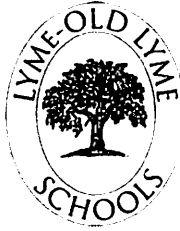


# LYME-OLD LYME SCHOOLS

*Regional School District #18*

*A Private School Experience*



*in a Public School Setting*

## **Special Board of Education Meeting**

May 18, 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 Cavaleri, 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; Ron Turner, Director of Facilities & Technology; Noah Ventola, Assistant Principal of Lyme-Old Lyme Middle School

The meeting was called to order at 6:30 p.m.

### **1. QA+M Update from OSCG&R Meeting**

Rusty Malik of QA+M Architects gave an update on his recent meeting with the Office of School Construction Grants and Review regarding the PK-8 Facilities Study. A copy of his presentation is attached to these minutes for informational purposes.

Mr. Malik reported on Option 3A selected by the Board for further study. Option 3A is base scope work only at Center School, LOLMS and Lyme Consolidated School with Mile Creek being renovated as new along with base scope work.

Mr. Malik reported on the project cost breakdown which totaled \$57,553,337 with an estimated reimbursement of \$9,777,775 for a net cost to the district of \$47,775,562. Mr. Malik noted that there are possible additional savings for HVAC improvements funded by the State. Budgets include escalation for one year and construction phasing costs. Anticipated project design to start January 2023.

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

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Based on questions posed by the Board, Mr. Malik addressed the deadline for HVAC monies, space standards, the increase in reimbursement since his last report to the Board, and priority vs. non-priority project deadlines with priority projects having a deadline for submission to the State by June 30. Mile Creek School would be considered a priority as it is a renovate as new project.

Mr. Malik explained the next steps:

1. Tonight: QA+M presents more updated cost estimates for the selected option.
2. Tonight: BOE approves option for grant application.
3. Future: Develop Educational Specifications based on selected option.
4. Future: QA+M will then update estimates and develop grant application data for submission by the Superintendent.
5. Grant application submitted by June 30, 2022 with fall referendum.

Mr. Malik explained the work involved in the grant application noting the voluminous supporting documents requirement with the application itself approximately 20 pages in length. QA+M will be responsible for the grant application.

Mr. Malik also reported that the district can move forward with this project even though the state has not officially closed the high school project. Mr. Neviasser discussed the importance of starting their work with bonding agents in the event that they go to referendum in the fall.

Discussion followed on the possibility of changing the scope of the project as they are not locked into Option 3A; bond rates vs. interest rates; and what the public would vote on in the fall.

MOTION: Mrs. Shoemaker made a motion, which was seconded by Mrs. Thompson, to authorize QA+M Architects to complete a grant application for Option 3A to the Office of School Construction Grants and Review.

VOTE: the Board voted in favor of the motion with the exception of Mr. Staab who voted against the motion. Motion passed.

Several Board members (Laura Dean-Frazier, Jason Kemp, and Suzanne Thompson) took a tour of Mile Creek School earlier in the day. They reported to the Board their thoughts on the facility.

Mrs. Dean Frazier reported on the space issues at Mile Creek School and how the staff have made adjustments to accommodate their needs. She voiced concern that the projected enrollment increases won't occur and the additional space will not be needed down the road.

Mr. Kemp reported on the space needs that he saw and stated that he did not realize that they are at capacity now at Mile Creek.

Mrs. Thompson voiced concern of possible three to four sections per grade at Mile Creek in the future, the use of the hallway and closets for instruction, the moldy smell in the library, and no dedicated space for Spanish instruction. She stated that she found it unfortunate that a community that values education was utilizing closets, carts, etc., for instructional space. Mrs. Thompson voiced her preference of one classroom too many vs. not enough space. She also voiced support for air conditioning the buildings.

Mr. Wilson voiced concern that they were just hearing about space issues at Mile Creek now. He discussed the option of moving the 5<sup>th</sup> grade to the middle school to accommodate the Mile Creek space issues.

