

# LYME-OLD LYME SCHOOLS

*Regional School District #18*



## **Special Facilities & Finance Committee Meeting**

January 4, 2023

*Committee Members Present:* Mary Powell St. Louis, Co-Chair; Phil Neaton; Steven Wilson; Andrew Russell; Alan Sheiness; Tom Sherer

*Committee Members Remote via Zoom:* Jennifer Miller and Christopher Staab, Co-Chair;

*Administration Present:* Ian Neviasser, Superintendent of Schools; Ronald Turner, Director of Facilities & Technology; Brian Howe, Assistant Director of Facilities; Holly McCalla, Business Manager; Kelly Enoch, Principal of Mile Creek Elementary School

### **I. Call to Order**

The meeting was called to order by Jennifer Miller at 5:03 p.m.

**II. Approval of minutes from November 2 meeting, motion by Mary Powell St. Louis, for approval of November minutes, approved and seconded by Tom Sherer.**

### **III. Brief Committee on Condition of Mile Creek School**

Mrs. Enoch stated that no major concerns at this time. The gym floor has been completed, building made more secure and flooding areas have been dealt with. Heating and cooling issues will be managed with new planned renovation. In the meantime, Ron Turner and Brian Howe have been closely working to assist in monitoring temperature control issues in classrooms making staff as comfortable as possible. Discussion on class sizes and new enrollment concluded with maintaining approved class sizes. Flexibility of use of the café, media center and art room for interventions has been successful reducing the hallway space needed daily. Open SPED position will be filled by early next week, completing the backfill need.

### **IV. Review Projects In-Process District-Wide**

Ron Turner reported wrapping up pavilion at Mile Creek with a few final pieces to complete this project. High School theater project still waiting for one component that drives it all and will be put in this summer not to disrupt the spring theater needs.

***Regional School District 18***

***49 Lyme Street, Old Lyme, Connecticut 06371***

***www.region18.org***

# LYME-OLD LYME SCHOOLS

*Regional School District #18*

*A Private School Experience*



*in a Public School Setting*

## V. Review Five-Year Facilities Plan

The Committee reviewed the Five-Year Facilities Plan which is attached to these minutes for informational purposes only. Nothing has changed on this plan.

## VI. Oil Spill Update

Ron Turner reported the recent actions taken and remediation steps in progress since the August 2022 spill. Monitoring wells have been drilled and are being monitored by expert vendors and DEEP. Further updates will include any additional actions needed.

## VII. Adjournment

The meeting adjourned at 6:06 p.m. by a motion made by Mary Powell St. Louis, seconded by Tom Sherer.

*Regional School District 18*

*49 Lyme Street, Old Lyme, Connecticut 06371*

*[www.region18.org](http://www.region18.org)*

# Five Year Facilities Draft Plan

## November 2, 2022

Account Description	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
<b>Grand Totals</b>	\$ 449,000	\$ 412,500	\$ 172,000	\$ 340,000	\$ -	\$ -
<b>LC</b>				TBD Bond	TBD Bond	TBD Bond
Repaint exterior			\$ 80,000			
Upgrade HVAC including AC & boilers		Pending Bonding				
Classroom refresh		?				
Resurface outdoor basketball courts		\$ 30,000				
Update fire alarm, PA and Clocks		Pending Bonding				
Replace VCT w/high perf floor		TBD				
<b>LC Totals</b>	\$ -	\$ 30,000	\$ 80,000	\$ -	\$ -	\$ -

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<b>Grand Totals</b>	\$ 449,000	\$ 412,500	\$ 172,000	\$ 340,000	\$ -	\$ -
<b>MC</b>	TBD Bond TBD Bond TBD Bond TBD Bond					
Upgrade HVAC including AC & boilers		Pending Bonding				
Update fire alarm, PA and Clocks		Pending Bonding				
Classroom refresh		?				
Gym Floor Refinish	\$ 19,000					
<b>MC Totals</b>	\$ 19,000	\$ -	\$ -	\$ -	\$ -	\$ -

# Five Year Facilities Draft Plan

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Account Description	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
<b>Grand Totals</b>	\$ 449,000	\$ 412,500	\$ 172,000	\$ 340,000	\$ -	\$ -
<b>CS</b>			TBD Bond	TBD Bond	TBD Bond	TBD Bond
HVAC AC upgrade including AC		Pending Bonding				
Replace VCT with high performance flooring		Pending Bonding				
Update fire alarm, PA and Clocks		Pending Bonding				
Repaint exterior			\$ 32,000			
Create Outdoor Classroom Space	Esser Grant					
<b>CS Totals</b>	\$ -	\$ -	\$ 32,000	\$ -	\$ -	\$ -

