

Bond
Resolution
Public Hearing
September 7,
2022

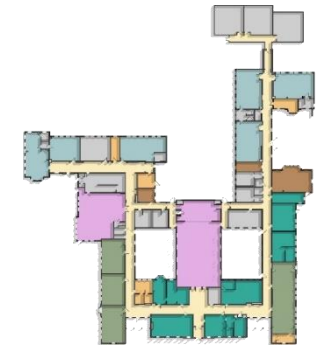
Bond Resolution

- The resolution entitled “Resolution Appropriating \$57,555,000 For The Planning, Design, Demolition, Construction, Renovation, Equipping And Furnishing Of Mile Creek School, Center School, Lyme Consolidated School, And Lyme-Old Lyme Middle School And Related Costs And Authorizing The Issuance Of \$57,555,000 Bonds Of The District To Meet Said Appropriation And Pending The Issuance Thereof The Making Of Temporary Borrowings For Such Purpose”, will be voted on tonight.

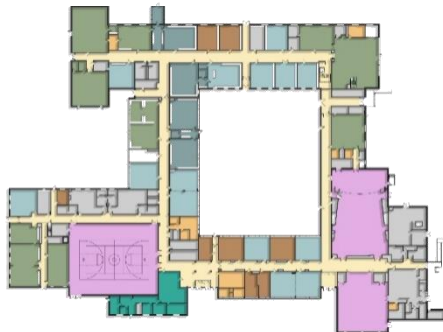
Priorities

1. End of life HVAC systems
2. Code Compliance
3. Safety and Security
4. Enrollment

Option 3A – Base + Mile Creek Renovate as New



CENTER SCHOOL PK POST GRAD, ALT ED & BOE
105 @ 100% CAPACITY
BASE SCOPE WORK ONLY



LOL MIDDLE SCHOOL 6-8 GRADES
462 @ 100% CAPACITY
BASE SCOPE WORK ONLY

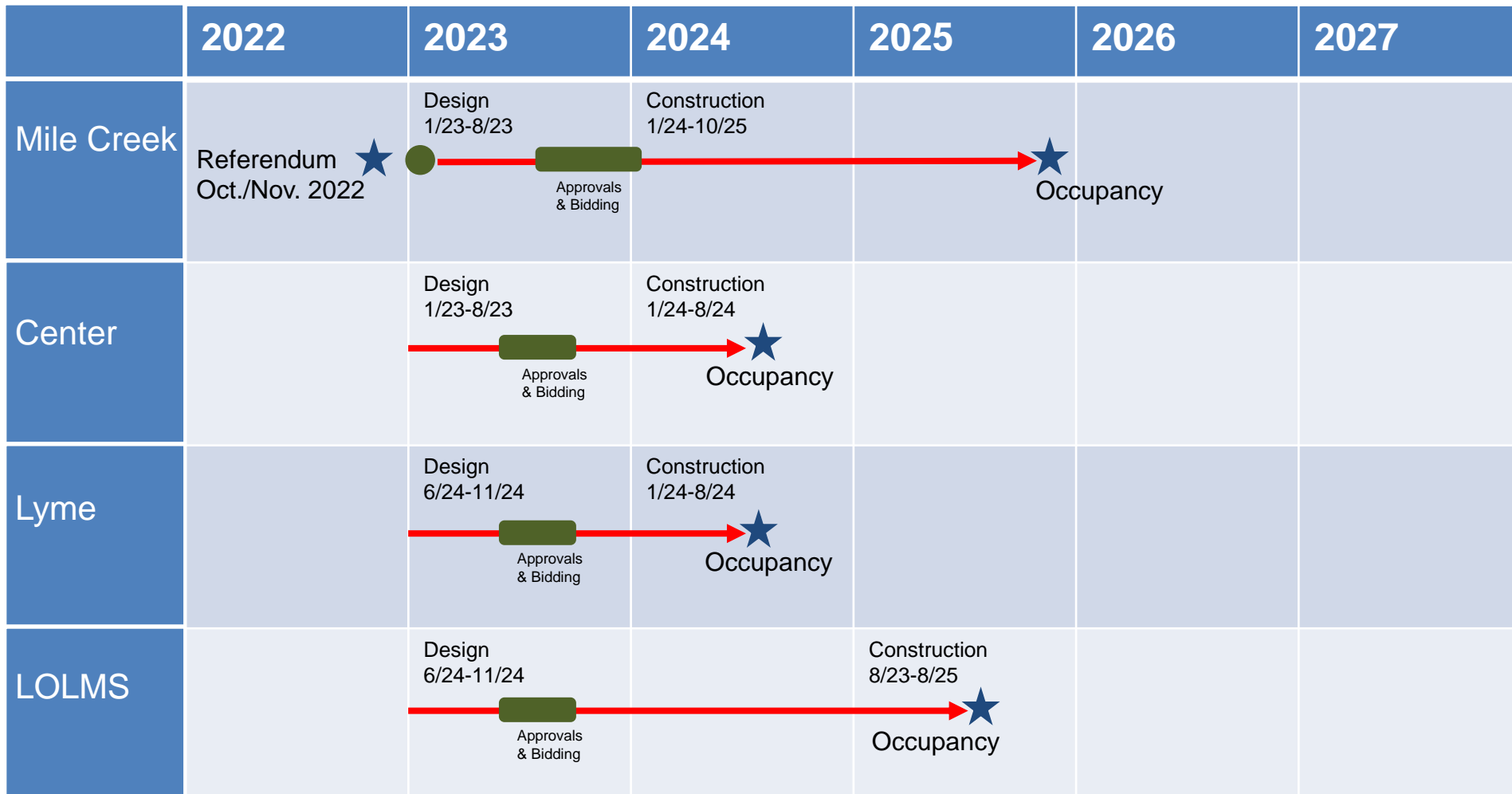


LYME CONSOLIDATED K-5 GRADES
230 @ 100% CAPACITY
BASE SCOPE WORK ONLY



MILE CREEK K-5 GRADES
460 @ 100% CAPACITY
RENOVATE AS NEW PROJECT
SPACE STANDARD WAIVER FOR 5,340 SF

POTENTIAL SCHEDULE – Option 3A



Construction Cost Estimate – Option 3A

Region 18 Schools
Lyme / Old Lyme
 Existing Conditions Survey's Dated: August 2021
 Estimate Date: 03/21/2022



