

# LYME-OLD LYME SCHOOLS

*Regional School District #18*

*A Private School Experience*



*in a Public School Setting*

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

September 23, 2019

*Committee Members Present:* Rick Goulding, Co-Chair; Jean Wilczynski, Co-Chair; Daniel Hagan; Mimi Roche; Andy Russell; Ryan Ziolkowski

*Absent:* Rick Caulkins; Erick Cushman; Philip Neaton; Thomas Sherer; Stacy Winchell

*Administration Present:* Ian Neviaser, Superintendent of Schools John Rhodes, Director of Facilities & Technology; Glenn Fergione, Assistant Director of Facilities, Hilda Heck, Athletic Director

*Others Present:* Diane Linderman, Board of Education

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

The meeting was called to order by Co-Chairman Goulding at 5:00 p.m.

### **II. Review of Lyme Consolidated Gymnasium Conceptual Estimate:**

Mr. Rhodes explained that the current gymnasium floor at Lyme Consolidated is not appropriate for athletic events because the surface is very slippery. The gymnasium also is in need of an HVAC upgrade to remove the current unit ventilators that are also a safety concern. He further noted that this scope of work would receive a potential 35% reimbursement rate from the State of CT if an architect provided construction documents. JH Jacunski Humes Architects submitted a proposal for HVAC, and gymnasium floor design development. Mr. Rhodes noted Mr. Jacunski is familiar with Region 18 and comfortable with dealing with the State of Connecticut.

Upon motion by Mr. Hagan, second by Ms. Wilczynski, the Facilities & Finance Committee recommends that the Board of Education approve the proposal from JH Jacunski Humes Architects in the amount of \$21,600. The motion passed unanimously.

### **III. Review of Milone & MacBroom Proposal for Artificial Turf Field Design & Permitting:**

Mr. Fuselier submitted a proposal for Phase II of professional engineering services for the design of a synthetic turf multipurpose field located on the main campus; the proposal is attached to these minutes for informational purposes only. Mr. Fuselier outlined their services for design development, permitting, construction documentation, bid assistance and construction administrative services.

Mr. Rhodes asked about the range of permitting; Mr. Fuselier explained it is contingent with what in-fill is used.

Mr. Russell and Mr. Hagan asked to see a comparison of operating costs between artificial turf and natural grass upkeep; Mr. Rhodes stated this report was previously supplied but would be happy to provide an update reflecting current costs.

Upon motion by Mr. Hagan and second by Mr. Russell the Facilities & Finance Committee recommends that the Board of Education approve the proposal with Milone & Macbroom for task 1 and 2 in the amount of \$23,800.

The motion passed unanimously.

#### IV. Architect/Engineer Interviews for Tennis Court Design Services:

Presentations of architect/engineer firms were provided by Milone & MacBroom, BSC Group and WBA Group. Each firm outlined the project team and highlighted their qualifications. Committee members thoroughly discussed candidate qualifications.

Upon motion by Mr. Hagan, second by Ms. Roche, the Facilities & Finance Committee recommends to the Board of Education to approve BSC Design proposal for a \$12,000 lump sum and \$9,500 Construction Administration fee for the tennis court design services contingent on Mr. Rhodes' reference review to be reported at the October 2<sup>nd</sup> Board of Education meeting.

The motion passed unanimously.

#### V. Adjournment:

Upon motion by Mr. Hagan, second by Mr. Russell, Co-Chairman Goulding adjourned the meeting at 7:46 p.m.

September 16, 2019

VIA EMAIL

Mr. John A. Rhodes  
Director of Facilities and Technology  
Regional School District 18  
49 Lyme Street  
Old Lyme, CT 06371

Re: Gymnasium HVAC, Renovations and Related Work  
Lyme Consolidated School  
478 Hamburg Road  
Lyme, CT

Dear Mr. Rhodes:

On the basis of our recent site meeting and preliminary review of the project scope, I am pleased to offer the following four (4) phase proposal for Architectural / Engineering services for the above referenced project. I understand our services to consist of preparation of Construction Documents for a new HVAC system and interior renovations at the Lyme Consolidated School gymnasium.

**Phase 1 - Schematic Design / Design Development**

The Schematic Design / Design Development Phase will entail defining the project scope for the new HVAC system and interior renovations. At the onset of the project we will establish existing conditions in the field. Mechanical components will be field verified by RZ Design Associates, to assess present design parameters. At the end of this phase we will have arrived at a design solution satisfying project demands. Drawings for the Schematic Design / Design Development Phase will be a set of preliminary Contract Documents. Phase 1 services will also involve our assistance in the filing of the State Department of Education, School Construction Grants, reimbursement paperwork.



**Phase 2 - Contract Documents**

The Contract Documents phase will involve the production of a set of documents suitable for obtaining competitive bids from Contractors invited for this project. These documents will consist of construction plans, details and specifications thoroughly depicting the materials and methods required to successfully complete the specified work. Later this set of documents will be used for construction and implementation of our design solution. The plans and details for this project will be prepared in AutoCAD®, Architectural Desktop 2020. The specifications will be prepared utilizing Microsoft® Word 2010 software.

**Phase 3 - Bidding**

The Bidding Phase will involve preparation of the Contract Documents for the competitive bidding process. We will arrange all bidding procedures; securement of State of Connecticut Wage Rates, bid advertising, printing and distribution of documents, pre-bid meeting, processing and distribution of addendum if required and review of bids received. Following the review process, we will help in the selection of the Contractor and assist in the preparation of a contract for construction for signing between Region 18 and selected Contractor.

