction prior to demolition of existing building and Phased sitework to accommodate transition
- j) Proposal is based on construction being performed on regular hours, except what is required for noisy work and Building system tie-ins.

#### Design and Pricing Contingency

A Design and Pricing Contingency is used as a budgetary tool that allows for scope and detail not defined during the design stage. As the design becomes more defined as the project passes through the design stages, the Design and Pricing Contingency decreases as more scope and detail is now being shown in the documents and is therefore reflected in the cost estimate as actual trade cost. The Design and Pricing Contingency is reduced to zero at 100% Bid Documents.

#### Escalation

As outlined above the estimate is calculated using rates that are "today's dollar" and reflect the cost of the project as if it was to bid on the date of issue. Due to construction projects having long design phases and long construction schedules, it is imperative to project the construction cost further ahead into the future to the point at which it is bid out. It is common practice to escalate the cost estimate to the mid point of construction to accommodate for economic inflation. This percentage accounts for this increase.

#### Construction Contingency

PACS advise that a Construction Contingency is carried for unforeseen project conditions and field changes. Typically we see this in the range of 3% to 7.5% dependent on the scope of the project.

**Basis Of Estimate**

**Probable Cost**

It is important for the Owner and Design team to carefully review this cost estimate including all line item descriptions, clarifications, exclusions, unit prices, assumptions, allowances, mark ups and contingencies to ensure the estimate reflects the scope of the project.

In instances where the cost estimate is not in line with the Owner's budgetary objectives, PACS can suggest and evaluate alternate methods to assist bringing the project back in line with the desired budget.

PACS has produced the cost estimate based on the widely practiced methods of cost estimating and aims to reflect the fair market value of the construction project. Our aim is to be not the highest or the lowest in the range of bids but to use our experience and expertise in the construction industry to provide the client with a degree of confidence that the project will be close to our calculated estimate.

**Exclusions**

This cost estimate excludes the following:

- Premiums for working in inaccessible or partially accessible spaces during construction
- Surplus Stock and Spares
- Unforeseen Conditions (Covered in Construction Contingency)
- Premiums for restrictive and uncompetitive bidding
- Premiums for non-standard work times
- Work beyond the project limits
- CT Sales Tax - Assumes Exempt
- Wellpoints - Assumes open trench pumping only
- Rock or Unsuitable soils remediation
- Hazzardous, Contaminated or Polluted soils
- UST removals
- Temp Water, Power and Fuel - Assumed to be by Owner
- AV Equipment in Classrooms - Assumes part of FF&E / Technology Budget
- Student furniture (including tables) in Classrooms and Science Labs
- Utility Costs or connection fees - Electric, Gas, Water

**Risks to the Cost Estimate**

Items that may affect the cost estimate, the list as follows but not limited:

- Changes to the design subsequent to the issue of the documents stated above which this estimate is based on
- Unforeseen and Unknown Structural conditions
- Non Competitive Bid restrictions and the sole sourcing of products/materials from specific vendors
- Restrictive technical specifications that produce a non competitive environment
- Changes to the project schedule that delay the project and therefore have impact on cost
- Incomplete and poorly coordinated documentation
- Access restrictions, unidentified out of hours work policies and phasing restrictions
- Restrictive technical specifications that produce a non competitive environment
- Unforeseen and unknown base building conditions

Trade		School Building		Central Office		Temp Field Relocation	Project Total
01 50 00	Temporary Facilities and Controls	\$ 341,589	\$4.10	\$ 22,619	\$4.10	\$ -	\$ 364,202
02 11 00	Contaminated Soil Excavation	\$ -	\$0.00	\$ -	\$0.00	\$ -	\$ -
02 12 00	Transportation/Disposal of Contaminated Materials	\$ -	\$0.00	\$ -	\$0.00	\$ -	\$ -
02 80 00	Hazardous Abatement pre demolition	\$ 472,515	\$5.67	\$ -	\$0.00	\$ -	\$ 472,515
02 41 16	Building Demolition	\$ 993,679	\$11.93	\$ -	\$0.00	\$ -	\$ 993,679
02 41 19	Selective Demolition	\$ -	\$0.00	\$ -	\$0.00	\$ -	\$ -
03 30 00	Cast-In-Place Concrete	\$ 1,518,250	\$18.22	\$ 102,571	\$18.88	\$ -	\$ 1,620,821
04 20 00	Unit Masonry	\$ 1,581,359	\$18.98	\$ 43,764	\$7.83	\$ -	\$ 1,625,123
05 12 00	Structural Steel	\$ 3,223,717	\$38.89	\$ 202,777	\$38.28	\$ -	\$ 3,426,494
05 40 00	Cold Formed Metal Framing	\$ 1,242,530	\$14.91	\$ 62,786	\$11.23	\$ -	\$ 1,305,316
05 50 00	Metal Fabrications	\$ 167,278	\$2.01	\$ 7,134	\$1.28	\$ -	\$ 174,412
06 10 00	Rough Carpentry	\$ 244,975	\$2.94	\$ 21,497	\$3.85	\$ -	\$ 266,472
06 20 00	Finish Carpentry	\$ 442,885	\$5.32	\$ 5,000	\$0.89	\$ -	\$ 447,885
07 10 00	Damp / Waterproofing	\$ 105,952	\$1.27	\$ 9,298	\$1.65	\$ -	\$ 115,248
07 21 00	Thermal Insulation	\$ 200,342	\$2.40	\$ 10,173	\$1.82	\$ -	\$ 210,515
07 25 00	Air & Vapor Barriers	\$ 296,080	\$3.55	\$ 15,314	\$2.74	\$ -	\$ 311,394
07 40 00	Siding & Panels	\$ 591,344	\$7.10	\$ 24,611	\$4.40	\$ -	\$ 615,955
07 50 00	Membrane Roofing	\$ 1,623,110	\$19.48	\$ 139,750	\$25.00	\$ -	\$ 1,762,860
07 62 00	Sheet Metal Flashings & Trim	\$ -	\$0.00	\$ -	\$0.00	\$ -	\$ -
07 61 00	Applied Fireproofing	\$ -	\$0.00	\$ -	\$0.00	\$ -	\$ -
07 84 00	Penetration Firestopping	\$ 25,000	\$0.30	\$ 1,600	\$0.27	\$ -	\$ 26,500
07 92 00	Joint Sealants	\$ 95,000	\$1.14	\$ 5,000	\$0.89	\$ -	\$ 100,000
07 95 00	Expansion Control	\$ -	\$0.00	\$ -	\$0.00	\$ -	\$ -
08 10 00	Hollow Metal Doors & Frames	\$ 375,000	\$4.50	\$ 75,000	\$13.42	\$ -	\$ 450,000
08 30 00	Specialty Doors	\$ 27,300	\$0.33	\$ -	\$0.00	\$ -	\$ 27,300
08 41 00	Entrances & Storefront	\$ 171,400	\$2.06	\$ -	\$0.00	\$ -	\$ 171,400
08 44 00	Metal Framed Curtainwall	\$ 2,117,800	\$25.42	\$ -	\$0.00	\$ -	\$ 2,117,800
08 50 00	Windows	\$ 1,093,118	\$13.12	\$ 41,019	\$7.34	\$ -	\$ 1,134,137
08 71 00	Door Hardware	\$ 32,500	\$0.39	\$ 12,500	\$2.24	\$ -	\$ 45,000
08 80 00	Glass & Glazing	\$ 5,800	\$0.07	\$ -	\$0.00	\$ -	\$ 5,800
08 90 00	Louvers & Vents	\$ -	\$0.00	\$ -	\$0.00	\$ -	\$ -
09 21 00	Gypsum Board Assemblies	\$ 928,001	\$11.14	\$ 108,618	\$19.61	\$ -	\$ 1,037,619
09 30 00	Tile	\$ 207,748	\$2.49	\$ -	\$0.00	\$ -	\$ 207,748
09 51 00	Acoustical Ceiling	\$ 767,848	\$9.22	\$ 43,882	\$7.85	\$ -	\$ 811,730
09 84 00	Wood Flooring	\$ 131,107	\$1.57	\$ -	\$0.00	\$ -	\$ 131,107
09 61 10	Vapor Mitigation	\$ -	\$0.00	\$ 22,081	\$3.85	\$ -	\$ 22,081
09 65 00	Resilient Flooring	\$ 573,614	\$6.89	\$ 750	\$0.13	\$ -	\$ 574,364
09 68 00	Terrazzo	\$ -	\$0.00	\$ -	\$0.00	\$ -	\$ -
09 67 00	Resinous Flooring	\$ -	\$0.00	\$ -	\$0.00	\$ -	\$ -
09 68 00	Carpet	\$ 29,851	\$0.36	\$ 34,099	\$6.10	\$ -	\$ 63,950
09 80 00	Acoustical Treatment	\$ 125,000	\$1.50	\$ 3,500	\$0.63	\$ -	\$ 128,500
09 91 00	Painting & Wallcoverings	\$ 422,349	\$5.07	\$ 42,398	\$7.68	\$ -	\$ 464,745
10 11 00	Visual Display Surfaces	\$ 225,000	\$2.70	\$ 12,500	\$2.24	\$ -	\$ 237,500
10 14 00	Signage	\$ 75,000	\$0.90	\$ 3,500	\$0.63	\$ -	\$ 78,500
10 21 00	Cubicles	\$ -	\$0.00	\$ -	\$0.00	\$ -	\$ -
10 21 13	Toilet Compartments	\$ 75,000	\$0.90	\$ 17,500	\$3.13	\$ -	\$ 92,500
10 21 23	Cubicle Curtain & Track	\$ 7,500	\$0.09	\$ -	\$0.00	\$ -	\$ 7,500
10 22 00	Operable Partitions	\$ 228,000	\$2.74	\$ -	\$0.00	\$ -	\$ 228,000
10 26 00	Wall & Door Protection	\$ 92,774	\$1.11	\$ -	\$0.00	\$ -	\$ 92,774
10 28 00	Toilet Accessories	\$ 125,000	\$1.50	\$ 7,500	\$1.34	\$ -	\$ 132,500

