


**MINUTES OF THE SPECIAL TOWN MEETING
CROMWELL TOWN HALL GYMNASIUM
JUNE 2, 2022, 7:00 P.M.**

RECEIVED FOR RECORD
Jun 09, 2022 10:39A
JoAnn Doyle
TOWN CLERK
CROMWELL, CT 

Mayor Allan Spotts called the meeting to order at 7:07 p.m.

Mayor Spotts asked for a motion to nominate Josh Kelly as Moderator. Jennifer Donohue made the motion, seconded by Steve Fortenbach. Motion passed for Josh Kelly as Moderator.

The Moderator read the legal notice:

A Special Town Meeting of the electors and citizens qualified to vote in town meetings of the Town of Cromwell, Connecticut, will be held in the Town Hall Gymnasium, 41 West Street, in the Town of Cromwell, Connecticut on Thursday, June 2, 2022 at 7:00 p.m. for the following purpose:

1. To consider and act upon a resolution to approve an appropriation of \$58,604,400, to be funded from borrowings to the extent not funded from grants or other sources (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), 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; as approved by resolution of the Board of Finance adopted at its meeting held on May 26, 2022.

Copies of the full text of the resolution of the Board of Finance referenced in Item 1 above is on file at the office of the Town Clerk and available for public inspection during normal business hours.

Dated at Cromwell, Connecticut this 26th day of May 2022.

The Moderator announced that a petition to remove Item 1 to a referendum vote has been received by the Town Clerk and the Town Clerk has confirmed that the petition was filed in a timely manner, and that the petition contained the requisite number of qualified signatures. Item 1 will be introduced for discussion and will not be voted on tonight. Instead, the meeting will be adjourned to a referendum vote.

Mayor Spotts stated that the proposed date of the referendum is Tuesday, June 14, 2022, from 12 noon to 8 p.m. at Cromwell High School. The reason for this is that it will give the Registrars and the Town Clerk time to prepare, and those of the public time to look over the proposal. Also, Tuesday is our normal voting day.

The Moderator announced that the meeting was now open for discussion of the foregoing resolution (Attachment 1). At this time, we will begin with a presentation from Rosanna Glynn, Chair of the Cromwell Middle School Building Committee (Attachment 2).

Rosanna Glynn was asked the following questions:

Are the pictures of the school in your presentation current pictures, including asbestos? Ms. Glynn responded that these are pictures of the school as it is today, and they are not pleasant photos. You will see that there are a lot of water stains; the electricity room is a small little closet.

Mike Gengler from Middletown: Are there solar panels on the new building? Ms. Glynn answered: The solar panels may come; there is infrastructure to support them.

Tim Hatcher, 6 Crest Drive: I believe that Option 3 could have other options also; a \$60 million school vs. \$45 million school vs. a \$38 million school That wasn't brought up, and it kind of looks like whatever was given to you in the information was what you gave us and I would like to know more on it.

Ms. Glynn answered: The way the state works is that they are limited to a certain square footage based on the max population that the school would feel works over eight years. They initiated a study and they said that the max level would be 491,000. Based on that number, with a population of students such as ours, we maxed out at 83,000 square feet. The new middle school has to be in the 83,000 square foot range. We are going to try very hard not to go over that range because we want to stay in the budget that's approved.

Mr. Hatcher asked if there was a way to get the 83,000 square foot building cheaper?

Ms. Glynn answered: The way the estimation works is that it is based on a special investigation of the Board of Education needs, the student needs, classrooms and specialty needs, and put into a spreadsheet, which spits out the calculation. They have an estimation to control costs, which includes expectant costs, including if this economy should continue on, if shortages continue on. So, if anything, we could see savings. Given everything that is happening in the world now and putting a factor to it, based on experts that have done this from year to year and have done these calculations. So, could it be done cheaper? Then we wouldn't we get what we really need for the community and our students.

Finance Director, Marianne Sylvester spoke. The Town of Cromwell has been considering this project proposed by the Board of Education for several years now. As part of that planning process, we consider our debt service profile and what we are obtaining here for debt, and that is dropping of precipitously in 2023-2024 as a result of paying off previous debt issues. We consider this an opportunity to take on a new project. The middle school has been proposed and we are looking at fitting this project to fill the void that was occurring in fiscal year 2023-2024. This project would potentially fill that void and as was pointed out, would add .41 mills to the current mill rate. This is obviously an estimate, because we wouldn't be looking at financing this project for and couple of years and there are a lot of variables that would be factoring into the calculation. At this point, if you're taking a look at just this project, in isolation, the project alone would be 1.5 mills. So, if you're looking at this project, it is 1.5 mills, but when you try to factor it into our current debt profile, it would add .41 mills to our existing mill rate. .41 mills is \$41.00 per \$100,000 of assessed value, and you can bring that into where your current property values are. Finance Director Sylvester asked if there were any questions. There were none.

The Moderator opened the floor to public comments and general discussion, limited to a three-minute timeframe, and asked each person to state their name and address.

