

# LYME-OLD LYME SCHOOLS

*Regional School District #18*

*A Private School Experience*



*in a Public School Setting*

## **Regular Board of Education Meeting**

May 4, 2022

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

*Administration Present:* Ian Neviaser, Superintendent of Schools; James Cavalieri, Principal of Lyme Consolidated School; Michelle Dean, Director of Curriculum; Melissa Dougherty, Director of Special Services; Kelly Enoch, Principal of Mile Creek School; Holly McCalla, Business Manager; Jeanne Manfredi, Assistant Principal of Lyme-Old Lyme High School; Ron Turner, Director of Facilities & Technology; Noah Ventola, Assistant Principal of Lyme-Old Lyme Middle School; James Wygonik, Principal of Lyme-Old Lyme High School

*Others Present:* Andrew Hedberg, High School Student Representative; three community members from Lyme-Old Lyme

### **I. Call to Order**

The meeting was called to order at 6:32 p.m. by Chair Steven Wilson. The Pledge of Allegiance was recited.

### **II. Approval of Minutes**

MOTION: Ms. Miller made a motion, which was seconded by Dr. Powell St. Louis, to approve the minutes of the District Budget Hearing of April 4, 2022 as presented.

VOTE: the motion passed with all voting in favor of the motion with the exception of Mrs. Shoemaker and Mrs. Dean-Frazier who abstained as they were not present at this meeting.

MOTION: Dr. Powell St. Louis made a motion, which was seconded by Mrs. James, to approve the minutes of Regular Meeting of April 6, 2022 as presented.

***49 Lyme Street, Old Lyme, Connecticut 06371***

***T: 860-434-7238 F: 860-434-9959 E: [neviaseri@region18.org](mailto:neviaseri@region18.org) [www.region18.org](http://www.region18.org)***

VOTE: the motion passed unanimously.

MOTION: Mrs. Shoemaker made a motion, which was seconded by Dr. Powell St. Louis, to approve the minutes of Special Meeting of April 20, 2022 as presented.

VOTE: the motion passed with all Board members voting in favor of the motion with the exception of Mrs. Thompson who abstained as she was not present at this meeting.

### **III. Visitors**

#### **1. Report from Student Representatives**

Andrew Hedberg reported on the following activities taking place at the schools:

*At LOLHS:* April was yet another busy and successful month for LOLHS. Students left for Salamanca, Spain on the morning of April 12; they were all very excited to travel to Spain. The Spring Band Concert on April 28 was another night of amazing talent. It was also a bittersweet evening as the graduating seniors were recognized as well. On May 20, the “Night in the City” junior prom event will be held at Lake of Isles at Foxwoods from 6:00–10:00 p.m. The end of the year is approaching, and the senior trip is planned to be held at 6 Flags New England on June 1. The senior athletes’ banquet is scheduled in the LOLHS Commons on June 5 from 12:30–3:30 p.m. AP testing is underway and will wrap up in the third week of May. Only 26 days until graduation.

*At LOLMS:* The month of April at the middle school began with an amazing performance of *Mary Poppins, Jr.* Congratulations to the cast and crew. On May 8, the LOLMS PTO sponsored the 3<sup>rd</sup> annual adult dodgeball tournament that was lots of fun and brought members of both the Lyme and Old Lyme communities together to raise money for the students. On May 13, both Mr. Ambruso and Mrs. Molnar traveled to Lyme Consolidated School and Mile Creek School to meet with the rising 6<sup>th</sup> graders as part of their transition plan. Additionally, the middle school hosted an informational night that evening for the parents to provide tours, answer questions, and begin to prepare families for the transition. Prior to spring break, the middle school held a wellness day to promote healthy choices and lifestyles. A special thank you was extended to Patty Cournoyer, health teacher, for her efforts in planning and scheduling wellness day. A special thank you was also extended to art teacher Thelma Halloran, the leader artist Jasmine Oyola-Blumenthal, and the participating students for the wonderful job creating the welcome mural at the middle school.

*At Lyme Consolidated School:* We started off May by celebrating Children's Book Week. Students enjoyed a virtual author's visit with Sharon Mentyka. She presented her new book, *The Heart of the Storm: A Biography of Sue Bird*. Classroom doors have been fabulously decorated with different book themes or titles. A story walk is set up outside of the library by the back sidewalk. We will end the week with students and staff dressing up as their favorite book character and then enjoying a school-wide assembly. Thank you to Maggie Dewey, our librarian, for promoting this wonderful week for reading. The circus is coming to Lyme School. On May 9, the National Circus Project will be spending the entire week at Lyme School teaching all students fun circus skills, and the 4<sup>th</sup> and 5<sup>th</sup> graders will put on two

circus performances on Friday at 1:15 and 6:30 p.m. Thanks to the Lyme School PTO and Bonnie Ambruso, physical education teacher, for organizing and scheduling this special week. The PTO golf tournament will be held on May 14 followed by their spring social at Old Lyme Country Club. Staff Appreciation week is scheduled for the week of May 16. The 5<sup>th</sup> graders will be taking their class field trip to Lowell on May 19. The next Town Meeting will be held on May 20. Kindergarten orientation for parents will be held on May 24 from 6:00 to 7:00 p.m. The 5<sup>th</sup> grade musical *Making the Band* will be held on May 25 with performances at 2:15 and 6:30 p.m. On May 31, the 5<sup>th</sup> graders will visit the middle school for the annual transition day.

*At Mile Creek School:* At Mile Creek last month, the fifth-grade students performed, *Pirates, the Musical*. The whole school celebrated the special performance with dress as a pirate day. All students recently created a spring painting when representatives from the Florence Griswold Museum visited. The students were very proud of their creations. They also enjoyed the display of their artwork in this year's art show. Many field trips and enrichment opportunities have been taking place including visits from representatives from the Pequotsepos Nature Museum for kindergarten students and a visit from the Connecticut River Museum staff for second grade students. Upcoming field trips include the fifth grade traveling to the Connecticut Science Museum and kindergarten students traveling to the zoo. On May 3, students in grades 3, 4 and 5 began state testing. Students in grades K, 1 and 2 made banners that included encouraging messages for the students in grades 3-5. These banners are hung on each of the classroom doors for students to look at for encouragement each morning before they begin their testing sessions. Kindergarten orientation for parents will be held on May 24 from 6:00 to 7:00 p.m. On May 31, the 5<sup>th</sup> graders will visit the middle school for transition day.

*In the Preschool Program:* At Center School, the themes for May include dinosaurs, habitats and fossils. Specifically, we are learning about carnivores and herbivores by studying different types of dinosaurs. Among lots of other books, we will read *I am a Dinosaur*, *I am a T-Rex*, and *I am a Triceratops*. In math, we will learn the ABC pattern and the conservation of numbers. In science, we are learning about fossils and what it means to be a paleontologist. In social studies, we are learning about the meaning of Memorial Day. The shape of the month is the hexagon, the color is brown, and Georgia O'Keefe is the artist of the month.

## 2. Public Comment

Gaia Cornwall, Old Lyme resident and parent of two students at Mile Creek School, spoke in support of expansion at Mile Creek School. Her statement was detailed in an email to the Board and states the following:

*As the current resident of 223 Mile Creek Road, and a parent of two students at Mile Creek School, I am writing in support of expanding the facilities there.*

*We all know that Mile Creek is a wonderful school with amazing teachers, staff and students. What people may not know is that Mile Creek is currently running out of physical space. Tutoring sessions are held in hallways. The PTO is currently trying to figure out where to hold the annual Book Fair because*

*the stage may not be available. Teachers regularly give up their offices when private rooms are needed. We do not want to have larger class sizes. We do not want to have music and art class "carts" that visit each class -- they need a dedicated room. We do not want the 5th graders to move to the middle school building. We do not think temporary/portable classrooms are acceptable.*

*Spending money on and investing in our schools is the smart thing to do. We moved to Old Lyme because of the schools' wonderful reputation, and we haven't been disappointed! We are so grateful to be a part of a community that values education and hope that the board votes to support expanding the Mile Creek School as soon as possible.*

Kelly Enoch, Principal of Mile Creek School, explained the space situation currently at Mile Creek School, noting the lack of space for Spanish and gifted and talented instruction. She stated that if there comes a need for an additional classroom, they will lose space for music, art or SRBI instruction. Mrs. Enoch also addressed the lack of storage space.

#### **IV. Correspondence**

Mr. Wilson reviewed a summary of the correspondence that the Board received over the last month. The correspondence is attached to the minutes for informational purposes. *The opinions expressed in the attached correspondence are solely those of the authors. They do not purport to reflect the position of the Regional School District #18 Board of Education or its employees.*

##### **MAY Correspondence**

<b>Sender</b>	<b>Date</b>	<b>Subject</b>
Gaia Cornwall (parent)	05/03/22	In support of facility expansion (Mile Creek)
Missy Garvin (parent)	05/04/22	In support of facility expansion (Mile Creek)
Mercedes Alger and Heather Fried (Co-Presidents of RETA)	05/04/22	In support of selecting an option that will allow for adequate space to accommodate the continued growth of student population and providing funding for updating the HVAC systems.
Jamie Snurkowski	05/04/22	In support of facility expansion (Mile Creek)

Mr. Wilson reported on the April 6, 2022 correspondence received as he failed to report it at that meeting.

##### **April Correspondence**

<b>Sender</b>	<b>Date</b>	<b>Subject</b>
Susan Arico	March 7, 2022	Questions related to Social Emotional Learning, stemming from the March 2 curriculum presentation

Margaret Kuhn (parent of High School and Middle School students)	March 31, 2022	Planned Parenthood's role in LOLHS health classes.
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## V. Administrative Reports

### 1. Superintendent's Report

Mr. Neviasser reviewed the May personnel report. He noted that they are filling many of the positions for the 2022-2023 school year but are still seeking a school nurse supervisor; elementary special education teacher; and a SRBI specialist and social studies teacher at the middle school. Of note, the retirement of Steven Bushnell, a social studies teacher at the middle school for the past 33 years.

