

REGION 4 BOARD OF EDUCATION

Date: January 23, 2024

Special Meeting – VRHS Media Center

(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:	<u>Region 4 BOE</u>	<u>Administration:</u>	<u>Other:</u>
(√ = attended)	Kate Sandmann √	Brian White √	Town of Chester Officials
	Jennifer Clark √	Sarah Brzozowy √	Cindy Lignar, First Selectperson √
	Lon Seidman √	Bob Grissom √	John O’Hare, BOF Chair √
	Lol Fearon √	Mike Barile √	John, BOF √
	Alex Silva (arrived at approx.. 5:40 p.m.) √	Mel Morgan-Hostetler √	Dick Leighton, Building Official Deep River & Chester √
	Rick Daniels		
	John Stack √	<u>Other:</u>	Town of Deep River Officials
	Jane Cavanaugh √	Kelly Nelli, Arcadis √	Carol Jones, First Selectperson √
	Richard Strauss √	Jack Butkus, Arcadis √	Duane Gates, BOS √
			Bud Eckenroth, BOF Chair √
			Dick Leighton, Building Official Deep River & Chester √
			Town of Essex Officials
			Norm Needleman, First Selectperson √
			Stacia Libby, BOS √
			Campbell Hudson, BOF Chair √
			Vin Pacileo, BOF √

Chair Sandmann called the special meeting to order at approx. 5:00 p.m.

The Board continued their discussion from January 10, 2024 regarding options for mold remediation at John Winthrop Middle School.

The discussion was then opened up to all town officials present from Chester, Deep River, and Essex.

On motion duly made and seconded, the Board unanimously VOTED to move public comment up earlier on the agenda.

Public Comment:

Robert Kinne, Deep River said he believes the environmental controls are as important as the insulation and controls design should be started as quickly as possible.

Dan Morrissey, Deep River shared his thoughts on school construction funding, the reimbursement rate for state funding, and the importance of having the community on board for any longer term, bigger solutions that are political in nature.

Karen Burzyn, Ivoryton said she was upset and disappointed to be in the situation and said she believes either knocking down John Winthrop, or selling the building should be something considered to help fund this project.

Denise Dalton, Valley Regional High School employee spoke about perceived teacher hardships while JW students are at Valley, and asked the Board to address the smallest issues first to get JW students out of Valley as quickly as possible.

Alfredo Herrera, Deep River, asked if they have looked at any grant funding streams that might be available through federal grants.

A motion was made by John Stack (see below) and discussion ensued.

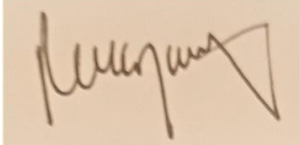
During discussion, John Stack clarified that his motion covers Option 1a, and allows for any additional dehumidification as needed, as well as also addressing ongoing testing, with an aim for opening school at JWMS next fall.

During discussion, it was also clarified that any remediation work will be required by law to be at prevailing wage due to the cost of the project.

On motion duly made and seconded, the Board unanimously VOTED to direct and authorize the administration to pursue a fixed, firm proposal and necessary funding options to remediate the current mold outbreak and repair of the existing HVAC system at John Winthrop Middle School. Scope of the repair authorization is limited to the primary source of building moisture that has resulted in the breakdown of the HVAC pipe insulation and system controls. The administration may also pursue supplemental dehumidification equipment necessary to keep the moisture levels within the parameters as listed below. Regarding the initial remediation of the mold, the administration shall adopt a testing procedure as provided by Enviromed. Post remediation testing shall be in accordance with any CT State air quality standards and recommended humidity levels. If such guidelines are unavailable, the district shall adopt a humidity level standard that will not support the sustained growth of mold. The administration shall provide options for opening John Winthrop Middle School for the 2024-25 academic calendar year.

On motion duly made and seconded, the Board unanimously VOTED to adjourn at approx. 6:46 p.m.

Respectfully submitted,

A handwritten signature in brown ink on a light brown rectangular background. The signature is stylized and appears to read "Alfredo Herrera".