Trade		School Building		Central Office		Temp Field Relocation	Project Total
10 41 00	Emergency Access Cabinets	\$ 525	\$0.01	\$ 525	\$0.09	\$ -	\$ 1,000
10 44 00	Fire Protection Specialties	\$ 8,340	\$0.10	\$ 895	\$0.12	\$ -	\$ 9,035
10 51 00	Lockers	\$ 189,240	\$2.03	\$ -	\$0.00	\$ -	\$ 189,240
11 13 00	Loading Dock Equipment	\$ -	\$0.00	\$ -	\$0.00	\$ -	\$ -
11 30 00	Residential Appliances	\$ 17,500	\$0.21	\$ 3,500	\$0.63	\$ -	\$ 21,000
11 40 00	Foodservice Equipment	\$ 500,000	\$8.00	\$ -	\$0.00	\$ -	\$ 500,000
11 52 00	Audio-Visual Equipment	\$ 55,000	\$0.60	\$ -	\$0.00	\$ -	\$ 55,000
11 53 00	Laboratory Fume Hood	\$ -	\$0.00	\$ -	\$0.00	\$ -	\$ -
11 61 00	Theater & Stage Equipment	\$ 150,000	\$1.80	\$ -	\$0.00	\$ -	\$ 150,000
11 66 00	Athletic Equipment	\$ 140,000	\$1.68	\$ -	\$0.00	\$ -	\$ 140,000
11 90 00	Miscellaneous Equipment	\$ 38,250	\$0.46	\$ 325	\$0.06	\$ -	\$ 38,575
12 20 00	Window Treatment	\$ 131,190	\$1.57	\$ 4,184	\$0.76	\$ -	\$ 135,374
12 35 53	Laboratory Casework	\$ 330,000	\$3.96	\$ -	\$0.00	\$ -	\$ 330,000
12 48 13	Entrance Mats & Frame	\$ 10,600	\$0.13	\$ 625	\$0.11	\$ -	\$ 11,225
12 52 00	Seating	\$ 134,100	\$1.61	\$ -	\$0.00	\$ -	\$ 134,100
13 00 00	Special Construction	\$ -	\$0.00	\$ -	\$0.00	\$ -	\$ -
14 20 00	Elevators	\$ 140,000	\$1.68	\$ -	\$0.00	\$ -	\$ 140,000
21 00 00	Fire Protection	\$ 539,538	\$6.48	\$ 35,497	\$8.35	\$ -	\$ 575,034
22 00 00	Plumbing	\$ 1,749,573	\$21.00	\$ 100,620	\$18.00	\$ -	\$ 1,850,193
23 00 00	HVAC	\$ 5,112,946	\$81.37	\$ 307,730	\$66.05	\$ -	\$ 5,420,676
26 00 00	Electrical	\$ 4,029,058	\$48.36	\$ 234,800	\$41.97	\$ -	\$ 4,263,858
33 00 00	Sitework - See Attached Sitework Breakdown	\$ 4,275,875	\$51.32	\$ 38,335	\$8.50	\$ -	\$ 4,312,010
33 00 00	Sitework - Site scope associated with Temp sportsfield	\$ -	\$0.00	\$ -	\$0.00	\$ 350,000	\$ 350,000
<b>TOTAL DIRECT COST</b>		<b>\$ 38,833,443</b>	<b>\$462.51</b>	<b>\$ 1,624,880</b>	<b>\$326.40</b>	<b>\$ 350,000</b>	<b>\$ 40,708,003</b>
Design & Estimating Contingency		7.50% \$ 2,890,008		7.50% \$ 136,842		7.50% \$ 26,250	\$ 3,053,100
Construction Contingency (CM@R)		2.50% \$ 983,336		2.50% \$ 45,614		2.50% \$ 8,750	\$ 1,017,700
Escalation -		6.00% \$ 2,543,207		6.00% \$ 120,421		6.00% \$ 23,100	\$ 2,686,728
General Conditions- 21 Months @ \$90000 per month		\$ 1,890,000	\$ 1,789,039	\$ 84,711			\$ 1,873,750
Preconstruction		\$ 90,000	\$ 85,192	\$ 4,034			\$ 89,226
GL Insurance - CM@R		0.75% \$ 336,975		0.75% \$ 15,958		0.75% \$ 3,061	\$ 355,991
State Education Fund		0.026% \$ 12,257		0.026% \$ 580		0.026% \$ 107	\$ 12,944
CM P&P Bond		0.70% \$ 314,510		0.70% \$ 14,802		0.70% \$ 2,857	\$ 332,259
CM Fee		1.75% \$ 788,275		1.75% \$ 37,230		1.75% \$ 7,142	\$ 830,847
<b>TOTAL CONSTRUCTION COST</b>		<b>\$ 48,264,242</b>	<b>\$579.19</b>	<b>\$ 2,204,840</b>	<b>\$408.74</b>	<b>\$ 421,260</b>	<b>\$ 50,890,340</b>
						check	\$ 50,890,340

Element / Description	Quantity	Unit	New Addition		Central Office	
			Unit Rate (\$)	Extension (\$)	Unit Rate (\$)	Extension (\$)
<b>01 50 00 Temporary Facilities and Controls</b>	<b>63,313</b>	<b>SF</b>				
Protect Requirements - CM	63,313	SF	4.10	\$ 261,593	5,590	SF
Swing Space - Assumes Addition will be utilized for Phased swing space						
<b>Subtotal Temporary Facilities and Controls</b>				\$ 261,593		\$ 22,819
<b>02 11 00 Contaminated Soil Excavation</b>						
Assumes not required						
<b>Subtotal Contaminated Soil Excavation</b>						
<b>02 12 00 Transportation/Disposal of Contaminated Materials</b>						
Assumes not required						
<b>Subtotal Transportation/Disposal of Contaminated Materials</b>						
<b>02 80 00 Hazardous Abatement pre demolition</b>						
Hazardous Materials Abatement & Remediation - based on 94,603 SF @ \$5 / SF (bulk waste)						
<b>Subtotal Hazardous Abatement pre demolition</b>						
<b>02 41 16 Building Demolition</b>						
Existing Building Demolition - Based on 94,603 SF @ \$7.50 / SF						
Existing Building Demolition - Foundations @ Footprint based on 75,975 SF @ \$3.75 / SF						
<b>Subtotal Building Demolition</b>						
<b>02 41 18 Selective Demolition</b>						
Assumes not required						
<b>Subtotal Selective Demolition</b>						
<b>03 30 00 Cast-In-Place Concrete</b>						
Footings Concrete continuous with 95# per CYD	282	CYD	\$ 595.00	\$ 167,562.00	28	CYD
Column Footings Concrete with 95# per CYD	471	CYD	\$ 595.00	\$ 280,022.00	27	CYD
Haunch Concrete continuous with 95# per CYD	124	CYD	\$ 395.00	\$ 49,180.00	3	CYD
Wall Concrete with 105# per CYD	441	CYD	\$ 625.00	\$ 275,625.00	33	CYD
Plan	59	CYD	\$ 975.00	\$ 57,525.00	6	CYD
Elevator Mat Slab	158	SF	\$ 17.50	\$ 2,765.00		
Slab on Grade - 5" with 3,500 PSI concrete, YB	90,883	SF	\$ 7.85	\$ 713,531.55	5,890	SF
Slab on Deck - 8" with 4,000 PSI LW concrete	47,372	SF	\$ 9.85	\$ 466,614.20		
Interior Slab pay infill	7	CYD	\$ 1,125.00	\$ 7,875.00		
Sealed concrete finish	2,692	SF	\$ 1.65	\$ 4,441.80		
Concrete housekeeping pads (Mechanical Equipment)	1	LS	\$ 10,000.00	\$ 10,000.00		
Concrete Moisture admixture - NA see Topical						
Rebar Pile	3	LS	\$ 2,500.00	\$ 7,500.00	1	LS
<b>Subtotal Cast-In-Place Concrete</b>				\$ 1,618,235		\$ 102,871
<b>04 20 00 Unit Masonry</b>						
Interior Partitions	19,024	SF	\$ 30.00	\$ 570,720.00		
Exterior Veneer	21,149	SF	\$ 40.00	\$ 845,960.00	1,094	SF
Brick Veneer - Assumes 50% of Envelope area	3,824	SF	\$ 35.00	\$ 133,840.00		
Envelope cavity wall back-up 10" CMU @ Gym Structure						
<b>Subtotal Unit Masonry</b>				\$ 1,550,520		\$ 45,784
<b>05 12 00 Structural Steel</b>						
Structural Steel - Steel based on 12.0 RBF - Allowance	590	TON	\$ 5,500.00	\$ 3,245,000.00	32	TON
Structural Steel - Steel based on 11.5 RBF - Allowance						
Metal Decking @ Composite Slab - 3"	21,385	SF	\$ 5.10	\$ 109,069.50		
Metal Decking @ Steel - B deck 1.5"	94,784	SF	\$ 4.85	\$ 459,802.40	5,590	SF
Metal Decking - Assembled Decking Framing (carried @ Gym Only)	7,128	SF	\$ 9.00	\$ 64,152.00		
<b>Subtotal Structural Steel</b>				\$ 3,768,963.90		\$ 202,777
<b>05 40 00 Cold Formed Metal Framing</b>						
Exterior Envelope CFMF - Back-up for Brick and Metal Panel siding includes Gyp & GM	42,287	SF	\$ 28.70	\$ 1,213,836.90	2,188	SF
Auditorium and Gym Corridor lined seating framing & Substrate	520	SF	\$ 55.00	\$ 28,600.00		
<b>Subtotal Cold Formed Metal Framing</b>				\$ 1,242,436.90		\$ 62,788
<b>05 50 00 Metal Fabrications</b>						
Misc Metals - Misc Metals - SF Allowance for loose lath and supports	63,313	SF	\$ 0.85	\$ 53,816.05	5,890	SF
Misc Metals - Roof Scaffolding and Support structure (assumes no scaffolding required)						
Misc Partition supports	328	LF	\$ 75.00	\$ 24,600.00	1	LF
Elevator hoist beam and rail supports	1	LS	\$ 3,500.00	\$ 3,500.00		
Roof Ladder with safety cage and railing	1	LS	\$ 2,750.00	\$ 2,750.00		
Metal Pen chain and pulleys @ Elevator / Vestibule to seating	2	LS	\$ 27,500.00	\$ 55,000.00		
<b>Subtotal Metal Fabrications</b>				\$ 89,672.05		\$ 7,134
<b>06 10 00 Rough Carpentry</b>						
Roof Blocking	3,322	LF	\$ 17.65	\$ 58,633.30	303	LF
Window Blocking	9,305	LF	\$ 10.25	\$ 95,396.25	481	LF
Chimney Blocking	3,752	LF	\$ 10.25	\$ 38,482.00		
Joist and OnWall blocking	1	LS	\$ 22,500.00	\$ 22,500.00	1	LS
Plywood bracker panels MSP & IDF areas	1	LS	\$ 10,000.00	\$ 10,000.00	1	LS
Subty and Temp enclosures Allowance	1	LS	\$ 20,000.00	\$ 20,000.00	1	LS
<b>Subtotal Rough Carpentry</b>				\$ 244,975		\$ 21,497
<b>06 20 00 Finish Carpentry</b>						
Custom Casework and Trim allowance - Historic	1	LS	\$ 175,000.00	\$ 175,000.00	1	LS
Classroom Millwork allowance - Historic	1	LS	\$ 225,000.00	\$ 225,000.00		
Wood finishes at Tiers seating - Corridors 1st floor	803	SF	\$ 45.00	\$ 36,135.00		
<b>Subtotal Finish Carpentry</b>				\$ 575,135		\$ 5,000
<b>07 10 00 Dams / Waterproofing</b>						
Dampproofing & Drainage Board -	16,138	SF	\$ 7.90	\$ 127,490.20	1,328	SF
<b>Subtotal Dams / Waterproofing</b>				\$ 127,490.20		\$ 9,298
<b>07 21 00 Thermal Insulation</b>						
Envelope Insulation @ CMU - Rigid 2"	600	SF	\$ 6.10	\$ 3,660.00		
Envelope Insulation @ CFMF	42,287	SF	\$ 4.85	\$ 205,190.65	2,188	SF
<b>Subtotal Thermal Insulation</b>				\$ 208,850.65		\$ 10,173
<b>07 25 00 Air &amp; Vapor Barriers</b>						
AVB for Cavity Wall systems	42,287	SF	\$ 7.00	\$ 296,009.00	2,188	SF
<b>Subtotal Air &amp; Vapor Barriers</b>				\$ 298,669		\$ 16,314
<b>07 40 00 Siding Panels</b>						
CMF Systems - outside of AVB blended \$45 / sf allowance	10,674	SF	\$ 45.00	\$ 480,230.00	547	SF
Ceiling soffits	5,300	SF	\$ 35.00	\$ 185,500.00		
<b>Subtotal Siding Panels</b>				\$ 665,730		\$ 24,811
<b>07 50 00 Membrane Roofing</b>						
New EPDM Roof on 8" Rigid & Coverboard on Sloped structure - minimal tapered	84,794	SF	\$ 25.00	\$ 2,119,850.00	5,890	SF
Roof access hatch with safety rails	1	LS	\$ 3,250.00	\$ 3,250.00		
New Roof Drain with overflow - in Plumbing						
<b>Subtotal Membrane Roofing</b>				\$ 2,123,100		\$ 139,780
<b>07 62 00 Sheet Metal Flashings &amp; Trim</b>						
Included with Roofing						
<b>Subtotal Sheet Metal Flashings &amp; Trim</b>						
<b>07 61 00 Applied Fireproofing</b>						
Assumes not required						
<b>Subtotal Applied Fireproofing</b>						
<b>07 84 00 Penetration Firestopping</b>						
Penetration firestopping	1	LS	\$ 25,000.00	\$ 25,000.00	1	LS
<b>Subtotal Penetration Firestopping</b>				\$ 25,000		\$ 1,600
<b>07 92 00 Joint Sealants</b>						
Caulking & Sealants allowance	1	LS	\$ 95,000.00	\$ 95,000.00	1	LS
<b>Subtotal Joint Sealants</b>				\$ 95,000		\$ 5,000
<b>07 95 00 Expansion Control</b>						
Expansion Systems allowance						
<b>Subtotal Expansion Control</b>						
<b>08 10 00 Hollow Metal / Wood Doors &amp; Frames</b>						
Historic Allowance	1	LS	\$ 375,000.00	\$ 375,000.00	1	LS
<b>Subtotal Hollow Metal / Wood Doors &amp; Frames</b>				\$ 375,000		\$ 75,000
<b>08 30 00 Specialty Doors</b>						
Access Doors allowance	1	LS	\$ 7,500.00	\$ 7,500.00		
Rolling Grille @ Survey 16x9 manual & Motorized @ counter	1	EA	\$ 10,000.00	\$ 10,000.00		
Rolling Grille @ Survey 12x10	1	EA	\$ 9,000.00	\$ 9,000.00		
<b>Subtotal Specialty Doors</b>				\$ 26,500		
<b>08 41 00 Entrances &amp; Storefront</b>						
Interior Storefront and Bi-parting glass allowance	1	LS	\$ 60,000.00	\$ 60,000.00		
New Storefront Doors with Hardware	38	EA	\$ 3,150.00	\$ 119,700.00		
Belgian Glazing premium @ Storefront Doors	8	EA	\$ 1,000.00	\$ 8,000.00		
<b>Subtotal Entrances &amp; Storefront</b>				\$ 177,700		