Mr. Neviasser reviewed the May enrollment report which reflected a total of 1,330 students in-house, a decrease of three students from last month this time.

Mr. Neviasser reported on the vote results from the budget referendum of May 3, which reflected a very low voter turnout.

Town	Yes Vote	No Vote
Old Lyme	213	42
Lyme	81	11
TOTALS	294	53

Follow-up discussion centered on how the vote is publicized.

Mr. Neviasser gave an update on the progress towards the district goals.

*Curriculum.* Use multiple points of data to evaluate academic and social emotional progress over the last 18 months in order to inform instruction, supports, interventions, and, when necessary, development of supplemental programming.

- SAT results have been received - more information to follow.
- AP testing in full swing.
- Transition meetings coming up (sharing information on students).

*Human Resources.* Continue to provide ongoing support for staff to ensure existing and new employees have the resources necessary to perform the duties of their jobs at the highest level possible.

- Admin Professionals Day and Teacher Appreciation Week - food and gifts for staff.
- Adjusting summer training for new staff.
- Professional Development (PDEC) feedback.

*Community.* Invite community involvement and feedback in preparation for upcoming renovations and strategic planning.

- PARJE mural presentations.
- QA+M PreK-8 Facilities Study presentation at this meeting.
- Strategic Plan finalized.

*Facilities.* Monitor and evaluate facility, safety, and technology plans to ensure appropriate use, improvements, and maintenance of buildings, grounds, and infrastructure.

- Getting bids out for summer work.
- Grass fields growing well due to use of turf field.
- Working with town, M&J Bus Company and DOT on traffic light at the corner of Lyme Street and Halls Road which causes traffic issues when main campus schools are dismissing.
- Tabletop active shooter exercise.

*Sustainability.* Continue to explore and adopt processes and programs that support the district's vision and mission of sustainability.

- Still collecting plastics for Trex challenge. LOLHS won again for their large collection of plastic. Kudos to Karen Taylor for spearheading this initiative.
- Investigated food waste in cafeteria with community members.

*Board of Education.* Through professional development and training, transition new members into their roles and share processes and procedures that support the high standards and expectations of Lyme-Old Lyme.

- Begin planning for summer retreat.

Mrs. Dean-Frazier asked follow-up questions on collecting data on special education students and how they measure whether goals have been met. Mr. Neviasser explained the Individualized Education Program (IEP) which is developed by the Planning and Placement Team (PPT) process.

Mr. Wilson suggested recognition letters be sent to community members who volunteer their time for the benefit of students and the district.

## 2. Business Manager's Report

Mrs. McCalla reviewed the Executive Budget Summary as of April 30, 2022. Fluctuations of note:

*Special Education:* due to encumbrances for settlement agreements.

*Support Services:* due to increase in library media guidance purchases (supplies/books).

*Administrative Services:* purchases made for wellness and marketing that will be reimbursed from Anthem, ECHMC. Price of cyber insurance higher than previously experienced. Timeclock purchase. Employment and bid notice for newspaper advertisements.

*Transportation:* down due to reduced runs as a result of the nationwide bus driver shortage and consolidation of routes and stops.

## Year To Date Revenue Report

	2020-2021 Received	2021-2022 Received YTD
Town of Old Lyme	\$27,556,679	\$21,683,067
Town of Lyme	\$6,376,133	\$4,814,186

Mrs. McCalla reviewed the Contingency Maintenance Report. New spending totals \$1,779 for membrane cleaning for the main campus water treatment. Balance of this account stands at \$122,312.

## VI. Educational Presentation

### 1. Strategic Plan

Chip Dumas, Executive Director of Cooperative Educational Services, presented the newly drafted Strategic Plan for the district. A copy of this plan is attached to these minutes for informational purposes.

The Board wordsmithed the document. Two changes were made:

Under Curriculum: *Embed throughout the curriculum: intrapersonal and interpersonal skill development.*

Under Facilities: *To provide high-quality, safe school facilities, grounds and athletic fields that foster excellence while supporting the district's carbon-free resolution.*

## VII. Chairman & Committee Reports:

- a. *Facilities.* Ms. Miller reported that this committee met earlier in the evening and reviewed current projects and those planned for completion over the summer months.
- b. *Finance.* No report.
- c. *Communications.* Mrs. Thompson reviewed the minutes from this committee's meeting on April 12 including a new initiative of showcasing a teacher every two weeks (appears on website at: <https://www.region18.org/staff/staff-profiles>) and the publicizing of Mark Ambruso being named Middle School Principal of the Year by the Connecticut Association of Schools. Also, Classic Turf, the company that recently installed the district's turf field, is filing a promotional video and are showcasing Lyme-Old Lyme in their commercial. A video for the district's website is in the development stages; it will showcase the Lyme-Old Lyme campus, staff, students, programs, etc. High School student Alex Roth is very involved with shooting this video.
- d. *Policy.* Mr. Kemp reported that this committee is currently reviewing Policy 5132 *Dress and Grooming* as many students feel the district's dress code policy should be revised because students feel that what is currently written is not equitable as it focuses mostly on female attire. The committee will continue their work on this policy at their May 10 meeting.
- e. *LEARN.* No report.
- f. *LOL Prevention Coalition.* No report.

## VIII. New Business

### 1. Approval of Strategic Plan

MOTION: Ms. Miller made a motion, which was seconded by Mrs. Thompson, to approve the Strategic Plan pending revisions to this document that were made earlier in the meeting.

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

## 2. Rescinding of Nonrenewals

Based on the approval of the 2022-2023 budget by the community, Mr. Neviasser recommended the rescinding of the non-renewals of staff members that occurred at the April meeting. He noted that this will allow the administration to make appointments for next year and finalize the scheduling and placements.

MOTION: Mrs. Shoemaker made a motion, which was seconded by Ms. Miller, that pursuant to Connecticut General Statutes Section 10-151, the Region 18 Board of Education rescind the nonrenewal of the teacher contracts of the non-tenured teachers as noted on the document provided by the Superintendent and that the Superintendent of Schools is directed to advise such person(s) in writing of this action.

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

## 3. Approval of Tuition Student Requests for 2022-2023

Mr. Neviasser reported on a number of tuition requests for the 2022-2023 school year in the following grades: kindergarten, 5th Grade, 8th Grade and 9th Grade. Mr. Neviasser recommended approval of all of these requests.

MOTION: Ms. Miller made a motion, which was seconded by Mr. Kemp, to approve the tuition student requests for the 2022-2023 school year as presented.

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

## 4. Approval of Fireworks

Mr. Neviasser reported that the Town of Old Lyme has requested to use the district's main campus for their annual fireworks display during the Midsummer Festival. The Superintendent; Ron Turner, Director of Facilities and Technology; and Brian Howe, Assistant Director of Facilities; met with Tim Griswold, First Selectmen; Dave Roberge, Fire Marshal; and the fireworks shooter to be sure the placement of the fireworks will not damage the new turf field. Mr. Neviasser reported that they have been given assurances that multiple precautions will be taken to ensure no damage to the field. As such, he recommended approval of this request.

MOTION: Mr. Staab made a motion, which was seconded by Mr. Kemp, to approve the Town of Old Lyme's request to use the district's main camps for the annual fireworks display during the Midsummer Festival.



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

**5. Approval of Food Service Contract**

The Board was provided with a link to review the food service RFP/contract that has been submitted to the CSDE for approval. Mrs. McCalla reported that they are still awaiting a response from the CSDE, but recommended the Board approve this contract for food service operations with Compass Group, USA, Inc. (Chartwells) for a management fee of \$6,262 and administrative fee of \$28,799 for the school year 2022-2023. Subsequent years will be negotiated and voted upon yearly.

Follow-up discussion centered on management fee vs. administrative fee and why only one bid was received.

MOTION: Mrs. Shoemaker made a motion, which was seconded by Mr. Staab, to authorize the Superintendent to execute the Food Service Management Contract, awarded to Chartwells, upon receiving state approval.

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

**6. Approval of Auditor Contract**

The following background information was provided on this agenda item: There were two responses received to the district's RFP, one from King, King and Associates and one from Marcum Accountants. The Facilities and Finance Committee is recommending King, King and Associates due to their experience in Connecticut and with working with regional school districts. Marcum is mainly based in Rhode Island with no local school or regional school experience in Connecticut.

MOTION: Mr. Staab made a motion, which was seconded by Dr. Powell St. Louis, to approve King, King & Associates to provide auditing services to Regional School District #18 for a term of three years beginning immediately.

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

**7. Approval of Teacher Laptop Purchase**

The following background information was provided on this agenda item: These laptop units will be provided to the administration and teaching staff to replace the current units which are over five years old. Samples of several laptop styles and brands were provided to the teaching staff for testing, and the Lenovo model was the overwhelming favorite. Mr. Turner noted that they were also able to purchase direct from the manufacturer and sole source provider, Lenovo, for the best pricing for the District. The retail cost of these units from a 3rd party vendor, not including financing, is \$231,789.10. This lease purchase value is in the anticipated range for the 2022/2023 fiscal year budget.

**MOTION:** Ms. Miller made a motion, which was seconded by Mrs. Shoemaker, to award Lenovo a contract to supply 190 Lenovo 7i laptop computers for \$166,047.84 including associated financing costs. This purchase will be distributed over four years at \$41,511.96 with a lease to own contract.

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

#### **8. Approval of Student Chromebook Purchase**

The following background information was provided for this agenda item: the addition of these Dell Chromebooks will complete the District's transition to 1:1 technology for all students K-12 utilizing the same laptop platform. The Chromebooks are being purchased using the Dell CT State NASPO contract pricing, with ID #13PSX0280-MNWNC-108. We reached out to other vendors to confirm the discount pricing value using the State of Connecticut contract and received one answer from an additional Cooperative bidder, CBS. Their quote value was \$92,615.50. This purchase value is in the anticipated range for the 2022-2023 fiscal year budget and is, therefore, recommended for approval.

