

***THESE MINUTES ARE SUBJECT TO BOARD APPROVAL AT THE NEXT***  
**REGIONAL SCHOOL DISTRICT NO. 4 Board of Education Regular Meeting**  
**Valley Regional High School Media Center**  
**January 4, 2024 at 6:00pm**

A regular meeting of the Regional School District No. 4 Board of Education was held on Thursday, January 4, 2024 at 6:00pm in the Valley Regional High School Media Center.

**CALL TO ORDER**

The meeting was called to order at 6:03pm.

**VERBAL ROLL CALL**

**Region 4 BOE**

Lol Fearon  
John Stack  
Richard Strauss  
Jennifer Clark  
Kate Sandmann  
Jane Cavanaugh  
Rick Daniels  
Lon Seidman  
**Absent:** Alex Silva

**Administration**

Brian White  
Bob Grissom  
Sarah Brzozowy  
Mike Barile  
Melissa Morgan-Hostetler

Also in attendance: QA+M, Rusty Malik and Carson Collier; Arcadis Kelly Nelli and Jack Butkus. Board Clerk Kelley Frazier.

**PUBLIC COMMENT**

No Comment

**CONSENT AGENDA**

On motion duly made and seconded the Region 4 Board of Education **VOTED** to approve the minutes of the Special Informational Meeting of October 30, 2023, the Special Meeting of October 30, 2023, the Regular Meeting of November 2, 2023, the Special Meeting of November 6, 2023, the Special Meeting of November 8, 2023, the Special Meeting of November 29, 2023, the Special Meeting of December 7, 2023 and the accounts payable report as presented.

**REPORTS AND OTHER ITEMS**

**Region 4 Student Representatives Report**

**Middle School Student Representatives**

Students from John Winthrop Middle School gave the update.

**VRHS Seniors**

Mr. Barile gave an update of events happening at Valley Regional.

**R4 Teacher Update**

No Report.

**Superintendent's Report**

**District Update/Information and Communication**

No report.

## **Assistant Superintendent's Report**

### **General Update**

No Report.

### **Financial Status Report**

#### **Financial Status Update**

##### **Current Year to Date Financial Status Update**

All financial obligations are expected to be met. This report was prepared as of December 21, 2023. The committed balance is 96% of the budget. Property services is expected to be over budget for repairs and maintenance at John Winthrop. This is a projection of expectations of year end numbers. Work is being done to control expenses. Legal services also have a deficit. This is also pertains to services for the John Winthrop mold issue.

##### **Cafeteria Fund Update**

This report is through November 2023. Participation rate is 45-50%. Final bills and installations of equipment is being finalized. The cash balance is \$213,293.

##### **Medical Reserve Tracking**

Reporting is through November 2023. Revenue and expense were discussed. Higher claims have been seen in recent months. This will continue to be monitored. The insurance consultant will be attending a Joint Meeting in the near future. He will discuss long term strategies.

##### **Grants Update**

No Update.

##### **Capital Reserve Update**

The Fund Balance is \$684,373.

##### **JWMS Expenditure Update**

Mr. Grissom distributed a handout with year to date numbers. Discussion held regarding the expense numbers and how this affects the current budget. There may be unanticipated expenses. The public and towns need to be aware of the expenses that are being incurred and what to expect. The security project was discussed.

##### **Discussion and possible VOTE to approve transfers as presented**

Upon a motion duly made and seconded the Region 4 Board of Education unanimously **VOTED** to approve the transfer as presented by the Director of Finance.

##### **BOE Treasurer Report**

No report.

## **PRINCIPAL'S REPORT**

### **M. Morgan-Hostetler – JWMS**

No report.

### **M. Barile - VRHS**

No report.

## **OTHER ITEMS**

### **JWMS Root Cause Analysis Report**

QA+M, Arcadis

An update was given regarding the remediation analysis. An evaluation of the current situation in this school was discussed. The A/C system, insulation, walls, windows and doors were looked at as well as the roof. Thermal scans were done for heat loss in the building. Existing conditions were presented as well as short term and long term solutions. Possible funding options and possible reimbursements from the state were also discussed. The timeline for each option was presented. Board members asked questions. The Department of Education will respond to the Board if a concrete plan is presented. Discussion ensued regarding what options are viable. It was suggested that the public be involved in this process to give feedback. Education of the public is important, but will take time. March may be too soon to go to referendum. Mr. Fearon proposed separating the need to do a temporary solution from the final solution so that the Board can act now on the temporary solution. It was suggested that the Board act now to get more permanent classrooms. March is too soon to educate and get support for a long term proposal. The Board would like to understand a moisture management program. This information needs to be received in the next two weeks. A long term solution should not be made under duress. A joint Region 4 faculty meeting will be held with the administration and staff for the needs for the rest of the year and for next year, if needed. The premise has been to seek a solution to put students back in the building as soon as possible. The discussion tonight has given more things to consider. Difficult questions need to be answered that will have long term impact. Members would like to hear more about Option 6 which is building out the high school to accommodate John Winthrop students.

### **Discussion and Possible VOTE to add any action items, as needed, or to direct the Superintendent with respect to JWMS related items.**

No additional comments.

### **Committee Reports**

#### **Curriculum**

IB curriculum is being discussed.

#### **Finance**

No comment

#### **Policy**

No comment

### **Other Committee Reports**

#### **Supervision District Committee Updates**

Budget workshops have begun.

### **Discussion Regarding any Pending Policy for all BOE's**

None for this evening.

## **PUBLIC COMMENT**

Laura Traver, the music teacher from JW, feels educating the public is necessary. Bringing 7-8 grade to Valley is a concern because of shared spaces and a better plan for these activities needs to be developed. The long term health of this building needs to be reviewed.

Kate Schumann, a Chester resident, believes in the long term solution. Parents want to know what the environment will be next year. The teachers have been amazing but exploratories have suffered and parents want to be able to decide where to send their kids next year.

Rebecca Ingmundson, a teacher for 18 years at John Winthrop encourages the Board to keep the trailers which are being used for random meetings. This is not a moisture issue that occurred this year. The humidity has not been easily controlled for many years. She would like to get things out of the school but would like to have input as to what is valued by staff so that money is not spent on cleaning items not needed.

## **EXECUTIVE SESSION – NEGOTIATIONS**

Discussion was held on whether executive session is needed. The process of opening bids and the details may be considered privileged information. Some members felt that vendors do not have an expectation of privacy and that all bids should be discussed outside of executive session. The administration could get clarity from the school attorney. The Board agreed that Executive Session is not needed at this time and bids were reviewed in public session.