**Phase 4 - Construction**

The Construction Phase will encompass our involvement in the administration of the Contract for Construction. This phase would commence with an on-site pre-construction conference to introduce all parties involved and establish a preliminary project schedule. The Contractor's requisitions for payment will also be processed through our office. The remainder of this phase will continue through shop drawing review, site Job Meetings with recording of minutes by our office, and close with a final review of the completed project.

Our fee for the above services will be lump sum broken down as follows:

Phase 1 - Schematic Design / Design Development	\$ 5,400.00
Phase 2 - Contract Documents	\$10,800.00
Phase 3 - Bidding	\$ 1,080.00
Phase 4 - Construction	<u>\$ 4,320.00</u>
<b>Total Fee</b>	<b>\$21,600.00</b>

Please note that the above Total Fee does not include fees for services of RZ Design Associates, Inc. The above Total Fee does include coordination services with RZ Design. Our understanding is that Region 18 will contract RZ Design Associates directly.



Work not included in this proposal are the services of an Industrial Hygienist if hazardous materials are found, costs associated with testing of materials and costs of printing / copying / advertising of final Construction Documents. Printing costs of all preliminary phases of the project, travel expenses, postage and long distance communications are included in the above Total Fee.

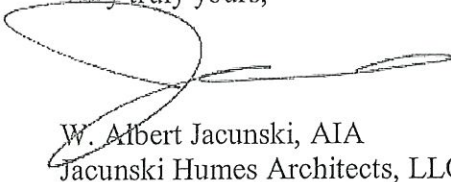
If additional services are required over and beyond this proposal, which could not have been foreseen at the time of this proposal, our compensation will be an hourly rate based on the following schedule:

Jacunski Humes Architects, LLC

see attached Schedule of Hourly Rates

It would be our pleasure to provide you with complete Architectural /Engineering services. I look forward to hearing from you, and thank you for this opportunity.

Very truly yours,



W. Albert Jacunski, AIA  
Jacunski Humes Architects, LLC

Encl.: Jacunski Humes Architects, LLC, Schedule of Hourly Rates

PRO.LYMECONSOLIDATED01R1

**Schedule of Hourly Rates**

**January 2019**

**Jacunski Humes Architects, LLC**

**Principal Architect**

W. Albert Jacunski, AIA	\$180.00/hour
Brian W. Humes, AIA	\$180.00/hour

**Senior Project Architect**

Mark Allen, AIA	\$160.00/hour
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**Project Architect**

Kevin W. Lipe, AIA	\$140.00/hour
Jay T. Willerup, AIA	\$140.00/hour

**Job Captain**

Michael J. Rinaldi	\$120.00/hour
Andrew G. Whitehouse	\$120.00/hour

**Draftsperson**

Benjamin F. Kelly	\$85.00/hour
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**Clerical**

Jennifer A. Hotchkiss	\$60.00/hour
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**Intern**

\$50.00/hour

**Reimbursable Expenses (if applicable)**

Mileage	\$0.58/mile
Consultant Services	cost + 15%
Reimbursable Expenses	cost + 10%

WAJJHHOURLYRATE19



September 13, 2019

Mr. John Rhodes  
Director of Facilities and Technology  
Lyme-Old Lyme Public Schools  
49 Lyme Street  
Old Lyme, CT 06371

**RE: Synthetic Turf Field – Phase II  
Final Plans, Permitting, and Construction Administration  
Regional School District #18 Athletic Facilities  
MMI #2999-03-0**

Dear Mr. Rhodes:

Pursuant to your request, Milone & MacBroom, Inc. (MMI) is pleased to provide this proposal for professional engineering services for the design of a synthetic turf multipurpose field at the Old Lyme Middle School/High School campus. It is our understanding that Regional School District #18 (RSD18) wishes to develop the schematic design for Field C. Field C is the lower field on the east side of the campus and was the location selected by your committee at the conclusion of our Phase I study prepared in 2017.

Utilizing the Schematic Design set entitled "Synthetic Turf Field, Lyme-Old Lyme High School" dated July 27, 2017, MMI offers to provide the following services to advance this project:

## **SCOPE OF SERVICES**

### **1.0 Design Development (75% Submission)**

- 1.1 Meet with the Building Committee to review the schematic design plan and budget. At this point, it will be critical to understand more specific components of the project.
- 1.2 Prepare plans for the desired improvements, incorporating comments received from the project team on the schematic design. The plans will be prepared at 30-scale and will include the following:
  - Existing conditions and removals plan
  - Layout plan including coordinate geometry
  - Existing and proposed grading including spot elevations at critical locations
  - Drainage plan including inverts and slopes
  - Erosion and sedimentation control plan meeting the Department of Energy & Environmental Protection 2002 Guidelines
  - Cross section of the field and other improvements at critical areas
  - Site development details
  - Schedule of field events



- 1.3 Refine the opinion of probable construction costs based on the design development plans.
- 1.4 Review the Town of Old Lyme Inland Wetlands and Planning and Zoning Regulations to understand how the regulatory process will shape the project. As part of this task, MMI will contact town staff to understand the town permits that the project is likely to require.

## **2.0 Regulatory Approvals**

Prior to submitting permit applications, we will arrange to meet informally with the appropriate town staff to review the proposed site plans in order to seek their comments and suggestions. For the purpose of this proposal, we assume permits will be required from the Town of Old Lyme Inland Wetlands Commission and Planning Commission.

