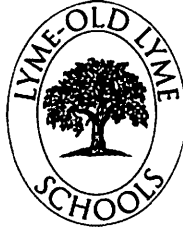


LYME-OLD LYME SCHOOLS

Regional School District #18

A Private School Experience



in a Public School Setting

Special Board of Education Meeting

January 26, 2022

Board Present: Steven Wilson, Chair; Martha Shoemaker, Vice Chair; Mary Powell St. Louis, Treasurer; Suzanne Thompson, Secretary; Laura Dean-Frazier; Jason Kemp (Remote); Jennifer Miller; Christopher Staab

Absent by Previous Arrangement: Anna James

Administration Present: Ian Neviaser, Superintendent of Schools; Mark Ambruso, Principal of Lyme-Old Lyme Middle School; Michelle Dean, Director of Curriculum; Melissa Dougherty, Director of Special Services; Kelly Enoch, Principal of Mile Creek School; Brian Howe, Assistant Director of Facilities; Holly McCalla, Business Manager; Ron Turner, Director of Facilities & Technology; Noah Ventola, Assistant Principal of Lyme-Old Lyme Middle School

Others Present: Rusty Malik, QA+M Architects; 8 community members from LOL

The meeting was called to order by Chair Steven Wilson at 6:30 p.m. The Pledge of Allegiance was recited. The purpose of the meeting was for discussion and possible action on the PreK-8 Facilities Study and to seek input from the community on the study.

The meeting was opened up for public comment.

Jim Miller, a Lyme resident, questioned the timing and need for this project as he believed it seemed to be driven by enrollment increases which he believed did not equate to the need for building renovations/additions. He recommended a more comprehensive study of the enrollment projections be done as he did not find enrollment growth in past years that extended for more than a three-year period.

Mr. Neviaser gave a PowerPoint Presentation on the PreK-8 Facilities Study which is attached to these minutes for informational purposes. Highlights of the report include: objectives and next steps; base scope of work; building and site options; how enrollment impacts this project; accuracy of enrollment

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projections; potential construction schedule; potential costs including state reimbursements; the impact to the annual budget; and next steps.

Objectives and Next Steps

1. Board of Education selects an option so QA+M Architects can provide a more refined cost estimate.
2. QA+M will then review that option with OSCG&R.
3. QA+M will then update estimates and schedule.
4. Possible grant application by June 30, 2022 with fall referendum.

Base Scope of Work

Requirements / Recommendations

1. HVAC systems and healthy indoor environments
2. Envelop repair and classroom acoustics
3. Building and site accessibility / code compliance *
4. Safety and security *
5. Parking and circulation
6. Sustainable energy / reduce carbon footprint

*eligible for state reimbursement

Options previously eliminated by the Board at the January 5 Regular Board of Education meeting

1. *Renovations and additions at LOL Middle School as a 5th through 8th grade school.*
2. *Renovate Center School for PK and kindergarten plus renovations and additions at LOL Middle School as a 5th through 8th grade school with Board of Education Office and Alternative Educational Programs housed there.*

Options under consideration

3. Renovations and additions at Mile Creek and Lyme Consolidated Schools.
 - 3a. Renovations and additions at Mile Creek only.
4. Renovate Center School for PK and kindergarten plus renovations and additions at LOL Middle School grades 6-8 with Board of Education Office and Alternative Educational Programs housed there.
 - 4a. Purchase property for Board of Education Office and Alternative Educational Programs – no addition to LOL Middle School.
5. New K through 5 school at a site to be determined.
6. Other ideas brought forward.

Potential costs to Region #18 including state reimbursements

Base	Option 3	Option 3A	Option 4	Option 4A	Option 5
Base only	Base + renovate Lyme and Mile Creek School	Base + renovate Mile Creek School only	Base + renovate LOLMS and Center School	Base + renovate Center School and buy property	New K-5 school + base at LOLMS and Center School only
\$41,870,930	\$43,276,760	\$45,123,246	\$45,482,285	\$44,624,665	\$62,693,515

Impact to Annual Budget

- We intentionally planned to align any new debt service beginning in FY23-24 when our current debt service drops by \$(618,850).
- Depending on the type of borrowing and using \$45 million as an estimate, our debt service year over year change for FY23-24 could range from \$(170,000) to \$1,525,900.
- Debt Service impact will be determined based on amount borrowed, distribution of borrowing, interest rates and borrowing structure.

