



Town of Wethersfield

Elementary School Renovation

Bond Referendum

Tuesday, September 16, 2025

"SHALL THE TOWN OF WETHERSFIELD APPROPRIATE \$239,000,000 FOR THE CONSTRUCTION OF A NEW HIGHCREST ELEMENTARY SCHOOL AND FOR RENOVATIONS AND IMPROVEMENTS TO SAMUEL WEBB ELEMENTARY SCHOOL AND CHARLES WRIGHT ELEMENTARY SCHOOL AND AUTHORIZE THE ISSUANCE OF BONDS OR NOTES OF THE TOWN IN AN AMOUNT NOT TO EXCEED \$88,000,000 TO FINANCE THE APPROPRIATION?"



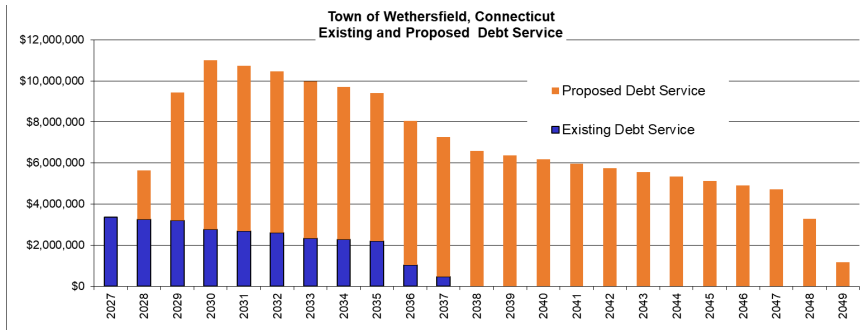
Projected Financial Impact

The estimated cost of this project is \$239,000,000 before state reimbursement. The amount to be reimbursed by the State of Connecticut will be calculated by the state based on actual and documented project costs. Currently, it is projected that the State reimbursement will be 73.37% of estimated eligible expenditures. This reduces the Town's estimated share of the costs to approximately \$63,700,000. However, the Town anticipates that up to 10% of the project cost could be ineligible for reimbursement. Therefore, the ballot question seeks to authorize the issuance of bonds for up to \$88 million in the event that the State determines that some project costs are not eligible for reimbursement.

	Highcrest	Webb	Chas. Wright	Total
Total estimated project costs	\$74,000,000	\$106,000,000	\$59,000,000	\$239,000,000
State reimbursement rate	76.79%	71.79%	71.90%	73.37%
Net cost to Town	17,200,000	29,900,000	16,600,000	63,700,000
Provision for ineligible project costs	7,500,000	10,800,000	6,000,000	24,300,000
Net cost to Town w/ ineligible costs	24,700,000	40,700,000	22,600,000	88,000,000

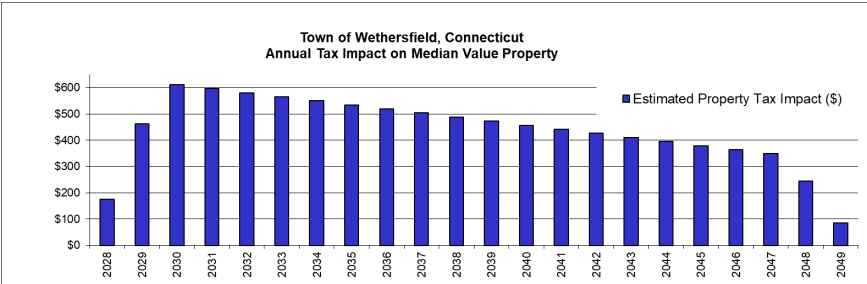
If approved by the voters, the Town's share of the project costs would come from the issuance of bonds or notes. See the table below for specifics on the estimated annual tax impact of the incremental debt service increase resulting from project financing for a home assessed at \$193,268 (the median assessed value of a home in Wethersfield).