- 2.1 Assist in the preparation of the required land use permit applications, including preparation of a Coastal Area Management application.
- 2.2 Assist in the presentation of the plans before the local land use commissions. Rendered site plans suitable for public presentation will be prepared for this purpose. For the purpose of this proposal, we have assumed participation in a total of four meetings.
- 2.3 Make modest revisions to the plans as requested or directed by the commissions.
- 2.4 Submit final plans for filing with the town as appropriate.

## **3.0 Final Design and Construction Documents**

- 3.1 Meet with the project team to review the final details and decisions prior to proceeding with the preparation of final plans and specifications.
- 3.2 Prepare the final plans (bid-ready) for construction, incorporating the comments from RSD18 and stakeholders on the design development submission. The final drawings will be prepared at 1"=30' scale and will include the following:
  - 3.2.1 Cover sheet including general notes and legend
  - 3.2.2 Demolition and removals plan
  - 3.2.3 Layout and landscaping for the desired improvements
  - 3.2.4 Grading, including spot elevations at critical locations
  - 3.2.5 Site drainage improvements, including field underdrainage, with slopes and invert elevations
  - 3.2.6 Site utility improvements, including stormwater management features
  - 3.2.7 Erosion and sedimentation control plan, including a sequence of construction and a brief narrative
  - 3.2.8 Field cross sections and construction-level site development details

- 3.3 Prepare the technical specifications for the proposed improvements based on the Construction Specifications Institute (CSI) three-part format. It is assumed that RSD18 will provide for our use its "front end" specifications, including bidding and insurance requirements, general conditions, supplemental conditions, etc. It is also assumed that the project will be bid as a lump sum with a schedule of values for the project components provided at the time of the bid.
- 3.4 Prepare a final opinion of probable construction costs for the proposed improvements.
- 3.5 Meet with the project team to review the final plans and specifications. Make minor revisions as may be required.

#### **4.0 Bid Assistance**

- 4.1 Assist RSD18 in seeking competitive bids for the proposed improvements, including the following:
  - Participate in a prebid meeting with prospective bidders.
  - Respond to reasonable requests for information and issue addenda if required.
  - Review the bids, review bidder qualifications, and assist in awarding the contract.

#### **5.0 Construction Administration**

- 5.1 Assist in administering the construction contract by performing the following:
  - Attend a preconstruction meeting with the contractor, school officials, and other affected parties.
  - Respond to requests for information from the contractor.
  - Review shop drawings and product data submittals from the contractor.
- 5.2 Observe the work in progress for general consistency with the plans and specifications. It is assumed that there will be weekly site visits under this task as well as special visits during critical construction operations. We have assumed that project construction will take approximately 3 months to complete.
- 5.3 Perform a semifinal observation of the completed work and prepare a punch list of incomplete or deficient items.
- 5.4 Perform a final observation of the completed work and make a recommendation to RSD18 regarding the acceptance of the project.

#### **ESTIMATED SCHEDULE**

The schedule for the services noted above will be determined at the kickoff meeting with the project committee.

## PROFESSIONAL FEES

The work in the above-noted scope of services will be performed for the following lump sum fees. Please note that the fees are in line with the original project proposal, which based final design and construction-related service fees off a percentage of the anticipated construction costs. Please also note that the original opinion of probable construction costs was developed in 2017, and we have since seen a significant escalation in construction costs, particularly in 2019. For these reasons, we have adjusted our fees with the assumption of a 3% annual construction cost escalation.

Task 1.0 – Design Development (75% Submission) .....	\$10,800
Task 2.0 – Regulatory Approvals .....	\$13,000
Task 3.0 – Final Design and Construction Documents .....	\$30,400
Task 4.0 – Bid Assistance .....	\$4,600
Task 5.0 – Construction Administration.....	\$29,500
Total Budget .....	<b>\$88,300</b>

Reimbursable Expenses – Cost not to exceed ..... \$2,500\*

\*The direct expense values represent a not-to-exceed value for nonsalaried expenses such as mileage, printing, special mailings, and other expenses that you may authorize.

## STANDARD TERMS AND CONDITIONS

Work will be performed in accordance with MMI's Standard Terms and Conditions (copy attached), incorporated by reference.

## EXCLUSIONS AND LIMITATIONS

Please note that in submitting this proposal we cannot guarantee that the proposed project will receive all necessary approvals in the current configuration as such approvals are subject to the actions of boards and outside agencies that are beyond our control. Please note that the following services are not included in this proposal:

1. Boundary surveys
2. Environmental assessments
3. Traffic services
4. Nonlocal regulatory permitting that is not explicitly included in the scope
5. Meetings and/or presentations in addition to those noted above
6. Design of off-site improvements
7. Lighting design and/or site electrical engineering
8. Resident inspection or full-time construction inspection
9. Design of special structures such as retaining walls
10. Analysis of soils for the presence of contaminated materials

Should the above items or any additional services be required, they can be provided under supplemental agreement.



## ACCEPTANCE

The original and one copy of this agreement are enclosed. If the above is acceptable, please confirm your acceptance by signing one copy in the space provided and returning it to us for our files.

We appreciate the opportunity to be a part of your project and look forward to a continued pleasant and rewarding association.

Sincerely,

MILONE & MACBROOM, INC.



Kevin C. Fuselier, PLA, Associate  
Project Manager, Lead Landscape Architect



Vincent C. McDermott, FASLA, AICP  
Senior Vice President

Enclosures

2999-03-0-s1219-prop.docx

The above proposal and attached Standard Terms and Conditions are understood and accepted:

By \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
(Print name and title)

## **STANDARD TERMS AND CONDITIONS**

Unless specifically excluded in the Contract, these Terms and Conditions are incorporated by reference into the foregoing proposal or contract and shall be part of the Agreement under which Services are to be performed by Milone & MacBroom, Inc. (**MMI**) for the **Client**.