New Addition										Central Office																
Element / Description		Quantity	Unit	Unit Rate (\$)	Extension (\$)	Subtotal (\$)	Quantity	Unit	Unit Rate (\$)	Extension (\$)	Subtotal (\$)															
<b>08 44 00 Metal Framed Curtainwall</b>																										
Curtainwall @ Cafeteria, Media Center & Main Entrance		15,568	SF	\$ 110.00	\$ 1,712,480.00				< N/A >																	
Translucent panel @ Ribbon @ Gym		1,840	SF	\$ 80.00	\$ 147,200.00				< N/A >																	
Schoolguard Premium for EFCC 408T within 8' of ground		4,882	SF	\$ 32.00	\$ 155,773.34				< Assumes not required >																	
Bursade 11 projection - Curtainwall System (New)		400	LF	\$ 265.00	\$ 106,000.00				< N/A >																	
<b>Subtotal Metal Framed Curtainwall</b>						\$ 2,117,600																				
<b>08 50 00 Windows</b>																										
Punched Openings - (EFCC 408T or similar) assumes 20% envelope blended wall		10,074	SF	\$ 76.00	\$ 765,972.50				647	SF	\$ 76.00	\$ 49,116.00														
Exterior Blinds allowance @ Punched openings		1,016	LF	\$ 226.00	\$ 229,736.51				< N/A >																	
Schoolguard Premium for EFCC 408T within 8' of ground - Assumes 11m		8,345	SF	\$ 12.50	\$ 79,307.25				< N/A >																	
<b>Subtotal Windows</b>						\$ 1,093,116						\$ 49,116														
<b>08 71 00 Door Hardware</b>																										
Included with Doors Hardware Allowance																										
Access Control Allowance		1	LS	\$ 32,500.00	\$ 32,500.00				1	LS	\$ 12,500.00	\$ 12,500.00														
<b>Subtotal Door Hardware</b>						\$ 32,500						\$ 12,500														
<b>08 88 00 Glass &amp; Glazing</b>																										
Mirrors @ Phones		166	SF	\$ 35.00	\$ 5,810.00				< N/A >																	
<b>Subtotal Glass &amp; Glazing</b>						\$ 5,810																				
<b>08 90 00 Louvers &amp; Vents</b>																										
In MEP Trade																										
<b>Subtotal Louvers &amp; Vents</b>																										
<b>09 21 00 Gypsum Board Assemblies</b>																										
Partition (80/85/80) - Acoustic T&B S10		47,740	SF	\$ 16.25	\$ 775,035.00				1,380	SF	\$ 16.25	\$ 22,435.00														
Partition (60/65/60) - Acoustic T&B S10		7,042	SF	\$ 10.85	\$ 76,425.70				8,195	SF	\$ 10.85	\$ 88,531.80														
CLG - Gyp Toilet rooms		3,895	SF	\$ 12.50	\$ 48,687.50				< N/A >																	
General Trades Allowance		1	LS	\$ 75,000.00	\$ 75,000.00				1	LS	\$ 2,500.00	\$ 2,500.00														
<b>Subtotal Gypsum Board Assemblies</b>						\$ 928,001						\$ 108,818														
<b>09 30 00 Tile</b>																										
Porcelain tile floor		7,440	SF	\$ 20.00	\$ 148,800.00																					
Quarry tile floor		1,278	SF	\$ 16.85	\$ 21,525.30																					
Porcelain tile walls @ wet walls		1,795	SF	\$ 21.50	\$ 38,592.50																					
<b>Subtotal Tile</b>						\$ 207,746																				
<b>09 51 00 Acoustical Ceiling</b>																										
ACT1 High NRC 2x2		10,074	SF	\$ 7.85	\$ 79,080.90				5,690	SF	\$ 7.85	\$ 44,601.50														
ACT1 High NRC 2x4		32,378	SF	\$ 6.45	\$ 208,842.14				< N/A >																	
CLG @ Cafeteria		3,296	SF	\$ 18.00	\$ 59,328.00				< N/A >																	
CLG @ Auditorium		3,808	SF	\$ 20.00	\$ 76,160.00				< N/A >																	
ACT 2x2 MR Kitchen		2,008	SF	\$ 6.25	\$ 12,550.00				< N/A >																	
Linear wood lock		4,587	SF	\$ 35.00	\$ 160,545.00				< N/A >																	
Gyp Nodes @ Corridors and feature areas - Gyp collapse and associated soffits - email areas		4,702	SF	\$ 17.50	\$ 82,285.00				< N/A >																	
Sound reflecting tiles at 60% Music Room		1,188	SF	\$ 28.00	\$ 33,264.00				< N/A >																	
<b>Subtotal Acoustical Ceiling</b>						\$ 767,648																				
<b>09 64 00 Wood Flooring</b>																										
Wood Flooring with ventilated base @ Gym and Stage		8,163	SF	\$ 10.85	\$ 88,531.80				< N/A >																	
Wood Flooring with ventilated base @ Gym and Stage		1,000	SF	\$ 12.00	\$ 12,000.00				< N/A >																	
<b>Subtotal Wood Flooring</b>						\$ 131,107																				
<b>09 61 10 Vapor Mitigation</b>																										
Typical Moisture Mitigator		83,313	SF	\$ 3.95	\$ 329,086.35				5,690	SF	\$ 3.95	\$ 22,474.50														
<b>Subtotal Vapor Mitigation</b>						\$ 329,086						\$ 22,474														
<b>09 85 00 Resilient Flooring</b>																										
Photoluminescent tape		1	LS	\$ 12,500.00	\$ 12,500.00				1	LS	\$ 750.00	\$ 750.00														
Resilient VET		60,341	SF	\$ 7.10	\$ 428,321.10				< N/A >																	
Resilient Flooring @ Auditorium		5,690	SF	\$ 6.75	\$ 38,382.50				< N/A >																	
V8-1 Sheet Goods (Johnsonite Optima Acoustical)		5,074	SF	\$ 8.45	\$ 42,871.30				< N/A >																	
Rubber Sports Floor		2,486	SF	\$ 18.25	\$ 45,387.50				< N/A >																	
Resilient Rubber		3,350	SF	\$ 11.85	\$ 39,667.50				< N/A >																	
Rubber Tiles & Tiles		600	LF	\$ 21.95	\$ 13,170.00				< N/A >																	
Resilient Base		11,900	LF	\$ 3.25	\$ 38,687.50				< N/A >																	
V8 Heat welded base		88	LF	\$ 9.75	\$ 858.00				< N/A >																	
Transition Bling		1	LS	\$ 7,500.00	\$ 7,500.00				< N/A >																	
Floor Prep - Resilient		81,848	SF	\$ 0.80	\$ 65,478.40				< N/A >																	
<b>Subtotal Resilient Flooring</b>						\$ 673,814						\$ 750														
<b>09 86 00 Terrazzo</b>																										
Assumes not required																										
<b>Subtotal Terrazzo</b>																										
<b>09 87 00 Resinous Flooring</b>																										
Assumes not required																										
<b>Subtotal Resinous Flooring</b>																										
<b>09 88 00 Carpet</b>																										
Carpet tile		4,884	SF	\$ 5.80	\$ 28,315.20				5,690	SF	\$ 5.80	\$ 33,002.00														