George Damroth 1 Edgewood Street: I read in *Cromwell Life*, I believe, that undertaking this project would put other projects that are currently under consideration, on the back burner. So, I don't know if there are other projects that the Town is thinking about that might go on the back burner? I heard something about a Senior Center. My question is, what degree would this limit us? i.e., would this max out the Town's credit card? Finance Director Sylvester answered. There are other projects that are being considered. There's a community/senior center, and Edna C. Stevens School will be looking for renovations in the future. The timeline of those projects is certainly in question, yes. We can take on as many projects as the taxpayers want to take on; the question is, how is this going to impact your taxes?

John Healey, from Mesirow Financial, spoke. He is the Town financial consultant and underwriter when we issue bonds. He said he has been the Town underwriter for seven years and is familiar with the Town's overall debt profile. To answer the question about maxing out the Town's credit card; the Town has a lot of debt falling off in fiscal year 2024. Right now, we have an ambient level of debt service; the Town pays about \$3.5 million a year. That's going to drop down to \$1.5 million, so you're freeing up \$2 million of debt service space currently built into the budget, and that is where we would look to layer the cost of the school. When you ask about maxing out the Town's credit card, my short answer would be no, because as Marianne said, the Town has the ability to do as many projects as the tax payers are willing to support. But to the extent that the new projects could be layered on top of the school, without putting pressure on the budget, that would probably be difficult for a few years. But certainly within a few years, you could start layering bonded debt. That is our goal; to feather-in the impact of this debt issuance, if it happens, in the least impactful way to the town.

Tim Hatcher, 6 Crest Drive: Some of the concerns I have, probably because I've been reading it in newspapers and not hearing it firsthand from the people, and I expect to hear more tonight. Such as our Superintendent quoting in January that the school is going to be about \$49 million, and now it's up to \$60 million. It's also been stated that they want to put in an amphitheater and an outdoor reading area. My concern is, is that necessary? Do they have to have an amphitheater and a reading area to rebuild this as a nice, safe school or can it be built for a few dollars less? Some of the other concerns I have, is that research shows, and this is a quote from our Superintendent, "A new building makes students feel more valued and test scores increase dramatically." I did a lot of research in the last couple of weeks, and in *Education Week*, which is a magazine that is used by teachers, educators, principals and town superintendents and such. It stated that they found that four years after having moved to a new facility, students showed a modest improvement in English and math testing. Modest is not significant. So, I would just like to know if we're really doing it because someone wants to look good because they're on a board and have this school pass; or are we really doing it for the students with a budget that our Town can afford?

Ms. Glynn answered: Regarding the \$49 million number that you referenced, that was based on an estimate that was done over a year ago, based purely on a skewed plan and had no reflection on the current. It's really just a number used as a discussion point.

In regard to a new school not having an impact. There's a lot of benefits to a new school when you think about it and not just improving academics. For example, the classrooms now are very dark and natural light actually helps students think clearer and perform better. Glastonbury is a great example of having an outdoor learning area. Being outdoors actually helped students retain information better than being cooped up indoors. When we talk about education, we're talking about having a facility where students can go to not only get an education, but also feel comfortable and safe.

Rich Waters, 84 South Street: I guess I'll have to start thinking about building a new house – mine is almost 50 years old. Anyone else here getting rid of your house because it's 50 years old? I went to this school in this building here, my father was born in 1912 and he went to school in this building. Take a look at this building, go into all the rooms and look how nice they are and how well-maintained this building is. Then you go to the schools and 75% of the problem with the schools is that they're poorly maintained and they're just letting them go and they don't fix them. Now we have to spend this kind of money? I'm 84 years old so by the time this new bill is paid up, I'll be dead anyhow. But in the meantime, I still have to pay my taxes and I don't think it's fair to the seniors of this Town. I paid \$5.61 for a gallon of home heating oil two weeks ago. Do you think that's right? It's triple what I paid a year ago and I have a 1,000-gallon tank. I called state senators, I called the news media nobody's saying nothing, nobody's got an answer. I feel sorry for you young people with children that you have to bring them up in this kind of mess. It's not fair to you – it's not fair to anybody in this room to have to put up with that. When I was on the Board of Selectman, we took a tour of the Edna C. Stevens school. We went in there unannounced, walked through the building, and it was atrocious. The metal framework around the doors – that's not supposed to rust and rot out. They don't fix it, they don't paint it – it's poor maintenance. Everyone in this Town is paying for poor maintenance.