1. **Method of Payment:** Monthly, **MMI** will invoice **Client** for all Services rendered during the previous month. Invoices will be due upon receipt. Any unpaid invoices and charges will draw late payment fees at 1½% per month commencing 30 days after date of invoice. **Client** shall notify **MMI** in writing of any disputed amount within 10 days after date of invoice; otherwise, **Client** shall be deemed to have waived any objection to all invoice charges and agreed to the invoice being acceptable. Payment thereafter shall first be applied to accrued interest and then to the principal unpaid amount. Lump Sum Fee Price and Fixed Price contracts will be invoiced on a percent-complete basis as determined by **MMI**. Unless otherwise agreed, out-of-pocket costs for mileage, special mailing, reprographics, and similar costs will be invoiced as additional direct expenses. Subconsultant fees will be invoiced at cost plus a 10 percent markup for processing. In the event that **MMI** retains a collection agency or attorneys to recover any monies owed by **Client** to **MMI**, then **MMI** shall also be entitled to recover its reasonable cost of collection and legal costs from **Client**, including, but not limited to, all fees and costs incurred by **MMI** under mediation and litigation proceedings. **MMI** may suspend or terminate any and all of the Services if payment of any invoiced amount not reasonably in dispute is not received by **MMI** within 60 days from the date of **MMI's** invoice. Such suspension of services is done without waiving any other claim against **Client** and without incurring any liability to **Client** for such suspension due to **Client's** breach of payment terms. Termination shall not relieve **Client** of its obligation to pay amounts incurred up to termination.

The **Client's** obligation to pay for the Services performed under this Agreement is in no way contingent upon **Client's** ability to obtain financing, zoning, approval of governmental or regulatory agencies, favorable judgment of lawsuit, or upon **Client's** successful completion of project. Should Services be suspended for a period of ninety (90) days, **MMI** shall be entitled to additional compensation to reinstate work. Lump sum fees, if applicable, quoted in this Contract shall remain valid for a period of twelve (12) months from the date of Contract. Thereafter, they may be adjusted in accordance with **MMI's** current rate structure. Hourly personnel rates may be adjusted on an annual basis.

2. **Level of Services:** The Level of Service will be performed for the exclusive benefit of **Client**. **MMI** will perform the Services using that degree of skill and care ordinarily exercised under similar conditions by reputable members of **MMI's** profession practicing in the same or similar locality at the time of performance. No other warranty, express or implied, is made or intended, and the same are specifically disclaimed.

**Client** shall not be entitled to assert a claim against **MMI** based on any theory of professional negligence or violation of the standard of care unless and until **Client** has obtained the written opinion from a licensed, independent, and reputable engineering and/or environmental professional, as appropriate for the Services in question, that **MMI** has violated the standard of care applicable to **MMI's** performance of those Services under this Contract. **Client** shall promptly provide such independent opinion to **MMI**, and the parties shall endeavor in good faith to resolve the claim within 30 days.

3. **Deliverables:** All hard paper copies of deliverables, including, and limited to, any and all reports, drawings, plans, and specifications prepared by **MMI** hereunder shall be delivered to **Client** upon final payment for **MMI's** Services. Deliverables may not be used or reused by **Client**, its employees, agents, or subcontractors in any extension of the project or on any other project or any other use without the prior written consent of **MMI**. **Client** agrees that all deliverables furnished to the **Client** not paid for in full will be returned to **MMI** upon demand and will not be used for design, construction, permits, or licensing. All originals of such deliverables shall remain in possession of and the property of **MMI**. Copies of any electronic media or disks of originals of any of **MMI's** deliverables, such as designs, specifications, calculations, CAD documents, etc., shall not be made available unless a specific agreement is made to the contrary as part of the Scope of Services. All the drawings, plans, specifications, and deliverables prepared by **MMI** are instruments of **MMI's** service, and **MMI** shall be deemed the author of them and will retain all common law, statutory, and other reserved rights, including, but not limited to, the copyrights.

**MMI** shall have the right to include photographic or artistic representations of the Project among **MMI's** promotional and professional materials. **MMI** shall be given reasonable access to the Project to make such representations. **Client** shall advise **MMI** of confidential or proprietary information which should be excluded from promotional materials.