### **Action Items**

**Discussion and possible VOTE to approve the recommended firm's bid for OPM for Reconstruction of athletic fields at Valley Regional High School and John Winthrop Middle School and to direct the Superintendent or his designee to engage in contract negotiations.**

The condition of the fields needs to be addressed. This consists of several large projects. The municipal advisor needs to be secured so work can be executed. The needs of a service provider to design and construct the fields was discussed. A community stakeholder committee was engaged to develop this RFP. The timeline and bid information were discussed.

Upon a motion duly made and seconded the Region 4 Board of Education **VOTED 7 – 1 (NO-Daniels)** to approve Arcadis to serve as OPM for reconstruction of athletic fields at Valley Regional High School and John Winthrop Middle School and to direct the Superintendent or his designee to engage in contract negotiations.

**Discussion and possible VOTE to approve the recommended firm's emergency bid for mold remediation services for John Winthrop Middle School for the removal and cleaning of items and to direct the Superintendent, or his designee, to engage in contract negotiations.**

Professional services to clean and remove critical items from John Winthrop was discussed. Thresholds were also considered for items. This work could be executed as early as next Tuesday. Local labor will be relied upon for some work. An addendum was sent to the three vendors who responded to the remediation RFP. One vendor responded. Serve Pro from Bloomfield submitted a response. Their cost is \$66,743.49. Details of the bid were discussed. Mr. Daniels would like the administration to consider where the items land and the logistics of moving the items and returning the items back to staff.

Upon a motion duly made and seconded the Region 4 Board of Education unanimously **VOTED** to approve Serve Pro of Bloomfield's emergency bid for mold remediation services for John Winthrop Middle School for the removal and cleaning of items and to direct the Superintendent, or his designee, to engage in contract negotiations.

A special meeting was also suggested for Wednesday January 10, 2024 at Noon.

#### **FUTURE AGENDA ITEMS**

- Region 4 BOE Budget Workshops Jan 24, Feb 7, Mar 4, 2024 @ 6:00pm.
- Joint BOE Meeting Thursday, February 22, 2024 @ 6:30 pm
- Regular Region 4 BOE Meeting Thursday, March 7, 2024 @ 6:00pm

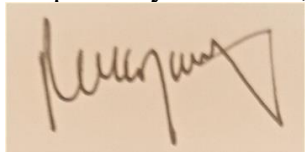
#### **ADJOURNMENT**

On motion duly made and seconded the Region 4 Board of Education unanimously **VOTED** to adjourn at 9:57 p.m.

Respectfully Submitted,

Kelley Frazier Clerk

Respectfully submitted,

A handwritten signature in brown ink on a light brown rectangular background. The signature is cursive and appears to read "Kelley Frazier".

Secretary  
Regional District #4 Board of Education

Regional School District 4  
Summary of JWMS Moisture Mold Expenditures  
FY 2023-2024 Year-to-Date Report as of 12.28.2023

Object		Account Description	Vendor	2023-2024 Actual Expense YTD	2023-2024 Encumbrances	2023-2024 Available
<b>OBJECT 300 - PURCHASED &amp; TECHNICAL SERVICES:</b>						
5340	2310	Board of Education Legal	Shipman & Goodwin	42,641	-	42,641
5340	2600	Plant Services	Town of Deep River (Constables)	264	-	264
<b>TOTAL PURCHASED &amp; TECHNICAL SERVICES</b>				<b>42,905</b>	<b>-</b>	<b>42,905</b>
<b>OBJECT 400 - PURCHASED PROPERTY SERVICES:</b>						
5430	2600	<u>Repairs &amp; Maintenance - Plant Operations</u>				
			Arcadis	10,611	29,389	40,000
			Eastern Analytical Labs	312	-	312
			EnviroMed Services	139,421	15,438	154,859
			GDL Services	1,515	23,835	25,350
			KMK Insulation	9,240	-	9,240
			QA+M Architects	20,763	54,237	75,000
			ServePro of Bloomfield	28,976	-	28,976
			Eagle Leasing Company	4,943	12,858	17,801
			Victor Rooter	270	-	270
		<b>TOTAL REPAIRS &amp; MAINTENANCE</b>		<b>216,052</b>	<b>135,756</b>	<b>351,807</b>
5440	1207	Technology Devices	Trafera (Chromebooks)	16,750	-	16,750
<b>TOTAL PURCHASED PROPERTY SERVICES</b>				<b>232,802</b>	<b>135,756</b>	<b>368,557</b>
<b>OBJECT 500 - OTHER PURCHASED SERVICES:</b>						
5516	2901	Athletic Transportation	First Student (Daily Shuttle to JW Fields)	1,210	-	1,210
5540	2310	Advertising	Valley Courier, Hartford Courant, NH Register	351	-	351
<b>TOTAL OTHER PURCHASED SERVICES</b>				<b>1,561</b>	<b>-</b>	<b>1,561</b>
<b>OBJECT 600 - SUPPLIES:</b>						
5610	2310	General Office Supplies	Amazon, WB Mason	5,657	-	5,657
5611	1109	Music Supplies	Stewart's Music	5,327	-	5,327
<b>TOTAL SUPPLIES</b>				<b>10,984</b>	<b>-</b>	<b>10,984</b>
<b>OBJECT 800 - OTHER OBJECTS:</b>						
5810	2600	Plant Operations Dues & Fees	Town of Deep River (Building Permit)	970	-	970
<b>TOTAL OTHER OBJECTS</b>				<b>970</b>	<b>-</b>	<b>970</b>
		<b>TOTAL EXPENDITURES</b>		<b>289,222</b>	<b>135,756</b>	<b>424,978</b>

Region 4 Budget Transfer Request

FY2024

Date: 1/4/2024

From	Acct Name	Amount	To	Acct Name	Amount
4151008-5830	DEBT SERVICE INTEREST - JW	\$ (50,000.00)	4126004-5430	PLANT OPERATIONS - JW	\$ 234,698.00
4151009-5930	DEBT SERVICE PRINCIPAL - JW	\$ (95,200.00)			
4226001-5115	CUSTODIAL SALARY - VR	\$ (28,095.00)			
4112151-5119	PARA EDUCATOR SALARY - JW	\$ (28,491.00)			
4211161-5119	PARA EDUCATOR SALARY - VR	\$ (32,912.00)			
		\$ (234,698.00)		TOTAL	\$ 234,698.00

Description:

To fund excessive and unbudgeted costs incurred by the District in connection with the JWMS moisture intrusion and resulting mold event, which began in August 2023 and continued throughout the year. This transfer is intended to cover the costs incurred through December 2023, as well as the known encumbrances as of this date for the ongoing recovery and remediation efforts.

Funds taken from the Debt Service JW lines were intended to cover interest and principal payments on the JWMS Security Project financing arrangement which will not occur this year due to the recent issues within the school; therefore, no impact on the schools.

Funds taken from the Custodial and Para Salary lines are presently available without an anticipated need, due to ongoing vacancies in these positions during this school year. The funds being transferred ONLY represent the amounts that have not been utilized to date during the actual vacancy period, and assume those positions may still be filled this school year.