The chart below takes into account the declining annual debt service on the Town's existing debt and assumes that the project will be financed with 20-year level principal bond issues at a 4.75% interest rate. Although additional bonding is likely for other projects, there are no current plans for any additional bonding/borrowing for such projects, and thus, no basis for presenting any assumed additional debt service.



Estimated Tax Impact of Incremental Debt Service on \$193,268 Home

See the chart below for the estimated annual tax impact of the incremental debt service increase resulting from the project financing on a home assessed at \$193,268 (the median assessed value of a home in Wethersfield). This chart only includes the tax impact of debt service for the school project based on the current mill rate and median property assessment.



Explanation of Project

The Advisory School Building Committee, TSKP Studio Architects, and Downes Construction completed the Wethersfield Elementary School Renovation Master Plan for all five elementary schools in 2025. This project addresses three of the five schools.

Project Summary

- Renovate elementary schools to accommodate changes in educational programming and technology advances.
- Build a new Highcrest School on the Kycia Farm property.
- Implement CT school security standards with recommended safety and security updates.
- Establish an intermediate school for grades 5 & 6 at Webb.
- Create a dedicated pre-K classroom space at Highcrest.
- Renovations to infrastructure upgrades to roofs, plumbing, electrical systems, lighting, restrooms upgrades, window replacements, and site planning for safety and security.
- Renovations to heating, ventilation, air-conditioning, and building control systems.
- Incorporate new technology upgrades.
- Improvements to meet current building code and ADA compliance.

School Bond and Appropriation Plan

The Town Council passed a resolution to appropriate \$239 million for the construction of a new Highcrest Elementary School and for renovations and improvements to Samuel Webb Elementary School and Charles Wright Elementary School. Should this referendum be passed by the voters, the Town will be authorized to issue bonds or notes in an amount not to exceed \$88 million. The Town anticipates State of Connecticut reimbursement to offset the difference between the appropriation and the bond issuance. The estimated costs are \$74 million for the construction of a new Highcrest Elementary School; \$106 million for renovations and improvements to Samuel Webb Elementary School, and \$59 million for renovations and improvements to Charles Wright Elementary School. The appropriation may be expended for site improvements, design, construction, renovation and installation costs, engineering and professional fees, inspection, evaluation and surveying costs, materials, equipment, furnishings, purchase costs, legal fees, financing costs, interest expense on temporary borrowings, and other costs related to the projects.

Wethersfield Polling Locations:

There are six local voting districts and polling places. To find out your voting location, please visit the Town of Wethersfield website at www.wethersfieldct.gov or call the Registrar of Voters Office at 860-721-2819.

District	Location	Address
1	Incarnation Church Hall	544 Prospect St
2	Pitkin Community Center	30 Greenfield St
3	United Methodist Church.	150 Prospect St
4	Webb Elementary School.	51 Willow St
5	Emerson-Williams School.	461 Wells Rd
6	Pitkin Community Center (South)	30 Greenfield St

Impacted Schools

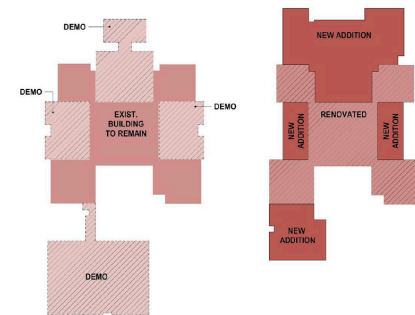
Highcrest Elementary School

Constructed in 1968 with additions/modifications in 1994, 2001, and 2002. Includes modular classrooms.



Charles Wright Elementary School

Constructed in 1972 with additions/modifications in 1994 and 2000. Includes modular classrooms.



Samuel B. Webb Elementary School

Constructed in 1962 as a Junior High School. It had additions/modifications in 1982, 1994-1995, and was renovated to become a Pre-K6 elementary school in 2005.

