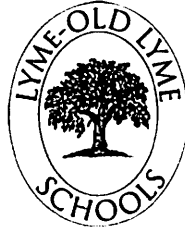


LYME-OLD LYME SCHOOLS

Regional School District #18

A Private School Experience



in a Public School Setting

PK-8 Building Committee Meeting

November 20, 2023

Committee Members Present: Steve Wilson, Chair; Mary Powell-St. Louis, Vice-Chair; Andy Russell; Cara Zimmerman; Sara Hrinak; Tom Kelo (seated for Alan Sheiness); Darren Favello (seated for John Hartman).

Administration Present: Ian Neviaser, Superintendent of Schools; Ronald Turner, Director of Facilities & Technology; Brian Howe, Assistant Director of Facilities; Kelly Enoch, Principal of Mile Creek School; Allison Hine, Principal of Lyme Consolidated School.

I. The meeting was called to order by Steve Wilson at 6:00 PM.

II. Approval of Minutes of November 09, 2023 Meeting

MOTION: Tom Kelo made a motion to approve the November 09, 2023 minutes. The motion was seconded by Mary Powell-St. Louis.

VOTE: the committee voted unanimously in favor of the motion.

III. Architect and Construction Manager Updates

Tom Romagnoli of Downes Construction presented a schematic design high level summary and estimate of the project. A copy of the summary is attached.

The committee discussed the summary of the estimate and determined that the project is in very good shape budget-wise. To move forward to the design and development phase of the project the committee had to approve the estimate.

MOTION: Mr. Kelo made a motion to add the estimate to the agenda. The motion was seconded by Mr. Russell.

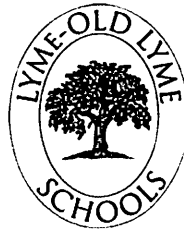
VOTE: All voted in favor of the motion. Motion passed with a vote of 7 in favor.

MOTION: Ms. Hrinak made a motion to approve the schematic estimate dated 11/20/2023. The motion was seconded by Mary Powell-St. Louis.

LYME-OLD LYME SCHOOLS

Regional School District #18

A Private School Experience



in a Public School Setting

VOTE: All voted in favor of the motion. Motion passed with a vote of 7 in favor.

IV. Mr. Wilson adjourned the meeting at 6:46 PM

REGION 18 SCHOOLS ADDITION AND ALTERATIONS PROJECT

Lyme / Old Lyme

QUALIFICATIONS

DATE: 11/20/2023

ATTACHMENTS

- SD High Level Summary
- SD Estimate Summary

QUANTITIES, PRICING AND METHODOLOGY

- All quantifiable materials have been taken off where possible using industry standard methods.
- Anything included which is not quantifiable is based on our extensive historical data while taking into account project specific variables.
- The unit pricing included in the following estimate is based on today's fair market value which is then escalated on the Summary page. We utilize historical data, subcontractor and supplier input as well as third party consultants.

SD ESTIMATE SUMMARY

Total Project Cost	\$	59,781,237
Approved Funding	\$	57,555,000
Over / (Under)	\$	2,226,237

ACCEPTED COST MANAGEMENT

Option #2 Oil Fired Boilers ILO of Propane & Existing Oil Tanks to Remain	\$	(1,095,577)
Option #3 Middle School Boilers to Remain	\$	(1,075,401)
Revised Over / (Under)	\$	55,259

ASSUMPTIONS AND CLARIFICATIONS

- The attached estimate is based on design documents by: **Silver Petrucelli + Associates Dated: 9/29/2023**
- The assumed delivery method is: **CM at Risk**
- We assumed the project to be: **Occupied Phased Construction**
- The attached estimate assumes a start date of: **Spring 2023**
- The attached estimate accounts for escalation through the construction start date, if construction does not start on time, include an additional 6% annual escalation per year.
- We assumed the project to be: **Tax Exempt**
- The estimate assumes the project to be: **Prevailing Wage**
- All FF&E is assumed to be by the Owner and therefore excluded.
- Premiums for non-standard work times have been excluded.
- Unforeseen conditions are excluded.
- All computer equipment, Servers & Network Switches are assumed to be by the Owner.
- All AV equipment is assumed to be by Owner.
- Builders Risk insurance is assumed to be by Owner.
- An allowance of **\$50,000** was carried for **contaminated soil** at Mile Creek.
- An allowance of **\$125,000** was carried for the additional **septic system** at Mile Creek.
- The following phases were included in the attached cost estimate:
 - Mile Creek - 8 phases
 - Center School - 4 phases
 - Consolidated School - 4 phases
 - Middle School - 6 phases
- A credit to install new Oil Fired boilers with the existing tanks to remain in place, in lieu of Propane Fired Boilers at Mile Creek and Consolidated has been included, see estimate summary.
- A credit to leave the Middle School Oil-Fired Boilers in place has been included, see estimate summary.