# Five Year Facilities Draft Plan

## November 2, 2022

Account Description	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
<b>Grand Totals</b>	\$ 449,000	\$ 412,500	\$ 172,000	\$ 340,000	\$ -	\$ -
<b>MS</b>	TBD Bond TBD Bond TBD Bond TBD Bond					
Upgrade HVAC Including AC & boilers		Pending Bonding		\$ 170,000		
Repave Parking Lot						
Update Auditorium Sound System		\$ 150,000				
Classroom refresh		?				
Update fire alarm, PA and Clocks		Pending Bonding				
Replace VCT w/high eff flooring		Pending Bonding				
Concrete Base for Outdoor Classroom	\$ 50,000					
Increase front of building lighting	TBD					
<b>MS Totals</b>	\$ 50,000	\$ 150,000	\$ -	\$ 170,000	\$ -	\$ -

# Five Year Facilities Draft Plan

## November 2, 2022

Account Description	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
<b>Grand Totals</b>	<b>\$ 449,000</b>	<b>\$ 412,500</b>	<b>\$ 172,000</b>	<b>\$ 340,000</b>	<b>\$ -</b>	<b>\$ -</b>
<b>HS</b>	<b>TBD Bond TBD Bond TBD Bond TBD Bond</b>					
Expand irrigation to include baseball and softball fields		\$ 42,500				
Repave Parking Lot				\$ 170,000		
Resurface Track	\$ 175,000					
Auditorium Lighting System Upgrade	\$150,000					
Bleacher design and estimation	\$25,000					
Turf Field Bleachers		\$ 100,000				
Refinish commons floor	\$ 30,000					
west corner of the soccer/lacrosse field and SB left field			\$ 60,000			
Repair Water Tank		\$ 50,000				
Soccer/lacrosse field bleacher		\$ 40,000				
<b>HS Totals</b>	<b>\$ 380,000</b>	<b>\$ 232,500</b>	<b>\$ 60,000</b>	<b>\$ 170,000</b>	<b>\$ -</b>	<b>\$ -</b>

## Proposed Cost of Renting Outside Storage

Area	Square Footage	Climate	Cost
Existing Shed	2000	Non-controlled	\$3000/month
Existing Portable	2000	controlled	\$7000/month
Total	4000	Mixed	\$10000/month*

\*Rental cost does not consider additional costs such as labor/fuel/fleet.

\* Current Availability for CubeSmart:

Shore Road, Old Lyme

- No units available for rent

55 Research Parkway, Old Saybrook

- 1-Climate controlled unit 10 X15= 150 Sq. feet available
- 2-Non-controlled units 10 X 20 = 350 Sq. feet available

School House Road, Old Saybrook

- 1-Climate controlled unit 10 X15= 150 Sq. feet available
- 4-Non-controlled units of various size totaling 650 Sq.

## Proposed Cost of Construction

Project	Square Footage	Cost
New Building including Portable demo and lot.	4000	\$750,000
New Addition including Portable demo and lot.	2000	\$525,000



# MAIN CAMPUS OIL SPILL UPDATE

JANUARY 4, 2023

## BACKGROUND

- ON MONDAY, AUGUST 1, 2022 AT @ 7:30 AM WE RECEIVED AN ALARM THAT BOILER #1 WOULD NOT FIRE.
- DISCOVERED THAT THE OIL SUPPLY LINE CRACKED AT A FLARE FITTING AND OIL WAS PUMPING INTO THE ROOM.
- KROPP ENVIRONMENTAL AND STATE OF CT DEEP RESPONDED TO THE SCENE WITHIN 30 MINUTES TO BEGIN AND OVERSEE CLEANUP.







## EMERGENCY CLEANUP

- KROPP REMOVED ALL OF THE OIL FROM THE FLOOR AND DRAIN SYSTEMS, INCLUDING THE UNDERGROUND OVERFLOW TANK.
- ESTIMATED 1000 GALLON RELEASED/600 RECOVERED.
- TEST BORINGS WERE DRILLED IN BOILER ROOM AT DIRECTION OF DEEP TO PROVIDE SOIL SAMPLES.
- CONTAMINATED SOIL TESTED AND REMOVED AROUND UNDERGROUND TANK.