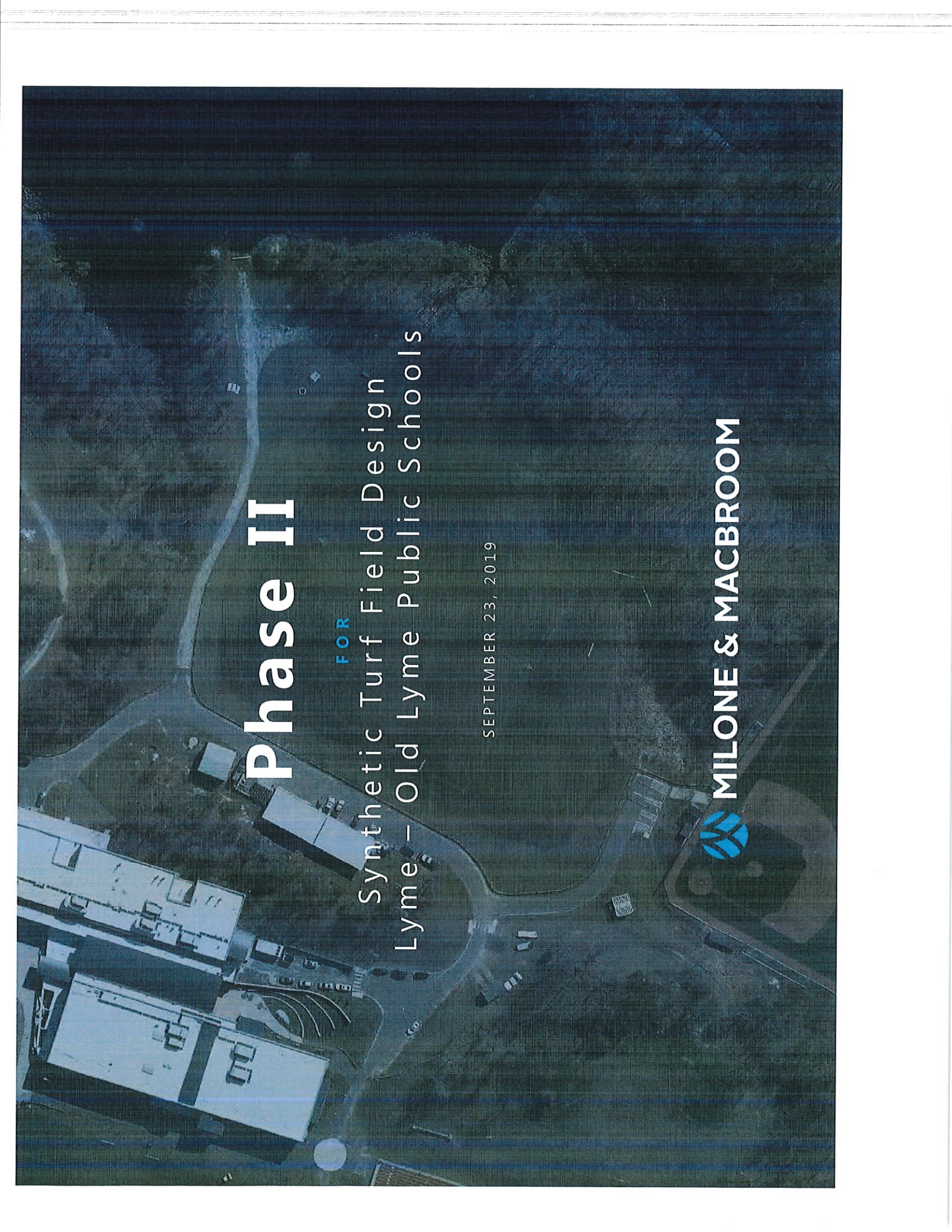
4. **Limitation of MMI's Liability to Client:** In recognition of the relative risks and benefits of the Project to both the **Client** and **MMI**, the **Client** agrees that except for circumstances caused by the willful misconduct of **MMI**, all claims for damages asserted against **MMI** by **Client**, including claims against **MMI's** directors, officers, shareholders, employees, and agents, are limited to the



total fee for services rendered or \$250,000.00, whichever is less. **MMI** is solely responsible for its personnel only, and no others. **MMI** shall not be responsible for any special, incidental, indirect, or consequential damages (including loss of profits) incurred by **Client** as a result of **MMI's** performance or nonperformance of Services. **MMI** shall not be liable for extra work or other consequences due to changed conditions or for costs related to failure of the construction contractor or materialmen or service provider to install work in accordance with the plans, specifications, or applicable code, or for the actions or inactions of regulatory agencies. Any claim shall be deemed waived unless made by **Client** in writing and received by **MMI** within one (1) year after completion or termination of the Services.