Robert Grissom  
Requested by:

1/4/2024  
Date

Approved by:

Date

Posted by:

Date



# Regional District #4 – Essex, Deep River, Chester Facility & Mold Remediation Study

BOE & BC Presentation | January 4, 2024





# PROJECT GOALS

## OBJECTIVES:

1. Evaluate the existing conditions at John Winthrop Middle School to determine the cause of the mold and poor indoor air quality.
2. Develop a responsible long-term solution that minimizes disruption to education.
3. Provide cost effective options that maximize state reimbursement for the Region 4 community.



# PROJECT APPROACH

## A - EVALUATE EXISTING CONDITIONS

- ❖ THE HVAC SYSTEM
- ❖ BUILDING ENVELOPE – DOORS, WINDOWS & WALLS
- ❖ BUILDING ENVELOPE – ROOF
- ❖ HEAT LOSS ANALYSIS – THERMAL SCANS

## B - DEVELOP OPTIONS

- ❖ TEMPORARY SOLUTIONS FOR EARLY STUDENT RE-ENTRY
- ❖ SHORT TERM SOLUTIONS
- ❖ LONG TERM SOLUTIONS
- ❖ UPDATE CODES & ADA

## C - ESTIMATED COST AND SCHEDULE

- ❖ FUNDING & STATE GRANT APPLICATION
- ❖ MAXIMIZE STATE REIMBURSEMENT
- ❖ ESTABLISH SAFE & RESPONSIBLE OCCUPANCY





# State OSCGR Project – AREA CALCULATIONS



## DEPARTMENT OF ADMINISTRATIVE SERVICES (DAS) Office of School Construction Grants & Review (OSCG&R)

### PROJECT TYPE LIST

#### FORM SCG-002

The following list indicates the Project Types available for grant reimbursement:

- A – alteration of existing facility
- AA – asbestos abatement
- CV – code violation
  - CW – contaminated water
- E/A – combined extension & alteration (existing site)
  - E – extension (existing site)
- EC – energy conservation
- EM – emergency repairs
- FC – fire code
- HC – handicapped codes
- IAQ – indoor air quality
- LA – lead abatement
- N – new construction (new site)
  - O – outdoor athletic facilities
  - OT – oil tank replacement
  - P – purchases of facility and/or site
  - PF – facility purchase
  - PS – site acquisition
  - RE – relocatable classrooms
  - RR – roof replacement
- RNV – renovation
  - Replacement - within new areas of an existing school property and/or site improvements (existing site)
- SD – sewage disposal
- SI – site improvement
- THSS – technical high school system project
- VE – Vo-Ag equipment purchase

## MAXIMIZE STATE REIMBURSEMENT FOR LOWEST NET COST TO REGION 4

Project Number		TBD											
School Name		John Winthrop Middle school											
LEA Name		Regional District 4											
LEA CODE:													
SPACE STANDARDS WORKSHEET													
This worksheet should be completed and submitted with the application for any N (new), E (extension), A (alteration, or RNV (renovation) project, or combination.													
State Standard Space Specifications													
Grades													
Projected Enrollment	Pre-K & K	1	2	3	4	5	6	7	8	9	10	11	12
0 - 350	124	124	124	124	124	156	156	180	180	180	194	194	194
351 - 750	120	120	120	120	120	152	152	176	176	176	190	190	190
751 - 1500	116	116	116	116	116	148	148	170	170	170	184	184	184
Over 1500	112	112	112	112	112	142	142	164	164	164	178	178	178

**Steps for completing Section 1:**

1. In the field labeled "Projected Enrollment," enter your school's highest projected 8 year enrollment.
2. Select "Yes" for each grade served or to be served in your school.
3. Answer whether there is 1% additional space claimed for HVAC.
4. Enter the existing square footage of your school constructed before 1959 remaining in completed project.
5. Enter the square footage of the school built 1959 or later, as of the completion of construction.
6. Note that all square foot calculations are measured to inside face of exterior walls.

**Section 1.**

Highest Projected Enrollment: \_\_\_\_\_

Pre-K and/or Kindergarten: \_\_\_\_\_

**SPACE STANDARDS**

Allowable Area per Student – 180 SF

Allowable Building Area = 180 x 221 ( Max Enrollment ) = 39,780

Existing Area 129,600 SF

Proposed Addition 0 SF

**Total Building Area 129,600 SF**

**Credit For Pre 1959 Construction 0 SF**

**Area Over Allowable 89,820 SF**

**IMPACT ON REIMBURSEMENT RATE 14.69%**

**Section 3.**

**ESTIMATED COST \$0 M**

**2024 REIMBURSEMENT RATE 47.86%**

**ESTIMATED STATE FUNDING \$0 M – TBD depending on Option**

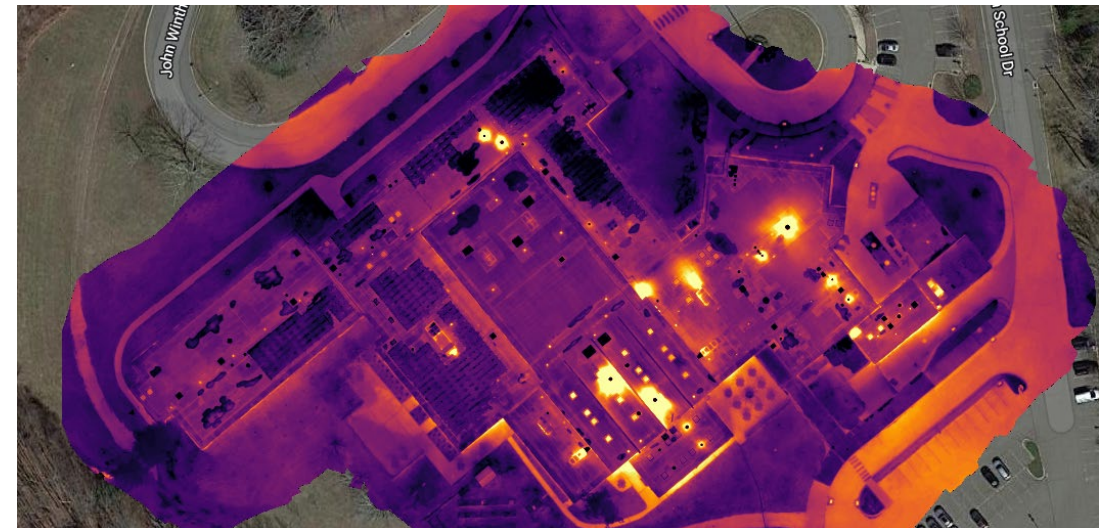
**NET COST TO REGION 4 = \$0 M**

If line 2(e) is greater than line 3(e), divide line 2(e) by line 3(e) 0.00% \*

\*This factor will be used to reduce total eligible costs because of space in excess of the maximum eligible for reimbursement. If a project exceeds the standards solely as the result of extraordinary programmatic requirements, the superintendent may submit a request to the Commissioner for a waiver. A detailed list of space allocations for all extraordinary programs with explanations must be included with the request.