New Addition					Central Office				
Element / Description	Quantity	Unit	Unit Rate (\$)	Extension (\$)	Subtotal (\$)	Quantity	Unit	Unit Rate (\$)	Subtotal (\$)
<b>11.62.00 Audio-Visual Equipment</b>									
Large format projection screens	2	EA	\$ 17,500.00	\$ 35,000.00	\$ 35,000.00			< N/A >	
Monitor mounting package for AV by others	1	LB	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00			< N/A >	
<b>Subtotal Audio-Visual Equipment</b>					\$ 55,000				
<b>11.63.00 Laboratory Fume Hood</b>									
Assumes not required								< N/A >	
<b>Subtotal Laboratory Fume Hood</b>									
<b>11.61.00 Theater &amp; Stage Equipment</b>									
Theater Equipment - Stage rigging, curtains & Proscenium	1	EA	\$ 125,000.00	\$ 125,000.00	\$ 125,000.00			< N/A >	
Theater Equipment - Sound System	1	LB	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00			< N/A >	
<b>Subtotal Theater &amp; Stage Equipment</b>					\$ 150,000				
<b>11.68.00 Athletic Equipment</b>									
Beachers	80	LF	\$ 900.00	\$ 72,000.00	\$ 72,000.00			< N/A >	
Court Stripping package	1	LS	\$ 4,750.00	\$ 4,750.00	\$ 4,750.00			< N/A >	
Volleyball Package	1	LS	\$ 3,750.00	\$ 3,750.00	\$ 3,750.00			< N/A >	
Basketball - 6 mikedized Backboards - nitracelatic	1	EA	\$ 5,750.00	\$ 5,750.00	\$ 5,750.00			< N/A >	
Wall Pads package	1	LB	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00			< N/A >	
Scoreboard	1	LB	\$ 17,500.00	\$ 17,500.00	\$ 17,500.00			< N/A >	
<b>Subtotal Athletic Equipment</b>					\$ 140,000				
<b>11.90.00 Miscellaneous Equipment</b>									
Kitchen	1	LB	\$ 6,500.00	\$ 6,500.00	\$ 6,500.00			< Not Required >	
Wenger Music Storage Allowance	1	LS	\$ 17,500.00	\$ 17,500.00	\$ 17,500.00			< Not Required >	
Industrial Shelving units - Robotics / Maker spaces	1	LS	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00			< Not Required >	
Custodial Equipment	1	LS	\$ 2,750.00	\$ 2,750.00	\$ 2,750.00			< Not Required >	
Shower / Changing cubicles and curtains	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00			< Not Required >	
<b>Subtotal Miscellaneous Equipment</b>					\$ 39,250				\$ 39
<b>12.20.00 Window Treatment</b>									
Dualshade roller shades with blackout - Manual	10,574	SF	\$ 7.65	\$ 80,893.40	\$ 80,893.40	547	SF	\$ 7.65	\$ 4,183.84
Dualshade roller shades with blackout - Electric	1,497	SF	\$ 95.00	\$ 142,215.00	\$ 142,215.00			< N/A >	
<b>Subtotal Window Treatment</b>					\$ 223,108				\$ 4,184
<b>12.35.00 Laboratory Gaswork</b>									
Lab Gaswork allowance per Classroom with Teacher Island	1	CLRM	\$ 45,000.00	\$ 45,000.00	\$ 45,000.00			< N/A >	
Lab Gaswork allowance per Prep room	3	CLRM	\$ 20,000.00	\$ 60,000.00	\$ 60,000.00			< N/A >	
<b>Subtotal Laboratory Gaswork</b>					\$ 105,000				
<b>12.48.13 Entrance Meta &amp; Frame</b>									
Walk off Mat - Grid type at main entrance	1	LB	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00			< Not Required >	
Walk off Meta	8	EA	\$ 625.00	\$ 5,000.00	\$ 5,000.00	1	EA	\$ 625.00	\$ 625.00
<b>Subtotal Entrance Meta &amp; Frame</b>					\$ 10,000				\$ 625
<b>12.52.00 Seating</b>									
Auditorium Seating	490	SF	\$ 275.00	\$ 134,750.00	\$ 134,750.00			< Not Required >	
<b>Subtotal Seating</b>					\$ 134,750				
<b>13.00.00 Special Construction</b>									
Assumes not required								< Not Required >	
<b>Subtotal Special Construction</b>									
<b>14.20.00 Elevators</b>									
Elevator - 2,500 SF single opening - 2 stops - Holtek Histo	1	LS	\$ 140,000.00	\$ 140,000.00	\$ 140,000.00			< Not Required >	
<b>Subtotal Elevators</b>					\$ 140,000				
<b>21.00.00 Fire Protection</b>									
Fire Protection Distribution and heads	83,313	SF	\$ 6.35	\$ 529,037.95	\$ 529,037.95	5,690	SF	\$ 6.35	\$ 36,066.50
New Riser & PRZ	1	LB	\$ 10,500.00	\$ 10,500.00	\$ 10,500.00			< N/A >	
Fire Pump - Assumes not required								< N/A >	
<b>Subtotal Fire Protection</b>					\$ 539,538				\$ 36,497
<b>22.00.00 Plumbing</b>									
Hydronic Plumbing SFCost	83,313	SF	\$ 21.00	\$ 1,749,573.00	\$ 1,749,573.00	5,690	SF	\$ 18.00	\$ 102,020.00
<b>Subtotal Plumbing</b>					\$ 1,749,573				\$ 100,020
<b>23.00.00 HVAC</b>									
Mechanical Systems	83,313	SF	\$ 41.37	\$ 3,447,844.11	\$ 3,447,844.11	5,690	SF	\$ 41.37	\$ 235,389.30
Energy Supply / Cogen Systems - N/A									
Heat Generating Systems	83,313	SF	\$ 3.24	\$ 269,934.32	\$ 269,934.32	5,690	SF	\$ 3.24	\$ 18,411.60
Cooling Generating Systems	83,313	SF	\$ 3.68	\$ 306,711.84	\$ 306,711.84	5,690	SF	\$ 3.68	\$ 20,955.52
Distribution Systems	83,313	SF	\$ 31.00	\$ 2,582,703.00	\$ 2,582,703.00	5,690	SF	\$ 27.50	\$ 156,275.00
Terminal & Package Units	83,313	SF	\$ 10.25	\$ 853,558.25	\$ 853,558.25	5,690	SF	\$ 10.25	\$ 58,267.50
Controls and Instrumentation (Hybrid system - open source)	83,313	SF	\$ 7.85	\$ 653,836.25	\$ 653,836.25	5,690	SF	\$ 8.45	\$ 48,055.50
Systems Tuning & Balancing	83,313	SF	\$ 0.65	\$ 54,153.45	\$ 54,153.45	5,690	SF	\$ 0.65	\$ 3,698.50
Smoke Eject @ Stage	1	LS	\$ 110,000.00	\$ 110,000.00	\$ 110,000.00				
Other HVAC Systems & Equipment (Coordination, Management, logistics, etc)	83,313	SF	\$ 3.08	\$ 254,604.04	\$ 254,604.04	5,690	SF	\$ 3.08	\$ 17,217.20
<b>Subtotal HVAC</b>					\$ 5,112,948				\$ 307,730
<b>26.00.00 Electrical</b>									
Normal Power Distribution	83,313	SF	\$ 5.95	\$ 495,712.85	\$ 495,712.85	5,690	SF	\$ 5.95	\$ 33,850.50
General Purpose Power	83,313	SF	\$ 2.72	\$ 226,811.36	\$ 226,811.36	5,690	SF	\$ 2.72	\$ 15,264.80
Lighting Fixtures	83,313	SF	\$ 10.25	\$ 853,558.25	\$ 853,558.25	5,690	SF	\$ 7.00	\$ 39,830.00
Lighting Controls	83,313	SF	\$ 3.95	\$ 329,086.35	\$ 329,086.35	5,690	SF	\$ 3.95	\$ 22,480.60
Lighting Branch Wiring	83,313	SF	\$ 2.85	\$ 237,442.95	\$ 237,442.95	5,690	SF	\$ 2.85	\$ 16,217.40
Branch Wiring Systems	83,313	SF	\$ 4.92	\$ 409,899.96	\$ 409,899.96	5,690	SF	\$ 4.25	\$ 24,077.50
Emergency Generator & Distribution	1	LS	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00			< See Alternate >	
Tele data Systems	83,313	SF	\$ 3.57	\$ 297,427.41	\$ 297,427.41	5,690	SF	\$ 3.57	\$ 20,295.30
Photovoltaic Systems								< Excluded >	
Lighting Protection								< Excluded >	
Teles and communication	1	LS	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	1	LS	\$ 20,000.00	\$ 20,000.00
AV Systems	83,313	SF	\$ 1.77	\$ 147,464.01	\$ 147,464.01			< Excluded >	
PA Systems	83,313	SF	\$ 1.88	\$ 156,628.24	\$ 156,628.24			< Excluded >	
Clock systems	83,313	SF	\$ 0.68	\$ 56,652.84	\$ 56,652.84			< Excluded >	
Security Access Control & CCTV	83,313	SF	\$ 2.49	\$ 207,449.37	\$ 207,449.37	5,690	SF	\$ 2.49	\$ 14,019.10
Fire Alarm Systems	83,313	SF	\$ 3.85	\$ 320,765.10	\$ 320,765.10	5,690	SF	\$ 3.85	\$ 21,803.50
Other Electrical Systems & Equipment (Coordination, Management, logistics, etc)	83,313	SF	\$ 1.95	\$ 162,460.35	\$ 162,460.35	5,690	SF	\$ 1.95	\$ 11,090.50
<b>Subtotal Electrical</b>					\$ 4,029,058				\$ 234,800
<b>33.00.00 Sitework</b>									
Sitework Estimate - See Sitework detail								< Summary Page >	
<b>Subtotal Sitework</b>								< Summary Page >	

				\$ 4,312,010.50
<b>Cromwell Middle School - Concept Estimate</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Extended Total</b>
<b>Temporary Site Security Fencing</b>				<b>27,643.00</b>
6' CLF, panels	2,500	lf	4.95	12,375.00
24' Double drive gate	3	ea	550.00	1,650.00
Privacy mesh	500	lf	1.40	700.00
Concrete Barriers (set-up & take down)	200	lf	52.09	10,418.00
Temp. signage as needed	1	ls	2,500.00	2,500.00
				-
<b>Surveying &amp; Layout for Sitework</b>				<b>22,500.00</b>
Initial Horizontal & Vertical controls	1	ls	22,500.00	22,500.00
				-
<b>Winter Conditions - Excluded (in CMGC's)</b>				-
<b>Erosion Control</b>				<b>75,000.00</b>
E&S Control - Historic Allowance	1	LS	75,000.00	75,000.00
				-
<b>Site Demolition</b>				<b>168,024.63</b>
Tree protection fence - 4' orange plastic	500	lf	5.85	2,925.00
Clear & grub select trees around buildings	1	ls	50,000.00	50,000.00
Remove & load concrete / granite curb	600	lf	4.31	2,586.00
Export curb	39	cy	19.79	765.21
Sawcut asphalt - on-site	30	lf	3.90	117.00
Sawcut asphalt - road	150	lf	7.32	1,098.00
Strip & load asphalt - mass area (dozer to excavator)	1,396	cy	9.24	12,899.04
Export asphalt	1,396	cy	19.79	27,626.84
Remove bollards	8	ea	63.22	505.76
Remove fencing	225	lf	9.75	2,193.75
Strip & load concrete flatwork, small areas, sidewalk (backhoe w/ hammer & handwork)	193	cy	46.44	8,962.92
Export concrete	193	cy	19.79	3,819.47
Demo Utility Piping and structures - Storm	1	ls	25,000.00	25,000.00
Demo Utility Piping and structures - Sanitary	1	ls	10,000.00	10,000.00
Remove site light conduits	1,000	lf	4.39	4,390.00
Remove site light pole & base	12	ea	583.62	7,003.44
Remove site signage	10	ea	63.22	632.20
Dumpsters	10	ea	750.00	7,500.00
				-
<b>Building Demolition - in Estimate Detail</b>				-
<b>Mass Earthwork</b>				<b>52,800.00</b>
Mass EW Cuts and fills allowance	1	ls	25,000.00	25,000.00
Strip & Stockpile Topsoil from site	4,000	cyd	6.95	27,800.00
				-
<b>Export Spoils Generated by Other Trades</b>				-
Load and export spoils from stockpile		cy	29.31	-
				-
<b>Segmental Block Retaining Walls - Assumes None required</b>				-
<b>Building Excavation</b>				<b>414,000.00</b>
E&B for foundations and underslab work	60,000	sf	6.90	414,000.00
				-
<b>Storm Drainage</b>				<b>719,077.95</b>
Street connections allowance	2	ls	6,500.00	13,000.00
12" RCP (6-8vf)	2,310	lf	45.00	103,950.00
15" RCP (6-8vf)	526	lf	52.00	27,352.00
18" RCP (6-8vf)	787	lf	60.00	47,220.00
24" RCP (6-8vf)	1,223	lf	72.00	88,056.00
Trench drain	20	lf	133.94	2,678.80
Misc. fittings	1	ls	5,000.00	5,000.00
18" RCP Flared end	1	ea	2,001.81	2,001.81
Cleanouts	2	ea	935.80	1,871.60
Yard drains (2-4vf)	8	ea	2,097.40	16,779.20
Manhole 4' diameter (6-8vf)	7	ea	2,415.64	16,909.48
Outlet structure	2	ea	5,654.95	11,309.90
Water quality structure	2	ea	20,399.97	40,799.94
Tie into existing structure	1	ea	680.90	680.90
Tie into existing pipe	3	ea	372.31	1,116.93
Tie into stub at building	5	ea	372.31	1,861.55
Stone bedding	377	cy	31.86	12,008.39
Sand cover	754	cy	20.39	15,370.44
Export excess material	1,131	cy	13.42	15,174.44
<b>Detention System #1 - Allowance - See Bioretention</b>	1	ls	225,000.00	225,000.00
				-
<b>Bioretention (Gardens) (Raingarden)</b>				<b>50,000.00</b>
Raingardens and Bioswales allowance	1	ls	50,000.00	50,000.00
				-



\$ 4,312,010.50

**Cromwell Middle School - Concept Estimate**

Quantity Unit Unit Price Extended Total

**Sanitary Sewer**

46,659.84

Tie into existing stub on site	3	ea	1,361.80	4,085.40
6" PVC SDR-35 (6-8vf)	650	lf	38.84	25,246.00
Cleanouts	3	ea	935.80	2,807.40
Grease trap 2500 gallon	1	ea	7,471.11	7,471.11
Stone bedding	51	cy	31.86	1,610.70
Sand cover	101	cy	20.39	2,061.66
Export excess material	152	cy	13.42	2,035.37
Testing (vacuum)	1	ls	1,342.21	1,342.21

**Water System - Assumes tie into existing school**

215,571.15

12" x 6" Wet-tap in Road	1	ea	9,760.20	9,760.20
Traffic control	20	hrs	75.00	1,500.00
Temp pavement patch	20	sy	40.00	800.00
Permanent pavement restoration	30	sy	100.00	3,000.00
7" x 7" Wet-tap on site	1	ls	3,885.01	3,885.01
4" DIP CL52	636	lf	60.43	38,433.48
6" DIP CL52	1,685	lf	62.57	105,430.45
6" Gate valve	1	ea	1,302.70	1,302.70
6" Post indicator valve	1	ea	2,857.58	2,857.58
6" Bends	8	ea	506.14	4,049.12
Hydrants	3	ea	4,229.42	12,688.26
Freestanding Fire Department Connection	1	ea	3,146.10	3,146.10
Thrust blocks	12	ea	343.92	4,127.04
Stub 6" DIP inside building from 5' away, stub AFF & flanged cap	1	ea	2,549.42	2,549.42
Stone bedding	181	cy	31.86	5,751.44
Sand cover	361	cy	20.39	7,361.70
Export excess material	542	cy	13.42	7,267.82
Testing (bacteria & pressure tests)	1	ls	1,660.83	1,660.83

**Gas Service E/B**

22,897.76

Roadwork for tie-in	1	ls	6,270.03	6,270.03
Traffic control	24	hrs	75.00	1,800.00
Temp pavement patch	20	sy	40.00	800.00
Permanent pavement restoration	30	sy	100.00	3,000.00
E/B for Gas service	725	lf	9.20	6,670.00
Sand bedding	129	cy	20.39	2,628.04
Export excess material	129	cy	13.42	1,729.69

