

Lyme School Hazardous Materials Abatement Project

Known Issues & Current Conditions at Lyme School

Asbestos: Known areas containing asbestos are floor tiles in the entire Laura Barnes wing including the cafeteria and music room (the former gym). Lyme School's current asbestos management plan uses encapsulation; tiles are either covered with another layer of tile or paint (classroom toilet rooms). Paint wears quickly on floor tiles, so these need to be repainted regularly. The areas with covering tiles are cracking or wearing through. Once cracked or worn, they need to be encapsulated with another material. If the tile shows significant enough wear, they may not be able to be encapsulated safely. In some situations, worn or damaged carpet currently covering tiles cannot be replaced because it is bonded to multiple layers of tile including the asbestos tile with asbestos mastic.

Examples of damaged tiles from cafeteria:



Examples from the Laura Barnes wing hallway:



Lead: Lead paint is known to be on the red cedar shake and clapboard exterior as well as trim and jet work of the 1911 building. Lead paint was suspected in the cafeteria and music room, but recent testing has indicated no lead paint. While some shingles have been replaced, most are in a compromised state, and some have fallen off. Because of the compromised state of the siding, we expect some sheathing deterioration and rot as well. Shingles must be repainted, and individual shingles replaced every 7-10 years, at a cost ranging from \$25,000-\$35,000 depending on deterioration.

HVAC: Heating controls throughout the school are obsolete and not efficient. For example, a classroom in the 2014 addition has not been able to reach 60°F this winter, so children and staff are either relocated to another room or wear their coats in class. The Laura Barnes wing classrooms can exceed 80°F, so teachers must open windows to cool down classrooms. The top surface of the uninvent in the kindergarten classroom has reached up to 138°F at times, which is a safety hazard. In addition, there is no ventilation system in the Laura Barnes wing, so windows provide the only fresh air throughout the day. This has presented additional indoor air quality concerns with idling vehicles and delivery trucks outside classroom windows.

Safety & Security: Currently, the school building cannot be secured properly when the community areas of the school are being used by the public (gym, cafeteria, and kitchen). There have been members of the public, in particular children, in hallways throughout the first and second floors during events such as the basketball tournament or other community events. This is a visitor safety issue and a security issue for students and staff during the school day and afterhours when the school is not in session.

ADA Compliance: Classroom toilet rooms in the Laura Barnes wing are not ADA compliant, which creates inequities for students who might need accessible bathrooms.

Why This Proposal?

The current proposal described in further detail below allows the Lyme community to:

- Remove lead and restore deteriorating exterior of the historic 1911 Red Building
- Remove asbestos and renovate classrooms, hallways, and cafeteria/music room floors in Laura Barnes wing
- Add ventilation and ductwork in Laura Barnes wing
- Address heating control issues and enhance heating efficiency throughout the school
- Provide accessible bathrooms for primary school students in compliance with the ADA

In FY2023, repairs to the building and building renovations totaled \$143,707.71. It important to note that the Building and Maintenance Trust has routinely been used to address budgetary shortfalls in this area. Electricity and wood pellets for heat totaled \$50,073.74.

In FY 2024, repairs to the building and building renovations are budgeted at \$115,000. Electricity and wood pellets for heat are budgeted at \$91,000.

Alternatives to Proposal

1. Continue what we're doing.

Pros: <ul style="list-style-type: none">• Less costly to taxpayers currently	Cons: <ul style="list-style-type: none">• Issues need to be addressed eventually, likely at a higher cost• Continued deterioration of school facilities• Continued cost of encapsulation, shingle replacement, and heating inefficiencies• Continued cost of AHERA testing
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2. Tackle projects one at a time.

Pros: <ul style="list-style-type: none">• Spread out cost to taxpayers over time	Cons: <ul style="list-style-type: none">• Cost to do projects one at a time estimated to be \$4M in today's dollars• Continued deterioration of school facilities• Continued cost of encapsulation, shingle replacement, and heating inefficiencies• Continued cost of AHERA testing
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3. Build new.

Pros: <ul style="list-style-type: none">• Design school to fit Lyme's future needs• Building would be up to code with modern materials• Potential to last longer than renovation	Cons: <ul style="list-style-type: none">• Cost to build new estimated at minimum of \$8M to \$10M in today's dollars• Inefficient; Laura Barnes wing is structurally sound• Disruptive to programming. Would need to site new building elsewhere or secure temporary instructional/food service space during the construction phase
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History of Project

Pursuant to Article 03 from the SAU 76 District Meeting on March 9th, 2023, the Facilities Committee of the School Board began an RFP and RFQ process for architectural services "to assess renovation needs and site safety issues" related to asbestos and lead abatement. Two firms submitted proposals and Banwell Architects was chosen.

We solicited Construction Management (CM) services to facilitate and coordinate all aspects of the project. An RFP/RFQ process was initiated and again, two firms submitted proposals. Eckman was chosen to take on CM responsibilities.

After a series of meetings and site visits, a list of issues was compiled ranging from critical and urgent to desired and complementary. Banwell brought forward 4 different proposals to address the known issues, each having their own merit and value. Upon evaluation of the proposals and review of associated costs, we felt that while those more elaborate and significant options would have yielded a qualitatively better school environment, the associated cost and burden to taxpayers did not warrant the additional value to the school or likely measurably improve student outcomes above and beyond the most basic proposal. Consequently, we eliminated those options and settled on one plan that provides the greatest value to our students and community at the lowest cost.

This plan addresses:

- Urgent hazardous materials abatement needs
- Flagged building safety and security needs
- Immediate and future heating and ventilation needs
- Immediate and future energy efficiency needs

Scope of Work

Lead Paint Abatement: Exterior of the 1911 Red Building

- Remove existing siding and trim
- Replace rotted sheathing
- New cement board exterior siding product

Asbestos Abatement: Laura Barnes School (Primary School wing)

- Remove existing flooring tile and mastic
- New finish flooring within the area where tiles are removed.
 - Classrooms: Quartz Resilient floor tiles and limited areas of carpet tiles
 - Music Room: carpet tiles
 - Corridors: Quartz Resilient floor tiles
- Remove existing toilet rooms and replace with three new toilet rooms
 - Increase size to comply with ADA requirements
 - ADA compliant toilets, grab bars, door hardware
- Remove and replace existing adjacent toilet room casework
 - New casework and fixtures on exterior walls
- Existing fin-tube radiators to remain
- Relocate communicating doors (2) between classrooms
- Upgrade electrical to code as required
- Cafeteria Hallway Door
 - New hardware to allow school to be secured
 - Cafeteria area able to be sectioned off and operated independently (after hours)
- Cafeteria Exit Door
 - New exit door to the west to provide compliant egress when cafeteria is secured
 - New door to provide safe, supervised pathway between cafeteria and playground
 - Covered entry roof
 - New window
 - New sidewalk connecting doorway to existing walkway

Mechanical Upgrades: School-wide

- Remove and replace ceiling tiles in areas of mechanical and HVAC work.
- New Energy Recovery Ventilators and ductwork for primary school classrooms and corridor
- New lighting controls and occupancy sensors in classrooms and offices for the entire school
 - Increase energy efficiency and safety in the entire school (particularly after hours)
- New HVAC management control systems
 - Address performance (under/overheating) instructional space
 - Increase energy efficiency and system performance for the entire school