# EXISTING CONDITIONS OVERVIEW





# EXISTING CONDITIONS- HVAC Systems

## KEY ISSUES

- ❖ Inadequate / Improper HVAC System Insulation
- ❖ MEP System Controls
- ❖ Failed VAV Actuators
- ❖ Unit Ventilators



IMPROPER PIPE INSULATION



IMPROPER PIPE INSULATION



FAILED UNIT VENTILATOR ACTUATOR



IMPROPER PIPE INSULATION



FAILED VAV ACTUATOR



RUST AND CONDENSATION ON DIFFUSER



# EXISTING CONDITIONS – Windows & Masonry

## KEY ISSUES

- Moisture & Air Infiltration
- Single Glazed Windows
- Improper Opening Seals
- Heat Loss
- Building Settling & Expansion Control



Missing Sealant



Broken Single Glazed Windows



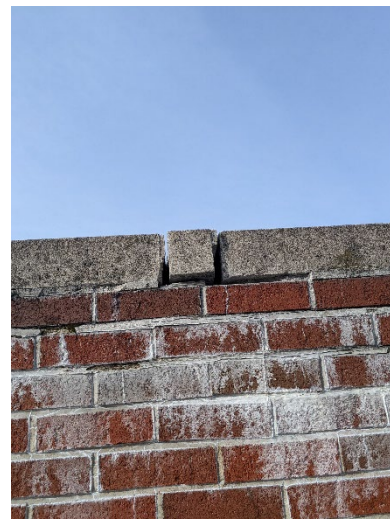
Inward Sloping Windowsills



Cracking Masonry



Window Header Heat Loss



Failed Mortar Joints



Skylight Condensation Build Up



Cracked Foundation Wall



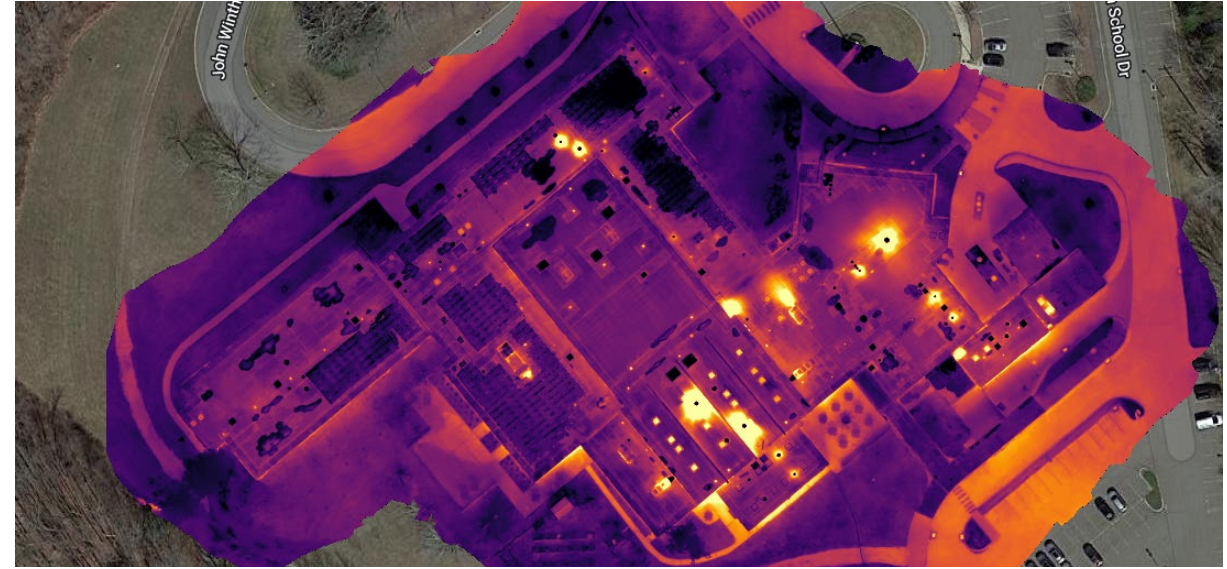
Missing Sealant & Wet Insulation



# EXISTING CONDITIONS - ROOF

## Key Issues

- Failing Areas Of Roof Membrane
- Ponding Water/ Improperly Sloped Insulation
- Solar Panel Installation
- Improper Roof Flashing
- Organic Growth on Roof Membrane



Roof Thermal Scan



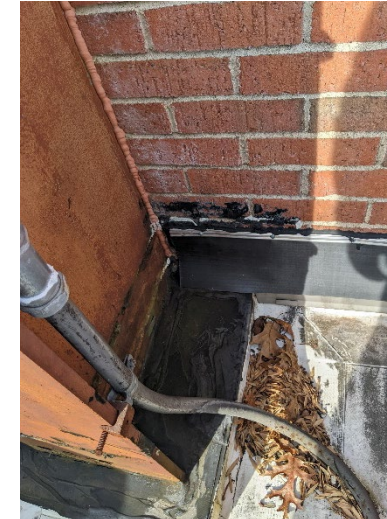
Water/ Debris Under Solar Panels



Ponding Water



Failed Roof Membrane/ Ponding



Improper Roof Flashing



Failed Roof Membrane



# ROOT CAUSE ANALYSIS - Findings

## Root Causes of Mold Propagation:

### ITEM #1: MOLD GROWTH ON PIPE INSULATION

- Elevated Building Humidity Levels

### ITEM #2: OVERALL TIGHTNESS OF BUILDING ENVELOPE

- Excessive Air Infiltration
- Deteriorating Roofing Systems





# ENVIRONMENTAL REMEDIATION RECOMMENDATIONS

# JWMS MOLD REMEDIATION- When Safe to Reoccupy?

## INDUSTRY STANDARDS:

- Regulatory agencies have not codified permissible mold exposure levels. It is a difficult task with multiple mold types with varying toxicities and variability in allergic thresholds for individuals.
- But, schools and homeowner insurance claims and the construction industry need some standard to hold the cleanup contractor to and to communicate to the occupant.
- So, Certified Mold Assessors have to set the Standard of Care.
- There is variability in the Standard of Care between Certified Assessors.
- **The Client has input on setting the Standard of Care for an individual Project.**

## ENVIROMED STANDARD OF CARE ELEMENTS

### 1. Visual Cleanliness:

Visible dust and mold growth has been cleaned from the area to the satisfaction of 3rd party hygienist.

### 2. Spores in Air:

Outdoor airborne spore levels are compared to the indoor airborne spore count in the area, indoor spore count < outdoor spore count.

