

September 29, 2021

Mr. Sean Kimball  
Town Manager  
Town of Cheshire  
84 South Main Street  
Cheshire, CT 06410

**Subject: Responses to questions asked of Colliers at the September 21, 2021 Town Council Meeting.**

Dear Mr. Kimball,

As a follow up to some of the discussion held at the Town Council Meeting last Tuesday evening, September 21, 2021, please find below responses to a few of the questions asked of Colliers Project Leaders at the meeting:

1. Mr. Borowy asked to have clarified the Functional Capacity and the Enrollment Capacity for Dodd Middle School.

The Functional Capacity figure is 906 (based on 45 classrooms)

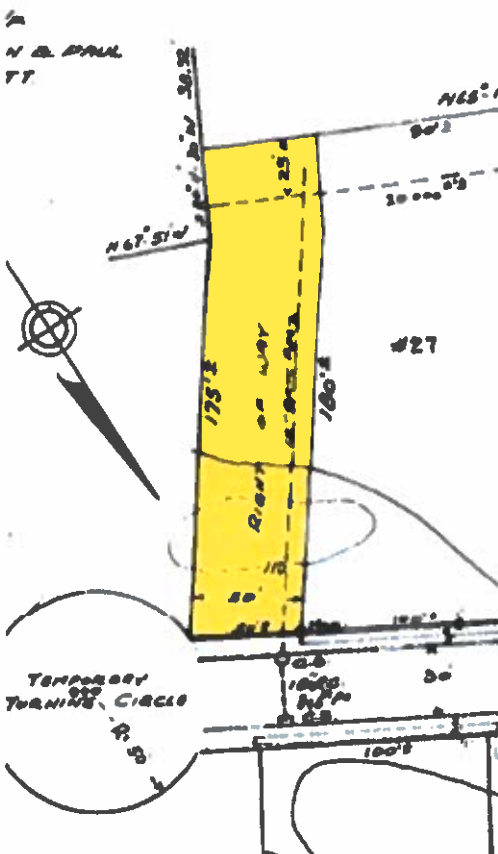
The Enrollment Capacity figure is 789

2. Humiston relocation discussion

This meeting has been confirmed for Wednesday, September 29<sup>th</sup> at 3:00 PM in Council Chambers. This discussion will be in advance of the next Town Council Special Meeting to be held on October 5<sup>th</sup> at 6:00 PM, also in Council Chambers.

3. Access and status of the Right-of-Way piece of property adjacent to the northeast corner of the Norton Elementary School off of Sharon Drive.

Colliers has spoken with the Cheshire Public Works Department and has received some additional documentation from them pertaining to this specific area and have shared these with the architect. Their initial recollection was that this right-of-way was created at the time of the sub-division's development. Upon further review of the documentation provided, we are continuing to pursue verification of the actual owner of this piece of property as it is not clearly indicated on any of the maps and as shown here:



4. Assessment of the cost comparisons for the Norton Elementary School between the option of "Renovation as New with an Addition" of the existing facility versus construction of a "New School" on that property.

We have reviewed the two financial comparisons of renovating the existing Norton facility with an addition (of approximately 30,000-40,000 square feet) in order to accommodate the increase of enrollment from the present 526 students to the projected high of 669 students, as well as the costs associated with a new school on the existing site for 669 students.

In summary, the cost differential between the two options range between \$6 to \$9 million and can largely be attributed to these following cost line items:

- Higher renovation construction costs per square foot than building new,
- The different extent of anticipated earthwork and site preparation
- The difference between a full building demolition versus hazardous material removal

*swing space*

These two project budgets are enclosed with this letter and can be discussed in further detail, if necessary, at the next Town Council Meeting scheduled for Tuesday, October 5, 2021.

We believe that this addresses the questions posed to Colliers during the meeting last Tuesday evening by the Town Council. Please let me know if you have further questions or need any additional clarification at this time.

Sincerely,



John R. Koplas, RA

Senior Project Manager

Enclosures

cc: Jeff Solan

Vincent Masciana

Rob Oris

Charles Warrington