**MOTION:** Mr. Staab made a motion, which was seconded by Dr. Powell St. Louis, to award Connecticut Computer Services, Inc., the contract to supply 190 Dell Chromebooks for \$73,351.20 including financing costs. This purchase will be distributed over four years at \$18,337.80 per year with a lease to own contract.

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

#### **9. Billings to Lyme and Old Lyme**

Mr. Neviasser provided the following background information on this agenda item: For the past seven years, the district has been using the average daily membership (ADM) from the previous year to establish the breakdown of the credit to the towns. Prior to that, the district had used the breakdown from two years prior which is in alignment with the year for which the credit is established. Both Boards of Finance agree that the use of the ADM from two years prior (in alignment with the year of the credit/return) is more appropriate. As such, Mr. Neviasser recommended approval of the Impact to Towns document which shows a credit of \$21,495 to Lyme and a reduction in the credit of the same amount to the Town of Old Lyme.

**MOTION:** Dr. Powell St. Louis made a motion, which was seconded by Mr. Staab, to approve of the Impact to the Towns document which shows a credit of \$21,495 to Lyme and a reduction in the credit of the same amount to the Town of Old Lyme.

**VOTE:** the Board voted in favor of the motion. Mrs. Shoemaker abstained from voting on the motion. Motion passed.

### **IX. Old Business**

#### **1. PK-8 Facilities Study Update by QA+M Architects**

Rusty Malik of QA+M Architects presented the financials on the PK-8 Facilities Study if all projects would take place at once versus being spread out over a number of years. Mr. Malik provided the schedule and construction cost estimates for the base option and option 3A (base plus renovate as new Mile Creek School). A copy of his presentation is attached for informational purposes.

The base scope of work for the base option:

**Requirements/Recommendations**

1. HVAC Systems and Healthy Indoor Environments
2. Envelope 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

**Potential Costs**

<b>OPTIONS</b>	<b>BASE SCOPE</b>	<b>OPTION 3A</b>
Total Project Budget	\$44,313,868	\$57,533,337
Estimated Reimbursement	\$836,748	\$7,742,937
Net Cost to Region 18	\$43,477,120	\$49,810,400

NOTE: updated April 20, 2022, budgets include escalation for one year and construction phasing cost. Anticipated project design to start January 2023.

Mr. Neviasser recommended that the Board narrow the project considerations down to one option due to the consideration of various deadlines.

Follow-up discussion centered on whether to apply to the State if not getting reimbursement; hiring independent contractor to review QA+M's numbers (*Note: Downes Construction Company was the firm that supplied the construction cost estimates*); getting information from the State before making a decision; reimbursement related to HVAC improvements; space issues at Mile Creek School; and lack of support for moving the 5<sup>th</sup> grade to the middle school.

MOTION: Ms. Miller made a motion, which was seconded by Mrs. Shoemaker, to direct QA+M Architects to go before the State with Option 3a (base project plus renovate as new Mile Creek School).

VOTE: all Board members voted in favor of the motion with the exception of Laura Dean-Frazier who abstained from voting. Motion passed.

**2. Policy 6144 Controversial Issues – 2<sup>nd</sup> Reading**

The Board reviewed the recommended updates to this policy.

MOTION: Mrs. James made a motion, which was seconded by Mrs. Shoemaker, to approve Policy 6144 *Controversial Issues* as presented.

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

Mr. Neviaser explained the notification process of policy updates.

### 3. Closing of LOLHS Project

The district is still waiting for the final change order from the State so there is no action required on this agenda item.

Mr. Neviaser reported that they have tried numerous times to contact the Office of School Construction Grants & Review (OSCG&R) about the closing of the LOLHS Project and have continually not received a response. He noted that they may have to notify state legislators to assist with this issue. Mr. Neviaser voiced concern over the definition of when a project has officially ended, i.e., when the project is completed or when the State closes it out as the latter would affect the future timeline of building renovations and its relation to State reimbursement.

### X. Executive Session

Mrs. Thompson made a motion, which was seconded by Mrs. Shoemaker, to move into executive session for the purpose of discussing the Superintendent's end of year review. The superintendent was invited to attend the executive session. Motion passed unanimously.

### XI. Adjournment

The regular meeting adjourned at 9:26 p.m. upon a motion by Mrs. Thompson and a second by Mrs. Shoemaker.

Respectfully submitted,

Suzanne Thompson, Secretary

*The opinions expressed in the attached correspondence are solely those of the authors. They do not purport to reflect the position of the Regional School District #18 Board of Education or its employees.*

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**Summary of Communication to Board of Education**  
**May 4, 2022**

<b>Sender</b>	<b>Date</b>	<b>Subject</b>
Gaia Cornwall (parent)	05/03/22	In support of facility expansion (Mile Creek)
Missy Garvin (parent)	05/04/22	In support of facility expansion (Mile Creek)
Mercedes Alger and Heather Fried (Co- Presidents of RETA)	05/04/22	In support of selecting an option that will allow for adequate space to accommodate the continued growth of student population and providing funding for updating the HVAC systems.
Jamie Snurkowski	05/04/22	In support of facility expansion (Mile Creek)

## **Delaura, Jeanne**

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**From:** Neviaser, Ian  
**Sent:** Tuesday, May 3, 2022 11:27 AM  
**To:** Delaura, Jeanne  
**Subject:** FW: EXTERNAL: In support of Facility Expansion

For the minutes.

**From:** Gaia Cornwall <g.cornwall@gmail.com>  
**Sent:** Tuesday, May 3, 2022 11:12 AM  
**To:** Wilson, Steven (BOE) <wilsons@region18.org>; Thompson, Suzanne (BOE) <thompsons@region18.org>; Staab, Christopher (BOE) <staabc@region18.org>; Shoemaker, Martha (BOE) <shoemakerm@region18.org>; Powell-St Louis, Mary (BOE) <powellstlouism@region18.org>; Miller, Jennifer (BOE) <millerj@region18.org>; Kemp, Jason (BOE) <kempj@region18.org>; Dean-Frazier, Laura (BOE) <deanfrazierl@region18.org>; James, Anna (BOE) <jamesa@region18.org>  
**Cc:** Neviaser, Ian <neviaseri@region18.org>; Enoch, Kelly <enochk@region18.org>  
**Subject:** EXTERNAL: In support of Facility Expansion

To the Old Lyme Board of Education,

As the current resident of 223 Mile Creek Road, and a parent of two students at Mile Creek School, I am writing in support of expanding the facilities there.

We all know that Mile Creek is a wonderful school with amazing teachers, staff and students. What people may not know is that Mile Creek is currently running out of physical space. Tutoring sessions are held in hallways. The PTO is currently trying to figure out where to hold the annual Book Fair, because the stage may not be available. Teachers regularly give up their offices when private rooms are needed.

We do not want to have larger class sizes.

We do not want to have music and art class "carts" that visit each class-- they need a dedicated room.

We do not want the 5th graders to move to the middle school building.

We do not think temporary/portable classrooms are acceptable.

Spending money on, and investing in our schools is the smart thing to do. We moved to Old Lyme because of the schools' wonderful reputation and we haven't been disappointed! We are so grateful to be a part of a community that values education and hope that the board votes to support expanding the Mile Creek School as soon as possible.

Sincerely,

Gaia Cornwall

--  
.....

Gaia Cornwall • [GaiaCornwall.com](http://GaiaCornwall.com) • I make books for kids!

"Jabari Jumps", "Jabari Tries", Candlewick Press

"The Unicorn Came to Dinner" by Lauren DeStefano, Roaring Brook Press

"The Best Bed for Me", Candlewick Press

## **Delaura, Jeanne**

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**From:** Neviaser, Ian  
**Sent:** Wednesday, May 4, 2022 2:46 PM  
**To:** Delaura, Jeanne  
**Subject:** FW: EXTERNAL: Facilities Plan

For the minutes.

**From:** Missy Garvin <missygarvin@gmail.com>  
**Sent:** Wednesday, May 4, 2022 2:43 PM  
**To:** Neviaser, Ian <neviaseri@region18.org>; Enoch, Kelly <enochk@region18.org>; Dean-Frazier, Laura (BOE) <deanfrazierl@region18.org>; James, Anna (BOE) <jamesa@region18.org>; Kemp, Jason (BOE) <kempj@region18.org>; Miller, Jennifer (BOE) <millerj@region18.org>; Powell-St Louis, Mary (BOE) <powellstlouism@region18.org>; Shoemaker, Martha (BOE) <shoemakerm@region18.org>; Staab, Christopher (BOE) <staabc@region18.org>; Thompson, Suzanne (BOE) <thompsons@region18.org>; Wilson, Steven (BOE) <wilsons@region18.org>  
**Subject:** EXTERNAL: Facilities Plan

To the Members of the Lyme-Old Lyme Board of Education,

As a lifetime resident of Old Lyme (my husband and I both attended K-12 in town), the Co-president of the Mile Creek PTO and a parent to Max, a third grader, I am writing this letter in support of the truly needed expansion of Mile Creek School. I strongly believe that this is the best option for our students and our community.

I know I am not alone when I say how special Mile Creek is to my family, countless other families share my sentiments, as well as when I say that I fully support the idea of building an addition to the school.

Should the enrollment increase as projected, this expansion would provide room for new classrooms, this would prevent fifth graders from being shifted over to the Middle School (an option that the Board of Ed was very quick to take off the table a few months ago, an option that was agreed was not in the best interest of our students). This would allow class sizes to remain small, teacher/student ratios to be low which in the opinion of most is the crown jewel of our "public school experience in a private school setting".

Should enrollment not increase at the suggested rate, an expansion at Mile Creek would still be beneficial with the current population. An expansion would allow ELA specialists and math tutors a space to work with children that is not outside in a noisy hallway. This expansion would prevent Art, Music and Spanish from going from class to class on a "cart". This expansion would allow students to utilize the stage for productions and book fairs instead of using it as a makeshift storage area. This expansion would allow teachers & staff a place to prepare and a place to work instead of utilizing whatever space in the building is empty and quiet at that moment.