5. **Client Indemnification:** **Client** shall indemnify and hold harmless **MMI** and its shareholders, directors, officers, employees, and agents against all losses or claims, and costs incidental thereto (including costs of defense, settlement, and reasonable attorney's fees) which any or all of them may incur, resulting from bodily injuries (or death) to any person, damage (including loss of use) to any property, or contamination of or adverse effects on the environment, arising out of or which are in any way connected with (i) the acts or omissions of **Client**, **Client's** employees, agents, and subcontractors, or (ii) **Client's** breach of Contract.
6. **Required Disclosures by Client:** **Client** shall provide **MMI** all information which is known or readily accessible to **Client** which may be reasonable and/or necessary for completion of the Services by **MMI** or protection or safety of **MMI** personnel.
7. **Force Majeure:** Neither party shall be responsible for damages or delays caused by Force Majeure or other events beyond the control of the other party and which could not reasonably have been anticipated or prevented. For purposes of this Contract, Force Majeure includes, but is not limited to, adverse weather conditions; floods; epidemics; war; riot; strikes; lockouts and other industrial disturbances; unknown site conditions; accidents; sabotage; fire; loss of or failure to obtain permits; unavailability of labor, materials, fuel, or services; court orders; acts of God; and acts, orders, laws, or regulations of the Government of the United States or the several states, or any foreign country, or any governmental agency. Should Force Majeure occur, the parties shall mutually agree on the terms and conditions upon which the Services may be continued.
8. **Termination:** This Contract may be terminated by either party upon thirty (30) days' written notice to the other party. Irrespective of which party terminates or the cause therefor, **Client** shall, within thirty (30) days of termination, compensate **MMI** for fees, charges for services, and costs incurred up to the time of termination, as well as those associated with termination activities. It is agreed, at any time after the total compensation payable to **MMI** under this Contract is met, that **MMI** shall have the right to suspend or terminate further performance or continuance of Services until **Client** and **MMI** have executed an extension to the contract or a new contract.
9. **Entire Contract:** This Contract constitutes the entire agreement, including herein-referenced proposal(s), attachments, and schedules, etc., between the parties and supersedes any and all prior written or oral agreements, negotiations, or understandings existing between the parties. This Contract may be amended only by written instrument signed by each party.
10. **Testimony:** Should **MMI** or any **MMI** employee be requested by any party or compelled by law to provide nonexpert testimony or other evidence with respect to the Services, and **MMI** is not a party to the dispute, **MMI** shall be compensated by **Client** for **MMI's** preparations, document retrieval, document reproduction, and testimony at **MMI's** current hourly rates. **MMI** shall provide expert witness testimony pertaining to any Services at premium rates of 1.5 times the then current hourly rates. **Client** agrees to reimburse **MMI** for reasonable travel, lodging, and meal expenses that are incurred in conjunction with providing either expert or nonexpert testimony or other evidence.
11. **Precedence and Survival:** This Contract shall take precedence over any inconsistent or contradictory provisions contained in any **Client**-issued purchase order, requisition, notice to proceed, or like document regarding the Services. All obligations arising prior to the termination of this Contract and all provisions of this Contract allocating responsibility or liability between **Client** and **MMI** shall survive the completion of Services hereunder and the termination of this Contract.
12. **Governing Law:** This Contract shall be governed by, construed, and interpreted in accordance with the laws of the State of Connecticut, excluding any choice of law rules which may direct the application of the laws of any other jurisdiction.
13. **Claims, Disputes/Mediation:** For any claim, dispute, or other matter in question between parties to this Contract arising out of or relating to this Contract or breach thereof, the parties shall first attempt to resolve such issue through discussions between **MMI** and **Client**. Any claim or dispute not resolved per the above discussions shall be subject to and decided by and through the process of nonbinding mediation. Such mediation process shall be done by and through an independent court-certified mediator. All mediation proceedings, hearings, and meetings shall be held in Cheshire, Connecticut. Any unsettled claims, disputes, or other matters in question between parties not settled and agreed to by this process of mediation shall be subject to and decided by and through litigation.