**Site Electric E/B**

44,340.84

Roadwork for tie-in	1	ls	6,270.03	6,270.03
E/B Primary ductbank	665	lf	11.50	7,647.50
Sand bedding	44	cy	20.39	903.96
Concrete encasement (free pour)	11	cy	206.11	2,290.11
#4 Rebar for ductbank	1,100	lf	0.64	704.00
E/B Secondary conduits	50	lf	11.50	575.00
Sand bedding	3	cy	20.39	67.97
Concrete encasement (free pour)	9	cy	206.11	1,832.09
#4 Rebar for ductbank	300	lf	0.64	192.00
Transformer pad	1	ea	1,979.25	1,979.25
Electric handhole	2	ea	1,411.27	2,822.54
Export excess material	1,420	cy	13.42	19,056.40

**Site Lighting E/B**

254,939.23

Concrete pole bases (4-6vf bury)	50	ea	708.20	35,410.00
Concrete pole bases (6-8vf bury)	43	ea	1,064.11	45,756.73
E/B for Conduits	3,750	lf	7.67	28,762.50
Sand bedding	167	cy	20.39	3,398.33
Export excess material	167	cy	13.42	2,236.67
Lighted Bollards	25	ea	1,725.00	43,125.00
Light poles	35	ea	2,750.00	96,250.00

**Site Electrical Work**

20,375.00

Primary conduits	665	lf	25.00	16,625.00
Secondary conduits	50	lf	25.00	1,250.00
Communication conduits - Not required		lf	25.00	-
Work at transformer	1	ea	2,500.00	2,500.00

**Curbing**

128,130.00


Cast-in-place concrete curb	4,271	lf	30.00	128,130.00
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**Bituminous Sidewalks - Not Applicable**

**Concrete Sidewalks**

405,359.51

Form subgrade	3,120	sy	4.60	14,353.02
8" Base material	836	cy	34.67	28,991.73
Fine grade	3,120	sy	4.60	14,353.02
E/B Monolithic curb	1,592	lf	4.43	7,052.56
5" Concrete sidewalks w/ wire	28,082	sf	6.74	189,272.68
Monolithic curb	3,233	lf	10.73	34,690.09
Detectable warning surfaces - tiles	360	sf	46.24	16,646.40
Sidewalks not shown	1	ls	100,000.00	100,000.00

<div> PACSL Pavement Analysis &amp; Construction Services</div>									\$ 4,312,010.50	
Cromwell Middle School - Concept Estimate	Quantity	Unit	Unit Price	Extended Total						
Screenwall @ Receiving										48,166.67
Foundation	18	cyd	500.00	9,166.67						
Wall with Veneer & Cast stone cap	600	sf	65.00	39,000.00						
			-	-						
HD Concrete (Generator Pad)										10,083.38
Form subgrade	67	sy	4.51	300.67						
8" Base material	18	cy	34.48	616.04						
Fine grade	67	sy	4.51	300.67						
E/B Perimeter haunch	100	lf	4.31	431.00						
8" Concrete w/ rebar	600	sf	12.27	7,362.00						
Perimeter Haunch	100	lf	10.73	1,073.00						
			-	-						
Monument Sign E/B - None identified										
			-	-						
Bituminous Pavement										733,318.90
Standard Duty (Parent drop & parking)										
Form subgrade	10,053	sy	1.01	10,153.87						
Geotextile fabric	99,528	sf	0.30	29,858.40						
6" Subbase	2,011	cy	29.83	59,978.19						
6" Base	2,011	cy	37.48	75,369.79						
Fine grade	10,053	sy	1.00	10,053.33						
Prime coat	10,053	sy	1.00	10,053.33						
1.5" Binder	880	ton	120.00	105,560.00						
Tack coat	10,053	sy	0.50	5,026.67						
1.5" Surface	880	ton	125.00	109,958.33						
Heavy Duty (Loading and Bus Loop)										
Form subgrade	6,551	sy	1.01	6,616.29						
Geotextile fabric	64,853	sf	0.30	19,455.81						
6" Subbase	1,310	cy	29.83	39,081.94						
6" Base	1,310	cy	37.48	49,104.63						
Fine grade	6,551	sy	1.00	6,550.78						
Prime coat	6,551	sy	1.00	6,550.78						
2" Binder	780	ton	120.00	93,545.11						
Tack coat	6,551	sy	0.50	3,275.39						
2" Surface	780	ton	125.00	97,442.82						
Sweeping	24	hrs	122.24	2,933.76						
Reconciliation reduction goal	(15,360)	SF	5.50	(84,480.00)						
			-	-						
Emergency Access Green Pavers										
Form subgrade	1,689	sy	1.01	1,706.23						
Geotextile fabric	-	sf	0.30	-						
6" Subbase	338	cy	29.83	10,078.56						
6" Base	338	cy	37.48	12,663.24						
Fine grade	1,689	sy	1.00	1,689.33						
Sand bed	1,689	sy	1.00	1,689.33						
Grass Pavers	15,204	sf	3.25	49,413.00						
			-	-						
Pavement Markings										12,500.00
Paveement Markings	1	ls	12,500.00	12,500.00						
			-	-						
Site Signage										9,500.00
Signage allowance	1	ls	9,500.00	9,500.00						
			-	-						
Topsoil										99,427.47
Subgrade site - open areas	18,711	sy	0.55	10,290.81						
Screen topsoil w/ power screener	4,000	cy	6.23	24,920.00						
Export tailings	800	cy	13.42	10,736.00						
Import screened topsoil	542	cy	28.04	15,200.80						
Spread stockpiled topsoil - open areas	3,200	cy	11.09	35,488.00						
Spread imported topsoil - open areas	542	cy	5.15	2,791.87						
			-	-						
Landscaping										208,471.60
Plantings - LS Allowance	1	ls	125,000.00	125,000.00						
Plantings - Vegetative screening for Neighbors	1	ls	50,000.00	50,000.00						
Seeded lawns	168,395	sf	0.08	13,471.60						
Maintenance	1	ls	12,500.00	12,500.00						
Watering	1	ls	7,500.00	7,500.00						
Irrigation - Assumes not required										
Irrigation allowance for Sportsfield - Not Included			-	-						
Fence & Guiderails										36,000.00
CLF @ Field	1,200	lf	30.00	36,000.00						
			-	-						
Bollards										4,776.88
6" Steel bollards	8	ea	597.11	4,776.88						
			-	-						

				\$ 4,312,010.50	
Cromwell Middle School - Concept Estimate					
	Quantity	Unit	Unit Price	Extended Total	
<b>Site Furnishings</b>				257,446.68	
<u>Furnish materials</u>					
Bike racks	2	ea	764.70	1,529.40	
Benches	8	ea	1,401.95	11,215.60	
Flagpole and base	3	ea	3,186.25	9,558.75	
Shipping	1	ls	2,750.00	2,750.00	
<u>Installation</u>					
Bike racks (assemble & surface mount)	2	ea	238.59	477.18	
Benches (assemble & surface mount)	8	ea	238.59	1,908.72	
Flagpole and base	3	ea	1,669.01	5,007.03	
<u>Site Allowances</u>					
Amphetheater @ Auditorium - Allowance	1	ls	50,000.00	50,000.00	
Amphetheater @ Media Center Allowance	1	ls	75,000.00	75,000.00	
Courtyard Allowance	2	ea	50,000.00	100,000.00	
<b>Sportsfield</b>				225,000.00	
Sportsfield allowance - Soccer field base bid	1	ea	225,000.00	225,000.00	
<b>Off Site Work Excluded</b>					
<b>End of Estimate</b>					

**TOWN COUNCIL  
AGENDA ITEM  
(May 11, 2022)**

**Item \_\_\_\_ New Middle School and Central Offices:** To consider and act upon a resolution recommending an appropriation, to be funded from borrowings to the extent not funded from grants or other sources, for costs related to the construction, furnishing and equipping of a new middle school and central offices, and, if approved, referring such recommendation to the Board of Finance for its consideration.

**Item \_\_\_\_ Special Town Meeting:** To consider and act upon a resolution setting the date and time for a Special Town Meeting to consider and act upon resolutions with respect to the appropriation and borrowing authorization recommended by the Town Council for the construction, furnishing and equipping of a new middle school and central offices, if approved by the Board of Finance.

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**RESOLUTIONS OF THE TOWN COUNCIL  
OF THE TOWN OF CROMWELL  
(May 11, 2022)**

**Item \_\_.      New Middle School and Central Offices**

**RESOLVED,**

(a) That the Town Council recommends, and refers such recommendation to the Board of Finance for its consideration, that the Town of Cromwell appropriate FIFTY-EIGHT MILLION SIX HUNDRED FOUR THOUSAND FOUR HUNDRED DOLLARS (\$58,604,400) for costs of the planning, design, acquisition, construction, furnishing and equipping of a new middle school and central offices to be located at 6 Captain Mann Memorial Drive, including site modifications anticipated to include creation of an outdoor amphitheater, outdoor reading and lecture area, and parking improvements. (the "Project"). The appropriation may be spent for design, construction, acquisition, site improvements, demolition and removal of materials, installation, relocation, permitting and environmental costs, furnishings, fixtures, equipment, technology, materials, site improvements, architectural, engineering and other consultant fees, legal fees, net interest on borrowings and other financing costs, and other expenses related to the project and its financing. The Town anticipates applying to the State of Connecticut for school building project grants to offset in part the cost of the Project and anticipates that it will receive grants for the Project in the estimated amount of approximately \$22,113,200. The Cromwell Middle School Building Committee, established by the Town Council for the project, following consultation with the Town Council and the Town Manager, shall determine the final scope and particulars of the project. The Cromwell Middle School Building Committee, following consultation with the Town Council and the Town Manager, may reduce or modify the scope of the project, and the appropriation may be spent on the project as so reduced or modified. The Town anticipates applying for and receiving a grant from the State Department of Education to defray a portion of the eligible costs of the project.

(b) That the Town hereby declares its official intent under Federal Income Tax Regulation Section 1.150-2 that costs for the project may be paid from temporary advances of available funds and that the Town reasonably expects to reimburse any such advances from the proceeds of borrowings in an aggregate principal amount not in excess of the amount of borrowing authorized above for the project. The Town Manager and the Director of Finance/Treasurer are authorized to amend such declaration of official intent as they deem necessary or advisable and to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds, notes or temporary notes authorized by this resolution, if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

(c) That the Town Manager and the Director of Finance/Treasurer are authorized to make representations and enter into written agreements for the benefit of holders of the aforesaid bonds, notes or temporary notes if authorized by the Board of Finance to provide secondary market disclosure information, which agreements may include such terms as they deem advisable or appropriate in order to comply with applicable laws or rules pertaining to the sale or purchase of such bonds, notes or temporary notes.



(d) That the Board of Education and other proper officers of the Town designated by the Town Manager and the Director of Finance/Treasurer are authorized to apply for and accept Federal or State grants to help finance the appropriation for the Project and to enter into any grant agreement necessary to obtain such grants. Any grant proceeds shall be used to pay Project costs or otherwise be applied to the payment of the principal and interest on bonds, notes or temporary notes.

(e) That the Town Manager, the Director of Finance/Treasurer, and other proper officers and officials of the Town are authorized to take all other action which is necessary or desirable to complete the project and to issue bonds, notes or temporary notes and obtain other funding to finance the aforesaid appropriation, including but not limited to applying for and accepting grants and funds that may be available for the project.

**FURTHER RESOLVED**, that the project be referred to the Planning and Zoning Commission for review pursuant to Section 8-24 of the General Statutes of Connecticut.

**Item \_\_. Special Town Meeting**

**RESOLVED**, that the Town Council hereby calls a Special Town Meeting to be held to consider and act upon resolutions with respect to the appropriation and borrowing authorization recommended by the Town Council for the construction of a new middle school and central offices, if approved by the Board of Finance; such Special Town Meeting to be held on Wednesday, June 1, 2022, at the Town Hall, 41 West Street, in Cromwell, Connecticut, at 7:00 p.m.; and that the Mayor is hereby authorized and directed to cause due and proper notice of such Special Town Meeting to be given.

