Lyme School Asbestos &
Lead Paint Abatement Project

Background

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 for Construction Management 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 plans 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 option. Consequently, we eliminated those items and settled on one plan that provides the greatest value to our students and community at the lowest cost.

<u>This plan addresses:</u>

- 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 1905 Red Building

- Remove existing siding
- 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