# Phase II

FOR  
Synthetic Turf Field Design  
Lyme – Old Lyme Public Schools

SEPTEMBER 23, 2019

 MILONE & MACBROOM



# AGENDA

- Project History
- Your Project, Our Approach
- Project Schedule



# PROJECT HISTORY

- Survey
- Investigation
- Programing
- Schematic Design

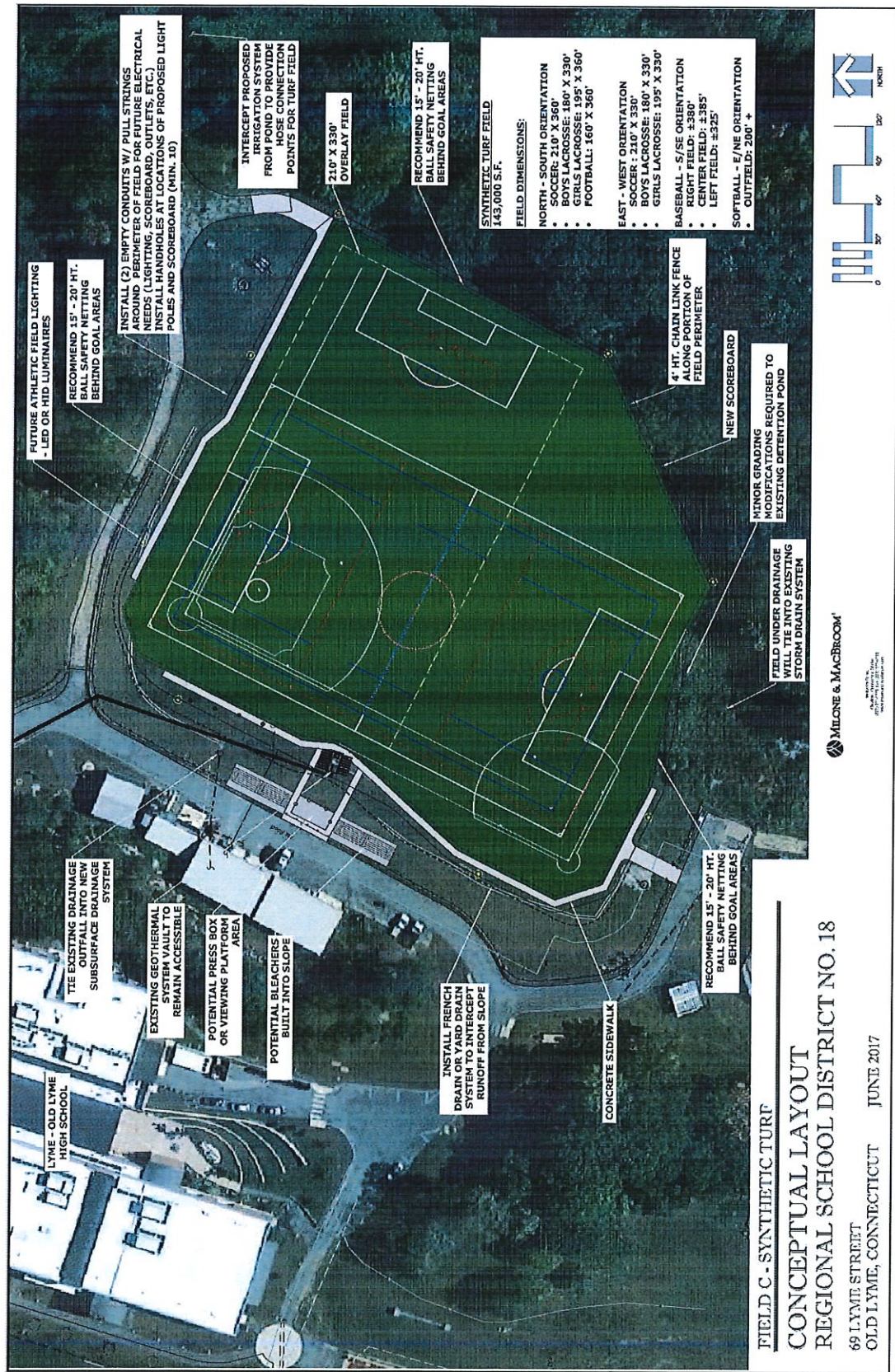


# YOUR PROJECT





# YOUR PROJECT





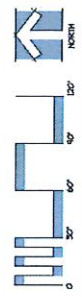
# YOUR PROJECT



**SYNTHETIC TURF FIELD**  
145,000 S.F.

**FIELD DIMENSIONS:**

<b>NORTH - SOUTH ORIENTATION</b>
• SOCCER: 210' X 360'
• BOYS LACROSSE: 180' X 330'
• GIRLS LACROSSE: 195' X 360'
• FOOTBALL: 160' X 360'
<b>EAST - WEST ORIENTATION</b>
• SOCCER: 210' X 330'
• BOYS LACROSSE: 180' X 330'
• GIRLS LACROSSE: 195' X 330'
<b>BASEBALL - S/SE ORIENTATION</b>
• RIGHT FIELD: ±380'
• CENTER FIELD: ±385'
• LEFT FIELD: ±325'
<b>SOFTBALL - E/NE ORIENTATION</b>
• OUTFIELD: 200' ±



**MILONE & MACBROOM**

ARCHITECTS  
PLANNERS  
ENGINEERS

FIELD C - SYNTHETIC TURF  
CONCEPTUAL LAYOUT  
REGIONAL SCHOOL DISTRICT NO. 18  
69 LYME STREET  
OLD LYME, CONNECTICUT JUNE 2017



# YOUR PROJECT





# YOUR PROJECT

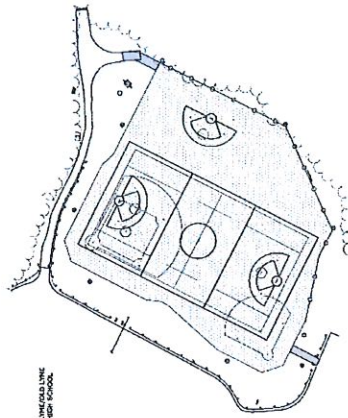
## SYNTHETIC TURF FIELD LYME - OLD LYME HIGH SCHOOL

69 LYME STREET  
OLD LYME, CONNECTICUT

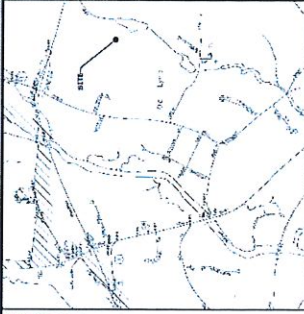
SCHEMATIC DESIGN  
JULY 26, 2017

### GENERAL NOTES

1. THE INFORMATION IS BASED ON ALL DATA SUBMITTED TO THE ENGINEER. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS REVIEWED THE RECORD DRAWINGS AND SURVEY DATA. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE.
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LOCATION MAP:



PROJECT SITE VICINITY MAP:



PREPARED FOR:  
REGIONAL  
LYME - OLD LYME PUBLIC SCHOOLS  
49 LYME STREET  
OLD LYME, CONNECTICUT 06371

PREPARED BY:

MILONE & MACBROOM<sup>®</sup>

Charles W. Milone, P.E.  
(203) 261-1111 ext. 1111  
www.milone-macbroom.com



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the first time. Call us at  
www.milone-macbroom.com