Mile Creek is a magical place for so many families in our community, but it is running out of room and running out of room very quickly. Our children and dedicated staff need additional space, they need room to grow. Let's do everything we can to make that happen for them.

Thank you,

Missy Garvin

**Delaura, Jeanne**

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**From:** Neviaser, Ian  
**Sent:** Wednesday, May 4, 2022 3:14 PM  
**To:** Delaura, Jeanne  
**Subject:** FW: RETA Letter of Support for the Region 18 Building Renovations

**From:** Fried, Heather <friedh@region18.org>  
**Sent:** Wednesday, May 4, 2022 2:42 PM  
**To:** Wilson, Steven (BOE) <wilsons@region18.org>; Shoemaker, Martha (BOE) <shoemakerm@region18.org>; Miller, Jennifer (BOE) <millerj@region18.org>; Dean-Frazier, Laura (BOE) <deanfrazierl@region18.org>; James, Anna (BOE) <jamesa@region18.org>; Kemp, Jason (BOE) <kempj@region18.org>; Powell-St Louis, Mary (BOE) <powellstlouism@region18.org>; Staab, Christopher (BOE) <staabc@region18.org>; Thompson, Suzanne (BOE) <thompsons@region18.org>  
**Cc:** Neviaser, Ian <neviaseri@region18.org>; Alger, Mercy <algerm@region18.org>  
**Subject:** RETA Letter of Support for the Region 18 Building Renovations

May 4, 2022

Dear Regional School District 18 Board of Education Members;

We recognize as Board of Education members, you must make difficult decisions around the continued cycle of upkeep and renovation of district infrastructure. As educators in Regional School District 18, we want to thank you for taking the time to review and discuss the various building improvement options for our elementary populations that have been submitted to you for consideration over the last several months.

We want to encourage you to select an option that will improve our students' learning environments in two main ways. First, we encourage you to select an option that will allow for adequate space to accommodate the continued growth of our student population over the coming years. Just this year alone, we have seen a significant increase in enrollment at all levels in Region18. Second, we hope that you choose to provide funding for updating the HVAC systems in our schools to improve air quality and allow for consistent temperature control.

We thank you for your continuing support of our educators, students, and families. Please feel to reach out to us if you have any questions.

Mercedes Alger and Heather Fried

Region Eighteen Teachers' Association Co-Presidents

**Delaura, Jeanne**

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**From:** Neviaser, Ian  
**Sent:** Wednesday, May 4, 2022 4:46 PM  
**To:** Delaura, Jeanne; Wilson, Steven (BOE)  
**Subject:** FW: EXTERNAL: email in support of Mile Creek expansion

For the minutes.

**From:** Jamie Snurkowski <jamiesnurkowski@yahoo.com>  
**Sent:** Wednesday, May 4, 2022 4:41 PM  
**To:** Dean-Frazier, Laura (BOE) <deanfrazierl@region18.org>; James, Anna (BOE) <jamesa@region18.org>; Kemp, Jason (BOE) <kempj@region18.org>; Miller, Jennifer (BOE) <millerj@region18.org>; Powell-St Louis, Mary (BOE) <powellstlouism@region18.org>; Shoemaker, Martha (BOE) <shoemakerm@region18.org>; Staab, Christopher (BOE) <staabc@region18.org>; Thompson, Suzanne (BOE) <thompsons@region18.org>; Wilson, Steven (BOE) <wilsons@region18.org>  
**Cc:** Neviaser, Ian <neviaseri@region18.org>  
**Subject:** EXTERNAL: email in support of Mile Creek expansion

To the Old Lyme Board of Education,

As a current resident of 5 Victoria Lane, a Mile Creek School substitute staff member, and a parent to three children in the district, I am writing in support of expanding the facilities at Mile Creek.

We all know that Mile Creek is a wonderful school with amazing teachers, staff and students. What people may not know is that Mile Creek is currently running out of physical space. Tutoring sessions are held in hallways. The PTO is currently trying to figure out where to hold the annual Book Fair, because the stage may not be available. Teachers regularly give up their offices when private rooms are needed.

We do not want to have larger class sizes.

We do not want to have music and art class "carts" that visit each class (Spanish is held this way now)-- they need a dedicated room.

We do not want the 5th graders to move to the middle school building.

We do not think temporary/portable classrooms are acceptable.

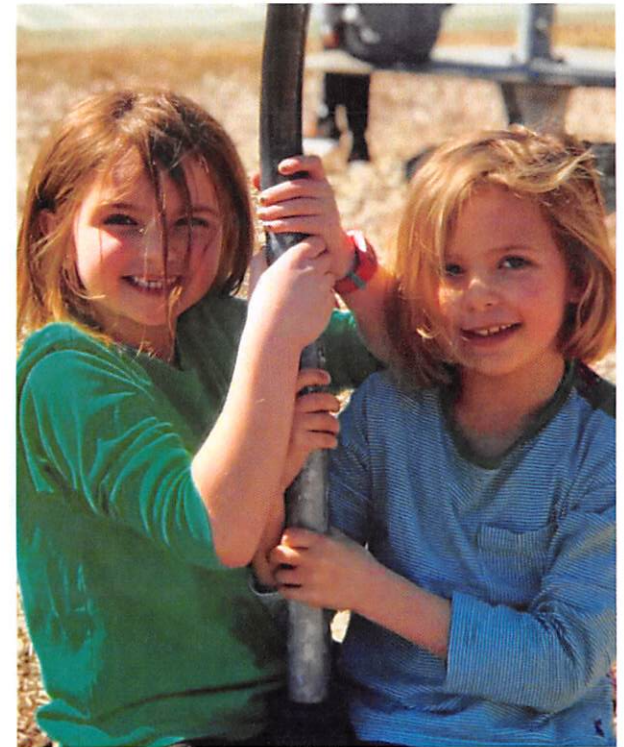
Spending money on, and investing in our schools is the smart thing to do. We moved to Old Lyme 12 years ago because of the schools' wonderful reputation and we haven't been disappointed! We are so grateful to be a part of a community that values education and hope that the board votes to support expanding the Mile Creek School as soon as possible.

Sincerely,

Jamie Snurkowski



# STRATEGIC PLAN



A PRIVATE SCHOOL EXPERIENCE IN  
A PUBLIC SCHOOL SETTING

Lyme-Old Lyme Schools  
49 Lyme Street  
Old Lyme, CT 06371

— Approved by the Lyme-Old Lyme Board of  
Education, March 2022



## STRATEGIC PLAN GOALS

### CURRICULUM

- To create an environment of academic excellence with high expectations, that nurtures students' love of learning and the value of the educational process through relevant, engaging, high-quality curriculum and teaching.
- Embed throughout the curriculum: Experiences that teach decision-making skills, personal accountability, environmental awareness, and global citizenship.
- Embed throughout the curriculum: The skills of flexibility, creativity, collaboration, independence, leadership, and self-advocacy.
- Embed throughout the curriculum: Social and emotional skills development.
- Continue to offer programming opportunities within students' educational experience (curricular, co-curricular, and extracurricular) that recognize individual's diverse needs and interests.
- Assure that assessments are: Rigorous, relevant, varied, and are used to inform collaborative decision-making for improvements in curriculum and instruction.

### HUMAN RESOURCES

- To recruit, develop, and retain high-quality, caring, and respectful staff committed to excellence.

### COMMUNITY

- To expand partnerships between and among the local and global community resulting in enriching opportunities for students, such as international partnerships, tutoring, mentoring, cross-generational initiatives, and internships.
- To continue strong relations, collaborations, and communications with the public, resulting in mutually beneficial partnerships in concert with the unique natural and human resources in our region.



### FACILITIES

- To provide high-quality, safe school facilities, grounds, and athletic fields that foster excellence while supporting environmental awareness.

## INDICATORS OF SUCCESS



- Success beyond high school.
- Student performance on local, state, and national assessments.
- School, staff, and student recognitions.
- Success at the transition years (*Pre-K → Elementary → Middle → High → Post-Secondary*).
- Partnerships between and among local and global communities.
- Variety of experience-based learning opportunities.
- Positive perception of the school community.
- Continuing to attract students and families.
- Positive contributions to school and community.
- Recruitment, development, and retention of high-quality staff.
- Professional development offerings
- High-quality facilities.