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Condition(s) : Bill Dist/Susp/Bank	Name Address	Int Date: 05/03/2022	Int Date: 05/03/2022	Prop Loc/Vehicle Info. UniqueID/Reason	Paid Date	Tax	Int	L/F	Total Adjusted	Overpaid Tax
2019-01-0002945 1	MCCUE MORTGAGE ONE LIBERTY SQUARE NEW BRITAIN CT 06050			115 WOODLAND DRIVE 115 00506500 Sec. 12-129 Refund of Excess Payments.	1/14/2021	2,010.86 3,016.29	0.00 0.00	0.00 0.00	2,010.86 3,016.29	-1,005.43
2020-03-0052114 16	CCAP AUTO LEASE LTD 1601 ELM ST STE 800 DALLAS TX 75201-7260			2019/2C3CDXJG1KH589617 52114 Sec. 12-129 Refund of Excess Payments.	3/25/2022	290.90 697.60	0.00 0.00	0.00 0.00	290.90 697.60	-406.70
M004 2020-03-0054901	GOGGIN WILLIAM J JR + GOGGIN SHERI Y 7 HEATHERWOOD GRN CROMWELL CT 06416-2706			2015/JM1BM1M38F1234140 54901 Sec. 12-129 Refund of Excess Payments.	4/11/2022	269.57 323.63	0.00 0.00	0.00 0.00	269.57 323.63	-54.06
2020-03-0058680 M013	NISSAN INFINITI LT PO BOX 254648 SACRAMENTO CA 95865-4648			2018/KNMAT2MV4JP618976 58680 Sec. 12-129 Refund of Excess Payments.	4/11/2022	248.54 426.29	0.00 0.00	0.00 0.00	248.54 426.29	-177.75
2020-04-0082054 S811	TOYOTA LEASE TRUST 3200 WEST RAY ROAD CHANDLER AZ 85226			2018/5TDJZRFB3J8526830 82054 Sec. 12-129 Refund of Excess Payments.	3/29/2022	378.63 757.26	0.00 0.00	0.00 0.00	378.63 757.26	-378.63
TOTAL	5					3,198.50 5,221.07	0.00 0.00	0.00 0.00	3,198.50 5,221.07	-2,022.57



# CROMWELL POLICE DEPARTMENT

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*Denise Lamontagne*  
*Chief of Police*

## MEMO

**TO:** Anthony Salvatore  
Town Manager

**FROM:** Chief Denise Lamontagne 

**SUBJECT:** Town Council Report

**DATE:** May 2, 2022

In preparation for the May Town Council meeting, I am providing you the April monthly statistics. There is no report from K-9 Sergeant John Carlson for activity for the month of April 2022 at this time as he has been out of work. I am providing a Detective Division report from Detective Sergeant Steve Penn.

Response to Aggression/Resistance: none

Civilian Complaints: none

### Training:

- Chief Lamontagne, Captain Sifodaskalakakis, and Sergeant Penn: Behind the Badge: Being Black and Blue
- Sergeant Bengtson: COLLECT Recertification
- Sergeant Carlson: Use of Force Reporting Form Training
- Sergeant Carlson: Use of Force Liability
- Sergeant Bengtson: Accreditation Manager Training
- Chief Lamontagne and Captain Sifodaskalakakis: Chief's In-Service Training
- Detective Jones: PEER 2 PEER training
- Officer Ellison: In-Service Training
- Detective Perricone: Background Investigations

On April 28, 2022 Officer Jeremy Perlini traveled to Bridgeport Hospital, joining many other police departments, to pay a special tribute to 6-year Dominick Krankall who is recovering at Bridgeport Hospital after sustaining burns in a bullying incident.



# CROMWELL POLICE DEPARTMENT

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*Denise Lamontagne*  
*Chief of Police*

## MEMORANDUM

**TO:** Captain F. Sifodaskalakis  
**FROM:** Sgt. Steven Penn  
**DATE:** May 3, 2022  
**SUBJECT:** Detective Division Report

During the month of April, the Detective Division served one arrest warrant. The warrant was approved by the court after lengthy investigations conducted by Detective Jones.

On August 19, 2021 Officers responded to Sally Beauty Supply, 51 Shunpike Rd. for a possible robbery. Officers were advised that two unknown male suspects entered the store and were shoplifting merchandise. One suspect got into a physical altercation with the store clerk prior to them both fleeing the scene. No weapons were implied or displayed during the larceny. Evidence recovered at the scene was forensically analyzed and DNA was recovered which generated a suspect. Through Detective Jones' investigative efforts, she was able to establish the identity of one of suspects.

- Detective Jones was able to secure an arrest warrant for Greg Williams (dob: 03/03/1962) and was charged with Robbery 2nd Degree, CGS 53a-135 and Larceny 6th, CGS 53a-125b. He was arrested on April 28, 2022 held on a \$75,000 bond and presented in court the same day.

On April 27, 2022 the Cromwell Police Department participated in a statewide warrant sweep (Operation Penalty Box). Detective Perricone was assigned to the task force. The objective of this sweep was to serve active arrest warrants with a focus on felony, domestic, and high bond misdemeanors. There were over 100 agencies that participated in the operation. Detective Perricone was able to locate and serve three active Cromwell Police warrants.

1. Terry Winborne (dob: 05/22/1970) of 1 Russell Ct. Middletown and was charged with 53a-49/53a-59 Criminal Attempt Assault 1<sup>st</sup>, 53a-60 Assault 2<sup>nd</sup> and 53a-182 Disorderly Conduct. Winborne was held on a \$180,000 bond and presented in court the next day.

2. Zachary O'Neil (dob: 10/05/1996) of 17 Cherokee Ct. Cromwell and was charged with 53a-62 Threatening 2<sup>nd</sup>, and 53a-183 Harassment 2<sup>nd</sup>. O'Neil was held on a \$20,000 bond and present in court the next day.
3. Bruce A. Thompson (dob: 03/17/1976) of 19 Valley Run Dr. Cromwell and was charged with 53a-125a Larceny 5<sup>th</sup>. Thompson posted the court set bond of \$7,500 and is scheduled to appear in court on May 10, 2022.

## Incident Statistics Report

04/01/2022 00:00 Thru 04/30/2022 23:59

Call Type Description	Total for Period
911 Hang Up Call	5
Administrative Matter	25
Alarm - All types	12
ALARM-FALSE BILLABLE	26
All Other Offenses	11
Animal Complaint	27
Assist Motorist	22
Assist Other Agency	23
Burglary	1
Car Seat Installation	1
CAR WASH	40
Civil Matter	4
Counterfeit/Forgery	1
Criminal Mischief / Vandalism	3
Dis Conduct/BOP	4
Domestic Incident	2
DUI	5
Escort	7
False Pretenses/Swindling	2
Family Offenses, Nonviolent	1
Fight/Disturbance	1
Fingerprinting	13
FV Protocol / P.A.	11
Harrassing Phone Calls	3
Identity Theft	3
Impaired / Intox Person	1
Juvenile Incident	4
K-9 Assist	1
Larceny - From Building	3
Larceny - From MV	7
Larceny - MV Parts/Access	9
Larceny - Embezzlement	1
Larceny -Shoplifting	28
Larceny- Other	3
MEDICAL - OXYGEN REPLACEMENT	1
Medical Emergency	47
MEDICATION DISPOSAL BOX	1
MV Accident	22
MV - Recovered	1

## Incident Statistics Report

04/01/2022 00:00 Thru 04/30/2022 23:59

Call Type Description	Total for Period
MV Abandoned	1
MV Parking Violation	5
MV Theft	5
MV Violation	126
MVA NR PRIV PROP	9
Neighbor Dispute	1
Noise Complaint	10
Nursing Home Fax Report	8
Patient Dispute	2
Prescription Forgery	1
Property Check	417
Property Lost/Found	9
Property Seized	1
Record Only Call	9
Road Cond/TCS Out	7
Runaway	1
See Complainant	59
Serve Warrant INFO	14
Suspicious Activity	52
TEST CALL	6
Threaten/Harass/Intimidation	3
Traffic Assignment	69
Unfounded Complaint	25
Untimely Death	3
Unwanted Person	4
Well Being Check	28
<b>Total:</b>	<b>1257</b>

## Monthly NIBRS Statistics

04/01/2022 00:00 Thru 04/30/2022 23:59

Call Description		Curr Mth	Prev Mth	% Chg	Prev Year	% Chg	Year To Date	Year To Date 2021	% Chg
		04/ 2022	03/ 2022	Mth to Mth	04/2021	Mth to Yr	1/1 - 04/30/2022	1/1 - 04/30/2021	2022 / 2021
11D	Forcible Fondling	1	1	% 0	3	% -66.	3	3	% 0
120	Robbery	0	0	% 0	0	% 0	1	1	% 0
13A	Aggravated Assault	0	0	% 0	0	% 0	2	0	% +200
13B	Simple Assault	1	4	% -75	5	% -80	15	14	% +7.14
13C	Intimidation	5	4	% +25	4	% +25	19	17	% +11.7
200	Arson	0	0	% 0	0	% 0	0	1	% -100
210	Extortion/Blackmail	0	0	% 0	0	% 0	1	0	% +100
220	Burglary/Breaking and Enter	2	1	% +100	0	% +200	5	3	% +66.6
23C	Shoplifting	21	10	% +110	14	% +50	62	53	% +16.9
23D	Theft From Building	4	2	% +100	0	% +400	11	4	% +175
23F	Theft From Vehicle	6	6	% 0	3	% +100	25	7	% +257.
23G	Theft of MV Parts or Access	7	9	% -22.	0	% +700	26	14	% +85.7
23H	All other Larceny	9	1	% +800	3	% +200	14	6	% +133.
240	Motor Vehicle Theft	3	2	% +50	2	% +50	7	6	% +16.6
250	Counterfeiting/Forgery	2	3	% -33.	0	% +200	6	1	% +500
26A	False Pretenses/Swindle/Con	1	0	% +100	0	% +100	2	3	% -33.
26B	Credit Card/Automatic Telle	3	0	% +300	1	% +200	7	3	% +133.
26C	Impersonation	2	0	% +200	0	% +200	2	0	% +200
26E	Wire Fraud	1	0	% +100	1	% 0	2	1	% +100
26F	Identity Theft	0	1	% 100	2	% 50	3	6	% -50
270	Embezzlement	0	1	% 100	1	% 100	2	3	% -33.
290	Destruction/Damage/Vandalis	4	11	% -63.	2	% +100	34	17	% +100
35A	Drug Narcotic Violations	0	3	% 33.3	2	% 50	7	7	% 0
35B	Drug Equipment Violations	1	2	% -50	3	% -66.	10	6	% +66.6
36B	Statutory Rape	0	0	% 0	0	% 0	1	0	% +100
40A	Prostitution	0	0	% 0	0	% 0	0	1	% -100
520	Weapon Law Violations	1	1	% 0	1	% 0	3	1	% +200
90C	Disorderly Conduct	2	3	% -33.	2	% 0	15	6	% +150
90D	Driving under the Influence	3	7	% -57.	2	% +50	13	11	% +18.1
90F	Family Offenses, Nonviolent	0	1	% 100	1	% 100	3	2	% +50
90J	Trespass of Real Property	1	5	% -80	2	% -50	14	9	% +55.5
90Z	All Other Offenses	15	4	% +275	3	% +400	29	18	% +61.1
Report Totals:		95	82	% +15.8	57	% +66.6	344	224	% +53.5



**TOWN OF CROMWELL - TOWN COUNCIL  
TOWN HALL COUNCIL CHAMBERS  
41 WEST STREET, CROMWELL, CT 06416  
SPECIAL MEETING MINUTES**

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Wednesday, April 13, 2022 – 6:00 p.m.

**Present:** Mayor A. Spotts, Deputy Mayor S. Fortenbach, J. Demetriades, J. Donohue, P. Luna, S. Fortenbach, J. Henahan, A. Waters

**Also Present:** Town Manager Salvatore, Police Chief Denise LaMontagne, Attorney Tallberg

**A. CALL TO ORDER**

Mayor Spotts called the meeting to order at 6:00 p.m.

**MOTION** made by J. Henahan and **SECONDED** by P. Luna to go into Executive Session and invite Town Manager Salvatore, Police Chief Denise Lamontagne, and Attorney Tallberg.

**In favor:** A. Spotts, J. Demetriades, J. Donohue, P. Luna, S. Fortenbach, J. Henahan, A. Waters

***Motion carried.***

The Town Council went into Executive Session at 6:00 p.m.

**B. EXECUTIVE SESSION**

1. Pending Litigation: Pamela Young v. Town of Cromwell

**MOTION** made by J. Henahan and **SECONDED** by S. Fortenbach to come out of Executive Session.

**In favor:** A. Spotts, J. Demetriades, J. Donohue, P. Luna, S. Fortenbach, J. Henahan, A. Waters

***Motion carried.***

The Town Council came out of Executive Session at 6:25 p.m.

