F.O.I. Compliance – Subject to BOE approval

REGION 4 BOARD OF EDUCATION

Date: January 10, 2024

Special Meeting – REMOTE ONLY – Via Google Meet

(To view a recording of this meeting, please visit our website www.reg4.k12.ct.us and select "Remote Meeting Recordings" under the BOARD OF EDUCATION Heading)

Attendance:	Region 4 BOE		Administration:		Other:	
(√ = attended)	Kate Sandmann	√	Brian White	√	Kelly Nelli, Arcadis	√
	Jennifer Clark	√	Sarah Brzozowy	√	Jack Butkus, Arcadis	√
	Lon Seidman	√	Bob Grissom	√	Carson Collier, QA+M	√
	Lol Fearon	√	Mike Barile	√	Rusty Malik, QA+M	√
	Alex Silva	√	Mel Morgan-Hostetler	√	Jim Jake	√
	Rick Daniels					
	John Stack	√				
	Jane Cavanaugh	√				
	Richard Strauss	√				

Chair Sandmann called the special meeting to order at approx. 12:00 Noon.

Superintendent White shared that the purpose of today's meeting is to allow the Board to continue their discussion that was started at the January 4th meeting where potential options for mold remediation at JWMS were presented. These options were based on the root cause analysis recently completed by QA+M as directed by the Board and presented on January 4th. The team of experts are back today, and prepared to speak to the scenarios presented; the possibility of some additional different scenarios based on Board feedback from last week's meeting; as well as some other information requested by the board, to help them better understand the options before them.

Before starting that discussion, Superintendent White did have a few items he wanted to share with the Board since their meeting last week:

- As the Board is aware, there has been a tarp on the Central Office roof since the start of the school year. And now, since winter break, the building has had 2 more significant water intrusions, even with the tarp on the roof. Administration had previously looked into costs to address issues with the roof, and it was estimated at approximately $30,000, which is available in the Capital Fund. Administration had hoped to delay this work by tarping the roof, but it can no longer be put it off. Therefore, Administration will be going to RFP for that work to seek responses and proposals for the roof project. Once administration has responses, they will be coming back to the board with more information for possible action

- Last week administration, with Arcadis and QA+M, met with Deep River Town officials (Fire Marshal, building official, and a health official from CRAHD) to discuss the options presented to the Board at last week's meeting. At that meeting, the officials did not support options 1, 2, or 3 as they don't really address the root causes of moisture and mold in the school

- A tri-town leadership meeting has been scheduled for Tues., Jan. 16th with all three towns' officials (BOS Chairs and BOF Chairs, or their designees). It is not a Board meeting on that evening but a chance for town officials to discuss the options facing the BOE, and to provide their feedback for Board consideration

- Progress is being made on the cleaning and removal of items from JWMS

- Administration is in the process of developing an RFP for a facilities master plan. This was budgeted for this year, before knowing what would happen at JW, and it will allow for the PK-12 master planning process as directed

- He has been in communication with Nick Caruso of CABE to discuss how best to engage the community in future discussions regarding their vision for education

Rusty Malik, QA+M presented additional options to the Board (see attached).

Public Comment:
Robert Kinne, Deep River – He said he is experienced in commercial HVAC and diagnosing sick buildings. He shared his opinion regarding dehumidification needs at JWMS and different ways to accomplish that.

Dennis Colomb, Ivoryton – He expressed his concern about preventative maintenance in the future and wanted to know who would be changed out to ensure a proper maintenance program in the future.

Susan Feaster, Ivoryton – Wants to know who is responsible, but she does think everyone did a great job transitioning the kids to Valley, and she thinks students should stay there until a long term fix has occurred. She thinks regionalization of all schools needs to occur and thinks that future meetings need to occur after the business day.

Wendy Colomb, Ivortyon – Agrees that public needs to be more involved.

Board discussion continued.

On motion duly made and seconded, the Board unanimously VOTED to add another public comment period to the agenda.

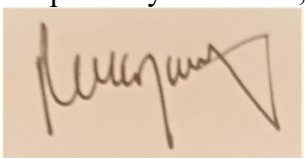
Robert Kinne, Deep River – spoke again to share some temporary options for portable chillers, and other options for mothballing a building.

There was a request from Board members for more options including some showing a renovate as new or expansion of JWMS, to house expanded grades 6,7,8 or 5,6,7,8 at JWMS based on what is best developmentally for kids, and also to look at the repair option in more detail, if the Board does decide they need to mothball the building. There was also a request for additional work by Administration for continued improvement for students housed at VRHS.

Superintendent White shared that he was able to meet with both faculties of JWMS and VRHS yesterday. Everyone committed to the formation of a teacher/administrative committee for addressing teaching and learning needs in the spring, and also for next year if the Board decides that students from JW will remain at Valley at that time.

On motion duly made and seconded, the Board unanimously VOTED to adjourn at approx. 1:34 p.m.

Respectfully submitted,



Secretary
Regional District #4 Board of Education

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

BOE & BC Presentation | January 10, 2024

QA+M architecture

RZ Design Associates, Inc.

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 ANNALYSIS – THERMAL SCANS

B - DEVELOP OPTIONS

- TEMPORARY SOLUTIONS FOR EARLY STUDENT
- 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
				Allowable Square Footage per Pupil									
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 Proj

Pre-K and/c

Section 2.

Section 3.

