

# LYME-OLD LYME SCHOOLS

*Regional School District #18*

*A Private School Experience*



*in a Public School Setting*

## **Facilities and Finance Committee Meeting**

**December 4, 2019**

*Committee Members Present:* Rick Goulding, Chair; Jean Wilczynski, Co-Chair; Daniel Hagan; Philip Neaton; Andy Russell

*Administration/Staff Present:* Ian Neviasser, Superintendent of Schools; Glenn Fergione, Assistant Director of Facilities; Holly McCalla, Business Manager; John Rhodes, Director of Facilities and Technology

*Others Present:* Jennifer Miller, Board of Education Member; Julia Werth, *Connecticut Examiner*

### **1. Call to Order**

The meeting was called to order at 4:30 p.m. by Dr. Goulding.

### **2. Approval of Minutes**

MOTION: Mr. Hagan made a motion, which was seconded by Mrs. Linderman, to approve the minutes of the Facilities and Finance meetings of November 11, 2019 and November 18, 2019.

VOTE: the committee voted unanimously in favor of the motion.

### **3. Tennis Court Project Update**

Mr. Rhodes reported that the Wetlands Commission has approved the design for the tennis court replacement project on the main campus. Mr. Rhodes also reviewed the timeline for bidding, which will occur in early January, with the results being brought to the Board of Education for approval at their February meeting.

Mr. Rhodes reviewed a handout entitled *Tennis Court Replacement Opinion of Probable Construction Cost*, a copy of which is attached to these minutes for informational purposes. He reviewed alternates to the project and asked for committee consensus for their inclusion in the budget. These alternates are:

- 3-riser bleacher
- Concrete pad for bleacher
- Windscreen (9' H with logo)

The committee discussed the alternates. Central to the discussion was who would oversee the project with the upcoming retirement of John Rhodes; the importance of the concrete pour and post tensioning to the success of the installation; the equipment shed being constructed in-house; and the design of the walkway around the tennis court.

It was the consensus of the Facilities Committee to bid the high school tennis court project with the alternates as presented by Mr. Rhodes.

#### 4. Multipurpose Field Project Update

Mr. Rhodes reported that the first presentation to the public on the multipurpose field project was occurring that night at the Board of Education meeting. The committee discussed the importance of multiple public forums on this project. These forums are planned for the January–February timeframe. Town commission meetings will occur in early spring.

#### 5. Brief Committee on Condition of High School Facility

Jim Wygonik, Principal of LOLHS, reported that overall the high school is in very good condition. He reported on the following areas that he believed should be addressed:

- Acquiring permanent bleachers for the field located between LOLHS and LOLMS – currently portable bleachers are being used.
- Additional camera coverage in the student parking lot and auditorium.
- New wireless microphones/receivers will be needed in the future due to the FCC reallocating the frequency ranges. Mr. Rhodes addressed this issue noting that this will be a district-wide issue and that they must come up with a plan for replacing all microphones/receivers within the next year or so.

#### 6. Review Projects In-Progress District-Wide

Mr. Rhodes reviewed projects in-progress at all five buildings.

#### 7. Review Five-Year Facilities Plan and Proposed 2020-2021 Project Budget

Mr. Rhodes reviewed the five-year facilities plan through 2024-2025, which is attached to these minutes for informational purposes. The 2020-2021 budget includes work totaling \$675,000. Discussion on the plan centered on getting the architects to provide a pre-assessment on work to be done; the importance of timing of projects to minimize budget implications and to not conflict with ongoing town projects; where to allocate monies for replacement of microphones/receivers; and how the undesignated fund is funded and what projects it can be used for.

There being no further discussion, the meeting was adjourned at 5:28 p.m. upon a motion by Mrs. Linderman and a second by Mr. Hagan.

**TOWN OF OLD LYME**  
**TENNIS COURTS REPLACEMENT AT LYME-OLD LYME HIGH SCHOOL**

**PRELIMINARY DESIGN**

**OPINION OF PROBABLE CONSTRUCTION COST**

Project: Old Lyme Tennis  
 Project #: 83759.00  
 Project #: Client Project Number  
 Location: 69 Lyme Street  
 Location: Old Lyme, Connecticut

Computed By: RNS  
 Checked By: MK  
 Date: 11/04/19  
 Revised:  
 Revised:

**A. MAJOR ITEMS**

Item Description	Units	Quantity	Unit Price	Cost
<b>Division 1 - General Requirements</b>				
SEDIMENTATION CONTROL SYSTEM	l.f.	800	\$6.00	\$4,800.00
<b>Division 2 - Existing Conditions</b>				
SITE DEMOLITION - REMOVAL OF FENCE AND GATES	l.f.	790	\$10.00	\$7,900.00
<b>Division 3 - Concrete</b>				
POST TENSIONED CONCRETE COURT	s.f.	37,500	\$7.00	\$262,500.00
<b>Division 11 - Equipment</b>				
TENNIS NET POSTS	e.a.	12	\$600.00	\$7,200.00
TENNIS NET	e.a.	6	\$250.00	\$1,500.00
<b>Division 31 - Earthwork</b>				
FINISH GRADING	s.f.	51,000	\$0.25	\$12,750.00
GRANULAR FILL	c.y.	175	\$20.00	\$3,500.00
<b>Division 32 - Exterior Improvements</b>				
SAND	c.y.	120	\$60.00	\$7,200.00
BOND BREAKER SHEET	s.y.	8,350	\$1.35	\$11,272.50
STRIPE TENNIS COURTS	e.a.	6	\$1,200.00	\$7,200.00
TENNIS COURT SURFACING	s.f.	37,500	\$1.50	\$56,250.00
3' BLACK VINYL COATED CLF WITH 1.75 MESH	l.f.	250	\$32.50	\$8,125.00
10' BLACK VINYL COATED CLF WITH 1.75 MESH	l.f.	675	\$50.00	\$33,750.00
FENCE GATES	e.a.	10	\$1,500.00	\$15,000.00
LAWN	s.f.	7,000	\$0.20	\$1,400.00

MAJOR ITEMS COST: \$440,347.50

**B. LUMP SUM ITEMS (% OF "MAJOR ITEMS" AS INDICATED)**

Item Description	Units	Quantity	Percentage	Cost
CLEARING AND GRUBBING	l.s.	1	1%	\$4,403.48
MOBILIZATION AND PROJECT CLOSEOUT	l.s.	1	4.0%	\$17,613.90
CONSTRUCTION STAKING	l.s.	1	1.0%	\$4,403.48

LUMP SUM ITEMS COST: \$26,420.85

SUBTOTAL A+B: \$466,768.35

**C. CONTINGENCY (10% OF SUBTOTAL A+B)**

\$46,676.84

BASE PROJECT COST: \$513,445.19

SAY: \$514,000

**D. ALLOWANCES**

Item Description	Units	Quantity	Unit Price	Cost
3-RISER BLEACHER	l.s.	2	\$12,500.00	\$30,000.00
CONCRETE PAD FOR BLEACHER	l.s.	2	\$3,000.00	\$7,200.00
10' BLACK VINYL COATED CLF WITH 1.75 MESH (REPLACE 3')	l.s.	250	\$50.00	\$5,250.00
PLAYERS BENCHES (10x8')	l.s.	1	\$3,500.00	\$4,200.00
NEW EQUIPMENT SHED (CONCRETE PAD, ELECTRIC HOOKUP)	l.s.	1	\$16,000.00	\$19,200.00
OPTION 2 (RELOCATE CURB, MOVE CATCH BASIN, TOPSOIL, PAVED SWALE WITH DRAINS, MINUS TRENCH DRAIN)	l.s.	1	\$32,000.00	\$38,400.00
WINDSCREEN (9' H without LOGO)	l.s.	1	\$16,000.00	\$19,200.00
WINDSCREEN PRINTING (per letter)	e.a.	8	\$100.00	\$960.00
PICKLEBALL LINES	e.a.	6	\$750.00	\$5,400.00

ALLOWANCE ITEMS COST: \$129,810.00

**Legend**

s.y. = Square Yard      e.a. = Each  
 c.y. = Cubic Yard      l.f. = Linear Foot  
 s.f. = Square Foot      l.s. = Lump Sum