SCHOOL OPTION	OPT #3A						Totals		
	Mile Creek		Center School		Lyme Consolidated			Middle School	
	Reno as New + Addition		Base		Base			Base	
Project Duration	22 mos	9 mos	9 mos	18 mos	18 mos	58 mos	58 mos		
Phasing (3 months/ea)	8 phs	3 phs	3 phs	6 phs	6 phs	20 phs	20 phs		
Project Start Date	2024	2024	2025	2026	2026				
Renovation (Base Opt)		36,986 sf	39,463 sf	91,139 sf	91,139 sf	167,868 sf	167,868 sf		
Renovate as New	53,065 sf					53,065 sf	53,065 sf		
Addition Area	14,059 sf					14,059 sf	14,059 sf		
Total Area	67,124 sf	36,986 sf	39,463 sf	91,139 sf	91,139 sf	234,712 sf	234,712 sf		
Site Area	350,000 sf	210,000 sf	250,000 sf	370,000 sf	370,000 sf	1,180,000 sf	1,180,000 sf		
Description	Amt	Cost / Unit	Amt	Cost / Unit	Amt	Cost / Unit	Amt	Cost / Unit	
01 00 00 Project Requirements	\$ 687,500	\$ 31,250 /mo	\$ 281,250	\$ 31,250 /mo	\$ 281,250	\$ 31,250 /mo	\$ 462,500	\$ 31,250 /mo	
01 00 10 Phasing Impact on Trade Cost	\$ 320,000	\$ 40,000 /ph	\$ 120,000	\$ 40,000 /ph	\$ 120,000	\$ 40,000 /ph	\$ 240,000	\$ 40,000 /ph	
01 00 20 ADA & Code Compliance Allowance	\$ 268,496	\$ 4.00 /sf	\$ 147,944	\$ 4.00 /sf	\$ 157,852	\$ 4.00 /sf	\$ 364,556	\$ 4.00 /sf	
01 00 30 Security Upgrade Allowance	\$ 201,372	\$ 3.00 /sf	\$ 110,958	\$ 3.00 /sf	\$ 118,389	\$ 3.00 /sf	\$ 273,417	\$ 3.00 /sf	
01 10 00 Final Cleaning	\$ 67,124	\$ 1.00 /sf	\$ 36,986	\$ 1.00 /sf	\$ 39,463	\$ 1.00 /sf	\$ 91,139	\$ 1.00 /sf	
02 11 00 Contaminated Soil Excavation		None - Excluded		None - Excluded		None - Excluded		None - Excluded	
02 80 00 Hazardous Components Abatement	\$ 197,065	\$ 3.71 /sf	\$ 56,986	\$ 1.54 /sf	\$ 39,463	\$ 1.00 /sf	\$ 291,139	\$ 3.19 /sf	
02 41 00 Demolition	\$ 536,992	\$ 8.00 /sf	\$ 194,177	\$ 5.25 /sf	\$ 207,181	\$ 5.25 /sf	\$ 478,480	\$ 5.25 /sf	
02 41 00 Demolition of Portable Classrooms		None - Excluded	\$ 26,260	\$ 0.71 /sf		None - Excluded	\$ 26,260	\$ 0.71 /sf	
03 30 00 Cast-In-Place Concrete	\$ 295,239	\$ 21.00 /sf	\$ 2,500	\$ 0.07 /sf	\$ 2,500	\$ 0.06 /sf	\$ 300,239	\$ 1.28 /sf	
04 20 00 Unit Masonry	\$ 649,922	\$ 9.68 /sf	\$ 87,069	\$ 2.08 /sf	\$ 71,056	\$ 1.55 /sf	\$ 121,489	\$ 1.22 /sf	
05 12 00 Structural Steel & Misc Metals	\$ 839,997	\$ 12.51 /sf	\$ 75,000	\$ 2.03 /sf	\$ 90,000	\$ 2.28 /sf	\$ 205,000	\$ 2.25 /sf	