The Board held a lengthy discussion on the presentation.

Chris Staab questioned the role of enrollment as a factor for the renovations noting that enrollment might level off in future years. Mr. Neviasser reported that the base option does not address enrollment increases, but that enrollment projections are showing that the schools will be at maximum capacity within the next several years at the elementary level.

Mr. Staab and Mr. Wilson both suggested a disinterested third party “with no skin in the game” be hired to assess their needs. Mr. Neviasser clarified that QA+M Architects were not committed to this project and were hired to do the initial cost estimate work and were a disinterested third party.

Mrs. Dean-Frazier stated that she was not ready to make a decision as she believed more discussion needed to take place and she had other options to propose. She posed the option of putting PreK back at Mile Creek and Lyme School and bringing grades 4 and 5 to Center School. She questioned bringing the PK and kindergarten together at Center School as this group would then be divided in 1st grade.

Mrs. Shoemaker noted the importance of getting a better cost estimate on one or two options so that they could move forward.

Mr. Kemp, referring to the option where kindergarten would be moved to Center School, asked about transportation for these students as currently only special needs students in the preschool get transported to Center School. Mr. Kemp, referring to earlier comments made by Mr. Wilson and Mr. Staab, asked if they wanted a third party to look at this before or after QA+M delivered the cost estimates. Mr. Wilson stated that he wanted to concentrate on what is best for the students at this point, but he had concerns over the expense and wanted to know why the price was so high.

Mrs. Shoemaker, noting the aging HVAC systems and need for code compliance, recommended that the “base only” option be one that should be sent to QA+M for cost estimates, and she supported option 3a (renovations and additions at Mile Creek only) for addressing enrollment increases.

Mr. Malik reported that QA+M hires a third party construction management firm to develop the cost estimates that the district is looking for. Turnaround time should be approximately two weeks and the phasing of the project will impact the cost. He noted that new legislation is being proposed that could potentially make HVAC systems eligible for state reimbursement causing these estimates to drop dramatically.

Various questions were posed to Mr. Malik by the Board including: the effect of putting units on rooftops where solar panels have been installed; the need for the development of a punch list of what the renovations included; maintaining the HVAC systems and their life expectancy; estimates for the base option; the expertise required to oversee these sophisticated systems; possible filming of the current HVAC systems and buildings for the education of the community; and reasoning behind PreK being in a central location.

The Superintendent; Melissa Dougherty, Director of Special Services; and Kelly Enoch, Principal of Mile Creek School, addressed the benefits of having a central preschool location and the challenges having this program in two buildings which included the concern of dividing resources and meeting the individual needs of students.

MOTION: Mrs. Dean Frazier made a motion, which was second by Mrs. Thompson, to eliminate option number 5 (a new K through 5 school at a site to be determined).

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

Ms. Miller voiced her support for option 4 (renovate Center School for PK and kindergarten plus renovations and additions at LOLMS grades 6-8 with Board of Education offices and Alternative Educational Programs housed there). Ms. Miller voiced additional support for option 3A (renovations and additions at Mile Creek School only) should that be preferred by the majority of the Board. She also discussed the advantages and disadvantages of the different grade configurations of both options. Ms. Miller voiced support for QA+M Architects noting their experience and expertise with renovations of school buildings and with the state reimbursement component.

MOTION: Mrs. Shoemaker made a motion to direct QA+M Architects to provide detailed cost estimates for the base option and option 3A (renovations and additions at Mile Creek School) in order to get a better picture of where they stand. This motion was subsequently withdrawn by Mrs. Shoemaker.

MOTION: Mr. Wilson made a motion, which was seconded by Mrs. Shoemaker, to eliminate option 3 (renovations and additions at Mile Creek School and Lyme Consolidated School).

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

MOTION: Mrs. Shoemaker made a motion, which was seconded by Mr. Staab, to eliminate option 4A (purchase property for Board of Education Office and Alternative Educational Program with no addition to LOLMS).

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

MOTION: Ms. Miller made a motion, which was seconded by Mr. Staab, to eliminate option 4 (renovate Center School for PK and kindergarten plus renovations and additions at LOLMS grades 6-8 with Board of Education Office and Alternative Educational Programs housed there).

Dr. Powell St. Louis questioned the status of the portables currently used as storage at Center School. Mr. Malik explained that the portables would be destroyed in this option in order to make room for renovations at Center School.

VOTE: all Board members, with the exception of Mr. Kemp, voted against the motion, which failed with one voting in favor and seven opposed.