Alice Kelly, 47 Willowbrook Road: I was on the school board committee back in 1999 when we built a new school. We renovated the present high school and we also did renovations to the ECS school, which my children went to. I went to Hartford Public High School, the second oldest school in the U.S. It isn't so much whether or not a school is taken care of, it is as times change. I could mention a manual typewriter and I don't think anyone young knows what a manual typewriter is like. Now they're into computers and things like that. Back in 1999, we didn't have computers; there was no such thing as computers for individuals. What we have to look at today – yes, it's very expensive. What is in the best interest of our future generations to have the best quality of education, which number one, begins with the teachers. Number two, the principals should make sure that the schools are in excellent condition. Let's really think about what you want for your children, your grandchildren, and what's right for your children in order for them to have a good education, so they can have a good future. So, I say to you, whether or not a school is taken care of, that's passe'. Think ahead; what do you really want? Not only because you are a young parent, middle-aged parent, or somebody like me, who is a great-grandmother. What do we want for our future generation? Every generation gives to the next generation of you. That's what we should be looking at. What I'm seeing here is not what's going to be put forth. This is all conceptual. We will then have other meetings to show you what they really have that is going to be done, but we need to be able to move ahead to the next step.

Gail Richey, 99 Willowbrook Road: I want to echo those comments. I have children that have gone through the school system and I have grandchildren in other towns, and in other states. I've seen their schools. Our school is an embarrassment compared to those schools. And like she said, things have changed; there's cell phones, there's computers. Nobody uses steno anymore, that's what I learned in college, that's where I learned how to type and that's not something we even do anymore. With the children, the biggest concern is safety. I know it's all about the education, but with everything that is happening in this world now, do we really want to be on the front page? We don't have classrooms that lock, we can't see down the hallway to all the classrooms. Is that really where we want kids? I say let's not take that chance. Vote yes.

John Croasdale, 4 Bellevue Terrace: I'm not standing up here to talk about the schools that are going in. I want to make a short comment and it is my understanding that you are tearing down of the old school before you build the new school. That bothers me a little bit because it seems to me we could have a

senior center in the old school and it would probably cost less than the price of tearing that school down, getting all junk moved away and redoing the grounds around it. I would like to know if somebody has really look into that. In my school, it was a beautiful school. It was two rooms, eight grades and one teacher. That's just the way it was, and if I stepped out of bounds, that teacher had a stick and she used it on my hand. I was a nice kid, but I did get into trouble once in a while. From that point, I progressed to where I now have Master's Degree. So, it's not just the school itself, it has to do with the teachers. What good is a school they're going into if you don't at least find out how to get the basics taken care of?

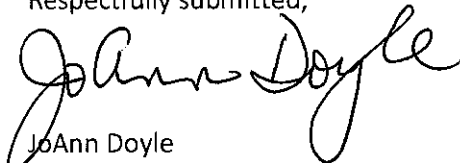
Owen Butler, 386 Main Street: As a parent, I can only say think a new middle school would be great for the students that need to go there. And as somebody who works indoors all day, the physical environment in which you work makes a huge difference. The same is true for students. I'm in favor of it.

There being no other public comments, the Moderator turned the floor over to Mayor Allan Spotts. Mayor Spotts thanked everyone for attending and for the presentation. Mayor Spotts then asked for a motion to vote on the date of the referendum of Tuesday June 14, 2022, Cromwell High School gymnasium from 12 noon to 8 p.m. Alice Kelly made the motion, Steve Donen seconded. All were in favor. Motion carries.

Mayor Spotts asked for a motion to accept the Referendum for Tuesday, June 14, 2022. Alice Kelly made the motion, Steve Donen seconded. All were in favor. Motion carries.

Mayor Spotts made a motion to adjourn the meeting, seconded by Alice Kelly. All were in favor. Motion carries. The meeting was adjourned to the June 14, 2022 Referendum at 8:20 p.m.

Respectfully submitted,



JoAnn Doyle
Cromwell Town Clerk

Dated at Cromwell, Connecticut this 8th day of June, 2022

RECEIVED FOR RECORD
May 31, 2022 10:41A
JoAnn Doyle
TOWN CLERK
CROMWELL, CT

RESOLUTION OF THE BOARD OF FINANCE
OF THE TOWN OF CROMWELL
(May 26, 2022)

JoAnn Doyle

RESOLUTION APPROPRIATING \$58,604,400 FOR COSTS RELATED TO THE CONSTRUCTION OF A NEW MIDDLE SCHOOL AND CENTRAL OFFICES, AND AUTHORIZING THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE THE PORTION OF SUCH APPROPRIATION NOT DEFRAYED FROM GRANTS

WHEREAS, The Town Council of the Town of Cromwell by resolution adopted at its meeting held May 11, 2022, recommended an appropriation, to be funded from borrowings to the extent not funded from grants or other sources, of \$58,604,400 for costs related to the construction of a new middle school and central offices;

NOW, THEREFORE, RESOLVED,

(a) 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, including the preparation of schematic drawings and outline specifications for the Project. The Cromwell Middle School Building Committee, which has been established by the Town Council, is established as the building committee with regard to the Project, and following consultation with the Town Council and the Town Manager, shall determine the final scope and particulars of the Project. 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, 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 issue bonds or notes in an amount not to exceed FIFTY-EIGHT MILLION SIX HUNDRED FOUR THOUSAND FOUR HUNDRED DOLLARS (\$58,604,400) to finance the appropriation for the Project. The amount of bonds or notes authorized shall be reduced by the amount of grants or other available moneys received by the Town and not separately appropriated to pay additional Project costs. The bonds or notes shall be issued pursuant to Section 7-369 of the General Statutes of Connecticut, Revision of 1958, as amended and any other enabling

(h) 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 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.