## REMEDIATION STEPS

- SHIFTED FROM CLEANUP TO RECOVERY AND MONITOR.
- KROPP ENVIRONMENTAL AND THEIR LEP\* DESIGNING MITIGATION STRATEGIES.
- VERTEX COMPANIES LEP TO OFFER SECOND OPINION ON BEHALF OF CIRMA.
- DISTRICT 18 HIRED ADDITIONAL 3<sup>RD</sup> PARTY LEP TO CONSULT ON OUR BEHALF.
- REGION 18 HAS INVESTED APPROXIMATELY \$75,000 AND MET PORTION OF \$125,000 DEDUCTIBLE.
- ELEVEN MONITORING WELLS WERE DRILLED AND TESTED TO MONITOR GROUND WATER.
- THREE WELLS INSIDE OF BOILER ROOM WERE DRILLED TO ALLOW FOR PUMPING AND TESTING OF GROUNDWATER.
  - WATER PUMPED BI-WEEKLY
- ADDITIONAL MONITORING WELLS INSTALLED AS NEEDED.
- BASED UPON ELEVATED LEVELS OF BENZENE IN WELL #7, FILED SIGNIFICANT ENVIRONMENTAL HAZARDS DOCUMENT WITH DEEP.

\* Licensed Environmental Professional





Connecticut Department of  
Energy & Environmental Protection  
Bureau of Water Protection & Land Reuse  
Remediation Division

### Frequently Asked Questions Reporting of Significant Environmental Hazards

**Q1: What are significant environmental hazards?**

- A1: Significant environmental hazards are specific conditions defined by law in [Section 22a-60a of the Connecticut General Statutes \(CGS\)](#), for which property owners have an obligation to notify the Department of Energy and Environmental Protection (DEEP) when they become aware of such conditions. These conditions are termed significant hazards because they pose a potential short-term health risk to exposed individuals or the environment.

**Q2: How significant are the hazard conditions being reported?**

- A2: All the types of significant hazard conditions required to be reported pose a potential short-term risk to public health that should be investigated and resolved in a short time frame. The law requires actions to mitigate present exposure to such risk. Only one type of hazard condition, the presence of vapors posing a potential explosion hazard, is an emergency condition and should be immediately reported to the Emergency Response and Spill Prevention Division of DEEP at (860) 424-3338. The Emergency Response and Spill Prevention Division is also the most appropriate contact for a response to the more critical condition of an active release of petroleum to surface waters.

**Q3: What are the types of significant environmental hazards that must be reported to DEEP?**

- A3: The significant environmental hazard conditions that must be reported to DEEP when encountered during investigation or remediation of a project are defined by statute, including numerous threshold criteria (see [Tables A, B, and C](#)). The hazard conditions are listed below:
- Public or private drinking water supply wells in which pollution exceeds the groundwater protection criteria.
  - Public or private drinking water supply wells in which any pollution at the site being investigated is detected, even if water quality meets groundwater protection criteria.
  - Polished groundwater 500 feet upgradient of or within 200 feet in new direction of a drinking water well with pollution detected above groundwater protection criteria.**
  - Polished groundwater within fifteen feet of an occupied building with the potential to pose a short-term risk to human life.
  - Polished groundwater likely discharging to a surface water body with the potential to pose a short-term risk to aquatic life.
  - Polished soil present within two feet of the surface with the potential to pose a direct contact, short-term risk to humans, and
  - The presence of vapors from polluted soil, groundwater or residual free product at levels posing a potential exposure hazard and imminent threat to human health, public safety and the environment.

A hazard definition summary can be found on the [Significant Environmental Hazard Quick Summary table](#).

