

Bond  
Referendum  
Public Forum  
Fall 2022

## What is the purpose and intent of the proposal?

To appropriate and authorize funds to address the following needs:

- Replacing and repairing heating, ventilation, and air-conditioning systems at Center School, Mile Creek School, Lyme School, and Lyme-Old Lyme Middle School.
- Bringing these same four schools up to current code compliance for accessibility, safety, security, and other building and fire code requirements.
- Adding additional classroom space to Mile Creek School.

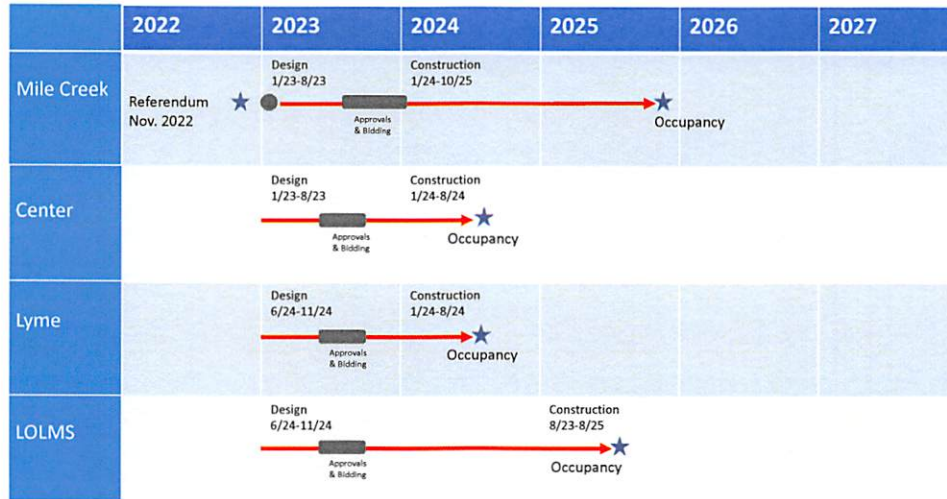
## Building/Site Options Considered

1. Base option - all codes, security, HVAC and building envelope updates (included with all options except option 5)
2. (1) Renovations and additions at LOLMS as a 5 - 8 school
3. (2) Renovate Center School for PK & K plus renovations and additions at LOLMS as a 5 -8 school with BOE and Alt Ed/PG programs
4. (3) Renovations and additions at Mile Creek and Lyme
5. (3A) Renovations and addition at Mile Creek (with renovate as new status)
6. (4) Renovate Center for PK & K plus renovations and additions at LOLMS for grades 6-8 with BOE and Alt Ed/PG Programs (with renovate as new status)
7. (4A) Purchase property for BOE and Alt Ed/PG Programs- no addition to LOLMS
8. (5) New K -5 school at a location to be determined

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



## POTENTIAL SCHEDULE – Option 3A



## ESTIMATED PROJECT COST BREAKDOWN

Site Allowance	\$1,653,910
Hazmat & Demo	\$2,028,483
MEP&FP Systems	\$18,964,785
Other Trade Costs	\$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>Estimated Total Project Budget</b>	<b>\$57,533,337</b>
<b>Estimated State Reimbursement</b>	<b>\$(9,777,775)</b>
<b>Estimated Net Cost to Region #18</b>	<b>\$47,775,562</b>

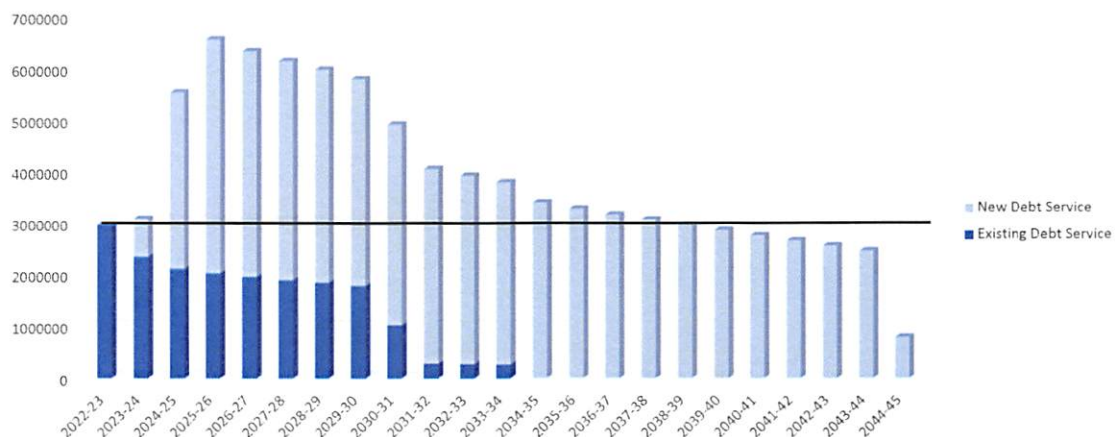
### NOTES:

1. The total estimated cost is a 'not to exceed' number.
2. Budget includes escalation for one year and construction phasing cost. Anticipated project design to start January 2023.
3. There is a potential for additional state reimbursement for the HVAC work, the amount of which is not known at this time.
4. Project Development Costs Include: Bonding, Hazmat Testing & Monitoring, Material Testing, FFE & Technology, Commissioning, Owners Consultants, A/E Fees (~ 5.5-7%), Builders Risk Insurance, Permits

## How might this impact our annual budget?

- We intentionally planned to align possible new debt service beginning in FY23-24 when our current debt service drops by **\$(618,850)**
- Debt service impact will be determined based on amount borrowed, distribution of borrowing, interest rates, and borrowing structure.

SAMPLE DEBT SERVICE SCENARIO USING LEVEL PRINCIPAL  
STRUCTURE & INCLUDING EXISTING DEBT



\*Based on initial bond of \$32,150,000 in August of 2023 at 3.79% and a \$15,630,000 bond in November of 2024 at 4.16%. All bonding information is based on market conditions as of 8/3/2022 and is subject to change.



## HOW MIGHT THIS IMPACT MY TAXES?

Many factors determine the mill rates in each town.

- Town budget increase/ decrease
- School budget increase/ decrease
- Grand list increase/ decrease
- Town financial management decisions
- Grant funding

**Assuming all of those remain as is, and not taking into account the existing debt runoff:**

Taxes on a house in Old Lyme could see an average increase of \$112.43 per year per \$70,000 of assessed value (i.e. \$100,000 of appraised value.)

- Taxes on a house in Lyme could see an average increase of \$87.71 per year per \$70,000 of assessed value (i.e. \$100,000 of appraised value.)

*Note: these estimates are based on the possible total tax liability of the issuance of new debt service. They do not represent the actual tax as that is determined by many factors, including but not limited to, the amount of total debt service in a particular year and how that impacts the school and subsequently the town budgets.*

## VOTING INFORMATION

Polls will be open 6:00 AM to 8:00 PM on November 8. Electors (registered voters) of the Towns of Lyme and Old Lyme and qualified voters who are not electors of each town are entitled to vote. A qualified voter who is not an elector is any citizen of the United States of the age of 18 years or more who, jointly or severally, is liable to the Town of Lyme or Town of Old Lyme for taxes assessed against him or her of not less than \$1,000 on the last completed grand list of the Town, or who would be so liable if not entitled to an exemption under subdivision (17), (19), (22), (25) or (26) of Section 12-81 of the Connecticut General Statutes, and is not an elector (registered voter) of the Towns of Lyme or Old Lyme.

### **Old Lyme**

Electors (registered voters):

Lyme-Old Lyme Middle School Gym

Qualified voters who are not electors:

Lyme-Old Lyme Middle School Cafeteria

### **Lyme**

Electors (registered voters):

Town Hall

Qualified voters who are not electors:

Lyme Public Library

*Note: Electors and qualified voters are prohibited by law (CGS §9-360) from voting twice in the same election/referendum.*

## QUESTION

Shall the resolution appropriating and authorizing bonds in the amount of \$57,555,000, of which it is expected that an estimated \$9,775,000 shall be reimbursed by the State of Connecticut, for the planning, design, demolition, construction, renovation, equipping and furnishing of Mile Creek School, Center School, Lyme Consolidated School and Lyme-Old Lyme Middle School and related costs, be approved?

YES \_\_\_\_\_

NO \_\_\_\_\_

## Next Steps?

### Referendum is approved

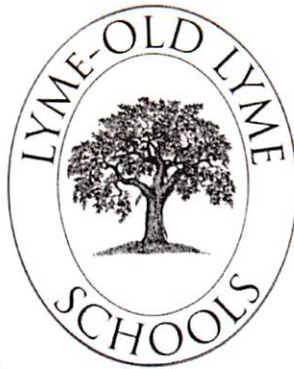
- The BOE will begin the competitive bidding process for an architectural firm to begin designing the project.
- The BOE will form a building committee to manage the project.
- Estimated debt service impact will be included in the annual BOE budget.
- HVAC grant application will be submitted by December 2022.

### Referendum is not approved

- The BOE will review their options to address the facilities issues at the four schools.
- This may involve a different proposal to be brought to referendum.
- Schools will not be eligible again for "renovate as new" status until November 2023 requiring submission of new grant applications.



Visit: [www.region18.org](http://www.region18.org) and look for the "Referendum" tab at the top of the home page.



Email: [referendum@region18.org](mailto:referendum@region18.org)

Call: 860-434-7238



Questions?