MOTION: Mrs. Shoemaker made a motion, which was seconded by Mr. Wilson, to direct QA+M Architects to provide detailed cost estimates for the base only option, option 3a, and option 4. In addition, the Board will approve an expenditure of up to and not to exceed \$5,000 (for providing an estimate on a third option).

The Board wordsmithed this motion and could not come up with an agreed verbiage. Mrs. Shoemaker and Mr. Wilson withdrew the motion.

MOTION: Dr. Powell St. Louis made a motion, which was seconded by Mr. Wilson, to direct QA+M Architects to provide detailed cost estimates for the base only option, option 3a, and option 4. In addition, the Board gave the Superintendent discretion on approving the cost incurred for development of a third option by QA+M Architects in according with Policy 3324.1 (bidding requirements).

VOTE: all Board members, with the exception of Mr. Staab, voted in favor of the motion, which passed with a vote of seven in favor and one opposed.

Th meeting was opened up for public comment.

Steve Cinami, a resident of Old Lyme, suggested that the project include replacing the heating systems and eliminating the air conditioning component as students don't attend school in the summer and the fall and spring seasons are not hot enough to warrant air conditioning – thus reducing the cost of the project and causing less disruption to the existing systems. He also suggested increasing class sizes across the board by two children to assist with enrollment increases vs. renovations/additions. Mr. Cinami noted that

Center School remained open so that they could use it in the event of enrollment increases. Mr. Cinami voiced concern over the high price tag for buildings that were renovated 20 years ago, escalating interest rates, and that the proposed estimates were higher than what they paid for the high school renovation. Mr. Cinami asked for a list of the savings that could be incurred for each option under consideration such as the reimbursement costs associated with each.

Jim Miller, a resident of Lyme, echoed Mr. Cinami's concerns over the costs of the options as his calculation showed \$700,000 per elementary classroom being budgeted. Mr. Miller asked if the renovations included making the schools "21st century learning environments" which appears in the September PK-8 Facilities Presentation. He asked if these type of improvements are included in the renovations.

Mona Colwell, a resident of Old Lyme, voiced concern that the taxpayers were not being informed of the costs of this project. She suggested bumping up class sizes for a period of time to address enrollment increases. Mrs. Colwell voiced support for some of the ideas voiced by Mrs. Dean-Frazier earlier in the meeting on grade configuration. She also questioned the PK and K grade configuration at Center School vs. grades 4 and 5 being housed at Center School.

Christopher Carter, a resident of Old Lyme, asked for the current balance of the "slush fund" and how it would be used for this project. He also asked about the cost per square foot for each school and how that compares to traditional commercial construction. He also asked about the swing between the low and high of the debt service estimates.

A resident of Columbus Avenue in Old Lyme asked for the total amount of tuition students currently enrolled in the district as he believed this increased costs. He questioned when a school became a campus as he did not believe a school was a campus.

A community member stated he was glad that the Board was doing their due diligence to be at the point that they are nailing down final options, but he did not believe they had seen enough detail to be at this point and spending this kind of money. He recommended another set of eyes look over the numbers, especially for the heating systems. He also asked if they needed full HVAC improvements in the facilities.

Anna Reiter, a resident of Old Lyme, voiced support for keeping the air conditioning and full HVAC in the project as the only month students are not in school is July. She also voiced her support for making space for all students as the population grows as they would be shortsighted to not include this in the planning. Ms. Reiter stated that she believed any of the options would be beneficial to the students.

It was noted that all buildings currently have air conditioning with the majority being cooled by window units. Ron Turner, Director of Facilities, noted his close involvement with QA+M engineers on the HVAC systems and their efforts on improvements to the current systems.

Mr. Wilson, referring to public comment made earlier by Christopher Carter, assured him that he would be looking closely at costs of any option chosen.

Additional discussion made by the Board centered on the financing of building projects and how they are funded by bonds over a long period of time so as not to affect the towns' budget management and thus avoiding drastic changes in the mill rate each year. Mr. Neviasser explained the different bonding options that can be selected to fund a project of this size.

On an unrelated matter, Mrs. Thompson reported that the Invention Convention would be held at the Old Lyme Town Hall the following day from 11:00 a.m. – 3:00 p.m.

The special meeting adjourned at 8:40 p.m. upon motion by Mrs. Shoemaker and a second by Ms. Miller.