Follow-up discussion centered on the proper means to educate the public on the project, the cost, and the impact to them as taxpayers.

## **2. Participation in State and Federal Grants**

Mr. Neviasser explained that each year the Board is asked to approve application for all state and federal grants. These include those for special education as well as remedial, staff development and other entitlement grants. A single motion authorizes the administration to apply for all that the District is eligible as well as any additional grants deemed appropriate by the Superintendent.

**MOTION:** Ms. Miller made a motion, which was seconded by Dr. Powell St. Louis, to authorize the Superintendent of Schools to apply for, receive and otherwise act as the legal representative of Regional School District No. 18 in connection with the following State and Federal Grants along with any other grants he deems appropriate:

### **Adult Education**

Handicapped Preschool Incentive – Section 619 Education of the Handicapped Act

National School Lunch Program

Open Choice Attendance

Title I Improving Basic Programs

Title II Teacher and Principal Training and Recruiting

Title VI Part B of the Education of the Handicapped Act PL 94-142

Carl D. Perkins

School Transportation

Science and Technology

Investing and Personal Finance

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

## **3. Superintendent Appointment of Designee(s) per Policy 2131.1**

Mr. Neviasser explained that each year the Board is asked to appoint a designee(s) to act in the absence of the Superintendent as necessary. It is useful to have the Board designate two individuals for the rare

occasions when both the Superintendent and Director of Curriculum are unavailable. Mr. Neviasher recommended the Board approve Michelle Dean and Melissa Dougherty as designees for this purpose.

MOTION: Mr. Kemp made a motion, which was seconded by Ms. Miller, to designate Michelle Dean, Director of Curriculum, and Melissa Dougherty, Director of Special Services, as the designees to act in the absence of the Superintendent per Policy 2131.1.

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

4. Superintendent's End of Year review

MOTION: Mrs. Shoemaker made a motion, which was seconded by Mrs. James, to move into executive session for the purpose of discussing the superintendent's evaluation at 7:22 p.m. Mr. Neviasher was invited to attend the executive session.

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

The special meeting adjourned at 7:22 p.m. upon a motion by Mrs. Shoemaker and a second by Mrs. James.