(i) 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 other funds that may be available for the Project.

FURTHER RESOLVED, that the Board of Finance recommends to the Town Meeting of the Town of Cromwell the approval of the aforesaid appropriation for costs related to the construction of a new middle school and central offices, said appropriation to be effective immediately upon final adoption.

acts. The bonds or notes shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town.

(c) That the Town issue and renew temporary notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds or notes and the receipt of grants or other available moneys for the Project. The amount of the notes outstanding at any time shall not exceed FIFTY-EIGHT MILLION SIX HUNDRED FOUR THOUSAND FOUR HUNDRED DOLLARS (\$58,604,400). The notes shall be issued pursuant to Section 7-378 of the General Statutes of Connecticut, Revision of 1958, as amended. The notes shall be general obligations of the Town and shall be secured by the irrevocable pledge of the full faith and credit of the Town. The Town shall comply with the provisions of Section 7-378a of the General Statutes if the notes do not mature within the time permitted by said Section 7-378.

(d) That the Town Manager and the Director of Finance/Treasurer of the Town shall sign any bonds, notes or temporary notes by their manual or facsimile signatures. The Town Manager and the Director of Finance/Treasurer are authorized to determine the amounts, dates, interest rates, maturities, redemption provisions, form and other details of the bonds, notes or temporary notes; to designate one or more banks or trust companies to be certifying bank, registrar, transfer agent and paying agent for the bonds, notes or temporary notes; to designate a law firm as bond counsel to approve the legality of the bonds, notes or temporary notes; to provide for the keeping of a record of the bonds, notes or temporary notes; to designate a financial advisor to the Town in connection with the sale of the bonds, notes or temporary notes; to sell the bonds, notes or temporary notes at public or private sale; to deliver the bonds, notes or temporary notes; and to perform all other acts which are necessary or appropriate to issue the bonds, notes or temporary notes.

(e) 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.

(f) 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 bonds, notes or temporary notes 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.

(g) 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 to the Commissioner of Administrative Services and to accept or reject grants 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.