# Regional School District 18

## BOE Meeting

May 4, 2022 Update





## 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**

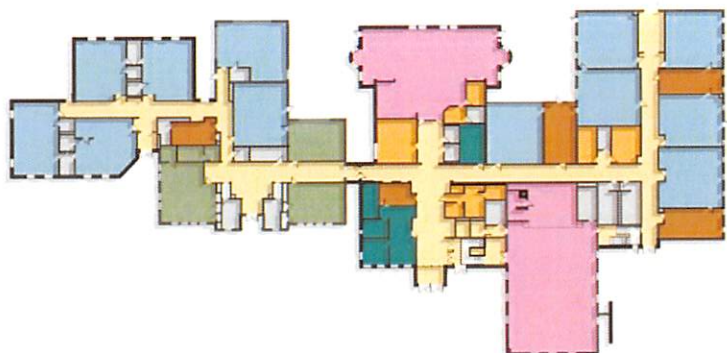


\* Eligible for State Reimbursement

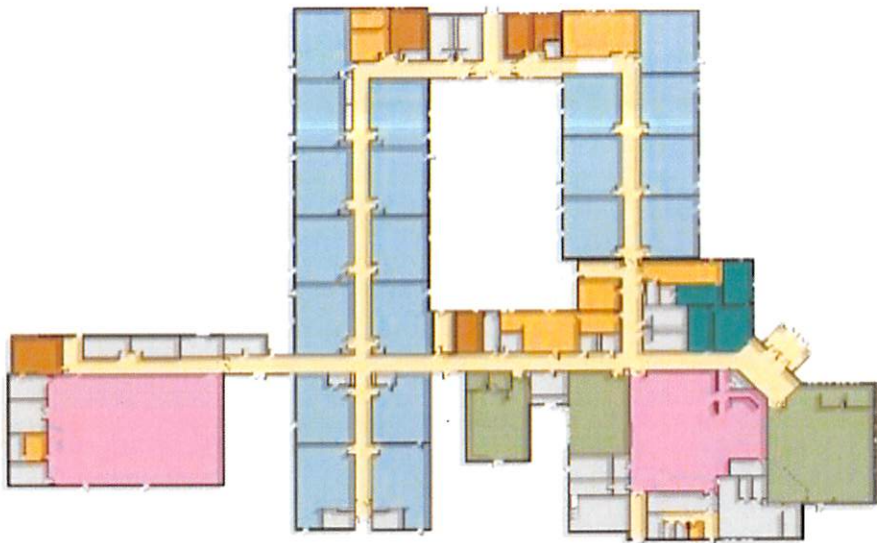




# Base Option



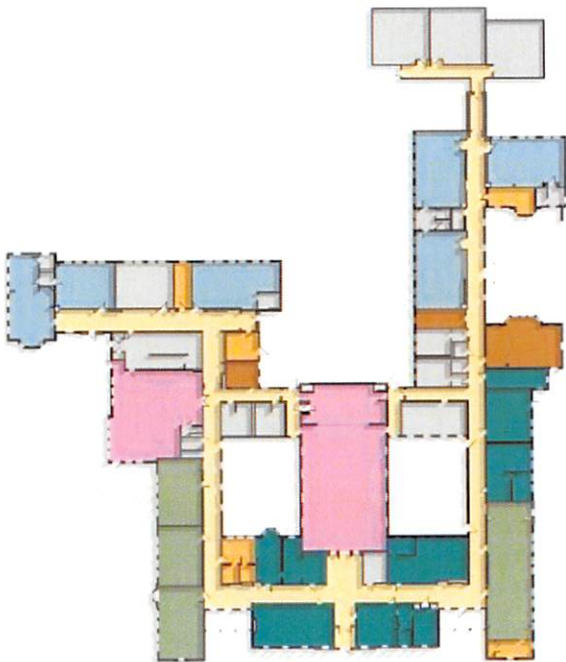
**LYME CONSOLIDATED K-5 GRADES**  
230 @ 100% CAPACITY  
BASE SCOPE WORK ONLY



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

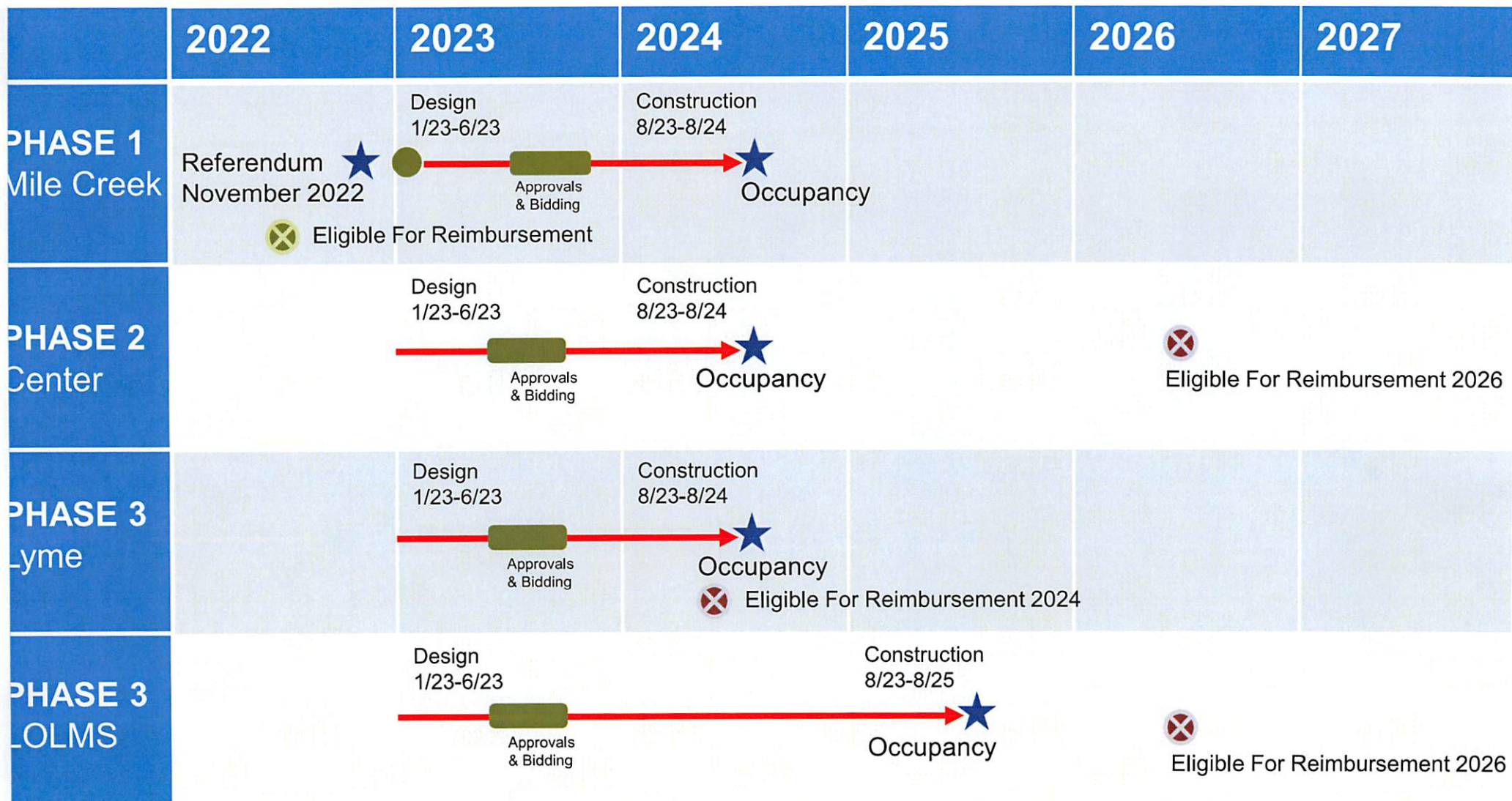


**LOL MIDDLE SCHOOL 6-8 GRADES**  
462 @ 100% CAPACITY  
BASE SCOPE WORK ONLY



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

# POTENTIAL SCHEDULE – Base Scope





# Construction Cost Estimate - Base Option

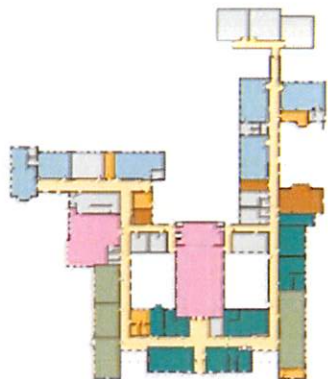
**Region 18 Schools**  
**Lyme / Old Lyme**  
 Existing Conditions Survey's Dated: August 2021  
 Estimate Date: 03/21/2022