Secretary
Regional District #4 Board of Education

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%

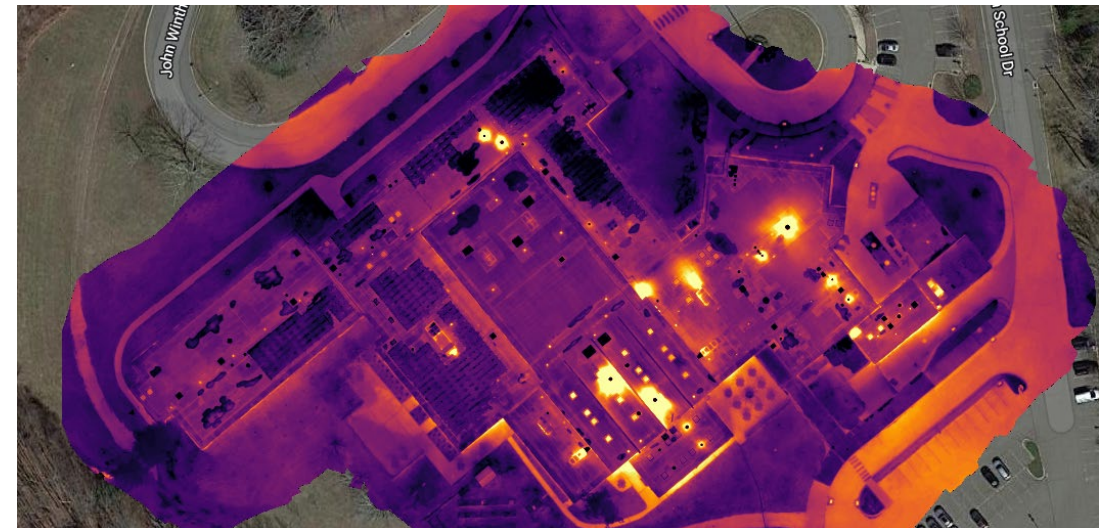
ESTIMATED STATE FUNDING \$0 M – TBD depending on Option

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



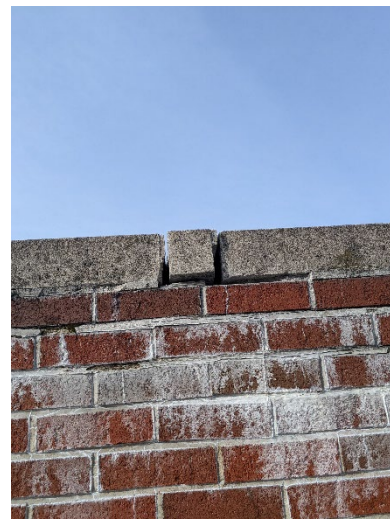
Inward Sloping Windowsills



Cracking Masonry



Window Header Heat Loss



Failed Mortar Joints



Skylight Condensation Build Up



Cracked Foundation Wall

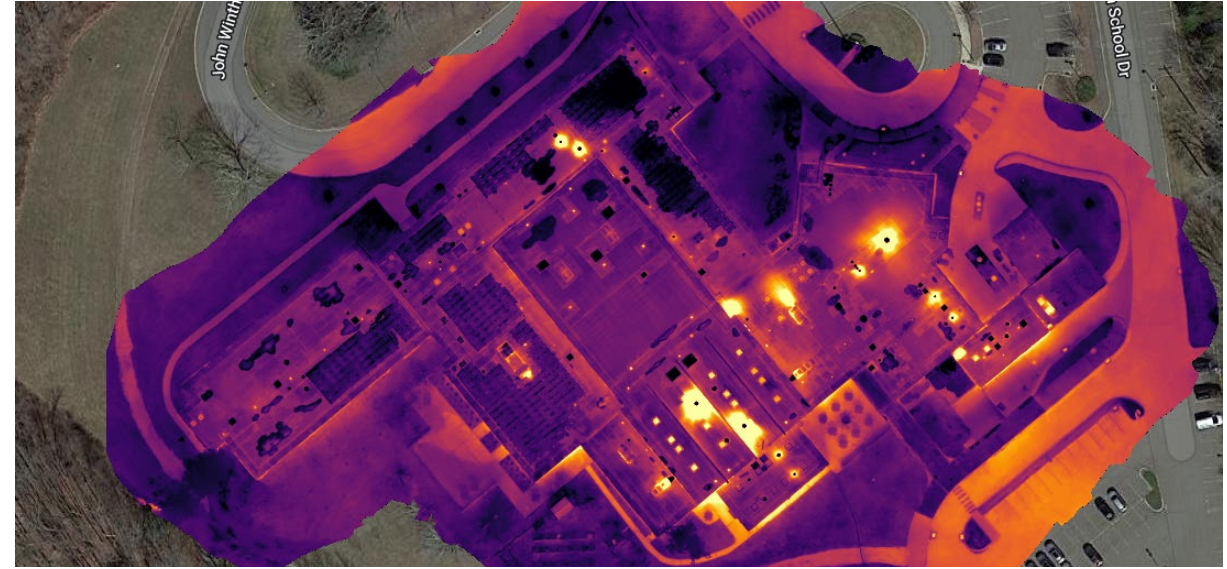


Missing Sealant & Wet Insulation

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



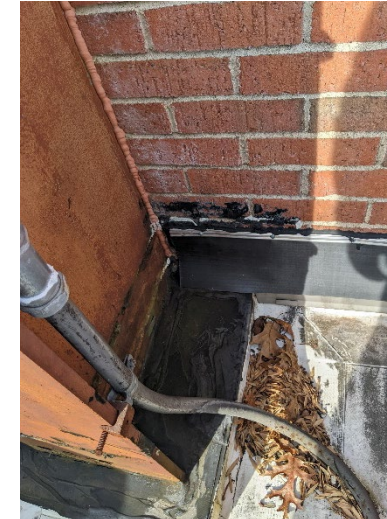
Water/ Debris Under Solar Panels



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
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 2 – Short Term Solution