Attachment 2

Building Committee

CROMWELL MIDDLE SCHOOL

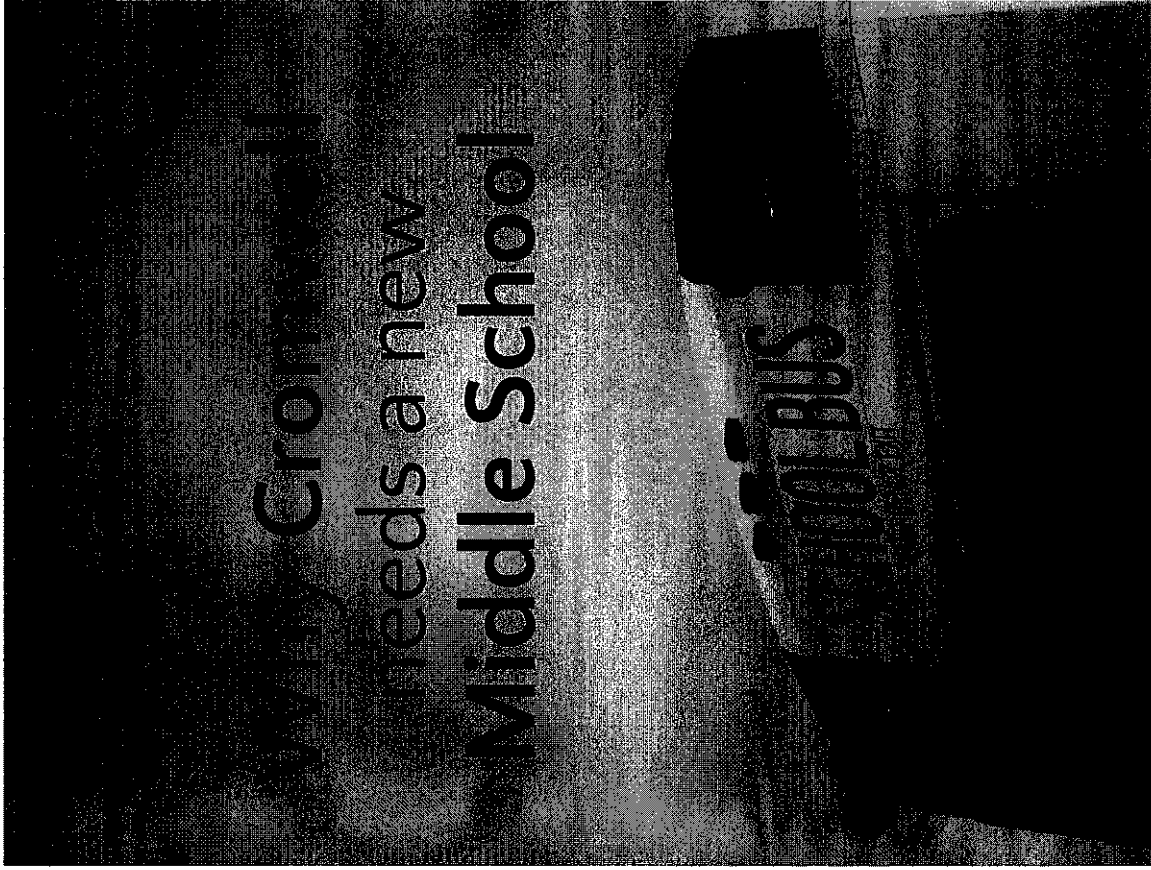
Cromwell Board of Finance
May 26, 2022



Subscribe for Updates

AGENDA

- 1** Introduce the CMS Building Committee
Diverse team of volunteer professionals
- 2** Rationale
Project overview and background
- 3** Key Design Decisions
Renovate or build new, innovative, safe, and inclusive learning environment
- 4** Important Dates
How to stay informed and get involved



COMMITTEE

“Education is for improving the lives of others and for leaving your community and world better than you found it.”

VOTING MEMBERS

Rosanna Glynn, Chair

Project Engineer | Resident 16 years

Shannon Hughes-Brown, Vice Chair

Communications Professional | Resident 14 years

Matt Blanchette

Board of Finance | VP & Actuary | Resident 12 years

Ken Cleveland

Architect | Resident 16 years

Ken Jackson

Chair for WIS Building Committee | Resident 30+ years

Blaise Messenger

CMS Teacher | Resident 18 years

John Post

Carpenter | Resident 56+ years

– **Marian Wright Edelman**

Heather Jacobs, Alternate

Finance Professional | Resident 17 years

Jessica Lamb, Alternate

Supply Chain Professional | Resident 18 years

CROMWELL PUBLIC SCHOOL AND TOWN MEMBERS

Dr. Enza Macri, Superintendent

Lisa Hicks, Administrative Assistant

Allan Spotts, Mayor

Anthony Salvatore, Town Manager

Marianne Sylvester, Finance Director/Treasurer

Sharon DeVoe, Assistant Finance Director

Jon Harriman, Town Engineer

Ann Cocchiola, CMS Principal

Tommy Litwinczyk, Director of District Operations

Ann Burke, Director of Finance

CONTRACTS

"Education is the passport to the future, for tomorrow belongs to those who prepare for it today."
– Malcom X



**CONSTRUCTION
SOLUTIONS GROUP**

CSG – Owner's Representative

Chris Cykley
Project Executive
Karen DePersia
Senior Project Manager

Ira Yellen

CSG Sub-Contractor



Tecton
ARCHITECTS

Jeff Wyszynski
Principal

Eddie Widofsky
Sr. Project Manager

Antonia Ciaverella
Architectural Designer

Ernest Nepomuceno
Sr. Architectural Designer

Derek Bride
CES Engineering Principal

Ryan Scrittorale
Benesch Civil Engineer

PROJECT OVERVIEW

Mission

- Prepare our students for the **future**
- Build a **safe, modern** Middle School
- Create an **inclusive** atmosphere for **all** students
- Foster **innovation** in an advanced learning environment
- Enable a **Science, Technology, Engineering, Art and Mathematics (STEAM)** curriculum