**MOTION** made by S. Fortenbach and **SECONDED** by P. Luna to approve the settlement of the action entitled, Pamela Young v. Town of Cromwell, Docket No. HDD-CV-19-6118802-S, as recommended by defense counsel in the action.

**In favor:** A. Spotts, J. Demetriades, J. Donohue, P. Luna, S. Fortenbach, J. Henahan

***Motion carried.***

**TOWN OF CROMWELL - TOWN COUNCIL  
TOWN HALL COUNCIL CHAMBERS  
41 WEST STREET, CROMWELL, CT 06416  
REGULAR MEETING MINUTES**

---

Wednesday, April 13, 2022

**Present:** Mayor A. Spotts, Deputy Mayor S. Fortenbach, J. Demetriades, J. Donohue, P. Luna, S. Fortenbach, J. Henahan

**Also Present:** Town Manager Salvatore, Police Chief Denise LaMontagne, Captain Sifodaskalakis, Finance Director Marianne Sylvester, Assistant Finance Director Sharon DeVoe, Public Works Director Bill Russo

**A. CALL TO ORDER**

Mayor Spotts called the meeting to order at 7:00 p.m.

**B. PLEDGE OF ALLEGIANCE**

The Council stood to recite the Pledge of Allegiance.

**C. APPROVAL OF AGENDA**

**MOTION** made by P. Luna and **SECONDED** by S. Fortenbach to approve the agenda as presented.

**In favor:** A. Spotts, J. Demetriades, J. Donohue, P. Luna, S. Fortenbach, J. Henahan, A. Waters

***Motion carried.***

**D. COMMISSION CHAIRMAN REPORTS/LIAISON REPORT/STAFF REPORTS**

**1. CMS Building Committee Update**

CMS Building Committee Chairperson Rosanna Glynn was in attendance and presented her report. See Attachment A.

A brief discussion followed. Marianne Sylvester handed out the attached timeline in regards to bonding. See Attachment B.

Matt Brown, Co-Chair of the LGBTQ Committee was present to read his report. See Attachment C.

**E. MAYOR'S UPDATE**

**2/9** - The fourth graders he and State Representative Christie Carpino gave a presentation to made them thank you notes and already want them to come back soon.

- **3/10** – He had lunch with Larry McHugh of Middlesex Chamber of Commerce, the Town Manager, Rodney Bitgood of Cromwell Children's Coalition and Jay Polke of the Chamber Board of Directors.
- **3/16** – Charter Revision Commission has had several meetings, their next one is on April 13<sup>th</sup>.
- **3/27** – He attended the brunch for Enzo. It was a great event and well attended. Councilwoman Donohue added that they raised \$250 for the Mike Camilleri Scholarship fund.
- **4/6** – Board of Finance Public Hearing was held and continued to 4/7.
- **4/7** – He held Mayor's office hours with Paula Luna. They had a few visitors.
- **4/9** – He attended the Swearing in Ceremony for Cromwell Fire District personnel. It was well attended.
- **4/9** – He attended the Police Department event at Watrous Park with the Easter Bunny. There was a great turn out, it was a successful event.
- In the near future Paula Luna and State Representative Carpino will join in during his office hours to the Girl Scouts come in to learn about state and local government.

**F. TOWN MANAGER'S UPDATE**

The Town Manager reported the following:

- Conceptual Architectural Bids are in. The winning bid came in at \$29,800 which is half of what was approved for the project. Work began.
- Mr. and Mrs. Polke gave up the Farmers Market and the Children's Garden. However, they offered to donate planters. Library Director Kara Canney developed a plan for a Children's Program using the Children's Garden. They are going to have a pizza garden to grow pizza vegetables and they will grow pumpkins and gourds for the Fall season. Planting begins soon.
- The chicks in the library have hatched and are available for viewing.
- He plans to visit the Basketball Court and Cromwell Landing with the Public Works Director tomorrow to look it over and discuss paving.

**G. FINANCIAL/FINANCE DIRECTOR'S UPDATE**

**1. Budget Report**

The Finance Director was in attendance and presented her Budget Report to the Town Council.

**2. Discussion and action to appoint Town Auditor for Fiscal Year 2022**

**MOTION** made by A. Waters and **SECONDED** by S. Fortenbach to reappoint PKF O'Connor Davies as Town Auditor for Fiscal Year 2022 as recommended by the Finance Director.

**In favor:** A. Spotts, J. Demetriades, J. Donohue, P. Luna, S. Fortenbach, J. Henehan, A. Waters

***Motion carried.***

3. Discussion and action to authorize the use of a portion of the funds originally designated for the School Building architectural design (\$100,000) to pay expenses related to the School Building Committee, such as payment of the Commission Clerk, as approved by the Town Manager.

Finance Director Marianne Sylvester reminded the Town Council that this was approved by the Board of Finance a couple of months ago and it came in significantly lower than projected. A brief discussion was held.

**MOTION** made by J. Demetriades and **SECONDED** by A. Waters to authorize \$72,700 of the funds originally designated for the School Building Architectural Design to pay expenses related to the School Building Committee as approved by the Town Manager and Staff with an expiration date of June 30, 2022.

**In favor:** A. Spotts, J. Demetriades, J. Donohue, P. Luna, S. Fortenbach, J. Henehan, A. Waters

***Motion carried.***

4. Discussion and possible action regarding use of the American Rescue Plan Act funds for the purchase of two dump trucks in the amount of \$500,000

Public Works Director Bill Russo was in attendance to explain the need for two dump trucks. He explained that they need the first truck because one is currently down and the second truck is needed to replace an older one that will need replacing within the next 5 years. This older truck will then become a spare.

The Town Council asked questions of the Public Works Director relating to life expectancy of dump trucks and what the Town would do with the older ones. A brief discussion followed.

**MOTION** made by A. Waters and **SECONDED** by P. Luna to approve the use of American Rescue Plan Act Funds for the purchase of two dump trucks in the amount of \$500,000.

**In favor:** A. Spotts, P. Luna, S. Fortenbach, J. Henehan, A. Waters

**Opposed:** J. Demetriades and J. Donohue

***Motion carried.***

The Town Council took a brief recess from 8:20 p.m. to 8:25 p.m.

**5. Discussion and possible action regarding Request to Reallocate Funds for Zoning Regulations Update**

Finance Director Marianne Sylvester explained the Memo from Director of Planning and Development Stuart Popper.

**MOTION** made by S. Fortenbach and **SECONDED** by J. Henehan to transfer \$17,000 from the available balance within the "Update Plan of Conservation and Development" to the budget line allocated for updating the Zoning Regulations.  
**In favor:** A. Spotts, J. Demetriades, J. Donohue, P. Luna, S. Fortenbach, J. Henehan, A. Waters  
**Motion carried.**

**6. Tax Refunds**

**MOTION** made by A. Waters and **SECONDED** by J. Henehan to approve Tax Refunds 1-13.  
**In favor:** A. Spotts, J. Demetriades, J. Donohue, P. Luna, S. Fortenbach, J. Henehan, A. Waters  
**Motion carried.**

**H. CHIEF OF POLICE'S UPDATE**

Chief Lamontagne was in attendance and presented her report to the Town Council.

**I. PUBLIC WORKS DIRECTOR'S UPDATE**

The Public Works Director reported:

- The crews have been out crack sealing, patching and street sweeping for the past couple of weeks.
- He complimented the Sewer Department and Public Works crews on taking care of a drainage issue.
- Asplundh Tree service has been cutting trees and branches through Eversource all over Town – they have been great at communicating where they will be cutting.
- The parks are doing great. He went around to several recently and they were all being used.
- The Tennis Courts are looking good. On Friday, 65-70 concrete trucks will be pouring the concrete. The concrete will need to sit for 30 days then the company will come back to sand and paint. Everything else they need is ordered.
- They are still assessing the fields and doing their best to continue to improve them. Suggestions are encouraged and welcome.

- Two seasonal workers have been hired. He thanked the Council for approving the increase in hourly wage, he believed it helped attract qualified individuals.
- The Transfer Station will be open on Thursdays until 6 p.m. from April 28<sup>th</sup> to June 2<sup>nd</sup>.
- They are planning to keep parks open later since they have great lighting.
- In the future, they plan to rip up and have the Public Works crew repaint the basketball courts.

**J. CITIZEN COMMENTS**

Jim Rude of High Ridge Road – Is a proud Cromwell resident for many decades. He would like the Rose Garden at Pierson Park to be up-kept because at one time Cromwell was known for roses. He requested that the Town think about how we can better address sidewalk needs for safety and other reasons. He also asked the Town to continue thinking about ways we can work better together with the Fire District to save money. He gave the example of how we have two audits, one for the Town and one for the Fire District and how we currently have two sets of dispatch for fire and police.

Town Manager Salvatore explained to Mr. Rude that the Rose Garden was a donation to the Town and it was promised to be upkept by the donors and it was not. The Town Manager assured Mr. Rude that the rose garden will be better kept this year as we have hired two seasonal employees for the Public Works crew. Town Manager Salvatore invited Mr. Rude to set up a meeting with his Senior Executive Assistant to talk about his suggestions for ways the Town could work with the Fire District to save money and to also update him on discussions the Town has had previously regarding this.

**K. NEW BUSINESS**

1. Discussion regarding Request for Shared Services at 139 North Road in Rocky Hill

Town Manager Salvatore explained that he informed the Town Manager of Rocky Hill that he would propose to the shared services request to the Town Council. He added, if he could obtain fire services through the Fire District and if the Superintendent of Schools agreed to provide services, it would be at our Mil Rate and the Fire District's Mil Rate with the Town of Cromwell's Assessor doing an assessment on the house and the 12 acres of property. This would be via a formal agreement between the Towns of Cromwell and Rocky Hill.

A brief discussion was held.

**MOTION** made by J. Donohue and **SECONDED** by J. Henahan to allow the Town Manager to work with the Town of Rocky Hill to explore sharing the services for 139 North Road in Rocky Hill.

**In favor:** J. Demetriades, J. Donohue, P. Luna, S. Fortenbach, J. Henahan, A. Waters

**Abstained:** A. Spotts

***Motion carried.***

**2. Discussion and possible action regarding the Cultivation of Cannabis in Cromwell**

Town Manager Salvatore presented the memo provided to the Town Council.

**MOTION** made by J. Donohue and **SECONDED** by S. Fortenbach to approve the Resolution to allow for the indoor cultivation of cannabis (pursuant to Public Act 21-1) in Cromwell within the Industrial Zone District.

**In favor:** A. Spotts, J. Demetriades, J. Donohue, P. Luna, S. Fortenbach, J. Henahan, A. Waters

***Motion carried.***

**3. Permission Request to Use Parking Area at 2 River Road for Town Events**

Town Manager Salvatore presented the memo provided to the Town Council. A brief discussion was held.

**MOTION** made by S. Fortenbach and **SECONDED** by P. Luna to give permission to the Town to use the Parking Area at 2 River Road for Town events.

**In favor:** A. Spotts, J. Demetriades, J. Donohue, P. Luna, S. Fortenbach, J. Henahan, A. Waters

***Motion carried.***

**L. APPROVAL OF MINUTES**

**1. March 9, 2022 Regular Meeting Minutes**

**MOTION** made by S. Fortenbach and **SECONDED** by J. Donohue to approve the Regular Meeting Minutes of March 9, 2022.

**In favor:** A. Spotts, J. Demetriades, J. Donohue, P. Luna, S. Fortenbach, J. Henahan

**Abstained:** A. Waters

***Motion carried.***

2. March 22, 2022 Special Meeting Minutes

**MOTION** made by J. Donohue and **SECONDED** by S. Fortenbach to approve the Special Meeting Minutes of March 22, 2022.

**In favor:** A. Spotts, J. Demetriades, J. Donohue, P. Luna, S. Fortenbach, J. Henehan, A. Waters

***Motion carried.***

3. March 30, 2022 Special Meeting Minutes

**MOTION** made by P. Luna and **SECONDED** by S. Fortenbach to approve the Special Meeting Minutes of March 30, 2022.

**In favor:** A. Spotts, J. Demetriades, J. Donohue, P. Luna, S. Fortenbach, J. Henehan, A. Waters

***Motion carried.***

**M. RESIGNATIONS**

**N. APPOINTMENTS**

**1. Recreation Commission**

Gregory R. Valente (U), Regular Member for a term expiring 4/13/2026

**MOTION** made by J. Donohue and **SECONDED** by S. Fortenbach to appoint Gregory Valente (U) as a Regular Member on the Recreation Commission for a term expiring 4/13/2026.