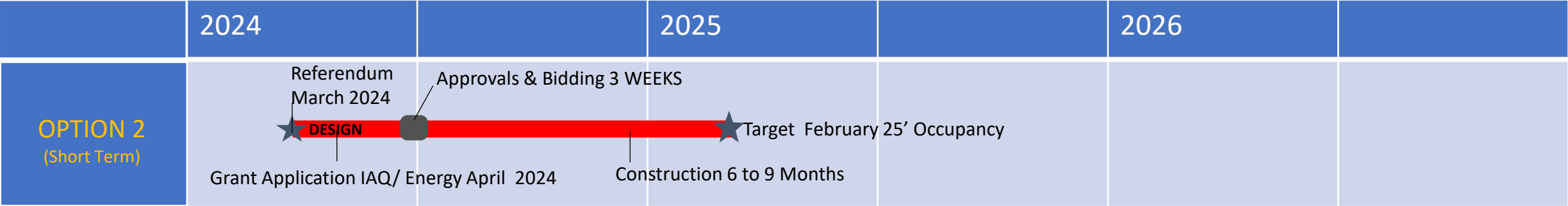
WORK INCLUDED IN OPTION:

- 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:

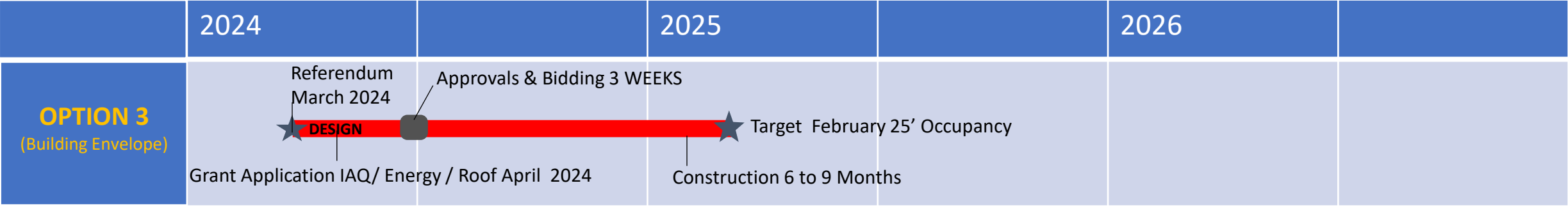
- Remove insulation & ceilings
- Abate mold and clean entire school
- Install new insulation and repair piping infrastructure as needed
- Install new ceilings
- Touchup and repair any damage
- Remove & Replace Windows
- **Remove & Install New Roof**
- **Masonry Repointing & Repairs**

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**

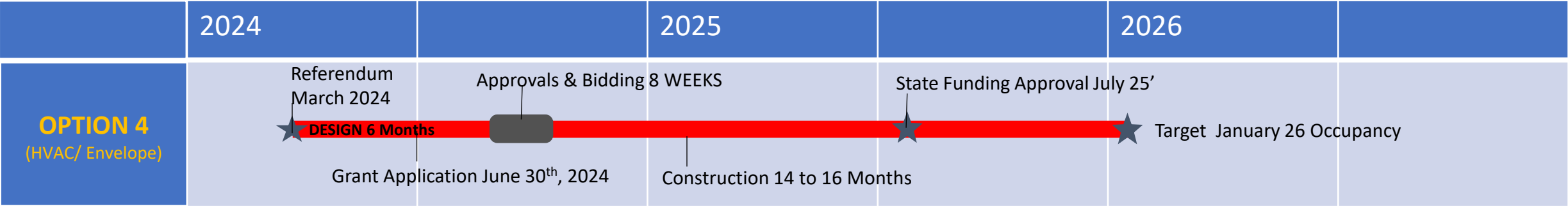
OPTION 4 – HVAC Renovation & Building Envelope

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**

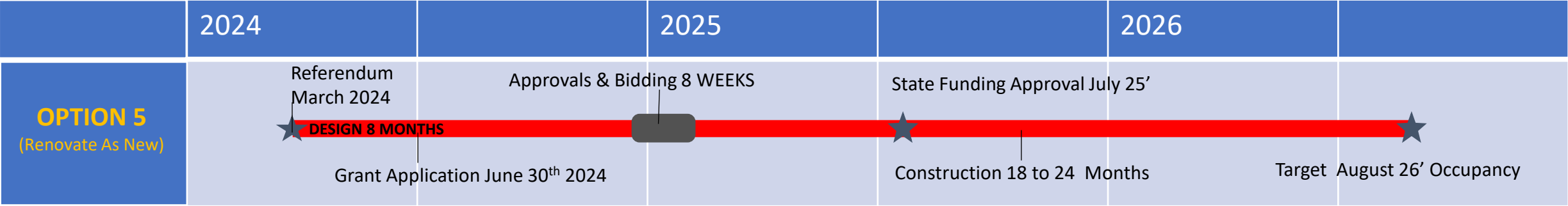
OPTION 5 – Renovate-As-New Solution

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

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.**