Respectfully submitted,

Suzanne Thompson, Secretary

Regional School District 18

BOE Meeting

January 26, 2022



Tonight's Objectives and Next Steps

1. BOE selects an option so QA&M can provide a more refined cost estimate
2. QA&M will then review that option with OSCG&R
3. QA&M will then update estimates and schedule
4. Possible grant application by June 30th, 2022 with fall referendum



BASE SCOPE OF WORK

Requirements/**Recommendations**

1. HVAC Systems & Healthy Indoor Environments
2. Envelope Repair & Classroom Acoustics
3. Building & Site Accessibility / Code Compliance*
4. Safety & Security*
5. **Parking & Circulation**
6. **Sustainable Energy / Reduce Carbon Footprint**



* Eligible for State Reimbursement

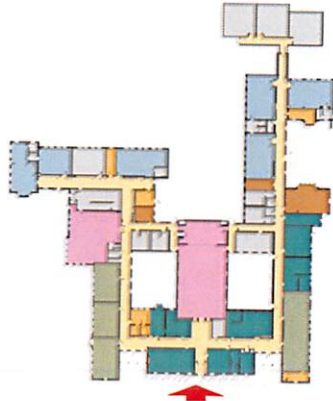


Building & Site Options

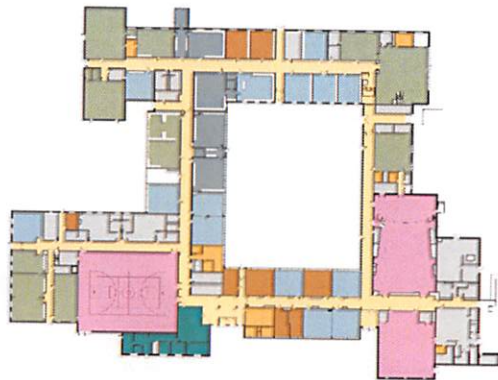
- ~~1. Renovations & Additions at LOL Middle as a 5th Thru 8th Grade School~~
- ~~2. Renovate Center for PK & K plus Renovations & Additions at LOL Middle as a 5 Thru 8th Grade School w/ BOE & Alt Ed Programs~~
3. Renovations & additions at Mile Creek and Lyme Consolidated Schools
 - 3A. Renovations & Additions at Mile Creek only
4. Renovate Center for PK & K plus renovations & additions at LOLMS grades 6-8 w/ BOE & Alt Ed/PG programs
 - 4A. Purchase property for BOE & Alt Ed/PG programs- no addition to LOLMS
5. New K thru 5 school at a site to be determined
6. Other ideas?

Option Three

additions to MCS and LCS



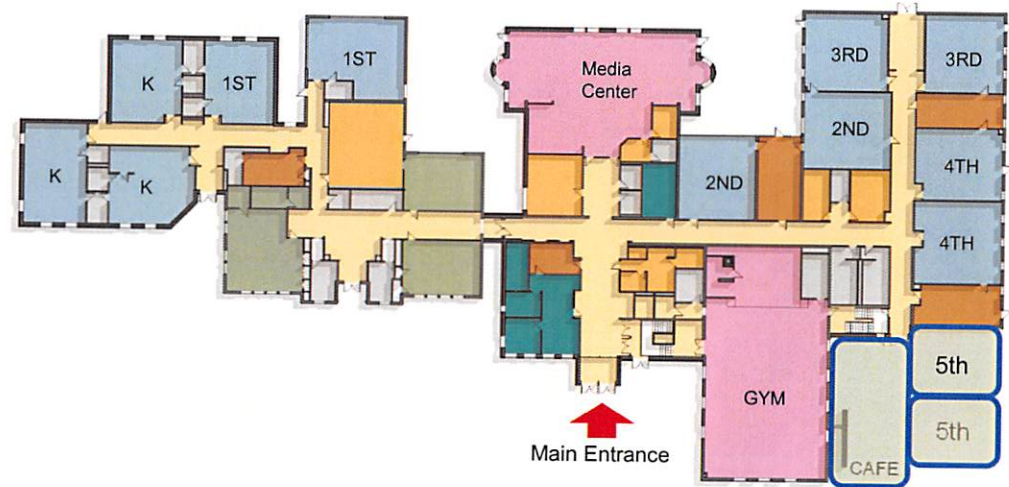
CENTER SCHOOL PK 105 @ 100% CAPACITY
POST GRAD. ALT ED & BOE
BASE SCOPE WORK ONLY