Respectfully submitted,

Suzanne Thompson, Secretary

# Regional School District 18

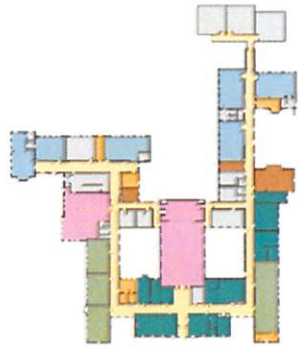
## BOE Meeting

May 18<sup>th</sup>, 2022, Update

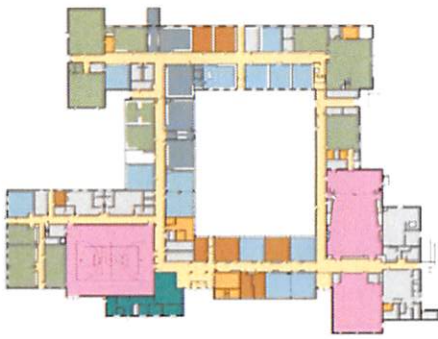




# Option 3A – Base + Mile Creek Renovate as New



**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

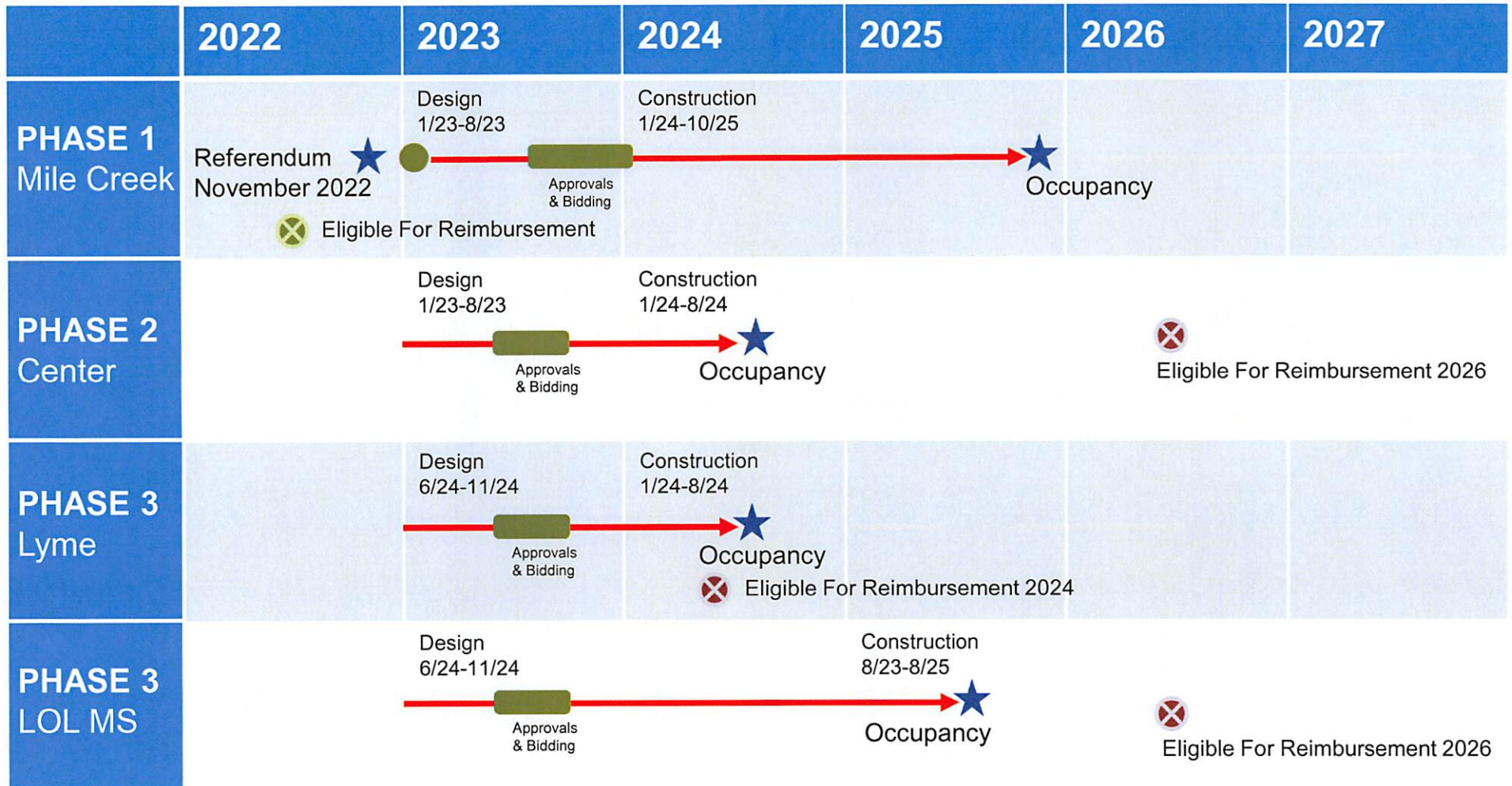


**LYME CONSOLIDATED K-5 GRADES**  
230 @ 100% CAPACITY  
BASE SCOPE WORK ONLY



**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				Totals
	Mill Creek Reno as New + Addition	Center School Base	Lyme Consolidated Base	Middle School Base	
Project Duration	22 mos	9 mos	9 mos	18 mos	68 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	\$ 261,250	\$ 31,250 /mo	\$ 261,250	\$ 31,250 /mo	\$ 562,500	\$ 31,250 /mo	\$ 1,612,500	\$ 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 60 00 Hazardous Components Abatement	\$ 197,065	\$ 3.71 /sf	\$ 56,986	\$ 1.54 /sf	\$ 39,463	\$ 1.00 /sf	\$ 291,139	\$ 3.19 /sf	\$ 564,653	\$ 2.49 /sf
02 41 00 Demolition	\$ 536,992	\$ 8.00 /sf	\$ 194,177	\$ 5.25 /sf	\$ 207,181	\$ 5.25 /sf	\$ 476,480	\$ 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	\$ 839,997	\$ 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	\$ 906,864	\$ 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	\$ 1.81 /sf	\$ 12,500	\$ 0.34 /sf	\$ 22,500	\$ 0.57 /sf	\$ 35,000	\$ 0.38 /sf	\$ 158,500	\$ 0.65 /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 21 00 Tile	\$ 24,756	\$ 0.37 /sf	None - Excluded		None - Excluded		None - Excluded		\$ 24,756	\$ 0.11 /sf
09 51 00 Acoustical Ceiling	\$ 499,019	\$ 7.00 /sf	\$ 239,302	\$ 7.00 /sf	\$ 248,941	\$ 7.00 /sf	\$ 504,773	\$ 7.00 /sf	\$ 1,512,035	\$ 6.44 /sf
09 54 00 Flooring	\$ 273,253	\$ 4.07 /sf	\$ 11,096	\$ 0.30 /sf	\$ 11,639	\$ 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	\$ 1.19 /sf	None - Excluded		None - Excluded		None - Excluded		\$ 80,000	\$ 0.34 /sf
11 66 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	\$ 9,780	\$ 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							\$ 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	\$ 201,260	\$ 0.54 /sf	\$ 1,653,910	\$ 7.05
1.5% Combined Estimated Trade Discount										
