

REGION 4 BOARD OF EDUCATION

Date: October 06, 2021

Special Meeting – REMOTE MEETING held

(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)	Jane Cavanaugh	√	Brian White	√	
	Rick Daniels	√	Bob Grissom	√	
	Lon Seidman	√	Matt Espinosa	√	
	Jennifer Clark	√			
	Lori Ann Clymas	√			
	John Stack	√			

Vice Chair Cavanaugh called the special meeting to order at: 7:00 p.m.

A verbal roll call was held.

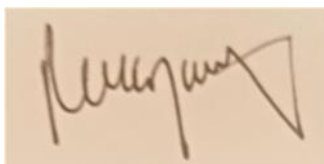
Superintendent White shared that the purpose this evening, as we approach the November 2nd referendum vote on the proposed JWMS Security Project, is just to serve as a factual reminder and to re-share once again for the public, the general project information that is available on our website and has been discussed many times at past meetings, as well as the recent public hearing. It also provides another forum for the public to ask any questions they may have as we approach the referendum vote on this proposed security project.

Superintendent White shared an informational presentation on the proposed JWMS Security Project which is scheduled for referendum on November 2, 2021 (see attached).

Superintendent White also reiterated, that as the Board’s counsel previously advised them, the Board has a number of options in terms of the most appropriate way to finance this project, should it be approved at the referendum at November.

Public Comment: 1 citizen was present – no comments were made

ADJOURNMENT: On motion duly made and seconded, the Board unanimously VOTED to adjourn at 7:11 p.m.



Rick Daniels, Secretary – Regional District #4 Board of Education

John Winthrop Middle School Security & ADA Feasibility Study

Region # 4 BOE Presentation August 10, 2021



Facility Evaluation

EXISTING CONDITIONS

Evaluate + Confirm Assets

- Lot Size – Acres
- Grade 6-8 Educational Facility
- Residential Neighborhood
- Proximity of Residences
- **School Identity**
- **Parent Pickup/Drop-off**
- Parking Adequacy
- Wetland + Neighborhood Impact
- Slopes & Grading
- **ADA Access**
- Water course adjacent to the school
- Building Structure
- Building Envelope – Windows
- **Main Office Area Accessibility**
- **Security**
- Structural Integrity
- MEP Systems
- **Travel Distance**
- **TECHNOLOGY**

Construction Phasing

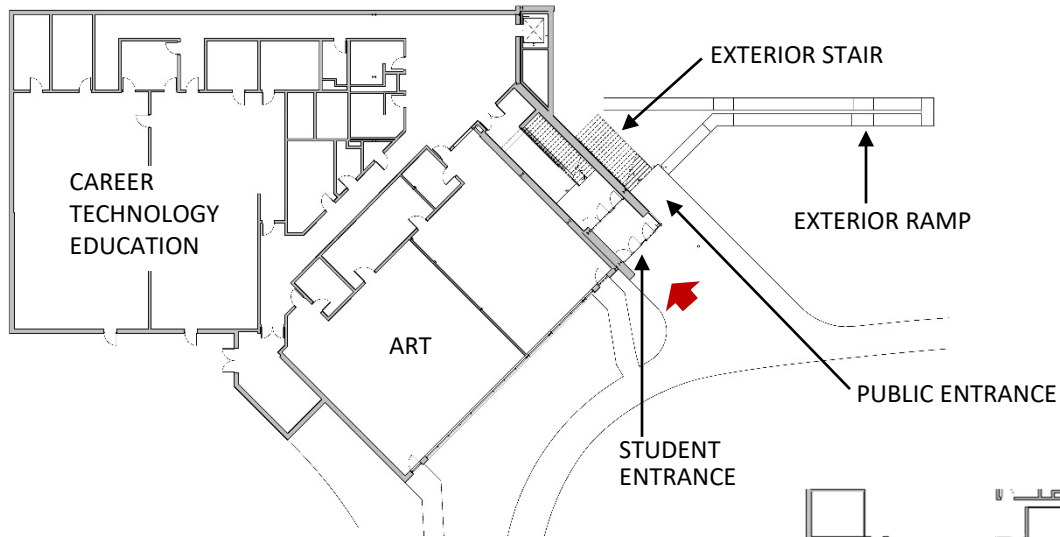
- Separation Construction + School Traffic
- Construction Staging Areas
- Continuity of Utilities + Services