### 3. Spores on Surfaces:

Tape lift surface samples are taken from surfaces in the area, the lab result must indicate rare, or none spore count on the sample of any mold type, and the spore count must be 0 for *Stachybotrys- the toxic mold* this project is targeting at JWMS.

# OPTIONS, SCHEDULES & COST ESTIMATES

- OPTION ONE** – Temporary Measures
- OPTION TWO** – Short Term Solution
- OPTION THREE** – Building Envelope
- OPTION FOUR** - Building Envelope & HVAC
- OPTION FIVE** – Renovate As New

## PROJECT GOALS

❖ MINIMIZE DISRUPTION TO EDUCATION	YES/NO
❖ MAINTAIN SAFETY & SECURITY	YES/NO
❖ MEET LONG TERM IAQ GOALS	YES/NO
❖ MEET ASHRAE VENTILATION STANDARDS	YES/NO
❖ MEET HIGH PERFORMANCE STANDARDS	YES/NO
❖ MEET ALL BUILDING & FIRE CODES	YES/NO
❖ PROVIDE A FULLY ACCESSIBLE FACILITY	YES/NO
❖ PROVIDE A COST-EFFECTIVE SOLUTION	YES/NO
❖ STATE REIMBURSEMENT	YES/NO
❖ STUDENT OCCUPANCY	MONTH/YEAR



# OPTION 1 – Temporary Measure

## WORK INCLUDED IN OPTION:

- Remove insulation & ceilings
- Abate mold and clean entire school
- Install new insulation and repair piping infrastructure as needed
- Install new ceilings
- Touchup and repair any damage

## AREAS OF CONCERN:

- Does **NOT** address all root cause concerns
- Potential for future mold propagation due to lack of humidity control
- Ongoing Air Quality Testing Expenditures and related cost
- State Reimbursement impact on future projects

## PROJECT GOALS

❖ MINIMIZE DISRUPTION TO EDUCATION	YES
❖ MAINTAIN SAFETY & SECURITY	YES
❖ MEET LONG TERM IAQ GOALS	NO
❖ MEET ASHRAE VENTILATION STANDARDS	NO
❖ MEET HIGH PERFORMANCE STANDARDS	NO
❖ MEET ALL BUILDING & FIRE CODES	NO
❖ PROVIDE A FULLY ACCESSIBLE FACILITY	N/A
❖ PROVIDE A COST-EFFECTIVE SOLUTION	YES
❖ STATE REIMBURSEMENT	TBD
❖ STUDENT OCCUPANCY	SEPTEMBER 24'





# OPTION 1 – Temporary Measure

## PRELIMINARY PROJECT BUDGET ESTIMATE

Building Addition	N/A
Major Renovations	N/A
Moderate Renovations – New HVAC System	N/A
Minor Renovations – Insulation & Ceilings	\$1,485,000
Window Replacement	N/A
Roof Replacement	N/A
Code & ADA Update **	N/A
Site Allowance	N/A
Demolition & Hazmat / Mold Removal	\$1,000,000
GC Construction General Conditions / Repairs	\$ 824,350
<b>Total Construction Hard Cost</b>	<b>\$3,309,350</b>
 Project Development 17.5%	 \$ 695,000
Design & Owner Construction Contingencies 15%	\$ 496,500
Escalation 2.5% (5% Per Year to Construction Midpoint)	\$ 82,500
 <b>Total Project Budget Estimate</b>	 <b>\$4,568,350</b>
 Potential State Reimbursement	 \$ 0
<b>Net Project Cost to Region 4*</b>	<b>\$4,568,350</b>

## WORK INCLUDED IN OPTION 1

- **INCLUDES**
  - Removal & Reinstallation of Ceiling Tiles
  - Removal & Reinstallation of Pipe Insulation
  - Cleaning of Visible Surface Mold
  - Misc. Pipe Repairs
  - Environmental Testing
- **EXCLUDES:**
  - HVAC System Repairs
  - Roof Replacement Etc.
  - Window Replacement

## COST CONSIDERATIONS

\* Projects with construction cost over \$2 Million must meet High Performance Building Energy Standards to qualify for STATE REIMBURSEMENT

\*\*AHJ May require Code & ADA Update

# OPTION 2 – Short Term Solution

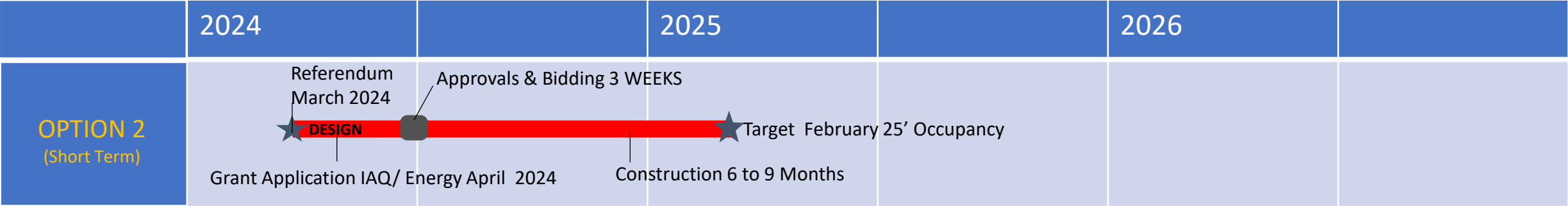
## WORK INCLUDED IN OPTION:

- Remove insulation & ceilings
- Abate mold and clean entire school
- Install new insulation and repair piping infrastructure as needed
- Install new ceilings
- Touchup and repair any damage
- **Remove & Replace Windows**
- **PCB Abatement at the Windows**

## AREAS OF CONCERN:

- Does **NOT** address all root cause concerns
- Potential for future mold propagation due to lack of Humidity control
- Ongoing Air Quality Testing Expenditures and related cost
- State Reimbursement impact on future projects

PROJECT GOALS	
❖ MINIMIZE DISRUPTION TO EDUCATION	YES
❖ MAINTAIN SAFETY & SECURITY	YES
❖ MEET LONG TERM IAQ GOALS	NO
❖ MEET ASHRAE VENTILATION STANDARDS	NO
❖ MEET HIGH PERFORMANCE STANDARDS	NO
❖ MEET ALL BUILDING & FIRE CODES	NO
❖ PROVIDE A FULLY ACCESSIBLE FACILITY	N/A
❖ PROVIDE A COST-EFFECTIVE SOLUTION	YES
❖ STATE REIMBURSEMENT	TBD
❖ STUDENT OCCUPANCY	FEBRUARY 25'