**In favor:** A. Spotts, J. Demetriades, J. Donohue, P. Luna, S. Fortenbach, J. Henehan, A. Waters

***Motion carried.***

**O. INFORMATIONAL ITEMS**

**1. Job Descriptions**

Town Manager Salvatore informed the Council that he has provided several sets of job descriptions in their packets so they can look over them to see the changes that have been made from the previous versions to the newer ones.

**2. Board of Education Operating Budget**

Town Manager Salvatore explained this document is for their information and is statutorily required to be provided to them quarterly.

Councilman Demetriades informed the Council that he attended Dr. Walter Diaz's Retirement. Dr. Diaz was the Vice President of Student Affairs at Eastern Connecticut State University and is a resident of Cromwell. He provided 25 years of service before retiring. He congratulated him and wished him well.



**P. ADJOURN**

**MOTION** made by J. Donohue and **SECONDED** by A. Waters to adjourn. The meeting was adjourned at 9:58 p.m.

**In favor:** A. Spotts, J. Demetriades, J. Donohue, P. Luna, S. Fortenbach, J. Henahan, A. Waters

***Motion carried.***

Respectfully submitted,

A handwritten signature in cursive script that reads "Amanda Calve". The signature is written in black ink and is positioned above the printed name and title.

Amanda Calve  
Secretary



**Town Council**

**April 13, 2022**

**Rosanna Glynn, Chair, CMS Building Committee**

The Building Committee is making great progress towards its June 30 grant submission deadline.

On March 30th, the Building Committee unanimously voted to move forward with an all new middle school.

The current ROM estimates Cromwell's costs will be about \$35.7 million. Due to the state reimbursement rates, this option does bring the highest cost to Cromwell, but it is the lowest total project cost. The committee decided to move forward with this option for several reasons.

1. The 'renovate with an addition' option had a greater risk of scope creep, from renovating a nearly 70-years-old building. We can't predict everything that could happen with this building once construction began.
2. The all-new building has a lower operating cost over the life of the building - estimated to be \$1.9M less to operate the building through a 50 years lifespan.
3. The layout of an all-new building provides greater opportunity for community use, where the academic wings will be locked off while the public uses the building.
4. The new building increases safety and security for our students and staff by improving visibility for administration to those entering the building - and throughout the building with one large, main corridor. The Building is also able to be sectioned off and locked down to prevent a possible intruder from progressing deeper into the building.

Today, the Cromwell Public Schools' central office is part of the Cromwell Middle School building. Therefore, the central office will be included as part of the total project. Keeping the central office on the same campus as the middle school also allows the town to take advantage of a reimbursement rate from the state.

The central office was originally built in 1979 when the current Middle School was converted from a high school. The office today is under-sized for the number of administrators needed to run a district of our size. The current office space is also lacking infrastructure for 21st century technology and sufficient conference room space. The office also doesn't have secure storage space for student files, which would be added as part of the project. The files are located in a different area of the building.

ATTACHMENT A  
Pg 2

The central office administration is responsible for budgeting and business operations, facilities management, technology systems, special education, continuing education, and human resources for the school district. The professionals working in this office require sufficient space to perform their duties in support of the students of Cromwell. Also, additional conference room space is essential for the administration to have confidential meetings with student families and for HR discussions.

#### Next Steps

1. We submitted a revised building committee budget request of **\$6,806** to the Town Manager and Finance Director. The highest cost to the Building Committee is communicating to all town residents. We propose mailing two postcards to every household in town. The first postcard is to let residents know about the project, the second is to provide the project's tax impact after the financial analysis is complete. While we have been working to collect contacts via our own personal networks and social media, at this time we have built an email list that represents just under 2% of Cromwell's total households. This is a very important project and we want every resident to know about it.
2. The architect finalized their detailed drawings and provided them to an independent cost estimator. Those costs will be provided to the Building Committee next week and then to the Town Council May 11.
3. The Building Committee meets next week, Wednesday, April 20. At this meeting, the committee will discuss:
  - a. Should a turf field for the Middle School soccer field be included in the scope of the project
  - b. Review and possibly suggest edits to the ed specs for central office
  - c. Review architect proposals for stage/auditorium. Review price differentials for different stage/auditorium options.
  - d. Review and possibly approve the costs
4. A tri-board meeting is being scheduled for April 19. I will give an update to Town Council, Board of Finance and Board of Ed and provide an opportunity for questions and answers. The architect and owner's rep will also be invited to attend.
5. An Open House is being planned for early May. The tentative date is May 3 in the evening. I invite you to attend, learn more about the project, and hear from residents about the project.

Respectfully Submitted,  
Rosanna Glynn  
Chair, CMS Building Committee

## References

Other Considerations			
	1	2	3
	Renovate Existing + limited additions	Renovation As New (RVN) 55-45%	New Building
Expected Duration of Construction	36-48 Months		24 Months
Total Building Area	Approx. 100,623 (including basements)		Approx. 83,313
OSCG&R Max. Allow/Space Waivers	Space waivers required		Compliant
21 <sup>st</sup> Century Ed. Environments	Modestly Improved		Maximized
Phasing & Logistics	3 Phases Operationally Challenging		2 Phase Limited Impact
Operating Costs	Modestly Improved		Maximized

Value Analysis			
	1	2	3
	Renovate Existing + limited additions	Renovation As New (RVN) 55-45%	New Building
Possibility of unforeseen conditions, conflicts, and cost increases	Very High Risk 47% of construction \$2,737,174 +\$1,800,458		Lowest Risk, estimated 1-3% of cost \$937,518 \$0
Costs that don't stay in the building General Conditions Analysis (Typically between 3-10% of the construction cost)	48 Months (Uses 8%) \$3,985,420 +\$1,161,264		24 Months (Uses 6%) \$2,818,554 \$0
Temporary Facilities & Field Office Administrative Expenses (Typically between \$25,000 - \$35,000 per month)	48 Months \$1,440,000 +\$600,000		24 Months \$840,000 \$0
Annual Energy Costs (Analysis based upon IP85 for an optimal, 10 year investment, owner strongly encourage to consider netzero)	Approx. 100,623 (including basements) -\$1.5/SF x 10 years \$1,509,345 +\$427,933	Approx. 14,000 (including basements) -\$1.5/SF x 10 years \$1,115,440 \$397,113	Approx. 83,313 (no basements) -\$1.25/SF x 10 years \$1,041,413 \$0

References cont.

## Probable Cost Summary



Tecton

### Middle School

#### Opinion of Probable Cost - Summary of Options

Line Item Category	Option 1	Option 2	Option 3
Site Improvements	17,000	17,815	17,215
Building Improvements	45,072,002	44,370,006	42,237,156
Subtotal Construction Costs	45,089,002	44,387,821	42,254,371
Soft Costs	9,714,462	9,576,207	9,160,302
Other Costs (Materials only)	0	0	0
Estimated ~ Total Project Costs	\$60,570,453	\$59,044,303	\$56,136,208
State Reimbursement	-26,738,442	-26,280,179	-20,410,979
Estimated Cost to Cromwell	\$33,832,011	\$32,764,124	\$35,725,228

## Probable Cost Summary



Tecton

### Central Office

#### Opinion of Probable Cost - Summary of Options

Line Item Category	Option 1	Option 2	Option 3
Site Improvements	500,000	500,250	500,250
Building Improvements	1,768,450	1,688,180	1,816,750
Subtotal Construction Costs	2,268,450	2,188,430	2,317,000
Soft Costs	40,567	427,914	452,985
Other Costs (Materials only)	0	0	0
Estimated ~ Total Project Costs	\$2,718,267	\$2,622,344	\$2,775,985
State Reimbursement	620,308	598,419	494,681
Estimated Cost to Cromwell	\$2,097,958	\$2,023,925	\$2,281,304

03/31/2022 DRAFT

TOWN OF GROMWELL 2022 AUTHORIZATION CALENDAR Worksheet				
Proposed Date	Town Calendar	Action	Requirements	Ref.
05/11/2022 Wednesday	<b>Scheduled Meetings:</b> 04/13, 05/11, 06/08, 07/13, 08/10, 09/14, 10/12	<b>Town Council Meeting: (1)</b> recommends appropriation to Board of Finance, (2) refers project to Planning and Zoning Commission for Conn. Gen. Stat. § 8-24 review, and (3) sets date for a Special Town Meeting.	Recommendation must be approved by a majority of the Town Council. Town Council, in lieu of a Board of Selectmen, calls a Town Meeting to be otherwise held in accordance with Chapter 90 of the General Statutes.	Charter § 8.09(a)  CGS § 8-24
05/17/2022 Tuesday	<b>Scheduled Meetings:</b> 04/05, 04/19, 05/05, 05/17, 06/07, 06/21, 07/05, 07/19, 08/02, 08/16, 09/06, 09/20, 10/06, 10/18	<b>Planning and Zoning Commission Meeting:</b> acts on Conn. Gen. Stat. § 8-24 referral for review as to conformance with municipal plan of conservation and development.	It is suggested that Planning and Zoning Commission act before the Special Town Meeting is called. Action must be taken prior to the Town's expending any portion of the appropriation.	CGS § 8-24
05/26/2022 Thursday	<b>Scheduled Meetings:</b> 04/28, 05/26, 06/23, 07/28, 08/25, 09/22, 10/27	<b>Board of Finance Meeting: (1)</b> approve the appropriation and borrowing authorization, and (2) recommend to the Town Meeting.	Board of Finance approves the appropriation, borrowing authorization, and recommends approval to the Town Meeting.	Charter §§ 8.09(a), 8.16

Follow with Table A if no referendum petition is received or Table B is a referendum petition is received.

TABLE A. No Referendum Petition is Received				
Proposed Date	Town Calendar	Action	Requirements	Ref.
05/27/2022 Friday	Not later than: 05/27/22, based on 06/01/22 Special Town Meeting	Notice of Special Town Meeting: published and posted.	At least five days prior to Special Town Meeting. Do not include day of meeting in counting days of notice given.	Charter § 8.09(a) CGS §§ 7-3, 7-4, 7-9c
06/01/2022 Wednesday	---	Special Town Meeting: (1) Resolution is introduced and discussed, (2) vote is taken on the Resolution.	---	Charter § 809(a) CGS § 7-6, 7-7

Cromwell LGBTQ Committee  
Town Council Report  
4/16/22



The Cromwell LGBTQ+ Committee has had a busy last couple months as we are working towards our 2022 goals.

Some of the activities we have been participating include:

- We partnered with Celina and the BOE on an LGBTQ+ training that happened last week. The training was run by Dusty Rader, who is an experienced Public Speaker on LGBT Rights. Thank you for the Board of Education as well as Town Council members Henehan, Demetriades, and Luna and CMS Building Committee Chair Glynn for also attending.
- We registered as part of the Cromwell Creative District Rock Hunt and will be providing painted rocks for their event.
- We have partnered with an area marketing company who are selling "Cromwell Cares" lawn signs, wall signs, and t-shirts this month and donate a portion of the proceeds for everything they sell to our committee. This will allow our committee to bring additional programming to the community. If you are interested in purchasing, the store is online store is open until April 27th.
- We are finalizing our plans for our Cromwell Spring into PRIDE events. We have focused on a variety of events to impact different parts of the Cromwell community. Currently, we have the following events planned:
  - **LGBTQ+ Art Show** displayed in Town Hall through the month of June
  - **LGBTQ+ Family Event** at the library on June 4th where we are working with members of the CHS GSA in our planning. The library will be hosting an LGBTQ "book tasting" with pre-selected age-appropriate books.
  - **Middletown Pride March** in Middletown. You are all invited to walk with our committee. It is on June 4th at 2 p.m. Lana and I met with the Middletown Pride leaders today and we will provide more information shortly.
  - **"Names I've Been Called" Lunch and Learn session** for our Senior Community in partnership with our Senior Services on June 9th.
  - Additional events include an **LGBTQ+ Trivia Night, Pride Outdoor Yoga Class** on June 13th with Peaceful Chaos Yoga studio, and an **LGBTQ+ Movie Night** at the library on June 16th.
- In the next two weeks, we will provide updates on the latest information for our Cromwell Spring into PRIDE events.

The LGBTQ Committee thanks you for your continued support of our committee. Please reach out to us with any questions and for further discussion.

Matthew Brown & Lana Dupont  
LGBTQ Committee Co-Chairs