06 00 00 Carpentry	\$ 406,100	\$ 6.05 /sf	\$ 110,958	\$ 3.00 /sf	\$ 118,389	\$ 3.00 /sf	\$ 273,417	\$ 3.00 /sf	
07 50 00 Roofing, Thermal & Moisture Prot.	\$ 719,484	\$ 10.72 /sf	\$ 126,986	\$ 3.43 /sf	\$ 147,463	\$ 3.74 /sf	\$ 325,139	\$ 3.57 /sf	
08 10 19 Doors, Frames & Hardware	\$ 128,500	\$ 1.91 /sf	\$ 12,000	\$ 0.34 /sf	\$ 22,500	\$ 0.57 /sf	\$ 35,000	\$ 0.38 /sf	
08 41 00 Storefront, Curtnainwall & Windows	\$ 378,505	\$ 5.64 /sf	\$ 12,000	\$ 0.32 /sf	\$ 14,000	\$ 0.35 /sf	\$ 61,685	\$ 0.68 /sf	
09 21 00 Gypsum Board Assem	\$ 418,599	\$ 6.24 /sf	\$ 92,465	\$ 2.50 /sf	\$ 98,658	\$ 2.50 /sf	\$ 227,848	\$ 2.50 /sf	
09 30 00 Tile	\$ 24,756	\$ 0.37 /sf		None - Excluded		None - Excluded	\$ 24,756	\$ 0.11 /sf	
09 51 00 Acoustical Ceiling	\$ 439,019	\$ 7.00 /sf	\$ 239,302	\$ 7.00 /sf	\$ 248,941	\$ 7.00 /sf	\$ 584,773	\$ 7.00 /sf	
09 54 00 Flooring	\$ 273,253	\$ 4.07 /sf	\$ 11,096	\$ 0.30 /sf	\$ 11,839	\$ 0.30 /sf	\$ 27,342	\$ 0.30 /sf	
09 91 00 Painting	\$ 201,372	\$ 3.00 /sf	\$ 92,465	\$ 2.50 /sf	\$ 98,658	\$ 2.50 /sf	\$ 227,848	\$ 2.50 /sf	
10 11 00 Visual Display	\$ 91,000	\$ 1.36 /sf		None - Excluded		None - Excluded	\$ 91,000	\$ 0.39 /sf	
10 14 00 Signage	\$ 12,000	\$ 0.18 /sf		None - Excluded		None - Excluded	\$ 12,000	\$ 0.05 /sf	
10 21 00 Toilet Compartment & Accessories	\$ 20,700	\$ 0.31 /sf		None - Excluded		None - Excluded	\$ 20,700	\$ 0.09 /sf	
10 44 00 Fire Protection Specialties		None - Excluded		None - Excluded		None - Excluded		None - Excluded	
11 31 00 Residential Appliances		None - Excluded		None - Excluded		None - Excluded		None - Excluded	
11 40 00 Foodservice Equipment	\$ 80,000	\$ 1.19 /sf		None - Excluded		None - Excluded	\$ 80,000	\$ 0.34 /sf	
11 68 00 Athletic Equipment		None - Excluded		None - Excluded		None - Excluded		None - Excluded	
11 90 00 Miscellaneous Equipment	\$ 25,000	\$ 0.37 /sf		None - Excluded		None - Excluded	\$ 25,000	\$ 0.11 /sf	
12 22 00 Window Treatment	\$ 12,000	\$ 0.18 /sf		None - Excluded		None - Excluded	\$ 12,000	\$ 0.05 /sf	
12 35 53 Laboratory Casework		None - Excluded		None - Excluded		None - Excluded		None - Excluded	
12 48 13 Entrance Mats & Frames	\$ 18,870	\$ 0.28 /sf	\$ 9,780	\$ 0.26 /sf	\$ 11,940	\$ 0.30 /sf	\$ 23,580	\$ 0.26 /sf	