LOL MIDDLE SCHOOL 6-8 GRADES 462 @ 100% CAPACITY
BASE SCOPE WORK ONLY



MILE CREEK K-5 GRADES 460 @ 100% CAPACITY
RENOVATE AS NEW PROJECT
SPACE STANDARD WAIVER FOR 5,340 SF

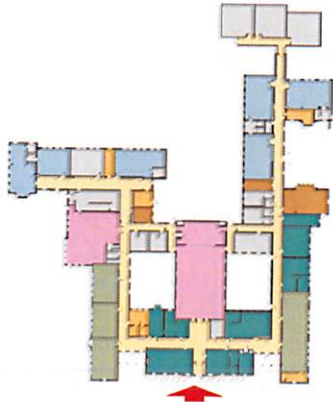


LYME CONSOLIDATED K-5 GRADES 245 @ 100% CAPACITY
RENOVATE AS NEW PROJECT
SPACE STANDARD WAIVER FOR 8,460 SF

BUILDING ADDITION 5,000 SF

Option 3A

Addition to MCS only



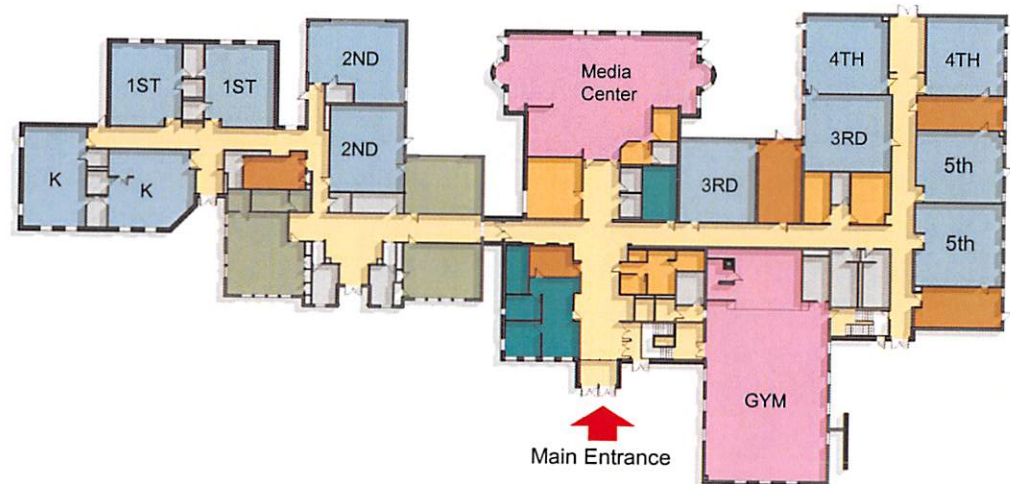
CENTER SCHOOL PK 105 @ 100% CAPACITY
POST GRAD. ALT ED & BOE
BASE SCOPE WORK ONLY