### LIST OF DRAWINGS

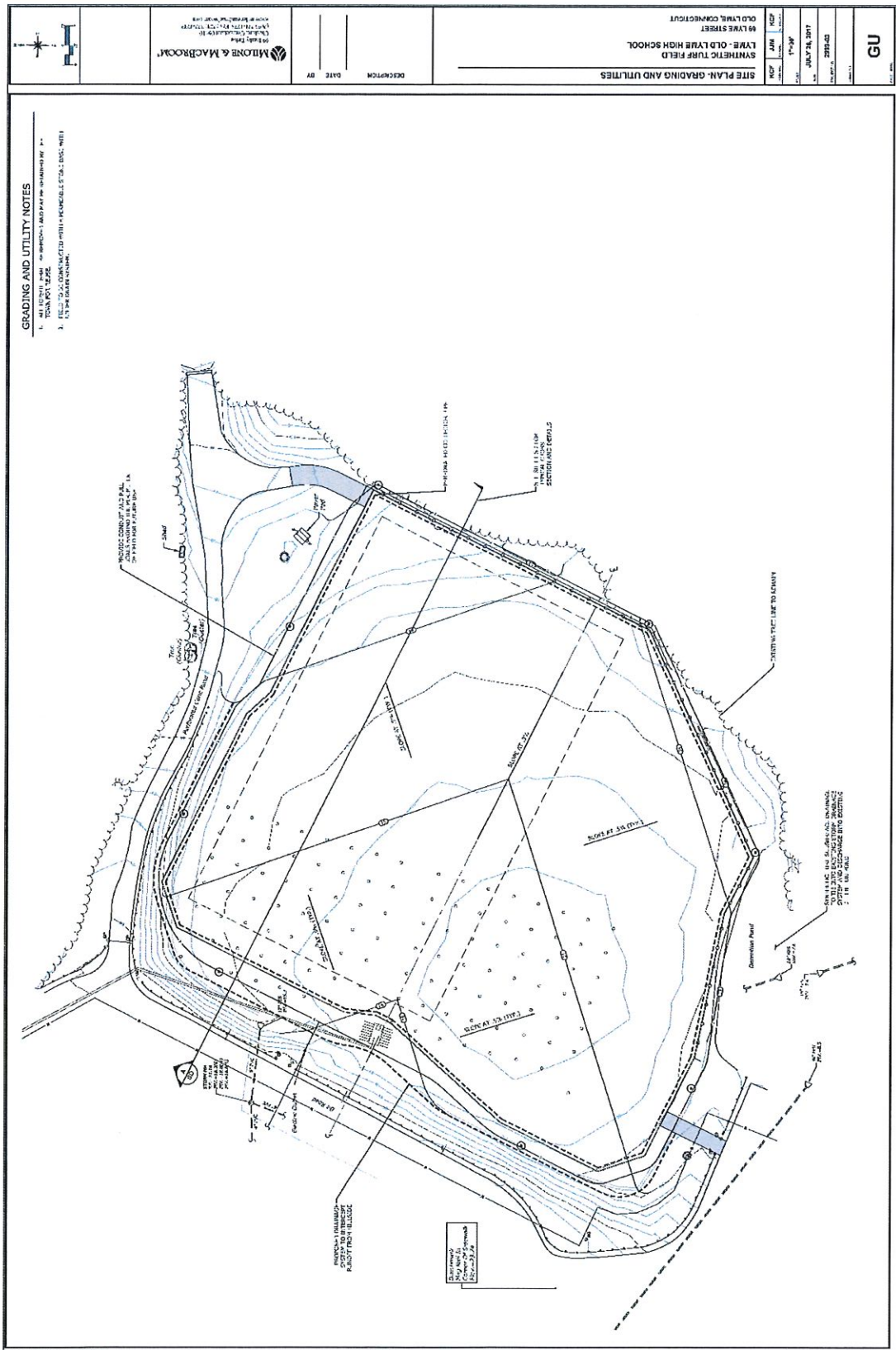
NO.	NAME	TITLE
01	SYNTHETIC TURF FIELD	SYNTHETIC TURF FIELD
02	LYME - OLD LYME PUBLIC SCHOOLS	LYME - OLD LYME PUBLIC SCHOOLS
03	49 LYME STREET	49 LYME STREET
04	OLD LYME, CONNECTICUT 06371	OLD LYME, CONNECTICUT 06371

[illegible]



[illegible]

# YOUR PROJECT



2000年12月29日

2000年12月29日



# SCHEMATIC DESIGN

## OPINION OF PROBABLE CONSTRUCTION COSTS

### (2017)

➤ Multipurpose Field –Synthetic Turf Improvements	
○ General Conditions, Bonding, Site Preparation, Site Removals, Erosion Controls	\$100,000
<b>Synthetic Turf:</b>	
○ Synthetic Turf Field (sand/rubber system (143,000 SF))	\$575,000
▪ 2.25" HT. Turf, Inlaid Field Lines, Maintenance Equipment	
○ Earthwork/Field Drainage	\$750,000
▪ Strip and dispose of topsoil, mass earthwork, formation of subgrade	
▪ Collector pipe, underdrains, geotextile membrane	
▪ Turf anchor curb	
○ Site Improvements	\$150,000
▪ Chain link fence and ball net systems	
▪ Electrical infrastructure	
▪ Perimeter drainage	
▪ Access drives	
<b>Subtotal</b>	<b>\$1,575,000</b>
<b>15% Budget for A/E, Routine Construction Administration and Contingency</b>	<b><u>\$240,000</u></b>
<b>Total Suggested Project Budget</b>	<b>\$1,815,000</b>
<b>Optional Improvements:</b>	
○ Replace Crumb Rubber/Sand Infill with Alternative Infill and Shock Pad	\$350,000 to \$600,000
○ Scoreboard	\$35,000

**Notes:**

1. This budget is based upon schematic level design plan only. Detailed design is required to further refine budget.
2. Should any "Optional Improvements" be selected, 15% contingency/design fee must be added to cost.

## **PHASE 2**

- Design Development
- Permitting
- Construction Documents
- Bid Assistance
- Construction Administration  
Services

# PROJECT SCHEDULE

- Notice to Proceed: October 2019
- Design Development Plans: October – November 2019
- Regulatory Approvals: December 2019 – February 2020
- Construction Documents: January 2020 – February 2020
- Bid Assistance: March 2020 – April 2020
- Bid Award: May 2020
- Construction Administration: June 2020 – September 2020





# QUESTIONS

 MILONE & MACBROOM



# High School Tennis Court Replacement Design Services

September 12, 2019

AE	Conceptual Design	Design Services
BSC Group		\$12,000 Lump Sum \$9,500 Construction Admin
Gale Associates		\$75,740 Reimbursables \$13,750
Milone & MacBroom	Site Survey \$12,500 \$4,500 Concept	\$17,000 Lump Sum \$1,000 Reimbursables
To Design	\$4,500 Concept	7% Constuction \$31,500 @ 7%
WBA Group	\$2,500	3.5% \$15,750 @ 3.5% No Reimbursable cost