14 20 00 Elevators		None - Excluded		None - Excluded		None - Excluded		None - Excluded	
21 00 00 Fire Protection	\$ 469,868	\$ 7.00 /sf	\$ 73,972	\$ 2.00 /sf	\$ 276,241	\$ 7.00 /sf	\$ 182,278	\$ 2.00 /sf	
22 00 00 Plumbing	\$ 1,141,108	\$ 17.00 /sf		w/ HVAC		w/ HVAC	\$ 1,141,108	\$ 4.86 /sf	
23 00 00 HVAC	\$ 4,295,936	\$ 64.00 /sf	\$ 1,997,244	\$ 54.00 /sf	\$ 2,407,243	\$ 61.00 /sf	\$ 4,921,506	\$ 54.00 /sf	
26 00 00 Electrical	\$ 1,375,565	\$ 20.49 /sf	\$ 517,804	\$ 14.00 /sf	\$ 394,630	\$ 10.00 /sf	\$ 911,399	\$ 10.00 /sf	
31 00 00 Sitework (Landscaping & Utilities)	\$ 1,032,500	\$ 2.95 /sf	\$ 200,130	\$ 0.95 /sf	\$ 220,000	\$ 0.88 /sf	\$ 201,280	\$ 0.54 /sf	
1.5% Combined Estimated Trade Discount									
2% Combined Estimated Trade Discount									
TOTAL TRADE COST	\$ 15,315,286	\$ 228	\$ 4,543,114	\$ 123	\$ 5,093,702	\$ 130	\$ 10,418,188	\$ 115	
10.00% Design & Estimating Contingency	\$ 1,531,529	\$ 22.82 /sf	\$ 454,311	\$ 12.28 /sf	\$ 511,969	\$ 12.97 /sf	\$ 1,047,134	\$ 11.49 /sf	
5.00% Construction Contingency	\$ 842,341	\$ 12.55 /sf	\$ 249,871	\$ 6.76 /sf	\$ 281,583	\$ 7.14 /sf	\$ 575,924	\$ 6.32 /sf	
6.00% Escalation (Bid Contingency) - 2023	\$ 1,061,349	\$ 15.81 /sf	\$ 314,838	\$ 8.51 /sf	\$ 353,235	\$ 8.95 /sf	\$ 725,664	\$ 7.96 /sf	
5.00% Escalation (Bid Contingency) - 2024									
4.00% Escalation (Bid Contingency) - 2025									
3.00% Escalation (Bid Contingency) - 2026									
General Conditions & Staffing	\$ 1,430,727		\$ 424,410		\$ 475,845		\$ 973,249		
PreConstruction & Procurement	\$ 97,425		\$ 28,900		\$ 32,402		\$ 66,273		
General Liability Insurance	\$ 162,229		\$ 48,124		\$ 53,990		\$ 110,451		
Builder's Risk Insurance		By Owner		By Owner		By Owner		By Owner	
Local Building Permit		N / R		N / R		N / R		N / R	
0.026% State Education Fund	\$ 5,315	\$ 0.08 /sf	\$ 1,577	\$ 0.04 /sf	\$ 1,769	\$ 0.05 /sf	\$ 3,618	\$ 0.04 /sf	
0.80% CM Payment & Performance Bond	\$ 163,570	\$ 2.44 /sf	\$ 48,521	\$ 1.33 /sf	\$ 54,436	\$ 1.39 /sf	\$ 111,364	\$ 1.23 /sf	
2.00% CM Fee	\$ 412,195	\$ 6.14 /sf	\$ 122,273	\$ 3.34 /sf	\$ 137,179	\$ 3.51 /sf	\$ 280,637	\$ 3.11 /sf	
TOTAL CONSTRUCTION COST	\$ 21,021,965	\$ 313	\$ 6,235,939	\$ 170	\$ 6,996,109	\$ 179	\$ 14,312,503	\$ 159	