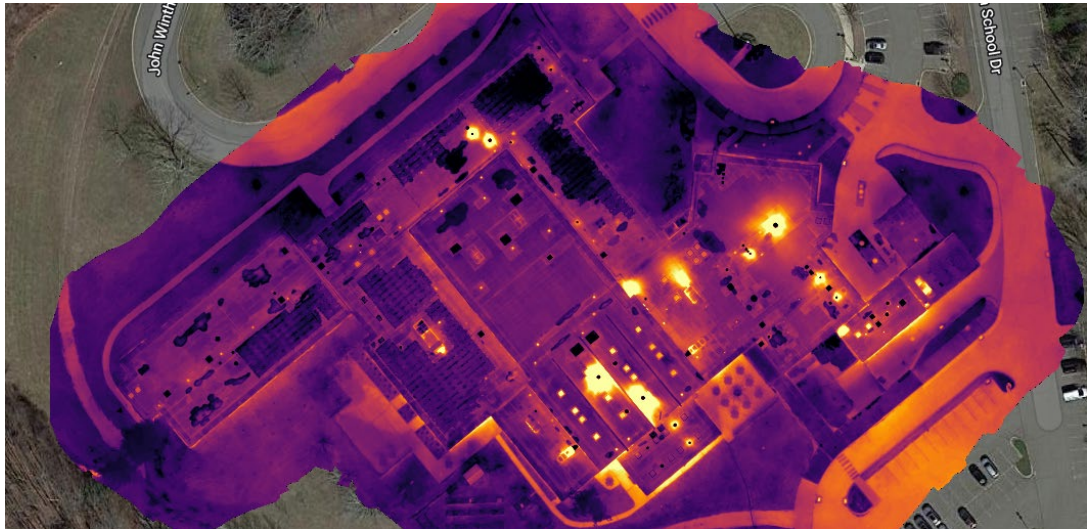
SPACE STANDARDS
Allowable Area per Student – 180 SF
Allowable Building Area = **180 x 221 (Max Enrollment) = 39,780**
Existing Area 129,600 SF
Proposed Addition 0 SF
Total Building Area 129,600 SF
Credit For Pre 1959 Construction 0 SF
Area Over Allowable 89,820 SF
IMPACT ON REIMBURSEMENT RATE 14.69%

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 greate
If line 3(e) is greater than line 2(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