TOTAL PROJECT COST: \$643,255.19

SAY: \$644,000

# Five Year Facilities Draft Plan

## December 4, 2019

Account Description	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
<b>Grand Totals</b>	<b>\$ 462,000</b>	<b>\$ 675,000</b>	<b>\$ 290,000</b>	<b>\$ 300,000</b>	<b>\$ 280,000</b>	<b>\$ 230,000</b>
<b>LC</b>						
Repave tennis courts (2)					\$ 160,000	
Replace gym unit ventilators with an RTU and included AC		\$ 375,000				
Repaint exterior						\$ 80,000
Gym Floor Resurface to rubber		\$ 60,000				
<b>Priority 1 Total</b>	<b>\$ -</b>	<b>\$ 435,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 160,000</b>	<b>\$ 80,000</b>
Upgrade HVAC including AC & boilers					Estimated \$15M	
Classroom refresh					Estimated \$15M	
Replace office and conference room carpet	\$ 12,000					
Playground partial update				\$ 70,000		
Update fire alarm, PA and Clocks					Estimated \$15M	
Reface front entry stairs			\$ 10,000			
Replace VCT w/high perf floor					Estimated \$15M	
<b>Priority 2 Total</b>	<b>\$ 12,000</b>	<b>\$ -</b>	<b>\$ 10,000</b>	<b>\$ 70,000</b>	<b>\$ -</b>	
<b>Priority 3 Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>			
<b>LC Totals</b>	<b>\$ 12,000</b>	<b>\$ 435,000</b>	<b>\$ 10,000</b>	<b>\$ 70,000</b>	<b>\$ 160,000</b>	<b>\$ 80,000</b>

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<b>MC</b>						
<b>Priority 1 Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>			
Upgrade HVAC including AC & boilers					Estimated \$15M	
Update fire alarm, PA and Clocks					Estimated \$15M	
Classroom refresh					Estimated \$15M	
Playground partial update				\$ 70,000		
Replace VCT w/high perf flooring					Estimated \$15M	
<b>Priority 2 Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 70,000</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Priority 3 Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>			
<b>MC Totals</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 70,000</b>	<b>\$ -</b>	<b>\$ -</b>

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### CS

<b>Priority 1 Total</b>	\$ -	\$ -	\$ -			
HVAC AC upgrade including AC					Estimated \$15M	
Replace VCT with high performance flooring					Estimated \$15M	
Replace Carpets					Estimated \$15M	
PreK Expansion	\$ 180,000					
Update fire alarm, PA and Clocks					Estimated \$15M	
Repaint exterior						\$ 150,000
Playground partial update				\$ 70,000		
<b>Priority 2 Total</b>	<b>\$ 180,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 70,000</b>	<b>\$ -</b>	<b>\$ 150,000</b>
<b>Priority 3 Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>			
<b>CS Totals</b>	<b>\$ 180,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 70,000</b>	<b>\$ -</b>	<b>\$ 150,000</b>

# December 4, 2019

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<b>Grand Totals</b>	<b>\$ 462,000</b>	<b>\$ 675,000</b>	<b>\$ 290,000</b>	<b>\$ 300,000</b>	<b>\$ 280,000</b>	<b>\$ 230,000</b>

## MS

**Priority 1 Total**

<b>Priority 1 Total</b>	\$	-	\$	-		
Upgrade HVAC Including AC & boilers					Estimated	\$15M
Classroom refresh					Estimated	\$15M
Update fire alarm, PA and Clocks					Estimated	\$15M
Replace VCT w/high eff flooring					Estimated	\$15M
Replace Carpets/media redesign first floor	\$	45,000				
Reapply split faced block water repellant					\$	50,000
Upgrade sewerage grinder pump				\$	70,000	
Increase front of building lighting					\$	40,000
Replace Carpets/media redesign second floor				\$	170,000	
<b>Priority 2 Total</b>	\$	45,000	\$	-	\$	240,000
					\$	90,000
					\$	-

**Priority 3 Total**

**MS Totals**

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## December 4, 2019

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<b>Grand Totals</b>	<b>\$ 462,000</b>	<b>\$ 675,000</b>	<b>\$ 290,000</b>	<b>\$ 300,000</b>	<b>\$ 280,000</b>	<b>\$ 230,000</b>

### HS

Expand irrigation to include baseball field					\$ 30,000	
Refinish commons floor					\$ 30,000	
north west corner of the soccer/lacrosse field and SB left					\$ 60,000	
Repave tennis courts (6)	\$ 225,000	\$ 240,000				
<b>Priority 1 Total</b>	<b>\$ 225,000</b>	<b>\$ 240,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 120,000</b>	<b>\$ -</b>
Soccer/lacrosse field bleacher			\$ 40,000			
			Undesignated fund			
Artificial turf field installation			(\$2.5M est.)			
<b>Priority 2 Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 40,000</b>			
<b>Priority 3 Total</b>						
<b>HS Totals</b>	<b>\$ 225,000</b>	<b>\$ 240,000</b>	<b>\$ 40,000</b>	<b>\$ -</b>	<b>\$ 120,000</b>	<b>\$ -</b>

### Estimated available Reserve Fund Balance as October of:

2019	2020	2021
\$1,775,000	\$2,135,000	\$2,495,000