RATIONALE

Student & Staff Safety

Facility Conditions

Programmatic Needs

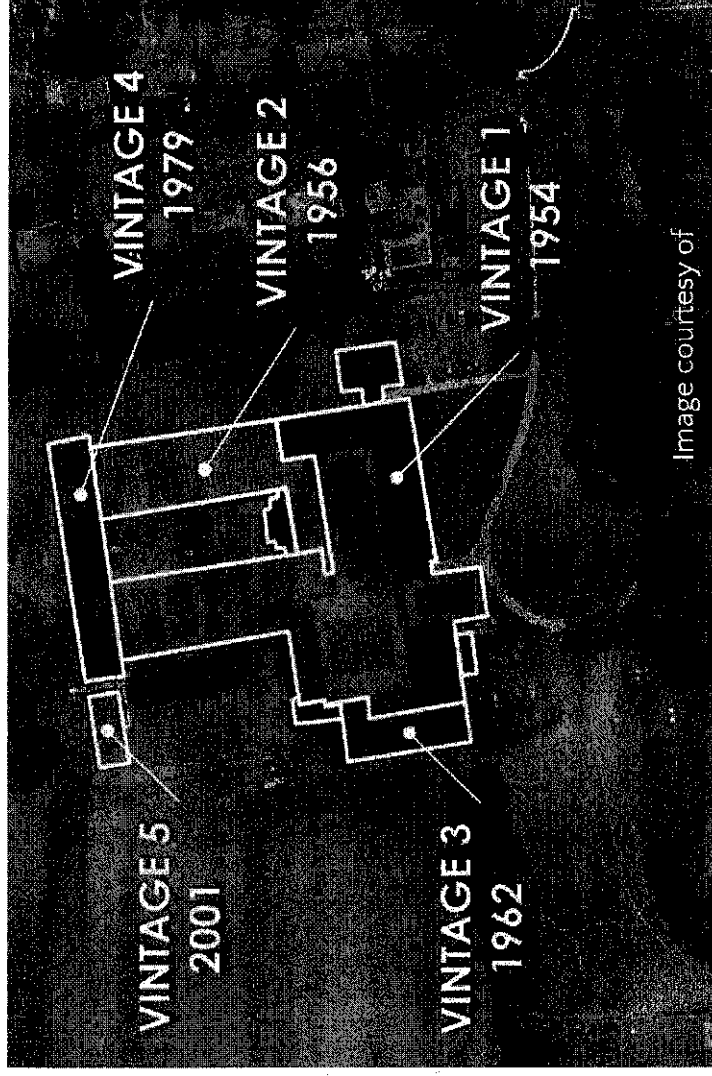
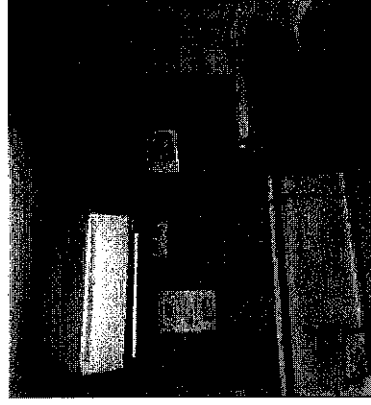
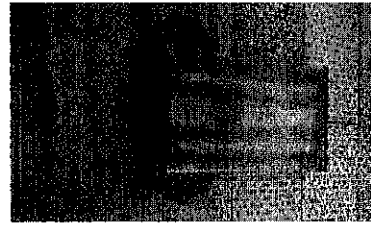
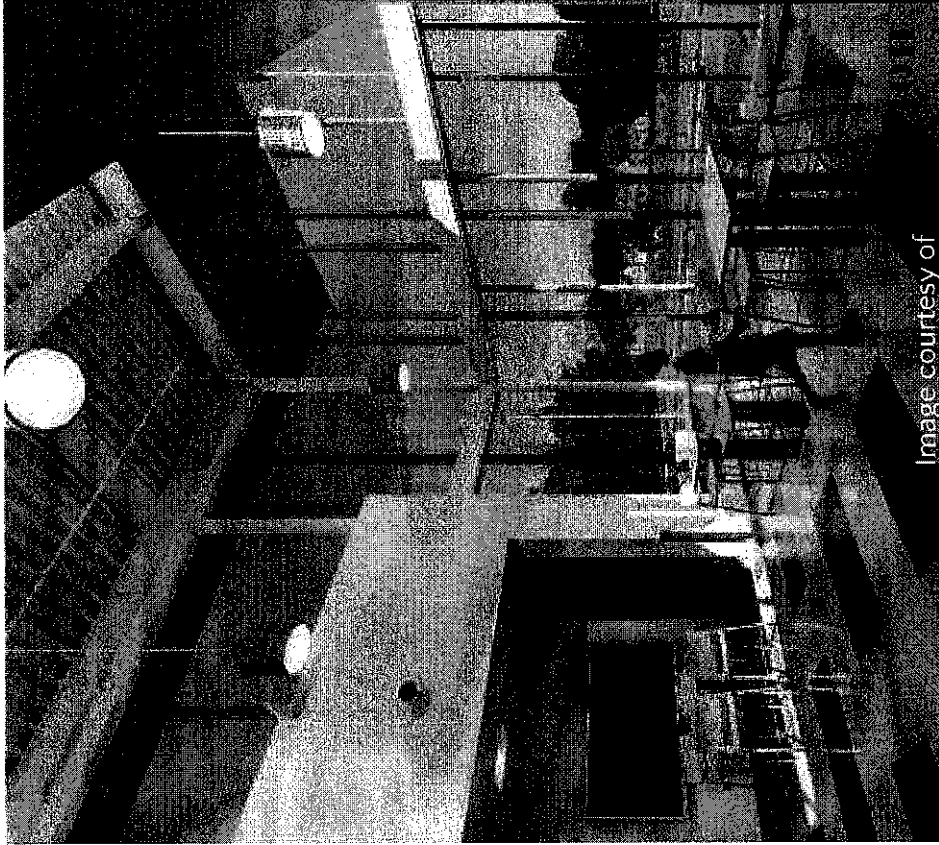


Image courtesy of



Photos presented to Town Council December 8, 2021 and the Board of Finance December 16, 2021



KEY DESIGN DECISION

- 1 Renovate**
Update existing building
- 2 Renovate as New**
Renovate 55% , new addition up to 45% of existing sq. ft.
- 3 Build New**
All new facility