# OPTION 2 – Short Term Solution

## PRELIMINARY PROJECT BUDGET ESTIMATE

Building Addition	N/A
Major Renovations	N/A
Moderate Renovations – New HVAC System	N/A
Minor Renovations – Insulation & Ceilings	\$1,485,000
Window Replacement	\$ 970,000
Roof Replacement	N/A
Code & ADA Update **	N/A
Site Allowance	N/A
Demolition & Hazmat / Mold & PCB Removal	\$2,000,000
GC Construction General Conditions / Repairs	\$1,661,550
Total Construction Hard Cost	\$6,116,550
Project Development 17.5%	\$1,285,000
Design & Owner Construction Contingencies 15%	\$ 917,500
Escalation 3.5% (5% Per Year to Construction Midpoint)	\$ 214,000
Total Project Budget Estimate	\$8,533,050
Potential State Reimbursement	\$ 0 *
Net Project Cost to Region 4	\$8,533,050

## WORK INCLUDED IN OPTION 2

- INCLUDES
  - Option 1 scope of work
  - Window PCB Abatement
  - Demo & replacement of window and door assemblies
- EXCLUDES:
  - MEP System Replacement
  - Roofing Repairs/ Replacement
  - Masonry Repairs/ Repointing

## COST CONSIDERATIONS

\*Projects with construction cost over \$2 Million must meet High Performance Building Energy Standards to qualify for STATE REIMBURSEMENT

\*\*AHJ May require Code & ADA Update

# OPTION 3 – Building Envelope

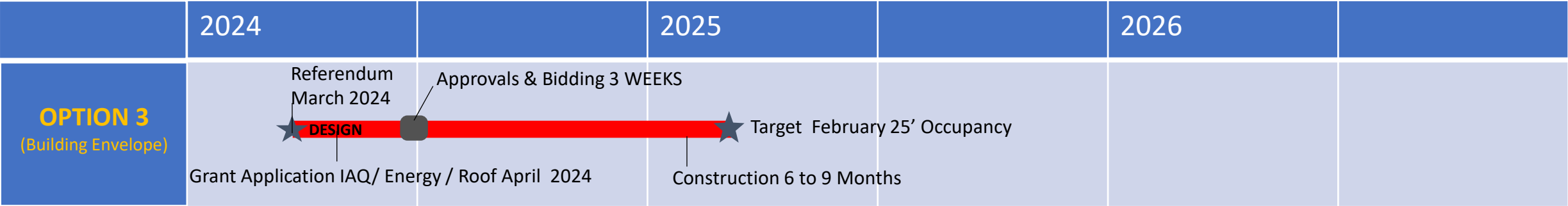
## WORK INCLUDED IN OPTION:

- Remove insulation & ceilings
- Abate mold and clean entire school
- Install new insulation and repair piping infrastructure as needed
- Install new ceilings
- Touchup and repair any damage
- Remove & Replace Windows
- **Remove & Install New Roof**
- **Masonry Repointing & Repairs**

## AREAS OF CONCERN:

- Does **NOT** address all root cause concerns.
- Potential for future mold propagation due to lack of Humidity control
- Ongoing Air Quality Testing Expenditures and related cost.
- State Reimbursement impact on future projects

PROJECT GOALS	
❖ MINIMIZE DISRUPTION TO EDUCATION	YES
❖ MAINTAIN SAFETY & SECURITY	YES
❖ MEET LONG TERM IAQ GOALS	NO
❖ MEET ASHRAE VENTILATION STANDARDS	NO
❖ MEET HIGH PERFORMANCE STANDARDS	NO
❖ MEET ALL BUILDING & FIRE CODES	NO
❖ PROVIDE A FULLY ACCESSIBLE FACILITY	N/A
❖ PROVIDE A COST-EFFECTIVE SOLUTION	YES
❖ STATE REIMBURSEMENT	TBD
❖ STUDENT OCCUPANCY	FEBRUARY 25'



# OPTION 3 – Building Envelope

## PRELIMINARY PROJECT BUDGET ESTIMATE

Building Addition	N/A
Major Renovations	N/A
Moderate Renovations – New HVAC System	N/A
Minor Renovations – Insulation & Ceilings	\$ 1,485,000
Window Replacement	\$ 970,000
Roof Replacement	\$ 4,187,500
Code & ADA Update **	N/A
Site Allowance	N/A
Demolition & Hazmat / Mold & PCB Removal	\$ 2,250,000
GC Construction General Conditions / Repairs	\$ 2,754,425
<b>Total Construction Hard Cost</b>	<b>\$11,909,425</b>
 Project Development 17.5%	 \$ 2,470,000
Design & Owner Construction Contingencies 15%	\$ 1,786,500
Escalation 3.5% (5% Per Year to Construction Midpoint)	\$ 417,000
 <b>Total Project Budget Estimate</b>	 <b>\$16,582,925</b>
 Potential State Reimbursement	 \$ 2,364,000 *
<b>Net Project Cost to Region 4*</b>	<b>\$14,218,925</b>

## WORK INCLUDED IN OPTION 3

- **INCLUDES**
  - Option 1 & 2 scope of work
  - Demo & Installation of New Roof
  - Masonry Repairs/ Repointing
- **EXCLUDES:**
  - MEP System Replacement

## COST CONSIDERATIONS

**\*Projects with construction cost over \$2 Million must meet High Performance Building Energy Standards to qualify for STATE REIMBURSEMENT**

**\*\*AHJ May require Code & ADA Update**

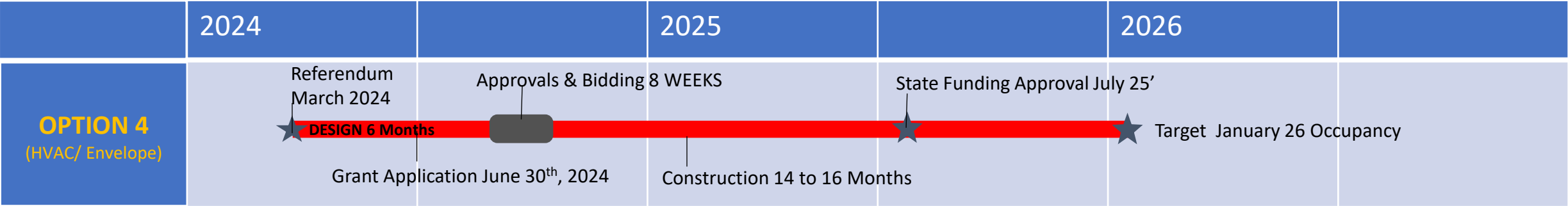
# OPTION 4 – HVAC Renovation & Building Envelope

## WORK INCLUDED IN OPTION:

- Remove insulation & ceilings
- Abate mold and clean entire school
- Install new insulation and repair piping infrastructure as needed
- Install new ceilings
- Touchup and repair any damage
- Remove & Replace Windows
- Remove & Install New Roof
- Masonry Repointing & Repairs
- **Install new HVAC System throughout building**