LOL MIDDLE SCHOOL 6-8 GRADES 462 @ 100% CAPACITY
BASE SCOPE WORK ONLY



MILE CREEK K-5 GRADES 460 @ 100% CAPACITY
RENOVATE AS NEW PROJECT
SPACE STANDARD WAIVER FOR 5,340 SF

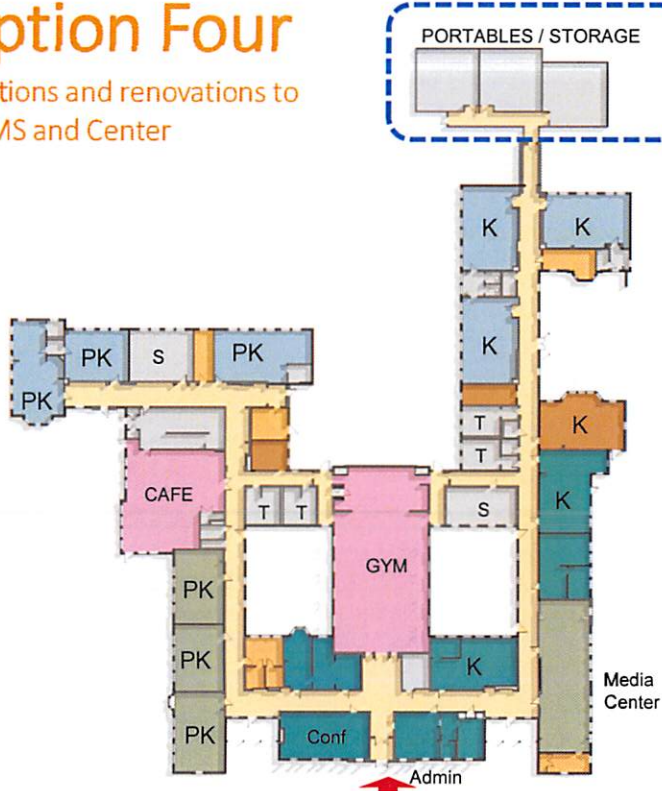


LYME CONSOLIDATED K-5 GRADES 230 @ 100% CAPACITY
BASE SCOPE WORK ONLY

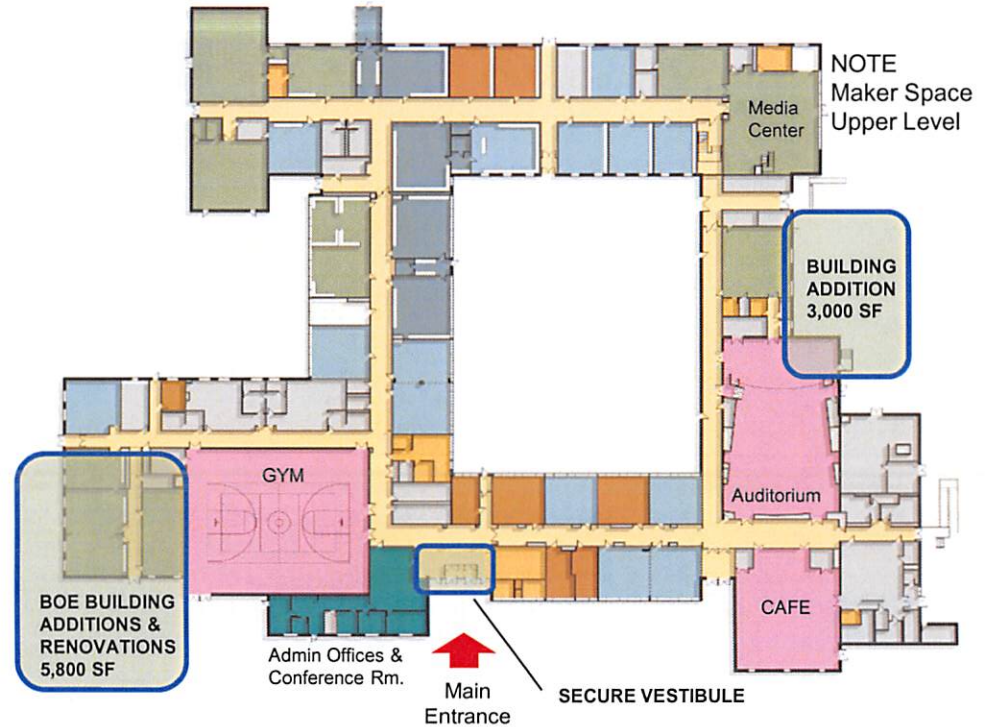
Option Four

Additions and renovations to
LOLMS and Center

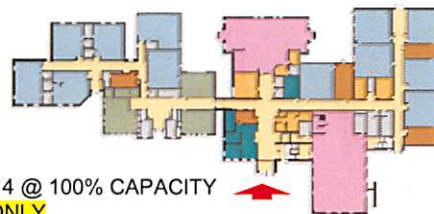
State OSCGR Requiring Demolition



CENTER SCHOOL PK & K 213 @ 100% CAPACITY
RENOVATE AS NEW PROJECT
SPACE STANDARD WAIVER FOR 9,750 SF



LOL MIDDLE SCHOOL 6TH THRU 8TH GRADES, ALT ED, POST GRAD & BOE
POTENTIAL RENOVATE AS NEW PROJECT
SPACE STANDARD WAIVER FOR 19,270 SF