PROJECT BREAKDOWN

Site Allowance	\$ 1,653,910
Hazmat & Demo	\$ 2,028,483
MEP&FP Systems	\$18,964,785
Other Trade Cost	\$11,923,112
Construction Phasing	\$ 800,000
GC/CM Cost	\$ 5,248,179
Contingencies	\$ 7,923,073
Escalation	\$ 2,455,086
Project Development	\$ 6,556,709
Total Project Cost	\$57,553,337
Est. Reimbursement	\$ 9,777,775
Net Cost to R#18	\$47,775,562

Project Development Costs Include

- Bonding
- Hazmat Testing & Monitoring
- Material Testing
- FFE & Technology
- Commissioning
- Owners Consultants
- A/E Fees (Typically 5.5% to 7%)
- Builders Risk Insurance
- Permits

Potential Costs to Region #18

<i>OPTIONS</i>	<i>OPTION 3A</i>
<i>Total Project Budget</i>	<i>\$57,533,337</i>
<i>Est. Reimbursement</i>	<i>\$ 9,777,775</i>
<i>Net Cost to R #18</i>	<i>\$47,775,562</i>

NOTE

Budgets include escalation for one year and construction phasing cost. Anticipated project design to start January 2023.

There is a potential for additional state reimbursement for the HVAC work



What's next?

- Opportunity for public comment
- Board action on the proposed resolution and referendum