All Required to Support
Educational Specifications



Middle School + Central Office

Opinion of Probable Cost - Summary of Options

Line Item Category	Option 1	Option 2	Option 3
Site Improvements	5,245,000	5,245,000	5,245,000
Building Improvements	46,847,452	46,058,186	44,053,906
Subtotal Construction Costs	52,092,452	51,303,186	49,298,906
Soft Costs	10,158,029	10,004,121	9,613,287
Other Costs (Variances only)	1,038,240	359,340	0
Estimated ~ Total Project Costs	63,288,720	\$61,666,647	\$58,912,193
State Reimbursement	-27,358,750	-26,878,598	-20,905,660
Estimated Cost to Cromwell	\$35,929,969*	\$34,788,049*	\$38,006,532*
Variance	-2,076,563	-2,18,483	0

* Costs shown are rough order of magnitude (ROM), and produced prior to the involvement of the professional cost estimator.

VALUE ANALYSIS / PROJECT



Section

1

2

3

Renovate Existing + limited additions
Renovation As New (RNV) 55/45%

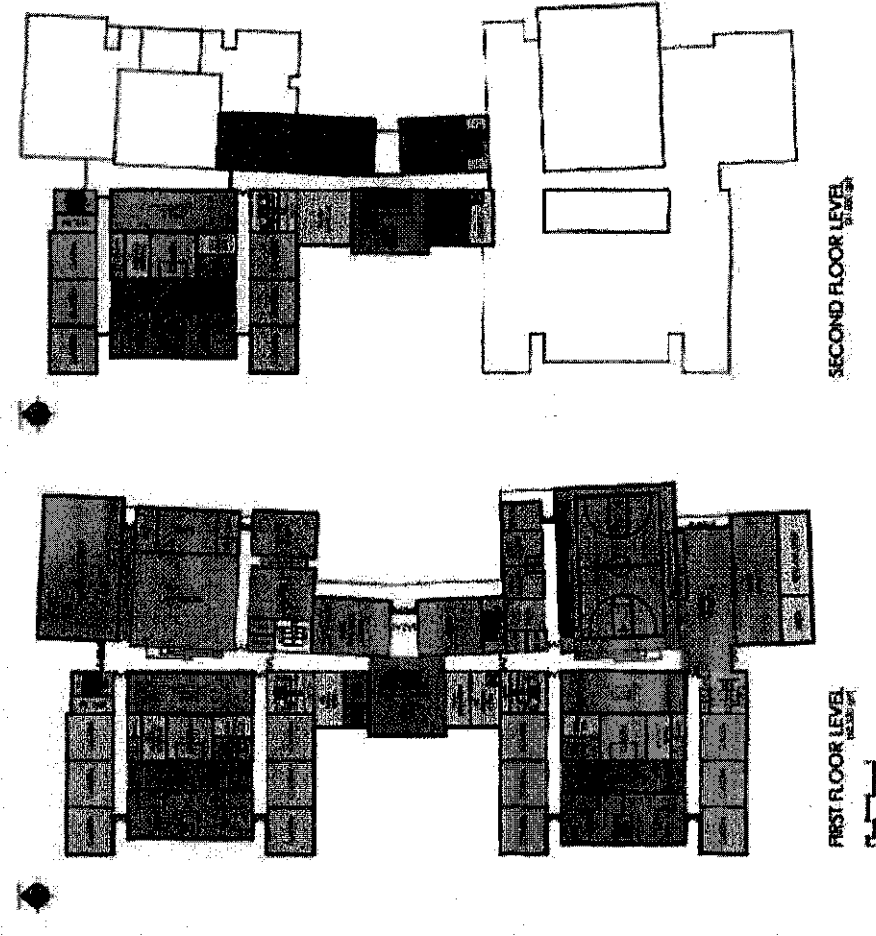
New Building

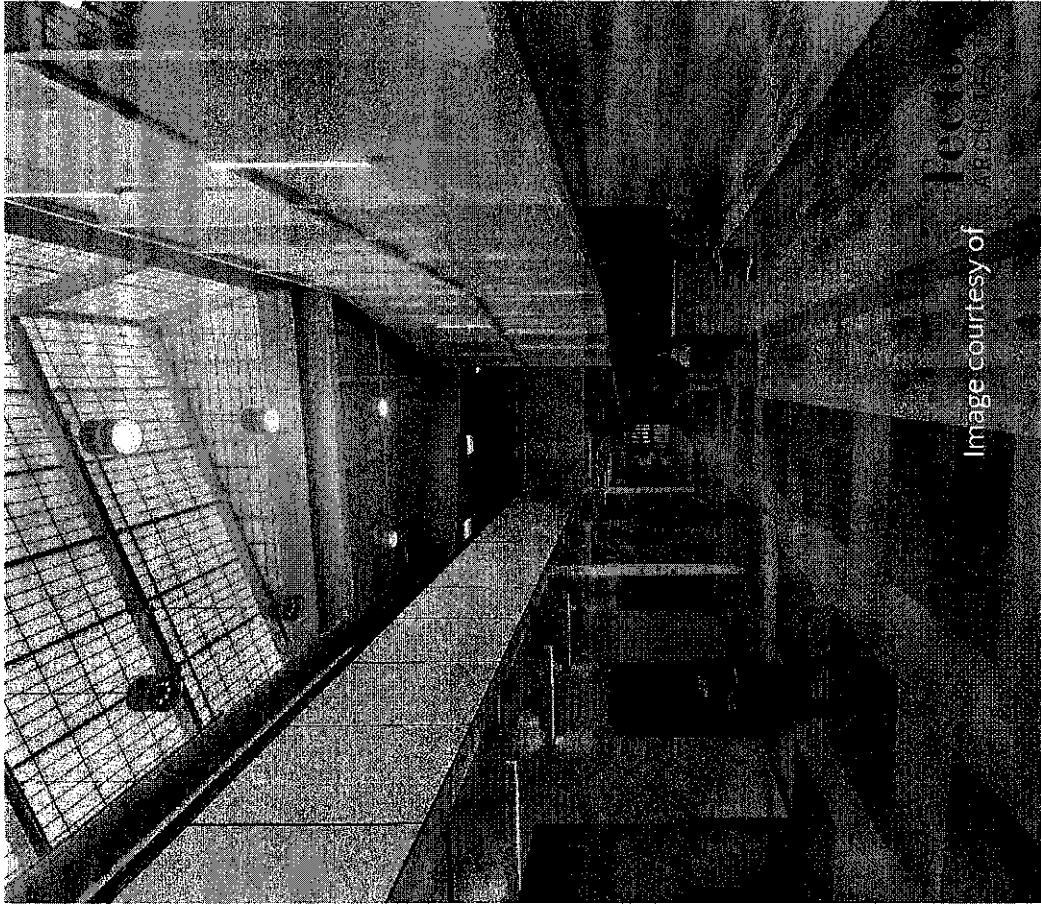
Possibility of unforeseen conditions, conflicts, and cost increases	Very Likely, est. 4-7% of construction \$2,739,974 -\$1,800,458	Somewhat likely, est. 3-5% of const. \$1,944,350 -\$1,024,832	Somewhat limited, est. 1-3% of const. \$939,518 \$0
Costs that don't stay in the building General Conditions Analysis (Typically between 5-10% of the construction cost)	48 Months (uses 8%) \$3,985,420 -\$1,166,866	36 Months (uses 7%) \$3,437,413 -\$619,059	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	36 Months \$1,170,000 -\$330,000	24 Months \$940,000 \$0