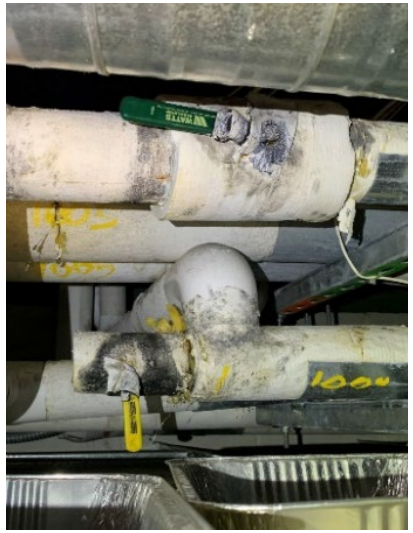


EXISTING CONDITIONS- HVAC Systems

KEY ISSUES

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

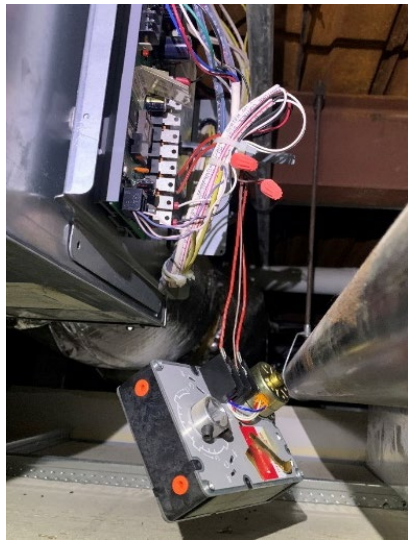
IMPROPER PIPE INSULATION



IMPROPER PIPE INSULATION

FAILED UNIT VENTILATOR ACTUATOR

IMPROPER PIPE INSULATION



FAILED VAV ACTUATOR

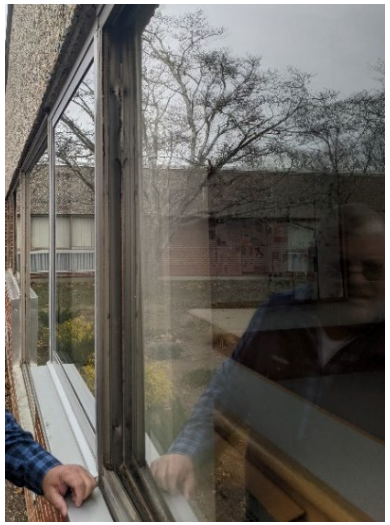
RUST AND CONDENSATION ON DIFFUSER

EXISTING CONDITIONS – Windows & Masonry

KEY ISSUES

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

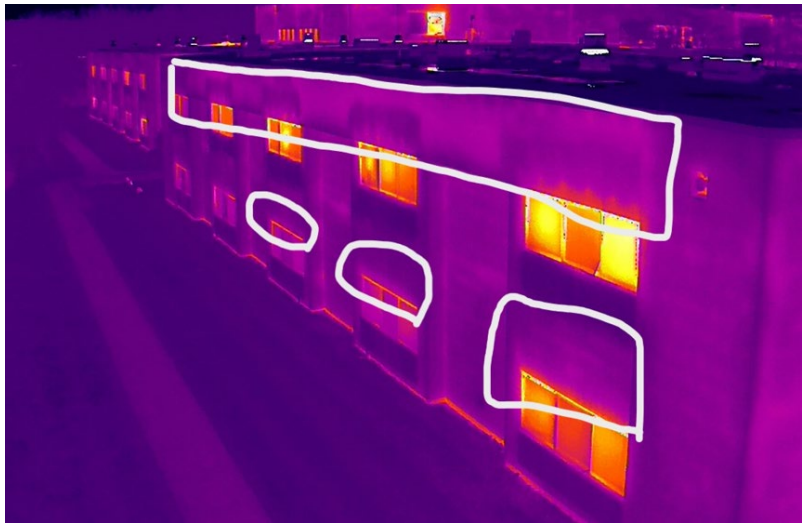
Missing Sealant



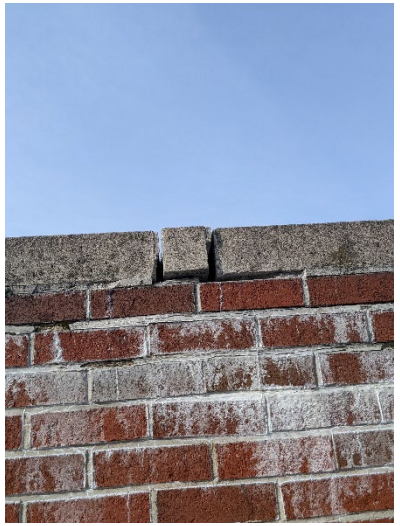
Broken Single Glazed Windows

Inward Sloping Windowsills

Cracking Masonry

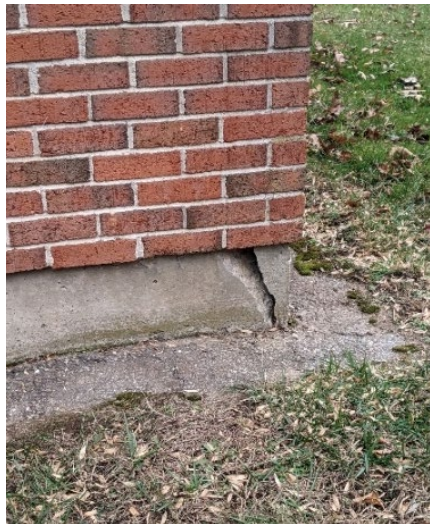


Window Header Heat Loss



Failed Mortar Joints

Skylight Condensation Build Up



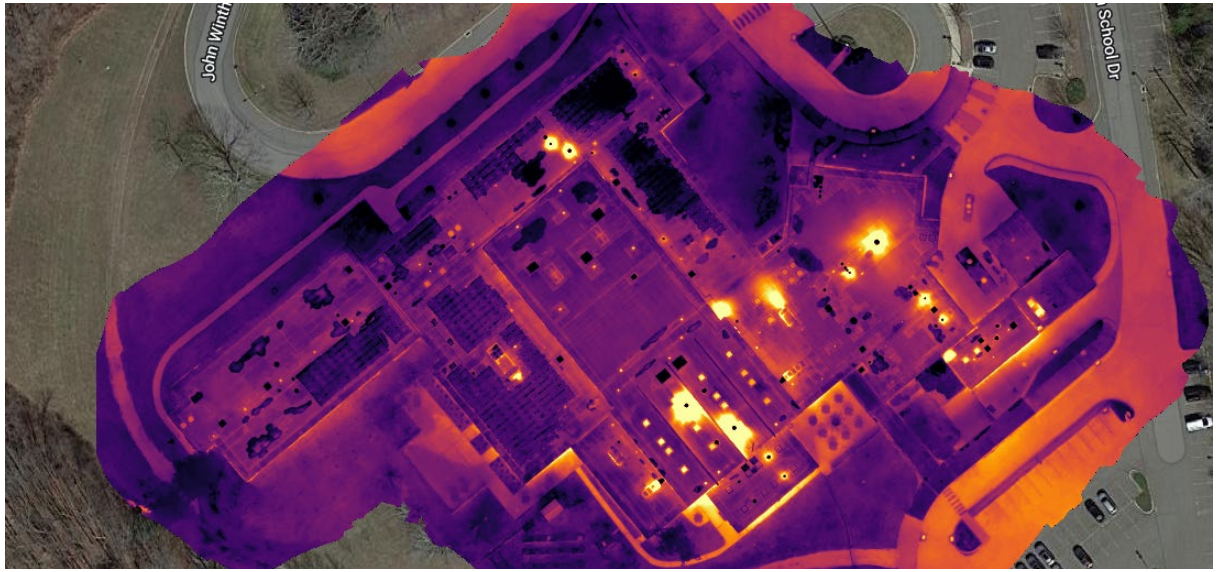
Cracked Foundation Wall

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

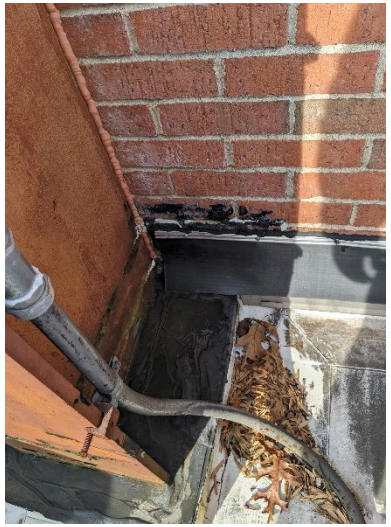


Roof Thermal Scan


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 1 – Temporary Measure

OPTION 1A – Temporary Measure

OPTION 2 – Short Term Solution

OPTION 3 – Building Envelope

OPTION 4 – Building Envelope & HVAC

OPTION 5 – Renovate As New

OPTION 5A – Renovate As New Reduced SF

OPTION 6 – New Building on Existing Site

OPTION 7 – Additions & Alterations at VRHS

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
Total Construction Hard Cost	**$3,309,350**
Project Development 17.5%	$ 695,000
Design & Owner Construction Contingencies 15%	$ 496,500
Escalation 2.5% (5% Per Year to Construction Midpoint)	$ 82,500
Total Project Budget Estimate	$4,568,350
Potential State Reimbursement	$ 0
Net Project Cost to Region 4*	**$4,568,350**

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 1A – 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
- Limited work on HVAC Systems
- 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 1A – Temporary Measure

PRELIMINARY PROJECT BUDGET ESTIMATE

Building Addition	N/A
Major Renovations	N/A
Minor Renovations – HVAC & Lighting System	$????
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
Total Construction Hard Cost	**$3,309,350**
Project Development 17.5%	$ 695,000
Design & Owner Construction Contingencies 15%	$ 496,500
Escalation 2.5% (5% Per Year to Construction Midpoint)	$ 82,500
Total Project Budget Estimate	$4,568,350+
Potential State Reimbursement	$ 0
Net Project Cost to Region 4*	**$4,568,350+**

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**
  - **Limited HVAC Work**
- **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:

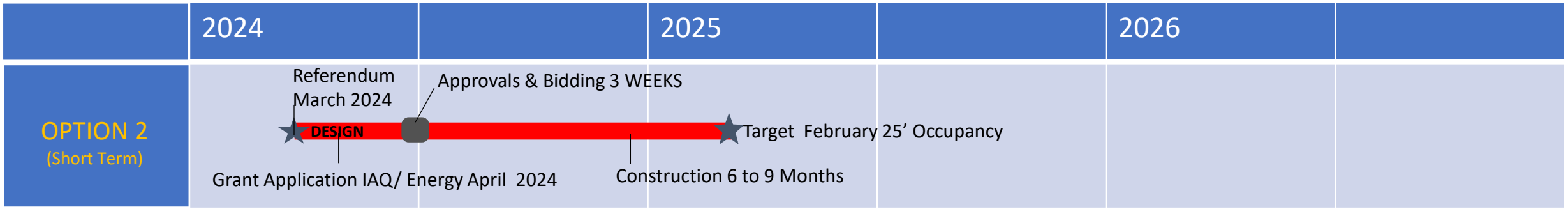
- Remove insulation & ceilings
- Abate mold and clean entire school
- Install new insulation and repair piping infrastructure as needed
- Install new ceilings
- Touchup and repair any damage
- **Remove & Replace Windows**
- **PCB Abatement at the Windows**

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:

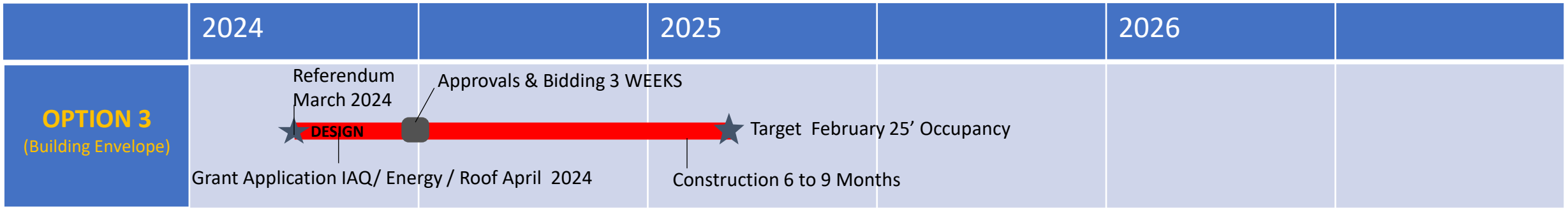
- Remove insulation & ceilings
- Abate mold and clean entire school
- Install new insulation and repair piping infrastructure as needed
- Install new ceilings
- Touchup and repair any damage
- Remove & Replace Windows
- **Remove & Install New Roof**
- **Masonry Repointing & Repairs**

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
Total Construction Hard Cost	**$11,909,425**
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
Total Project Budget Estimate	$16,582,925
Potential State Reimbursement	$ 2,364,000 *
Net Project Cost to Region 4*	**$14,218,925**

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**

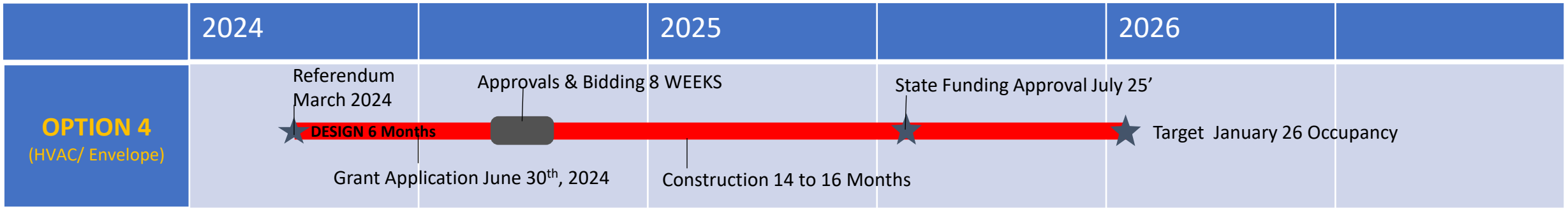
OPTION 4 – HVAC Renovation & Building Envelope

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
Total Construction Hard Cost	**$26,069,450**
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
Total Project Budget Estimate	$37,524,950
Potential State Reimbursement (Space Standards Impact)	$ 5,510,000*
Net Project Cost to Region 4	**$32,014,950**