Constructability + Site Logistics

- Construction Access
- Demolition Impact
- **HAZMAT Management**



Design Concepts – Option Two



LOWER FLOOR PLAN



OPTION ASSESSMENT

ADVANTAGES

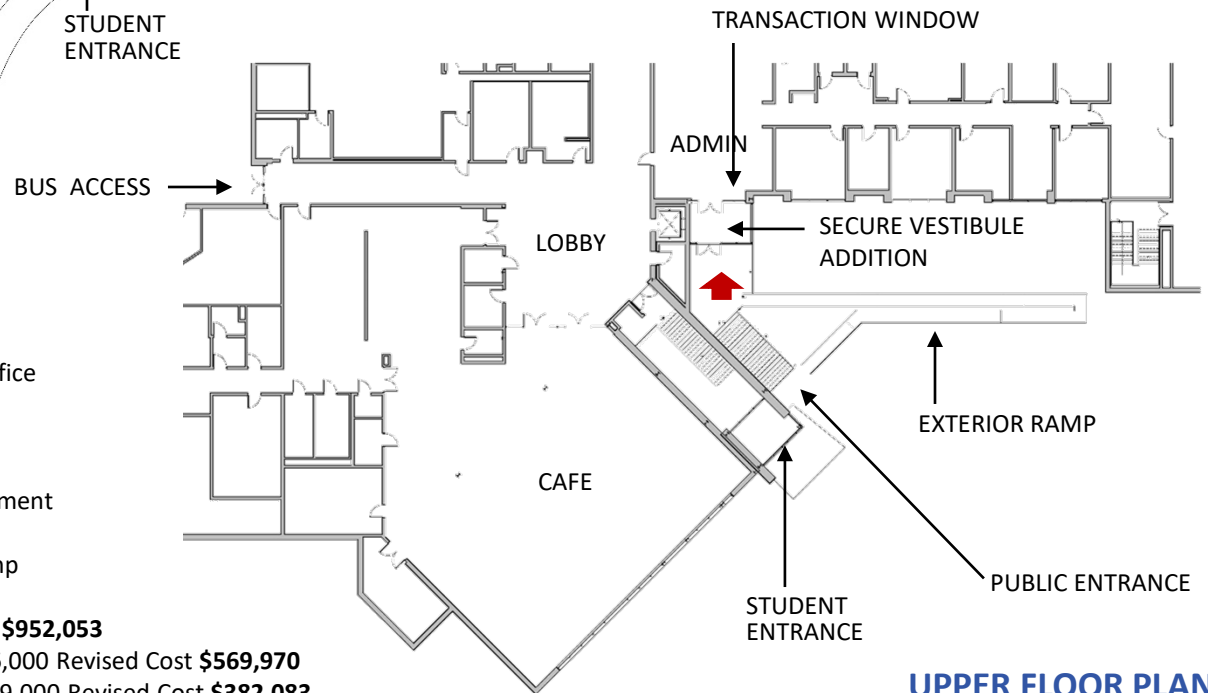
- Secure Vestibule directly to Main Office
- Sight-lines from Main Office
- Limited Disruption

CONCERNS

- Added building Area and Reimbursement
- Elevator Access
- Maintenance of Exterior Stair & Ramp

ESTIMATED COST

- Project Cost \$825,000 Revised Cost **\$952,053**
- Net Cost After Reimbursement \$486,000 Revised Cost **\$569,970**
- State Reimbursement to Region \$339,000 Revised Cost **\$382,083**



UPPER FLOOR PLAN

Design Concepts – Option Two



Budget Estimate – Option Two

PROJECT BUDGET

SITE HAZMAT & DEMO	\$235,250
BUILDING & SYSTEMS	\$241,500
CONSTRUCTION PHASING & MANAGEMENT	\$141,503
PROJECT DEVELOPMENT	\$119,100
ESCALATION & CONTINGENCIES	\$214,700
TOTAL PROJECT COST	\$952,053

ESTIMATED STATE REIMBURSEMENT **\$382,083**

NET ESTIMATED PROJECT COST TO REGION 4 **\$569,970**

BUDGET IMPACT / CONCERNS

Escalation – Originally estimated 14 months ago
Commodity Pricing

- Steel
- Concrete Reinforcing Bars
- Aluminum Windows and Doors
- Misc. Metals – Handrails
- Roof Insulation
- Security Transaction Windows

Delivery Schedule

Material Cost Stability

BUDGET APPROACH WOULD BE TO DEVELOP BID ALTERNATES:

- Reduce or eliminate the Canopy
- Bearing Masonry Wall Construction

SCHEDULE

Grant Application - October 2021

Funding Referendum – November 2021

State Review “PCR” - January 2022

Bidding & GC Selection – February

Construction Material Submission & Approval - Feb thru May

Construction Mobilization & Start June 15, 2021



John Winthrop Middle School

Security & ADA Feasibility Study

DISCUSSION



QA+M
architecture