Annual Energy Costs (Analyses based upon HERS for all options, 10 year assessment, owner strongly encourage to consider net zero)	Approx. 100,623 (including basements) -\$1.5/SF x 10 years \$1,509,345 -\$467,933	Approx. 94,503 (including basements) -\$1.5/SF x 10 years \$1,417,545 -\$376,130	Approx. 83,313 (no basements) -\$1.25/SF x 10 years \$1,041,412 \$0
TOTAL DECREASE IN PROJECT VALUE	-\$4,035,257	-\$2,350,024	\$0

BUILD NEW

Key decision factors*

- 1 Safety
- 2 Curriculum
- 3 Cost Differential
- 4 Student Impact During Construction





PROJECT COST ESTIMATE

Cromwell Middle School and Central Office

Construction Hard Costs	\$50,960,348
Owner Soft Costs (15%)	\$7,644,052
	<hr/>
	\$58,604,400
State Reimbursement (39.64% less ineligibles of \$2,819,336)	(\$22,113,200)
	<hr/>
Estimated Total Cost to Cromwell	\$36,491,200

PROJECT TAX ESTIMATE

Cromwell Middle School and Central Office

Cromwell will retire bonded debt over the coming years.

The proposed CMS project will impact taxes for five years beginning FY 2024.

This chart shows the tax impact in year one. This will slightly decline in the subsequent years.

Current Home Value	Current Assessed Value	Year 1 Estimated Tax Impact
\$150,000	\$105,000	\$43
\$200,000	\$140,000	\$57
\$250,000	\$175,000	\$72
\$300,000	\$210,000	\$86
\$350,000	\$245,000	\$100
\$400,000	\$280,000	\$115

Estimated Annual Impact to a Cromwell Taxpayer



Tecton
ARCHITECTS

IMPORTANT DATES

MAY

Approval process:

- ✓ May 11 Town Council
- ✓ May 26 Board of Finance Meeting

JUNE

June 2 Special Town Meeting

NOTE: If a petition is submitted the project could go to referendum to be scheduled between June 9 and June 16.

June 30 Submit Grant Request

SUMMER/FALL 2023

(Target) Break Ground

THANK YOU

Building Committee

CROMWELL MIDDLE SCHOOL



Subscribe for Updates



@CMSBuildingProject



@CromwellMiddleSchoolBuildingProject



Visit Our Website