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**

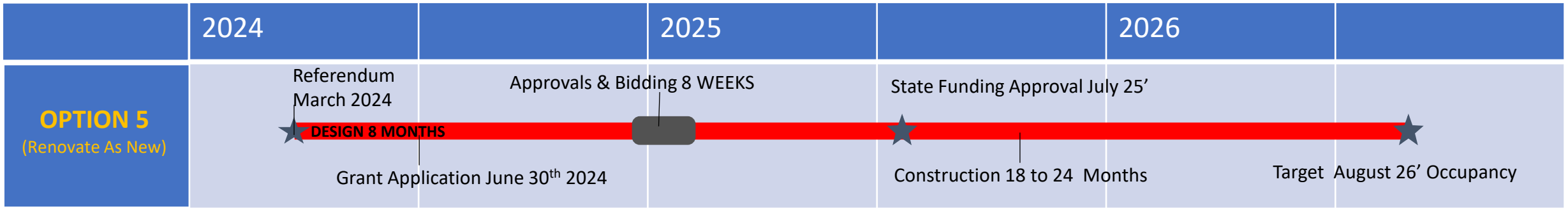
OPTION 5 – Renovate-As-New Solution

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**

NOTE: *POTENTIAL FOR OPERATIONAL COST SAVINGS.*

COST CONSIDERATIONS

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

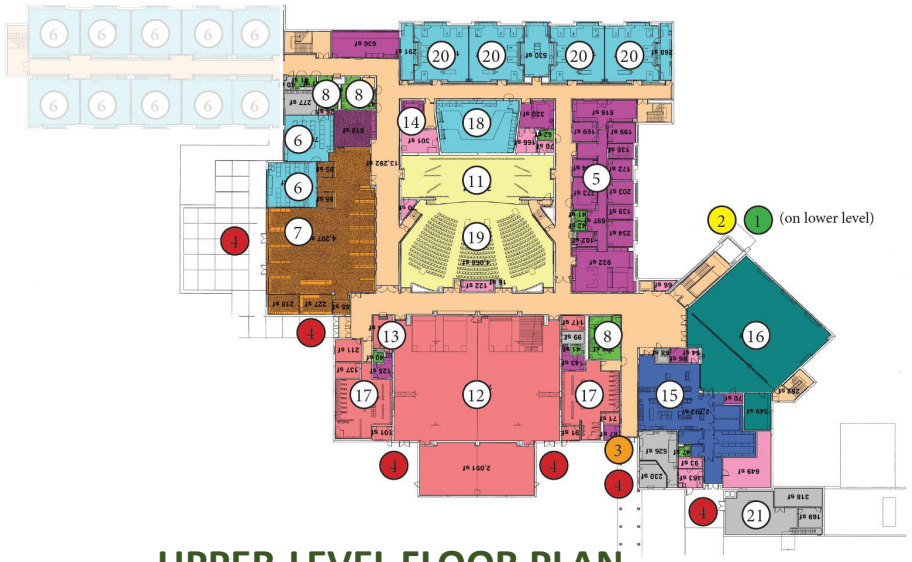
****AHJ May require Code & ADA Update**

OPTION 5A – Renovate-As-New with Reduced Area

1 Main Entry
2 Secure Vestibule
3 Student Entry
4 Secondary Egress
5 Main Office
6 Classrooms
7 Library
8 Restrooms
10 Teacher's Breakroom
11 Stage
12 Gym
13 Gym Storage
14 Meeting Room / Office
15 Kitchen
16 Cafeteria
17 Locker Rooms
18 Music Room
19 Auditorium
20 Science Lab
21 Mechanical
22 Kitchen
23 Cafeteria

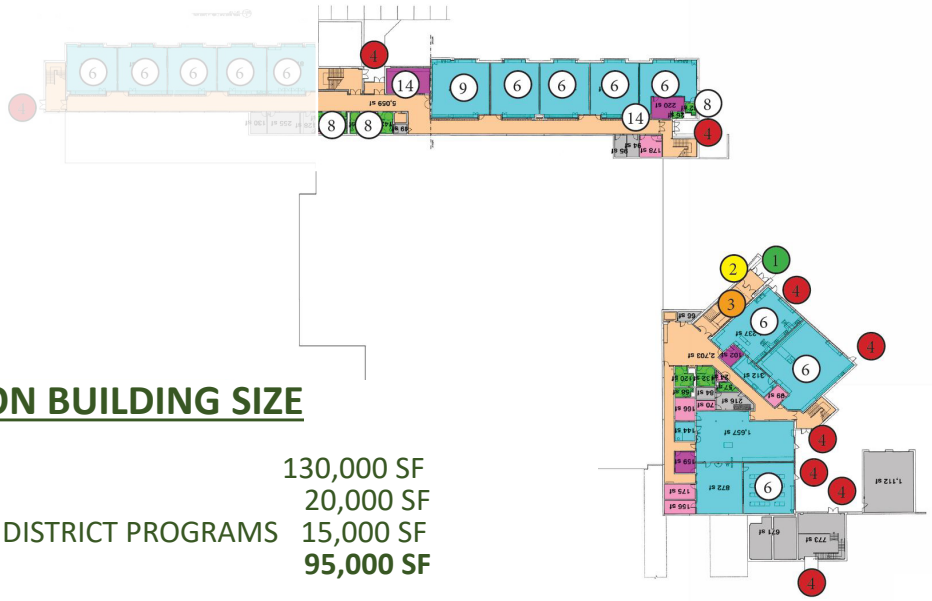
John Winthrop Middle School

Upper Level



UPPER-LEVEL FLOOR PLAN

1 Main Entry
2 Secure Vestibule
3 Student Entry
4 Secondary Egress
6 Classrooms
8 Restrooms Teacher's
9 Art Classroom
14 Meeting Room / Office



LOWER-LEVEL FLOOR PLAN

POST RENOVATION BUILDING SIZE

EXISTING AREA	130,000 SF
DEMOLISH	20,000 SF
REPURPOSE TO OTHER DISTRICT PROGRAMS	15,000 SF
NET JWMS AREA	**95,000 SF**

	2024		2025		2026	
OPTION 5A (Renovate As New Reduced SF)	Referendum March 2024		Approvals & Bidding 8 WEEKS	State Funding Approval July 25'		
	DESIGN 8 MONTHS					
	Grant Application June 30th 2024			Construction 18 to 24 Months		Target August 26' Occupancy

PTION 5A – Renovate-As-New with Reduced Area

PRELIMINARY PROJECT BUDGET ESTIMATE

Building Addition	N/A
Renovations	$ 20,520,000
Moderate Renovations – New HVAC System	YES
Minor Renovations – Insulation & Ceilings	YES
Window Replacement	YES
Roof Replacement	YES
Code & ADA Update	YES
Site Update	$ 2,500,000
Demolition & Hazmat / Mold & PCB Removal	$ 2,000,000
GC Construction General Conditions / Repairs	INCLUDED
Total Construction Hard Cost	**$ 25,020,000**
Project Development 17.5%	$ 4,378,500
Design & Owner Construction Contingencies 15%	$ 3,753,000
Escalation 10% (5% Per Year to Construction Midpoint)	$ 2,502,000
Total Project Budget Estimate	$ 35,653,500
Potential State Reimbursement (Space Standards Impact)	$ 7,145,000*
Net Project Cost to Region 4	$ 20,508,500

WORK INCLUDED IN OPTION 5A

- **INCLUDES**
  - **Building Demolition (Partial)**
  - **Renovate entire Building**
  - **Meets CT High Performance Building Energy Standards**
  - **Addresses all Code & ADA Concerns**
  - **Updates the Site**