2% Combined Estimated Trade Discount	\$ (312,557)		\$ (92,717)		\$ (103,953)		\$ (212,616)		\$ (721,843)	
<b>TOTAL TRADE COST</b>	<b>\$ 15,316,286</b>	<b>\$ 228</b>	<b>\$ 4,543,114</b>	<b>\$ 123</b>	<b>\$ 5,093,702</b>	<b>\$ 130</b>	<b>\$ 10,418,188</b>	<b>\$ 115</b>	<b>\$ 36,370,293</b>	<b>\$ 151</b>
10 00 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 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 00 Escalation (Bid Contingency) - 2023	\$ 1,061,349	\$ 15.81 /sf	\$ 314,838	\$ 8.51 /sf	\$ 353,235	\$ 9.95 /sf	\$ 725,664	\$ 7.96 /sf	\$ 2,455,036	\$ 10.46
5 00 00 Escalation (Bid Contingency) - 2024										
4 00 00 Escalation (Bid Contingency) - 2025										
3 00 00 Escalation (Bid Contingency) - 2026										
General Conditions & Staffing	\$ 1,450,727		\$ 424,410		\$ 475,845		\$ 973,249		\$ 3,304,230	\$ 14.08
Procurement & Procurement	\$ 97,426		\$ 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										
Local Building Permit										
0 025% 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	\$ 377,831	\$ 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>\$ 6,235,839</b>	<b>\$ 170</b>	<b>\$ 6,996,109</b>	<b>\$ 179</b>	<b>\$ 14,312,603</b>	<b>\$ 169</b>	<b>\$ 48,966,516</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	\$ 9,777,775
<b>Net Cost to R#18</b>	<b>\$47,775,562</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

## OPTIONS

*Total Project Budget*

*Est. Reimbursement*

***Net Cost to R #18***

## OPTION 3A

*\$57,533,337*

*\$ 9,777,775*

***\$47,775,562***

## NOTE

Budgets include escalation for one year and construction phasing cost. Anticipated project design to start January 2023.

*There is a potential for additional state reimbursement for the HVAC work*

# Objectives and Next Steps

1. Tonight: QA&M presents more updated cost estimates for the selected option.
2. Tonight: BOE approves option for grant application
3. Future: Develop Educational Specifications based on selected option.
4. Future: QA&M will then update estimates and develop grant application data for submission by the Superintendent.
5. Grant application by June 30<sup>th</sup>, 2022 with fall referendum