SCHOOL OPTION	OPT #1									
	Mile Creek		Center School		Lyme Consolidated		Middle School		Totals	
	Base		Base		Base		Base			
Project Duration	12 mos		9 mos		9 mos		10 mos		48 mos	
Phasing (3 months/ea)	4 phs		3 phs		3 phs		6 phs		16 phs	
Project Start Date	2023		2024		2025		2026			
Renovation (Base Opt)	53,065 sf		36,986 sf		39,463 sf		91,139 sf		220,653 sf	
Renovate as New										
Addition Area										
Total Area	53,065 sf		36,986 sf		39,463 sf		91,139 sf		220,653 sf	
Site Area	350,000 sf		210,000 sf		250,000 sf		370,000 sf		1,180,000 sf	
Description	Amt	Cost / Unit	Amt	Cost / Unit	Amt	Cost / Unit	Amt	Cost / Unit	Amt	Cost / Unit
01 00 00 Project Requirements	\$ 375,000	\$ 31,250 /mo	\$ 281,250	\$ 31,250 /mo	\$ 281,250	\$ 31,250 /mo	\$ 562,500	\$ 31,250 /mo	\$ 1,500,000	\$ 6.80 /sf
01 00 10 Phasing Impact on Trade Cost	\$ 160,000	\$ 40,000 /ph	\$ 120,000	\$ 40,000 /ph	\$ 120,000	\$ 40,000 /ph	\$ 240,000	\$ 40,000 /ph	\$ 640,000	\$ 2.90 /sf
01 00 20 ADA & Code Compliance Allowance	\$ 212,260	\$ 4.00 /sf	\$ 147,944	\$ 4.00 /sf	\$ 157,852	\$ 4.00 /sf	\$ 364,556	\$ 4.00 /sf	\$ 892,812	\$ 4.00 /sf
01 00 30 Security Upgrade Allowance	\$ 159,195	\$ 3.00 /sf	\$ 110,958	\$ 3.00 /sf	\$ 118,389	\$ 3.00 /sf	\$ 273,417	\$ 3.00 /sf	\$ 661,959	\$ 3.00 /sf
01 10 00 Final Cleaning	\$ 53,065	\$ 1.00 /sf	\$ 36,986	\$ 1.00 /sf	\$ 39,463	\$ 1.00 /sf	\$ 91,139	\$ 1.00 /sf	\$ 220,653	\$ 1.00 /sf
02 11 00 Contaminated Soil Excavation	None - Excluded		None - Excluded		None - Excluded		None - Excluded		None - Excluded	
02 80 00 Hazardous Components Abatement	\$ 53,065	\$ 1.00 /sf	\$ 56,986	\$ 1.54 /sf	\$ 39,463	\$ 1.00 /sf	\$ 291,139	\$ 3.19 /sf	\$ 440,653	\$ 2.00 /sf
02 41 00 Demolition	\$ 278,591	\$ 5.25 /sf	\$ 194,171	\$ 5.25 /sf	\$ 207,181	\$ 5.25 /sf	\$ 478,480	\$ 5.25 /sf	\$ 1,159,428	\$ 5.25 /sf
02 41 00 Demolition of Portable Classrooms	None - Excluded		\$ 26,260	\$ 0.71 /sf	None - Excluded		None - Excluded		\$ 26,260	\$ 0.12 /sf
03 30 00 Cast-In-Place Concrete	\$ 2,500	\$ 0.05 /sf	\$ 2,500	\$ 0.07 /sf	\$ 2,500	\$ 0.06 /sf	None - Excluded		\$ 7,500	\$ 0.03 /sf
04 20 00 Unit Masonry	\$ 87,867	\$ 1.47 /sf	\$ 87,069	\$ 2.08 /sf	\$ 71,056	\$ 1.55 /sf	\$ 121,489	\$ 1.22 /sf	\$ 367,480	\$ 1.57 /sf
05 12 00 Structural Steel & Misc Metals	\$ 75,000	\$ 1.41 /sf	\$ 75,000	\$ 2.03 /sf	\$ 90,000	\$ 2.28 /sf	\$ 205,000	\$ 2.25 /sf	\$ 445,000	\$ 2.02 /sf
06 00 00 Carpentry	\$ 159,195	\$ 3.00 /sf	\$ 110,958	\$ 3.00 /sf	\$ 118,389	\$ 3.00 /sf	\$ 273,417	\$ 3.00 /sf	\$ 661,959	\$ 3.00 /sf
07 50 00 Roofing, Thermal & Moisture Prot.	\$ 143,065	\$ 2.70 /sf	\$ 126,986	\$ 3.43 /sf	\$ 147,463	\$ 3.74 /sf	\$ 325,139	\$ 3.57 /sf	\$ 742,653	\$ 3.37 /sf
08 10 19 Doors, Frames & Hardware	\$ 25,000	\$ 0.47 /sf	\$ 12,500	\$ 0.34 /sf	\$ 22,500	\$ 0.57 /sf	\$ 35,000	\$ 0.38 /sf	\$ 95,000	\$ 0.43 /sf
08 41 00 Storefront, Curtainwall & Windows	\$ 20,000	\$ 0.38 /sf	\$ 12,500	\$ 0.32 /sf	\$ 14,000	\$ 0.35 /sf	\$ 61,665	\$ 0.68 /sf	\$ 107,685	\$ 0.45 /sf
09 21 00 Gypsum Board Assembl	\$ 132,653	\$ 2.50 /sf	\$ 92,465	\$ 2.50 /sf	\$ 98,658	\$ 2.50 /sf	\$ 227,848	\$ 2.50 /sf	\$ 551,633	\$ 2.50 /sf
09 30 00 Tile	None - Excluded		None - Excluded		None - Excluded		None - Excluded		None - Excluded	
09 51 00 Acoustical Ceiling	\$ 340,606	\$ 7.00 /sf	\$ 239,302	\$ 7.00 /sf	\$ 248,941	\$ 7.00 /sf	\$ 594,773	\$ 7.00 /sf	\$ 1,413,622	\$ 6.41 /sf
09 54 00 Flooring	\$ 15,920	\$ 0.30 /sf	\$ 11,096	\$ 0.30 /sf	\$ 11,833	\$ 0.30 /sf	\$ 27,342	\$ 0.30 /sf	\$ 66,195	\$ 0.30 /sf
09 91 00 Painting	\$ 132,663	\$ 2.50 /sf	\$ 92,465	\$ 2.50 /sf	\$ 98,658	\$ 2.50 /sf	\$ 227,848	\$ 2.50 /sf	\$ 551,633	\$ 2.50 /sf
10 11 00 Visual Display	None - Excluded		None - Excluded		None - Excluded		None - Excluded		None - Excluded	
10 14 00 Signage	None - Excluded		None - Excluded		None - Excluded		None - Excluded		None - Excluded	
10 21 13 Toilet Compartment & Accessories	None - Excluded		None - Excluded		None - Excluded		None - Excluded		None - Excluded	
10 44 00 Fire Protection Specialties	None - Excluded		None - Excluded		None - Excluded		None - Excluded		None - Excluded	
11 31 00 Residential Appliances	None - Excluded		None - Excluded		None - Excluded		None - Excluded		None - Excluded	
11 40 00 Foodservice Equipment	None - Excluded		None - Excluded		None - Excluded		None - Excluded		None - Excluded	
11 66 00 Athletic Equipment	None - Excluded		None - Excluded		None - Excluded		None - Excluded		None - Excluded	
11 90 00 Miscellaneous Equipment	None - Excluded		None - Excluded		None - Excluded		None - Excluded		None - Excluded	
12 22 00 Window Treatment	None - Excluded		None - Excluded		None - Excluded		None - Excluded		None - Excluded	
12 35 53 Laboratory Casework	None - Excluded		None - Excluded		None - Excluded		None - Excluded		None - Excluded	
12 48 13 Entrance Mats & Frames	\$ 15,420	\$ 0.29 /sf	\$ 9,780	\$ 0.26 /sf	\$ 11,940	\$ 0.30 /sf	\$ 23,580	\$ 0.26 /sf	\$ 60,720	\$ 0.28 /sf
14 20 00 Elevators	None - Excluded		None - Excluded		None - Excluded		None - Excluded		None - Excluded	
21 00 00 Fire Protection	\$ 371,455	\$ 7.00 /sf	\$ 73,972	\$ 2.00 /sf	\$ 276,241	\$ 7.00 /sf	\$ 182,278	\$ 2.00 /sf	\$ 903,946	\$ 4.10 /sf
22 00 00 Plumbing		w/ HVAC		w/ HVAC		w/ HVAC		w/ HVAC		w/ HVAC
23 00 00 HVAC	\$ 3,236,965	\$ 61.00 /sf	\$ 1,997,244	\$ 54.00 /sf	\$ 2,407,243	\$ 61.00 /sf	\$ 4,921,506	\$ 54.00 /sf	\$ 12,562,958	\$ 56.94 /sf
26 00 00 Electrical	\$ 742,810	\$ 14.00 /sf	\$ 517,804	\$ 14.00 /sf	\$ 394,630	\$ 10.00 /sf	\$ 911,390	\$ 10.00 /sf	\$ 2,566,734	\$ 11.53 /sf
31 00 00 Sitework (Landscaping & Utilities)	\$ 245,000	\$ 0.70 /sf	\$ 200,130	\$ 0.95 /sf	\$ 220,000	\$ 0.88 /sf	\$ 201,280	\$ 0.54 /sf	\$ 865,410	\$ 0.70 /sf
1.5%	\$ (105,561)		\$ (69,537)		\$ (77,965)		\$ (159,462)		\$ (412,522)	
2%									\$ -	
TOTAL TRADE COST	\$ 6,931,842	\$ 131	\$ 4,568,293	\$ 123	\$ 6,119,690	\$ 130	\$ 10,471,342	\$ 115	\$ 27,089,168	\$ 120
10.00% Design & Estimating Contingency	\$ 693,184	\$ 13.06 /sf	\$ 456,629	\$ 12.35 /sf	\$ 511,963	\$ 12.97 /sf	\$ 1,047,134	\$ 11.49 /sf	\$ 2,708,917	\$ 12.28 /sf
5.00% Construction Contingency	\$ 381,251	\$ 7.18 /sf	\$ 251,146	\$ 6.79 /sf	\$ 261,583	\$ 7.14 /sf	\$ 575,924	\$ 6.32 /sf	\$ 1,489,904	\$ 6.75 /sf
6.00% Escalation (Bid Contingency) - 2029	\$ 480,377	\$ 9.05 /sf	\$ 316,444	\$ 8.56 /sf	\$ 354,795	\$ 8.99 /sf	\$ 725,664	\$ 7.96 /sf	\$ 1,877,279	\$ 8.51 /sf
5.00% Escalation (Bid Contingency) - 2024									\$ -	
4.00% Escalation (Bid Contingency) - 2025									\$ -	
3.00% Escalation (Bid Contingency) - 2026									\$ -	
General Conditions & Staffing	\$ 686,586		\$ 452,264		\$ 507,097		\$ 1,037,170		\$ 2,683,140	\$ 55,899 /mo
Pre-Construction & Procurement	\$ 57,575		\$ 37,927		\$ 42,524		\$ 86,974		\$ 225,000	\$ 1.02 /sf
General Liability Insurance	\$ 73,947		\$ 48,646		\$ 54,541		\$ 111,554		\$ 288,587	\$ 1.31 /sf
Builder's Risk Insurance		By Owner		By Owner		By Owner		By Owner		By Owner
Local Building Permit		N / R		N / R		N / R		N / R		N / R
0.00% State Education Fund	\$ 2,419	\$ 0.05 /sf	\$ 1,594	\$ 0.04 /sf	\$ 1,787	\$ 0.05 /sf	\$ 3,654	\$ 0.04 /sf	\$ 9,454	\$ 0.04 /sf
0.80% CM Payment & Performance Bond	\$ 74,457	\$ 1.40 /sf	\$ 49,048	\$ 1.33 /sf	\$ 54,992	\$ 1.39 /sf	\$ 112,475	\$ 1.23 /sf	\$ 290,372	\$ 1.32 /sf
2.00% CM Fee	\$ 187,531	\$ 3.54 /sf	\$ 123,600	\$ 3.34 /sf	\$ 138,580	\$ 3.51 /sf	\$ 293,438	\$ 3.11 /sf	\$ 739,249	\$ 3.32 /sf
TOTAL CONSTRUCTION COST	\$ 8,663,171	\$ 180	\$ 6,067,619	\$ 170	\$ 7,067,857	\$ 178	\$ 14,546,330	\$ 159	\$ 37,395,670	\$ 167