NOTE: *POTENTIAL FOR OPERATIONAL COST SAVINGS.*

STATE FUNDING CHALLANGES

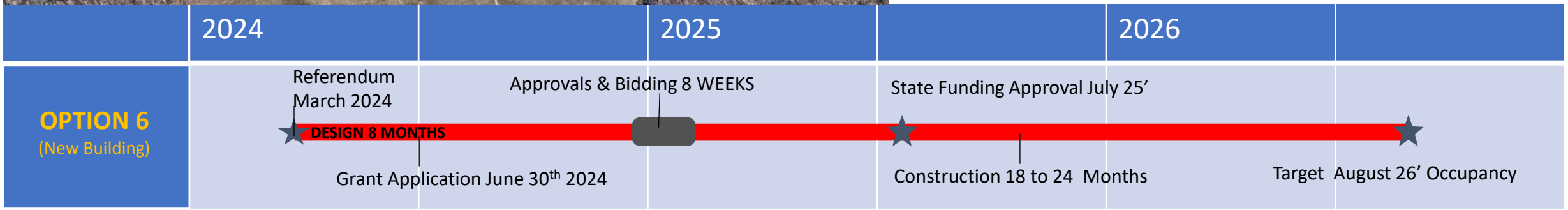
- **Space Standards Waiver**
- **Cost Comparison to New School**
- **Space for Potential for future enrollment increase or redistricting.**
- **Long Term District Facilities Plan**

OPTION 6 –New Building on Existing Site

NEW JOHN WINTHROP MIDDLE SCHOOL

NEW PROGRAM SPACE

Core Academics	8,900 SF
Art, Technology Ed & Music	8,580 SF
Gym / Lockers / Storage	7,550 SF
Media Center / Learning Commons	2,940 SF
Cafetorium & Kitchen	5,540 SF
Administrative & Nurse	3,440 SF
Support Spaces	4,520 SF
NET PROGRAM SPACE	**41,470 SF**
Gross-up	11,404 SF
GROSS BUILDING AREA	**52,874 SF**
STATE ALLOWABLE AREA	**39,780 NSF**



OPTION 6 –New Building on Existing Site

PRELIMINARY PROJECT BUDGET ESTIMATE

New Building Addition	N/A
Major Renovations	$ 29,080,700
Moderate Renovations – New HVAC System	YES
Minor Renovations – Insulation & Ceilings	YES
Window Replacement	YES
Roof Replacement	YES
Code & ADA Update	YES
Site Update	$ 2,500,000
Demolition & Hazmat / Mold & PCB Removal	$ 1,000,000
GC Construction General Conditions / Repairs	INCLUDED
Total Construction Hard Cost	**$ 32,580,700**
Project Development 17.5%	$ 6,984,500
Design & Owner Construction Contingencies 15%	$ 4,887,000
Escalation 10% (5% Per Year to Construction Midpoint)	$ 2,443,500
Total Project Budget Estimate	$ 46,895,700
Potential State Reimbursement (Space Standards Impact)	$ 13,830,000*
Net Project Cost to Region 4	$ 33,065,700

WORK INCLUDED IN OPTION 6

- **INCLUDES**
  - **Demolish Existing Building**
  - **New Middle School**

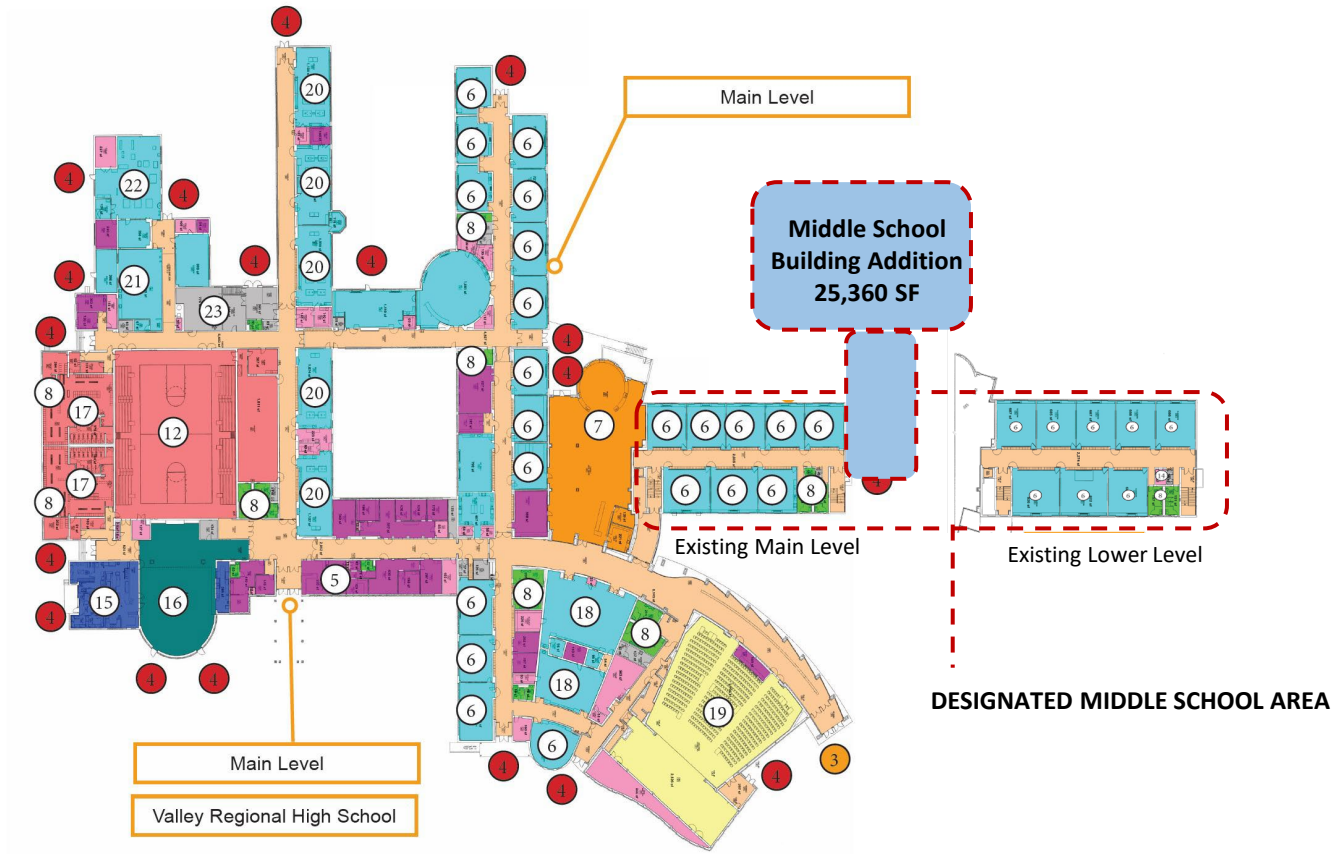
NOTE: *POTENTIAL FOR OPERATIONAL COST SAVINGS.*