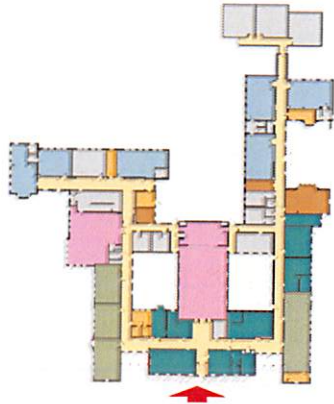
LYME CONSOLIDATED 1-5 GRADES 214 @ 100% CAPACITY
BASE SCOPE WORK ONLY



MILE CREEK 1-5 GRADES 400 @ 100% CAPACITY
BASE SCOPE WORK ONLY

Option Five

Build new K-5 school at site TBD



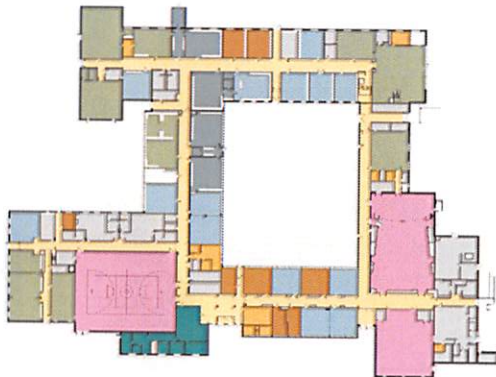
CENTER SCHOOL PK 105 @ 100% CAPACITY
POST GRAD, ALT ED & BOE
BASE SCOPE WORK ONLY



MILE CREEK
STATUS TBD/CLOSED



LYME CONSOLIDATED
STATUS TBD/CLOSED



LOL MIDDLE SCHOOL 6-8 GRADES 462 @ 100% CAPACITY
BASE SCOPE WORK ONLY



POTENTIAL NEW K-5 SCHOOL 82,500 SF

How does enrollment impact this project?

CAPACITY ANALYSIS

Lyme

Mile Creek

CAPACITY

EFFICIENCY

GRADE	BOE MAX	Exist LC CRs	100% LC	Exist MC CRs	100% MC	TOTAL Exist	100%
Kindergarten	15	2	30	4	60	90	90
1st	18	2	36	3	54	90	90
2nd	20	2	40	3	60	100	100
3rd	20	2	40	2	40	80	80
4th	20	2	40	3	60	100	100
5th	22	2	44	3	66	110	110
							570
Special Ed Full CR				1			
Special Ed Half CR		3		4			
SRBI Full CR				1			
SRBI Half CR		1					
TOTAL FULL CR		12	230	20	340	570	570

LYME & MILE CREEK SCHOOLS

100% maximum capacity of 570 students

ENROLLMENT PROJECTIONS K-5





	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
K	84	82	107	94	88	94	93	95	93
1	75	86	84	110	96	90	96	95	97
2	92	82	95	93	122	106	100	106	105
3	71	97	86	101	98	129	112	106	112
4	86	73	99	89	103	100	132	115	108
5	84	91	77	105	94	109	106	140	122
All	492	511	548	592	601	628	639	657	637
	506	529	565	605	624	646	632	651	637

January 2022 K-5 enrollment was 511

Are these projections accurate?

Year	Actual Enrollment	NESDEC enrollment projection five years prior	Difference
Oct. 1, 2021	1300	1016	284 under
Oct. 1, 2020	1283	1067	216 under
Oct. 1, 2019	1288	1144	144 under
Oct. 1, 2018	1255	1254	1 under
Oct. 1, 2017	1269	1345	76 over
Oct. 1, 2016	1302	1407	105 over
Oct. 1, 2015	1330	1388	58 over

POTENTIAL SCHEDULE* – Base scope only

	2022	2023	2024	2025	2026
Mile Creek		Design 6/22-2/23 	Construction 2/23-8/23		
Lyme		Design 6/23-1/24 	Construction 2/24-8/24		
Center			Design 6/24-1/25 	Construction 2/25-8/25	
LOLMS				Design 6/25-1/26 	Construction 2/26-8/26

*This is only an example for discussion purposes only and is not the actual design and construction schedule.

Potential costs to Region #18 including state reimbursements

Base	Option 3	Option 3A	Option 4	Option 4A	Option 5
Base only	Base + renovate LCS and MCS	Base + renovate MCS only	Base + renovate LOLMS and Center	Base + renovate Center and buy property	New K-5 school + base at LOLMS and Center only
\$41,870,930	\$43,276,760	\$45,123,246	\$45,482,285	\$44,624,665	\$62,693,515

How does this impact our annual budget?

- We intentionally planned to align any new debt service beginning in FY23-24 when our current debt service drops by \$(618,850)
- Depending on the type of borrowing, and using \$45 million as an estimate, our debt service year over year change for FY23-24 could range from \$(170,100) to \$1,525,900
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