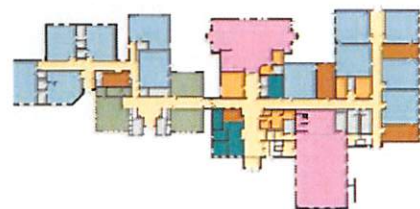
# Option 3A – Base + Mile Creek Renovate as New



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



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



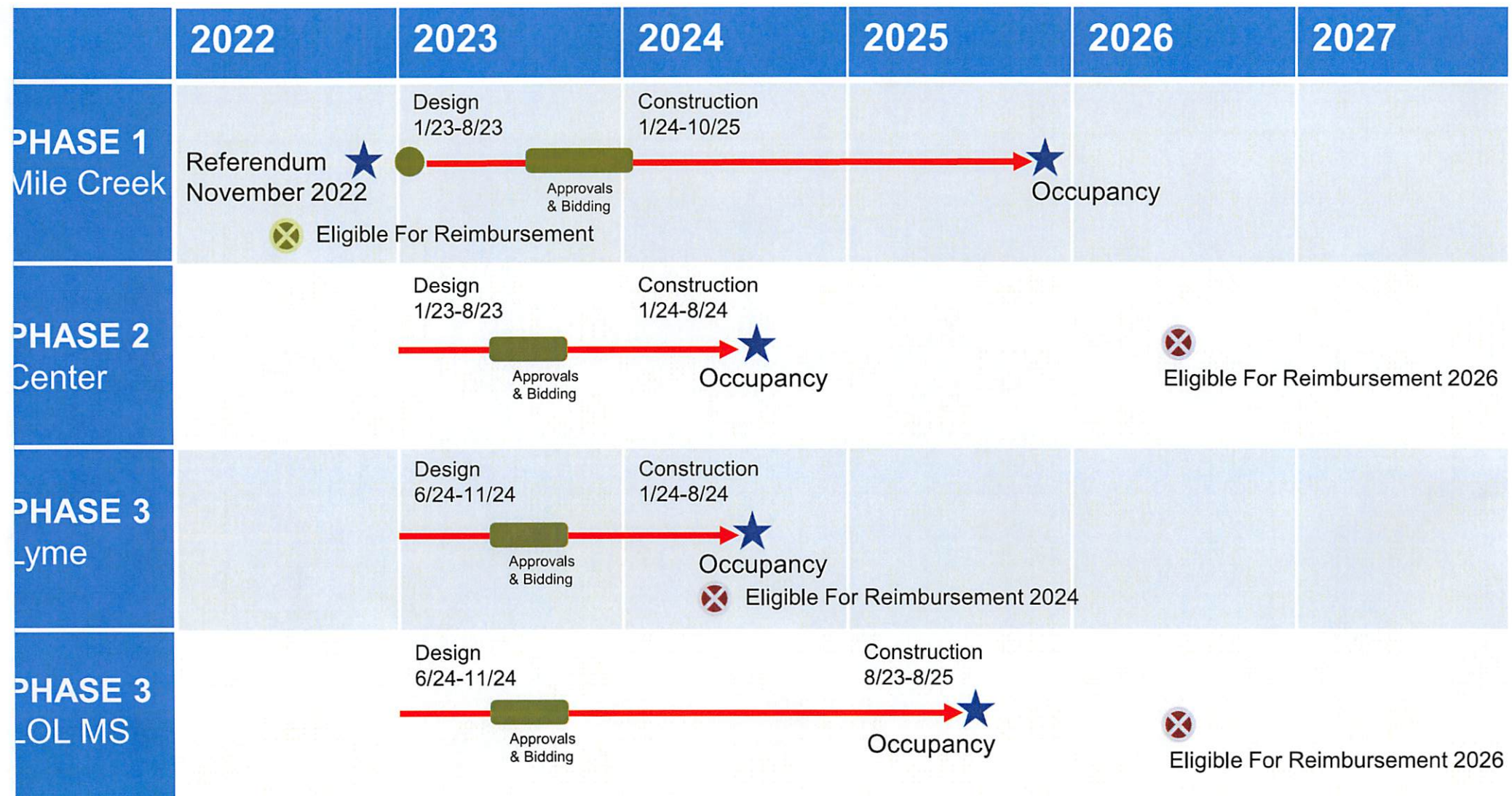
**LYME CONSOLIDATED K-5 GRADES**  
230 @ 100% CAPACITY  
BASE SCOPE WORK ONLY



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



# POTENTIAL SCHEDULE – Option 3A





# Construction Cost Estimate – Option 3A

**Region 18 Schools**  
**Lyme / Old Lyme**  
 Existing Conditions Survey's Dated: August 2021  
 Estimate Date: 03/21/2022



SCHOOL OPTION	OPT #3A									
	Mile Creek Reno as New + Addition	Center School Base	Lyme Consolidated Base	Middle School Base	Totals					
Project Duration	22 mos	9 mos	9 mos	18 mos	58 mos					
Phasing (3 months/ea)	8 phs	3 phs	3 phs	6 phs	20 phs					
Project Start Date	2024	2024	2025	2026						
Renovation (Base Opt)		36,986 sf	39,463 sf	91,139 sf	167,588 sf					
Renovate as New	53,065 sf				53,065 sf					
Addition Area	14,059 sf				14,059 sf					
<b>Total Area</b>	<b>67,124 sf</b>	<b>36,986 sf</b>	<b>39,463 sf</b>	<b>91,139 sf</b>	<b>234,712 sf</b>					
Site Area	350,000 sf	210,000 sf	250,000 sf	370,000 sf	1,180,000 sf					