STATE FUNDING CHALLANGES

- **Space Standards Waiver**
- **Cost Comparison to Renovation**
- **Potential for future building & expansion.**
- **Long Term District Facilities Plan**

OPTION 7 – Additions and Alterations @ HS

1. Main Entry
2. Secure Vestibule
3. Student Entry
4. Secondary Egress
5. Main Office
6. Classrooms
7. Library
8. Restrooms
10. Teacher's Breakroom
11. Stage
12. Gym
13. Gym Storage
14. Meeting Room / Office
15. Kitchen
16. Cafeteria
17. Locker Rooms
18. Music Room
19. Auditorium
20. Science Lab
21. Art Room
22. Wood Shop
23. Mechanical

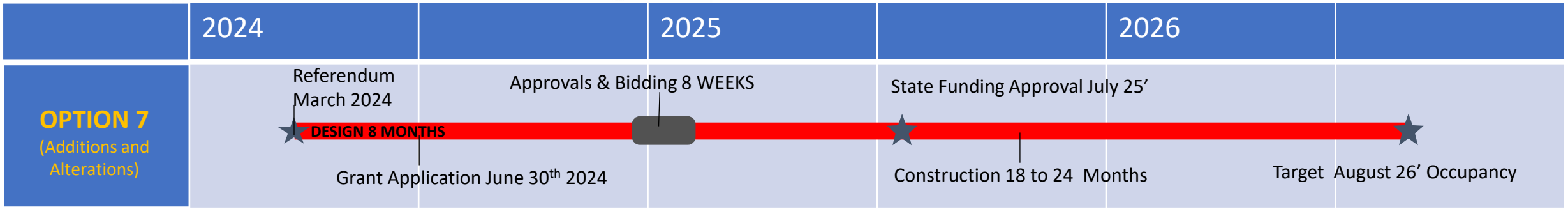


NEW PROGRAM SPACE

ACADEMIC CLASSROOMS

Art & Music	4,380 SF
Technology Education	
Gym / Lockers / Storage	6,550 SF
Cafetorium & Warming Kitchen	4,570 SF
Media Center	0 SF
Administrative & Nurse	2,840 SF
Support Spaces	1,550 SF
NET PROGRAM SPACE	**19,890 SF**
Gross-up	5,470 SF
GROSS BUILDING ADDITION	**25,360 SF**
REALLOCATED VRHS AREA	***20,000 SF**
TOTAL MS PROGRAM AREA	**45,360 SF**

**Approximate SF Value +/-*



OPTION 7 – Additions and Alterations @ HS

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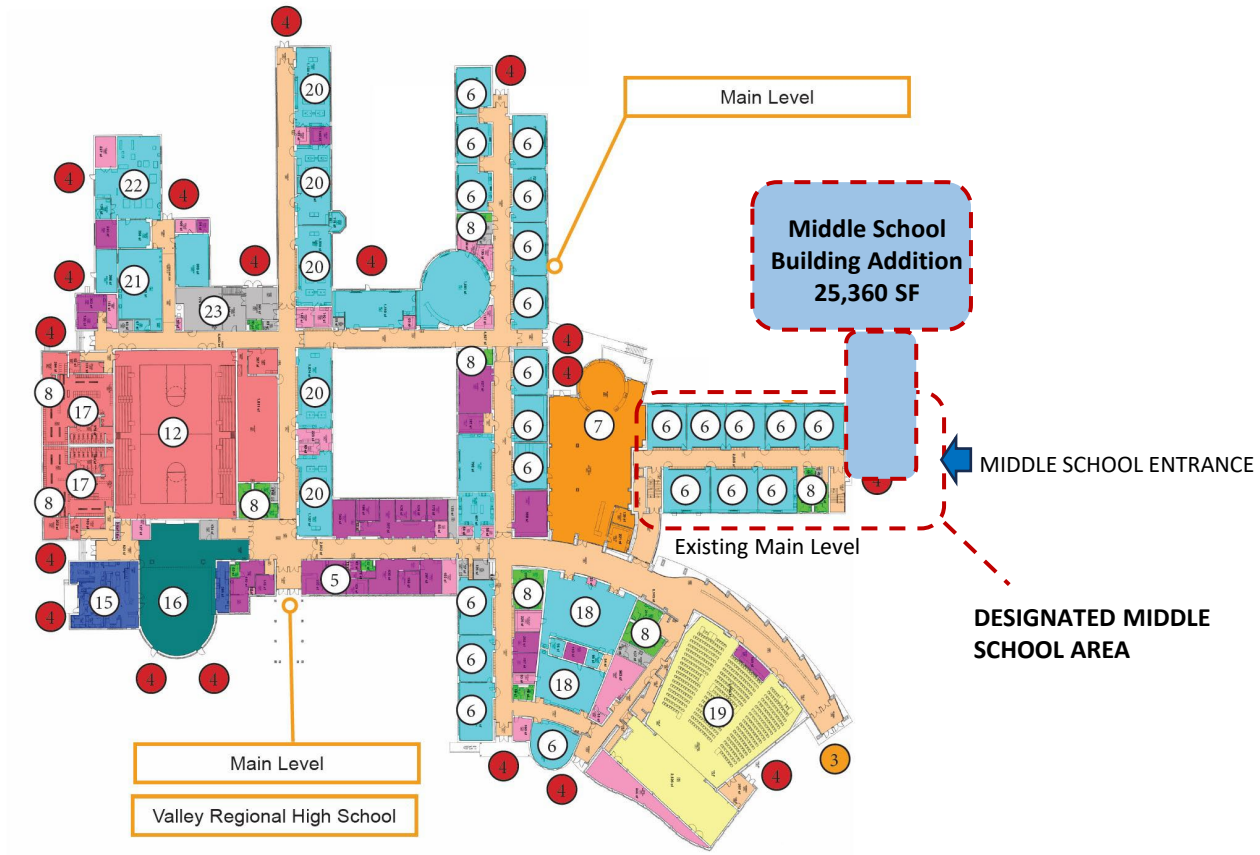