### PROJECT GOALS

❖ MINIMIZE DISRUPTION TO EDUCATION	YES
❖ MAINTAIN SAFETY & SECURITY	YES
❖ MEET LONG TERM IAQ GOALS	YES
❖ MEET ASHRAE VENTILATION STANDARDS	YES
❖ MEET HIGH PERFORMANCE STANDARDS	YES
❖ MEET ALL BUILDING & FIRE CODES	NO
❖ PROVIDE A FULLY ACCESSIBLE FACILITY	NO
❖ PROVIDE A COST-EFFECTIVE SOLUTION	YES
❖ STATE REIMBURSEMENT	YES
❖ STUDENT OCCUPANCY	JANUARY 26'





# OPTION 4 – HVAC Renovation & Building Envelope

## PRELIMINARY PROJECT BUDGET ESTIMATE

Building Addition	N/A
Major Renovations	N/A
Moderate Renovations – New HVAC System	\$11,050,000
Minor Renovations – Insulation & Ceilings	\$ 1,987,500
Window Replacement	\$ 970,000
Roof Replacement	\$ 4,187,500
Code & ADA Update **	N/A
Site Allowance	N/A
Demolition & Hazmat / Mold & PCB Removal	\$ 2,250,000
GC Construction General Conditions / Repairs	\$ 5,624,450
<b>Total Construction Hard Cost</b>	<b>\$26,069,450</b>
Project Development 17.5%	\$ 5,475,000
Design & Owner Construction Contingencies 15%	\$ 3,910,500
Escalation 7.5% (5% Per Year to Construction Midpoint)	\$ 1,955,000
<b>Total Project Budget Estimate</b>	<b>\$37,524,950</b>
Potential State Reimbursement (Space Standards Impact)	\$ 5,510,000*
<b>Net Project Cost to Region 4</b>	<b>\$32,014,950</b>

## WORK INCLUDED IN OPTION 4

- **INCLUDES**
  - Option 1, 2, 3 scope of work
  - Installation of New Building MEP System
- **EXCLUDES:**
  - ADA & Code Required Updates

## COST CONSIDERATIONS

**\*Projects with construction cost over \$2 Million must meet High Performance Building Energy Standards to qualify for STATE REIMBURSEMENT**

**\*\*AHJ May require Code & ADA Update**

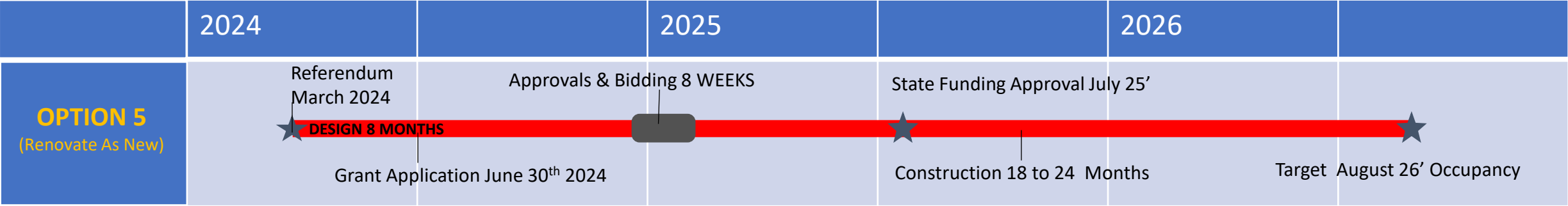
# OPTION 5 – Renovate-As-New Solution

## WORK INCLUDED IN OPTION:

- Remove insulation & ceilings
- Abate mold and clean entire school
- Install new insulation and repair piping infrastructure as needed
- Install new ceilings
- Touchup and repair any damage
- Remove & Replace Windows
- Remove & Install New Roof
- Masonry Repointing & Repairs
- Install new HVAC system throughout building
- **Renovates the entire Facility**
- **Resolves All Code and ADA concerns with the Facility**
- **Renovation Status Requires a Cost Comparison to a New Facility**

## PROJECT GOALS

❖ MINIMIZE DISRUPTION TO EDUCATION	YES
❖ MAINTAIN SAFETY & SECURITY	YES
❖ MEET LONG TERM IAQ GOALS	YES
❖ MEET ASHRAE VENTILATION STANDARDS	YES
❖ MEET HIGH PERFORMANCE STANDARDS	YES
❖ MEET ALL BUILDING & FIRE CODES	YES
❖ PROVIDE A FULLY ACCESSIBLE FACILITY	YES
❖ PROVIDE A COST-EFFECTIVE SOLUTION	YES
❖ STATE REIMBURSEMENT	YES
❖ STUDENT OCCUPANCY	AUGUST 26'



# OPTION 5 – Renovate-As-New Solution

## PRELIMINARY PROJECT BUDGET ESTIMATE

Building Addition	N/A
Major Renovations	\$ 39,650,000
Moderate Renovations – New HVAC System	YES
Minor Renovations – Insulation & Ceilings	YES
Window Replacement	YES
Roof Replacement	YES
Code & ADA Update	YES
Site Update	YES
Demolition & Hazmat / Mold & PCB Removal	YES
GC Construction General Conditions / Repairs	INCLUDED
Total Construction Hard Cost	\$ 39,650,000
Project Development 17.5%	\$ 6,938,750
Design & Owner Construction Contingencies 15%	\$ 5,947,500
Escalation 10% (5% Per Year to Construction Midpoint)	\$ 3,965,000
Total Project Budget Estimate	\$ 56,501,250
Potential State Reimbursement (Space Standards Impact)	\$ 8,300,000*
Net Project Cost to Region 4	\$ 48,201,250