Description	Amt	Cost / Unit	Amt	Cost / Unit	Amt	Cost / Unit	Amt	Cost / Unit	Amt	Cost / Unit
01 00 00 Project Requirements	\$ 687,500	\$ 31,250 /mo	\$ 281,250	\$ 31,250 /mo	\$ 281,250	\$ 31,250 /mo	\$ 562,500	\$ 31,250 /mo	\$ 1,812,500	\$ 7.72 /sf
01 00 10 Phasing Impact on Trade Cost	\$ 320,000	\$ 40,000 /ph	\$ 120,000	\$ 40,000 /ph	\$ 120,000	\$ 40,000 /ph	\$ 240,000	\$ 40,000 /ph	\$ 800,000	\$ 3.41 /sf
01 00 20 ADA & Code Compliance Allowance	\$ 268,496	\$ 4.00 /sf	\$ 147,944	\$ 4.00 /sf	\$ 157,852	\$ 4.00 /sf	\$ 364,556	\$ 4.00 /sf	\$ 938,848	\$ 4.00 /sf
01 00 30 Security Upgrade Allowance	\$ 201,372	\$ 3.00 /sf	\$ 110,958	\$ 3.00 /sf	\$ 118,389	\$ 3.00 /sf	\$ 273,417	\$ 3.00 /sf	\$ 704,136	\$ 3.00 /sf
01 10 00 Final Cleaning	\$ 67,124	\$ 1.00 /sf	\$ 36,986	\$ 1.00 /sf	\$ 39,463	\$ 1.00 /sf	\$ 91,139	\$ 1.00 /sf	\$ 234,712	\$ 1.00 /sf
02 11 00 Contaminated Soil Excavation		None - Excluded		None - Excluded		None - Excluded		None - Excluded		None - Excluded
02 00 00 Hazardous Components Abatement	\$ 197,065	\$ 3.71 /sf	\$ 56,986	\$ 1.54 /sf	\$ 39,463	\$ 1.00 /sf	\$ 291,139	\$ 3.19 /sf	\$ 584,653	\$ 2.49 /sf
02 41 00 Demolition	\$ 536,592	\$ 8.00 /sf	\$ 194,177	\$ 5.25 /sf	\$ 207,181	\$ 5.25 /sf	\$ 478,480	\$ 5.25 /sf	\$ 1,416,829	\$ 6.04 /sf
02 41 00 Demolition of Portable Classrooms		None - Excluded	\$ 26,260	\$ 0.71 /sf		None - Excluded		None - Excluded	\$ 26,260	\$ 0.11 /sf
03 30 00 Cast-In-Place Concrete	\$ 295,239	\$ 21.00 /sf	\$ 2,500	\$ 0.07 /sf	\$ 2,500	\$ 0.06 /sf		None - Excluded	\$ 300,239	\$ 1.28 /sf
04 20 00 Unit Masonry	\$ 649,922	\$ 9.68 /sf	\$ 87,069	\$ 2.08 /sf	\$ 71,056	\$ 1.55 /sf	\$ 121,489	\$ 1.22 /sf	\$ 929,536	\$ 3.96 /sf
05 12 00 Structural Steel & Misc Metals	\$ 839,397	\$ 12.51 /sf	\$ 75,000	\$ 2.03 /sf	\$ 90,000	\$ 2.28 /sf	\$ 205,000	\$ 2.25 /sf	\$ 1,209,997	\$ 5.16 /sf
06 00 00 Carpentry	\$ 406,100	\$ 6.05 /sf	\$ 110,958	\$ 3.00 /sf	\$ 118,389	\$ 3.00 /sf	\$ 273,417	\$ 3.00 /sf	\$ 908,854	\$ 3.87 /sf
07 50 00 Roofing, Thermal & Moisture Prot.	\$ 719,484	\$ 10.72 /sf	\$ 126,986	\$ 3.43 /sf	\$ 147,463	\$ 3.74 /sf	\$ 325,139	\$ 3.57 /sf	\$ 1,319,072	\$ 5.62 /sf
08 10 19 Doors, Frames & Hardware	\$ 128,500	\$ 1.91 /sf	\$ 12,500	\$ 0.34 /sf	\$ 22,500	\$ 0.57 /sf	\$ 35,000	\$ 0.39 /sf	\$ 198,500	\$ 0.85 /sf
08 41 00 Storefront, Curtainwall & Windows	\$ 378,505	\$ 5.64 /sf	\$ 12,000	\$ 0.32 /sf	\$ 14,000	\$ 0.35 /sf	\$ 61,685	\$ 0.68 /sf	\$ 466,190	\$ 1.99 /sf
09 21 00 Gypsum Board Assembl	\$ 418,599	\$ 6.24 /sf	\$ 92,465	\$ 2.50 /sf	\$ 98,658	\$ 2.50 /sf	\$ 227,848	\$ 2.50 /sf	\$ 837,569	\$ 3.57 /sf
09 30 00 Tile	\$ 24,756	\$ 0.37 /sf		None - Excluded		None - Excluded		None - Excluded	\$ 24,756	\$ 0.11 /sf
09 51 00 Acoustical Ceiling	\$ 439,019	\$ 7.00 /sf	\$ 239,302	\$ 7.00 /sf	\$ 248,941	\$ 7.00 /sf	\$ 584,773	\$ 7.00 /sf	\$ 1,512,035	\$ 6.44 /sf
09 54 00 Flooring	\$ 273,253	\$ 4.07 /sf	\$ 11,096	\$ 0.30 /sf	\$ 11,839	\$ 0.30 /sf	\$ 27,342	\$ 0.30 /sf	\$ 323,529	\$ 1.38 /sf
09 91 00 Painting	\$ 201,372	\$ 3.00 /sf	\$ 92,465	\$ 2.50 /sf	\$ 98,658	\$ 2.50 /sf	\$ 227,848	\$ 2.50 /sf	\$ 620,342	\$ 2.64 /sf
10 11 00 Visual Display	\$ 91,000	\$ 1.36 /sf		None - Excluded		None - Excluded		None - Excluded	\$ 91,000	\$ 0.39 /sf
10 14 00 Signage	\$ 12,000	\$ 0.18 /sf		None - Excluded		None - Excluded		None - Excluded	\$ 12,000	\$ 0.05 /sf
10 21 13 Toilet Compartment & Accessories	\$ 20,700	\$ 0.31 /sf		None - Excluded		None - Excluded		None - Excluded	\$ 20,700	\$ 0.09 /sf
10 44 00 Fire Protection Specialties		None - Excluded		None - Excluded		None - Excluded		None - Excluded		None - Excluded
11 31 00 Residential Appliances		None - Excluded		None - Excluded		None - Excluded		None - Excluded		None - Excluded
11 40 00 Foodservice Equipment	\$ 80,000	\$ 1.15 /sf		None - Excluded		None - Excluded		None - Excluded	\$ 80,000	\$ 0.34 /sf
11 56 00 Athletic Equipment		None - Excluded		None - Excluded		None - Excluded		None - Excluded		None - Excluded
11 90 00 Miscellaneous Equipment	\$ 25,000	\$ 0.37 /sf		None - Excluded		None - Excluded		None - Excluded	\$ 25,000	\$ 0.11 /sf
12 22 00 Window Treatment	\$ 12,000	\$ 0.18 /sf		None - Excluded		None - Excluded		None - Excluded	\$ 12,000	\$ 0.05 /sf
12 35 53 Laboratory Casework		None - Excluded		None - Excluded		None - Excluded		None - Excluded		None - Excluded
12 48 13 Entrance Mats & Frames	\$ 18,870	\$ 0.28 /sf	\$ 9,760	\$ 0.26 /sf	\$ 11,940	\$ 0.30 /sf	\$ 23,580	\$ 0.26 /sf	\$ 64,170	\$ 0.27 /sf
14 20 00 Elevators		None - Excluded		None - Excluded		None - Excluded		None - Excluded		None - Excluded
21 00 00 Fire Protection	\$ 469,868	\$ 7.00 /sf	\$ 73,972	\$ 2.00 /sf	\$ 276,241	\$ 7.00 /sf	\$ 182,278	\$ 2.00 /sf	\$ 1,002,359	\$ 4.27 /sf
22 00 00 Plumbing	\$ 1,141,108	\$ 17.00 /sf		w/ HVAC		w/ HVAC		w/ HVAC	\$ 1,141,108	\$ 4.86 /sf
23 00 00 HVAC	\$ 4,295,936	\$ 64.00 /sf	\$ 1,997,244	\$ 54.00 /sf	\$ 2,407,243	\$ 61.00 /sf	\$ 4,921,506	\$ 54.00 /sf	\$ 13,621,929	\$ 58.04 /sf
26 00 00 Electrical	\$ 1,375,565	\$ 20.49 /sf	\$ 517,804	\$ 14.00 /sf	\$ 394,630	\$ 10.00 /sf	\$ 911,390	\$ 10.00 /sf	\$ 3,199,389	\$ 13.63 /sf
31 00 00 Sitework (Landscaping & Utilities)	\$ 1,032,500	\$ 2.95 /sf	\$ 200,130	\$ 0.95 /sf	\$ 220,000	\$ 0.88 /sf	\$ 201,280	\$ 0.54 /sf	\$ 1,653,910	\$ 7.05
1.5% Combined Estimated Trade Discount										
2% Combined Estimated Trade Discount										
<b>TOTAL TRADE COST</b>	<b>\$ 15,315,288</b>	<b>\$ 228</b>	<b>\$ 4,543,114</b>	<b>\$ 123</b>	<b>\$ 6,093,702</b>	<b>\$ 130</b>	<b>\$ 10,418,188</b>	<b>\$ 115</b>	<b>\$ 35,370,290</b>	<b>\$ 151</b>
10 00% Design & Estimating Contingency	\$ 1,531,529	\$ 22.82 /sf	\$ 454,311	\$ 12.28 /sf	\$ 511,969	\$ 12.97 /sf	\$ 1,047,134	\$ 11.49 /sf	\$ 3,544,943	\$ 15.10
5 00% Construction Contingency	\$ 842,341	\$ 12.55 /sf	\$ 249,871	\$ 6.76 /sf	\$ 281,583	\$ 7.14 /sf	\$ 575,924	\$ 6.32 /sf	\$ 1,949,719	\$ 8.31
6 00% Escalation (Bid Contingency) - 2023	\$ 1,061,349	\$ 15.81 /sf	\$ 314,898	\$ 8.51 /sf	\$ 353,235	\$ 9.95 /sf	\$ 725,664	\$ 7.95 /sf	\$ 2,455,086	\$ 10.46
5 00% Escalation (Bid Contingency) - 2024									\$ -	\$ -
4 00% Escalation (Bid Contingency) - 2025									\$ -	\$ -
3 00% Escalation (Bid Contingency) - 2026									\$ -	\$ -
General Conditions & Staffing	\$ 1,430,727		\$ 424,410		\$ 475,845		\$ 973,249		\$ 3,304,230	\$ 14.08
PreConstruction & Procurement	\$ 97,425		\$ 28,900		\$ 32,402		\$ 66,273		\$ 225,000	\$ 0.96
General Liability Insurance	\$ 162,229		\$ 48,124		\$ 53,990		\$ 110,451		\$ 374,794	\$ 1.60
Builder's Risk Insurance		By Owner		By Owner		By Owner		By Owner		By Owner
0 00% Local Building Permit		N / R		N / R		N / R		N / R		N / R
0 026% State Education Fund	\$ 5,315	\$ 0.08 /sf	\$ 1,577	\$ 0.04 /sf	\$ 1,769	\$ 0.05 /sf	\$ 3,618	\$ 0.04 /sf	\$ 12,278	\$ 0.05
0 80% CM Payment & Performance Bond	\$ 163,570	\$ 2.44 /sf	\$ 48,521	\$ 1.33 /sf	\$ 54,436	\$ 1.39 /sf	\$ 111,364	\$ 1.23 /sf	\$ 377,891	\$ 1.61
2 00% CM Fee	\$ 412,195	\$ 6.14 /sf	\$ 122,723	\$ 3.34 /sf	\$ 137,179	\$ 3.51 /sf	\$ 280,637	\$ 3.11 /sf	\$ 952,285	\$ 4.06
<b>TOTAL CONSTRUCTION COST</b>	<b>\$ 21,021,965</b>	<b>\$ 313</b>	<b>\$ 6,235,939</b>	<b>\$ 170</b>	<b>\$ 6,996,109</b>	<b>\$ 179</b>	<b>\$ 14,312,503</b>	<b>\$ 159</b>	<b>\$ 48,566,516</b>	<b>\$ 207</b>

## PROJECT BREAKDOWN

Site Allowance	\$ 1,653,910
Hazmat & Demo	\$ 2,028,483
MEP&FP Systems	\$18,964,785
Other Trade Cost	\$11,923,112
Construction Phasing	\$ 800,000
GC/CM Cost	\$ 5,248,179
Contingencies	\$ 7,923,073
Escalation	\$ 2,455,086
Project Development	\$ 6,556,709
<b>Total Project Cost</b>	<b>\$57,553,337</b>

Est. Reimbursement	\$ 7,742,937
<b>Net Cost to R#18</b>	<b>\$49,810,400</b>

**Project Development Costs Include**  
 Bonding  
 Hazmat Testing & Monitoring  
 Material Testing  
 FFE & Technology  
 Commissioning  
 Owners Consultants  
 A/E Fees ( Typically 5.5% to 7%)  
 Builders Risk Insurance  
 Permits



# Potential Costs to Region #18

<i>OPTIONS</i>	<i>BASE SCOPE</i>	<i>OPTION 3A</i>
<i>Total Project Budget</i>	\$44,313,868	\$57,533,337
<i>Est. Reimbursement</i>	\$ 836,748	\$ 7,742,937
<b><i>Net Cost to R #18</i></b>	<b><i>\$43,477,120</i></b>	<b><i>\$49,810,400</i></b>

## NOTE

Updated April 20, 2022, Budgets include escalation for one year and construction phasing cost. Anticipated project design to start January 2023.

# Objectives and Next Steps

1. QA&M presents more refined cost estimates for the selected option.
2. BOE selects one option for consideration
3. QA&M/Superintendent will then review that option with OSCG&R
4. Develop Educational Specifications based on selected option.
5. QA&M will then update estimates and develop grant application data for submission by the Superintendent.
6. Possible grant application by June 30<sup>th</sup>, 2022 with fall referendum