	2024	2025	2026
OPTION 7 (Additions & Alterations)	Referendum March 2024 DESIGN 8 MONTHS Grant Application June 30th 2024	Approvals & Bidding 8 WEEKS	State Funding Approval July 25' Construction 18 to 24 Months Target August 26' Occupancy

OPTION 7 – Additions and Alterations @ HS

PRELIMINARY PROJECT BUDGET ESTIMATE

Building Addition	$ 13,948,000
Renovations	$ 1,7000,000
Moderate Renovations – New HVAC System	N/A
Minor Renovations – Insulation & Ceilings	N/A
Window Replacement	N/A
Roof Replacement	N/A
Code & ADA Update	N/A
Site Update including parking	$ 2,000,000
Demolition & Hazmat / Mold & PCB Removal	N/A
GC Construction General Conditions / Repairs	INCLUDED
Total Construction Hard Cost	$17,648,000
Project Development 17.5%	$ 3,783,000
Design & Owner Construction Contingencies 15%	$ 2,647,200
Escalation 10% (5% Per Year to Construction Midpoint)	$ 1,323,500
Total Project Budget Estimate	$ 25,401,500
Potential State Reimbursement	$ 8,598,000*
Net Project Cost to Region 4	$ 16,804,000

WORK INCLUDED IN OPTION 7

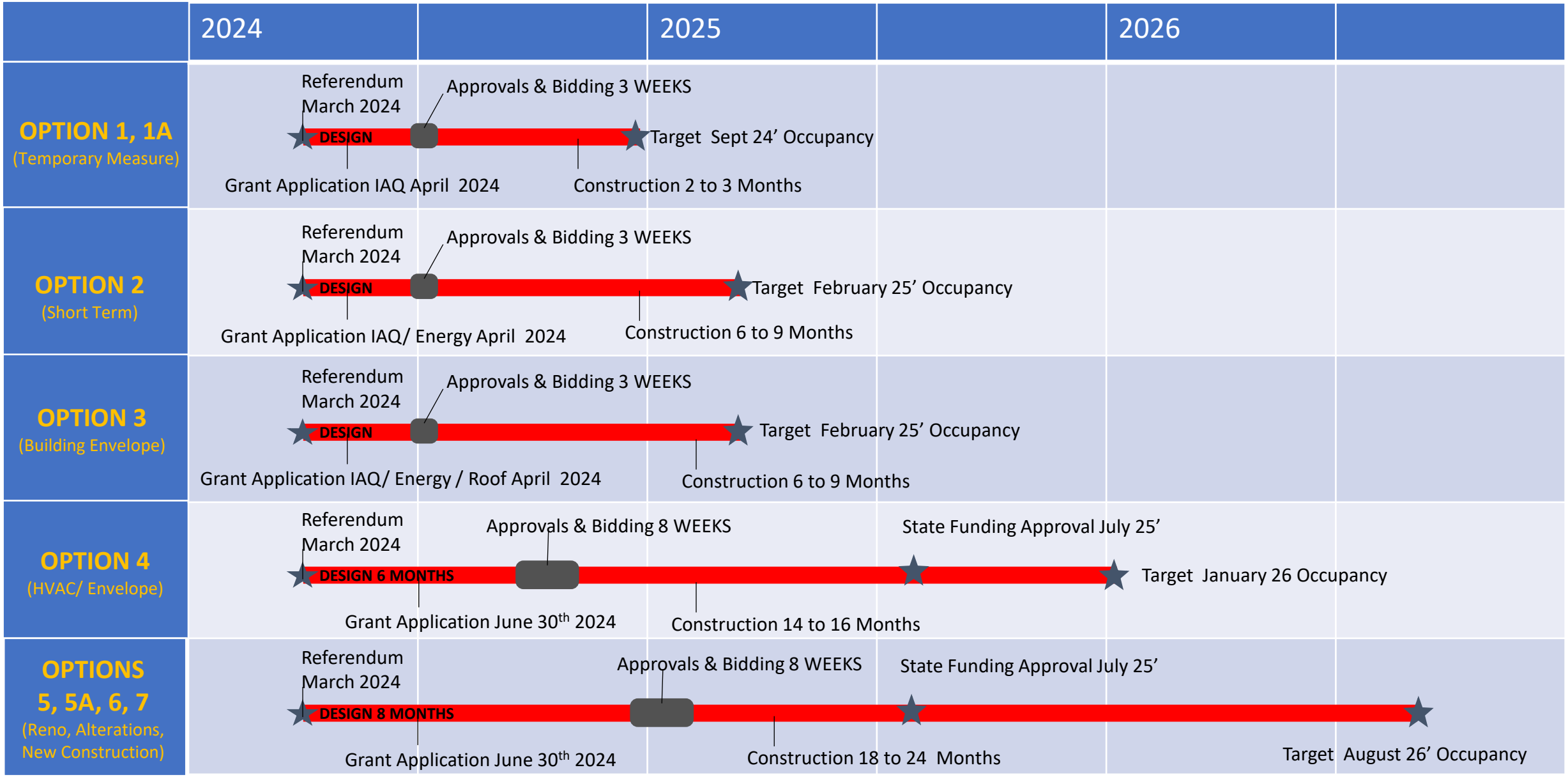
- **INCLUDES**
  - **Moderate Renovations**
  - **New Addition**
  - **Building Energy Standards**
  - **Site Update**
  - **Parking**
- **EXCLUDES**
  - **Demolition/ Repurposing Cost Associated with Existing. JWMS.**

NOTE: *POTENTIAL FOR OPERATIONAL COST SAVINGS.*

STATE FUNDING CHALLANGES

- **Space Standards Waiver**
- **Cost Comparison to New School**
- **Long Term District Facilities Plan**

OPTIONS & RELATED SCHEDULES



NEXT STEPS/ QUESTIONS???

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