**What are the types of significant environmental hazards that must be reported to DEEP?**

The significant environmental hazard conditions that must be reported to DEEP when encountered during investigation or remediation of a project are defined by statute, including numerous threshold criteria (see [Tables A, B, and C](#)). The hazard conditions are listed below:

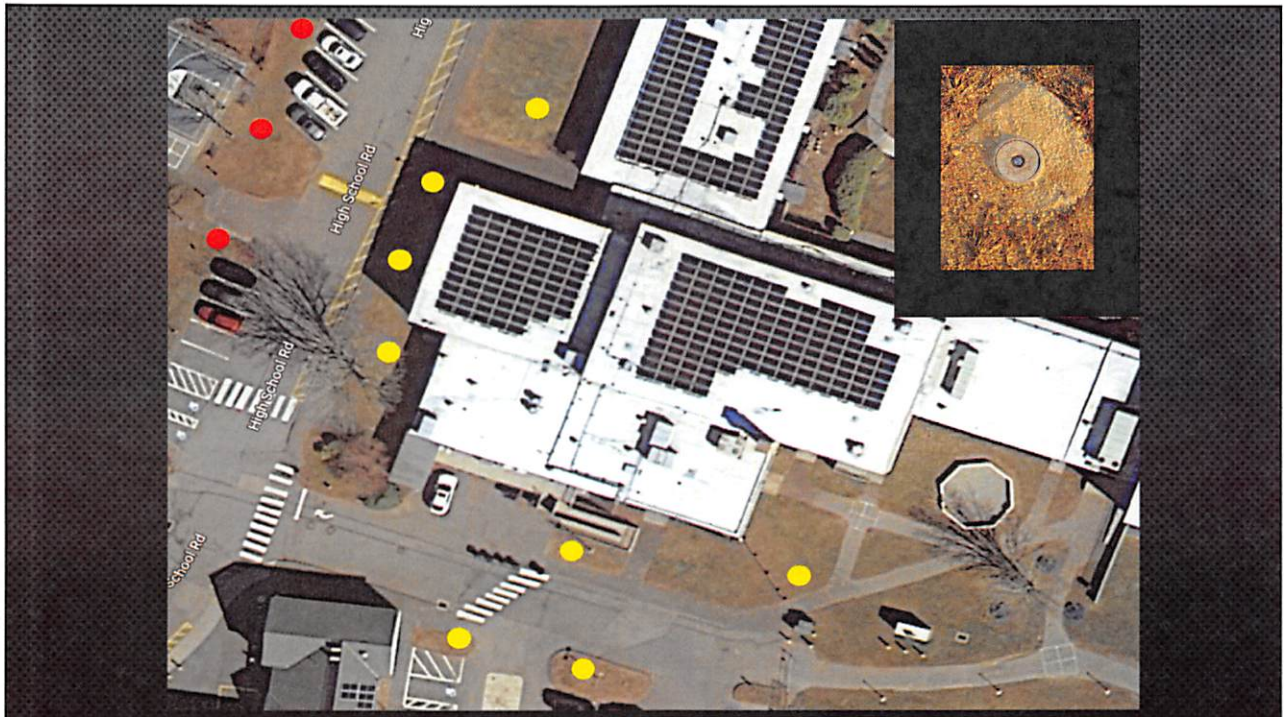
- Public or private drinking water supply wells in which pollution exceeds the groundwater protection criteria.
- Public or private drinking water supply wells in which any pollution at the site being investigated is detected, even if water quality meets groundwater protection criteria.
- Polished groundwater 500 feet upgradient of or within 200 feet in new direction of a drinking water well with pollution detected above groundwater protection criteria.**



*What are the types of significant environmental hazards that must be reported to DEEP?*

The significant environmental hazard conditions that must be reported to DEEP when encountered during investigation or remediation of a parcel are defined in the statute, including numeric threshold criteria (see [Tables A, B, and C](#)). The hazard conditions are listed below:

- Public or private drinking water supply wells in which pollution exceeds the groundwater protection criteria,
- Public or private drinking water supply wells in which any pollution at the site being investigated is detected, even if water quality meets groundwater protection criteria,
- Polluted groundwater 500 feet upgradient of or within 200 feet in any direction of a drinking water well with pollution detected above groundwater protection criteria,



## NEXT STEPS..

- WAIT FOR GUIDANCE FROM DEEP REGARDING COMMUNITY NOTIFICATION AND MITIGATION STRATEGIES.
- CONTINUE TO SAMPLE TEST WELLS AND PUMP BOILER ROOM FLOOR WELLS.
- CONSIDER OPTIONS AS DEVELOPED BY KROPP FOR MITIGATION.
- ALL 3 BOILER FEED LINES CHANGED TO FLEXIBLE MATERIAL.
- REGION 18 WATER ALONG WITH TOWN HALL, FIRE DEPT., LYSB, AND HISTORICAL SOCIETY ARE NOT IMPACTED.