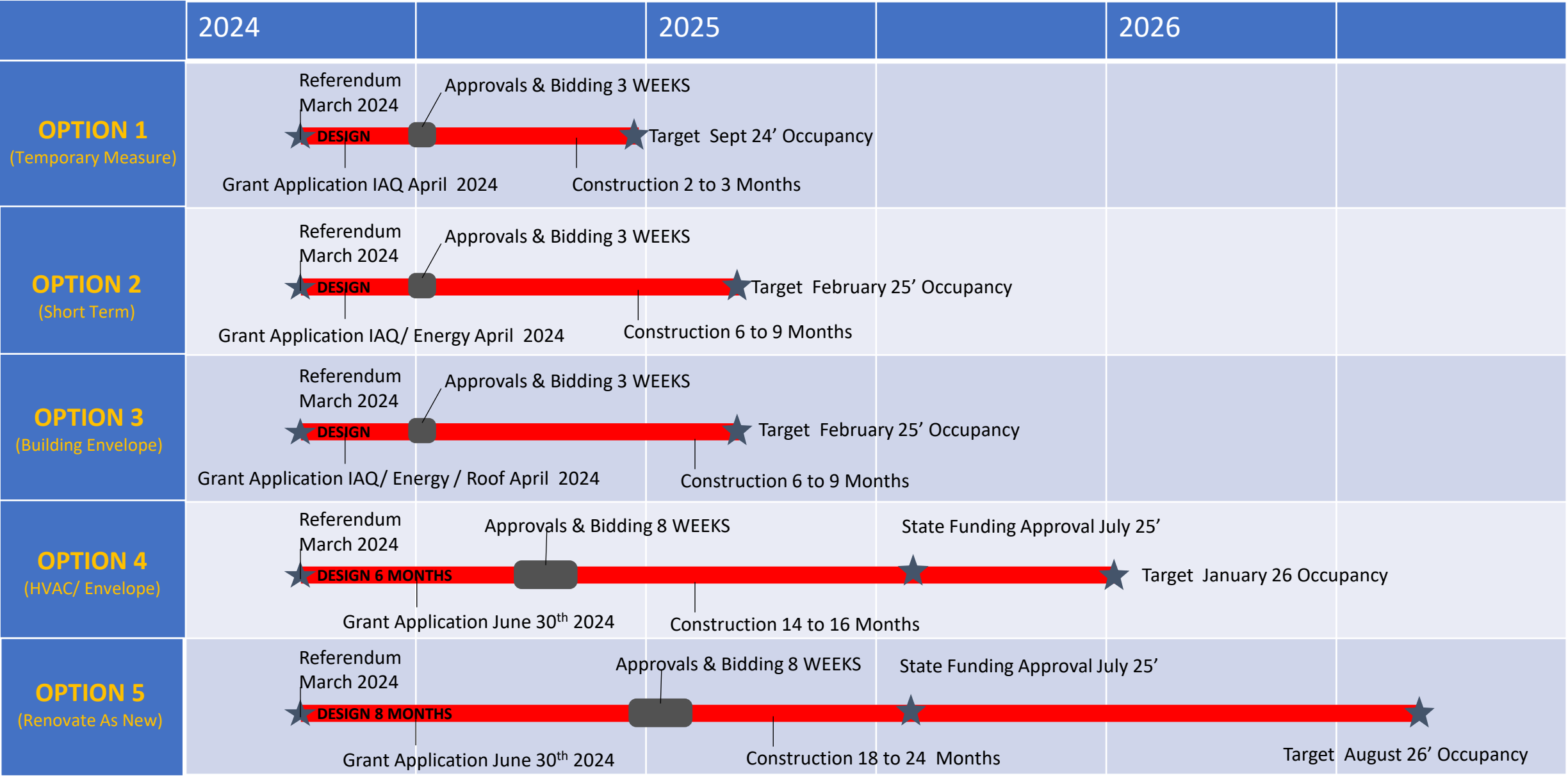
## WORK INCLUDED IN OPTION 5

- INCLUDES
  - Option 1, 2, 3, & 4 scope of work.
  - Meets CT High Performance Building Energy Standards
  - Addresses all Code & ADA Concerns

## COST CONSIDERATIONS

- \*Projects with construction cost over \$2 Million must meet High Performance Building Energy Standards to qualify for STATE REIMBURSEMENT
- \*\*AHJ May require Code & ADA Update

# OPTIONS & RELATED SCHEDULES



# NEXT STEPS/ QUESTIONS???

- ❖ **Establishing Environmental Standard of Care w/ Region 4**
- ❖ **Community Presentation/ Feedback**
- ❖ **Select Option for March 2024 Referendum**
- ❖ **Engage Design Team**
- ❖ **State Grant Application 4/1/24 - 6/30/24  
Depending on the option selected.**



**Response Due Date: 12/19/2023**

[illegible]





Abatement Response to RFQ - Info Sheet

RSD4  
Original Response Due Date: 11/21/2023  
Addendum #1 due 12/29/23

Company	FEE (Prevailing Wage)	Not prevailing wage	Special Cleaning	HVAC Cleaning	Mold Abatement	Unit Prices	Experience with similar size	Prevailing Wage	Can they meet the schedule?	Insurance	Qualified	HVAC consultant/requirements for duct cleaning	Objections?	Addendum 1 - Moveable Item Cleaning	Comments
Bestec Original Proposal	\$929,000.00	\$774,000.00	\$30,000.00	\$99,000.00	\$800,000.00	Yes	Yes	Yes	Yes	Yes	Yes	Unknown		NA	
Bestec After Questions	\$929,000.00		\$179,000.00	Initial Mobilization Fee: \$100,000.00 (Applicable just for being hired and starting work on any or all areas), Area D: \$176,000.00, Area E: \$133,000.00, Area F: \$116,900.00, Area C: \$118,500.00, Area A: \$127,200.00, Area B: \$80,400.00, Mechanical: \$41,000.00, Roof: \$10,000.00, Boiler Room: \$26,000.00											
BluSky	\$1,151,355.69	\$1,199,885.98	\$395,962.37	\$244,000.00	\$803,923.61	No	Yes, not in state	Yes	Unknown	Yes	Yes	Unknown		NA	
Sante Restoration / ServPro	\$804,353.00	\$717,078.00	\$278,460.00	\$331,060.00	\$194,833.00	Yes	No	Yes	Unknown	Yes	Unknown	Unknown		\$66,743.49	

Regional School District #4

BID FORM

**PROJECT NAME:** Movable Items Cleanup – John Winthrop Middle School

**PROJECT DOCUMENTS:** Diagram TC1, Specification Section 028501 Special Cleaning

One Time Mobilization Fee Including Insurance: \$ 1,995.00  
21 Day Rental, Setup, and Removal of 30'x40' framed tent with sides: \$ 11,996.50  
21 Day Rental, Setup, and Removal of 20'x20' framed tent with sides: \$ 8,502.00

**Compute Your Subtotal for the above mobilization costs:** \$ 22,493.50

Day Rate for Cleaning Laborer for 8 hour day (weekday): \$ 495.00

Day rate for cleaning supplies, PPE, negative air machine, electric heater, & consumables: \$ 395.00

Day Rate for Overhead & Profit: \$ 575.00

**TOTAL per day:** \$ 2,950.00

**Compute your weekly subtotal based on the rates above and assuming 4 laborers each day:** \$ 22,247.83

**Total project cost assuming 3 week duration:** \$ 66,743.49

Please fill out the below with the titles and rates for all proposed staff:

Title: Mold Remediation Technician Rate: \$495 per day

Title: \_\_\_\_\_ Rate: \_\_\_\_\_

Title: \_\_\_\_\_ Rate: \_\_\_\_\_

Any other additional costs that may be required for this scope of work? \$ \_\_\_\_\_

Date: December 28, 2023

By: Noemi Garcia  
(Printed Name)

By:   
(Signature required)

Company Name & Address:

**Sante Restoration DBA Servpro of Bloomfield/Enfield**  
**100 Peters Rd. Bloomfield, CT 06002**