REGION 18 SCHOOLS ADDITION AND ALTERATIONS PROJECT

LYME / OLD LYME, CT

Drawings Dated: 09/29/2023

Estimate Date: 11/03/2023

PROJECT SUMMARY	MILE CREEK	CENTER	CONSOLIDATED	MIDDLE SCHOOL	TOTAL
Total Construction Cost	\$ 22,472,051	\$ 7,152,217	\$ 8,747,015	\$ 13,814,033	\$ 52,185,314
Total Project Cost	\$ 26,104,975	\$ 8,044,638	\$ 9,758,446	\$ 15,873,180	\$ 59,781,237
Approved Project Budget	\$ 24,911,028	\$ 7,389,531	\$ 8,292,260	\$ 16,962,181	\$ 57,555,000
OVER / (UNDER)	\$ 1,193,947	\$ 655,107	\$ 1,466,186	\$ (1,089,001)	\$ 2,226,237
Option #2 Oil Fired Boilers ILO of Propane & Existing Oil Tanks to Remain	\$ (322,107)	w/ Middle	\$ (93,933)	\$ (679,537)	\$ (1,095,577)
Option #3 Middle School Boilers to Remain	\$ -	\$ -	\$ -	\$ (1,075,401)	\$ (1,075,401)
REVISED OVER / (UNDER)	\$ 871,840	\$ 8,044,638	\$ 1,372,252	\$ (2,843,940)	\$ 55,259

Region 18 Schools Addition and Alterations Project

Lyme / Old Lyme, CT

SCHEMATIC DESIGN

Drawings Dated: 09/29/2023

Estimate Date: 11/03/2023

Estimate Recon. Date: 11/06/2023

**ESTIMATE RECONCILIATION
SUMMARY**

		SCHEMATIC DESIGN				TOTALS
SPEC SECT	DESCRIPTION	MILE CREEK RENO & ADD	CENTER SCHOOL RENO	CONSOLIDATED RENO	MIDDLE SCHOOL RENO	
		8 phases	4 phases	4 phases	6 phases	
		60,365 sf	37,000 sf	35,000 sf	88,000 sf	
						220,365 sf
01 50 00 - PROJECT REQUIREMENTS		\$ 598,968	\$307,165	\$ 302,520	\$ 357,886	\$ 1,566,539
01 74 00 - PROJECT CLEANLINESS		\$ 261,689	\$ 96,762	\$ 92,025	\$ 145,025	\$ 595,501
01 60 00 - PHASING COSTS		\$ 145,000	\$ 270,000	\$ 270,000	\$ 350,000	\$ 1,035,000
02 11 00 - CONTAMINATED SOIL		\$ 50,000	Excluded	Excluded	Excluded	\$ 50,000
02 80 00 - HAZARDOUS ABATEMENT		\$ 200,000	\$ 100,000	\$ 100,000	\$ 150,000	\$ 550,000
02 22 00 - FORENSIC DEMOLITION		\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 30,000
02 41 19 - SELECTIVE DEMOLITION		\$ 122,760	\$ 91,322	\$ 109,580	\$ 266,644	\$ 590,305
03 30 00 - CAST-IN-PLACE CONCRETE		\$ 330,754	N / A	N / A	N / A	\$ 330,754
04 20 00 - MASONRY		\$ 658,408	\$ 25,000	\$ 25,000	\$ 100,000	\$ 808,408
05 12 00 - STRUCTURAL STEEL		\$ 508,362	\$ 122,140	\$ 147,786	\$ 228,521	\$ 1,006,809
06 10 00 - ROUGH CARPENTRY		\$ 86,384	\$ 23,141	\$ 22,447	\$ 52,636	\$ 184,609
06 20 00 - FINISH CARPENTRY		\$ 261,849	\$ 8,377	\$ 2,831	\$ 3,104	\$ 276,161
07 10 00 - DAMP / WATERPROOFING		\$ 11,433	N / A	N / A	N / A	\$ 11,433
07 21 00 - THERMAL INSULATION		\$ 22,683	N / A	N / A	N / A	\$ 22,683
07 25 00 - AIR & VAPOR BARRIERS		\$ 49,440	N / A	N / A	N / A	\$ 49,440
07 46 00 - EXTERIOR PANELS		\$ 53,972	N / A	N / A	N / A	\$ 53,972
07 50 00 - ROOFING		\$ 460,921	\$ 20,068	\$ 27,357	\$ 51,150	\$ 559,496
07 62 00 - SHEET MTL FLASHING & TRIM	w/ Roofing		w/ Roofing	w/ Roofing	w/ Roofing	w/ Roofing
07 81 00 - APPLIED FIREPROOFING	Excluded		Excluded	Excluded	Excluded	Excluded
07 84 00 - PENETRATION FIRESTOPPING		\$ 31,088	\$ 19,055	\$ 18,025	\$ 45,320	\$ 113,488
07 92 00 - JOINT SEALANTS		\$ 11,720	\$ 1,500	\$ 1,500	\$ 1,500	\$ 16,220
08 10 00 - DOORS, FRAMES & HARDWARE		\$ 41,838	N / A	N / A	N / A	\$ 41,838
08 30 00 - SPECIALTY DOORS		\$ 2,500	\$ 2,500	\$ 7,650	\$ 2,500	\$ 15,150
08 41 00 - ENTRANCES & STOREFRONTS		\$ 557,412	\$ 188,180	\$ 192,898	\$ 344,802	\$ 1,283,292
08 44 00 - METAL FRAMED CURTAINWALL	w/ Storefront		N / A	N / A	N / A	N / A
08 50 00 - WINDOWS	w/ Storefront		N / A	N / A	N / A	N / A
08 80 00 - GLASS & GLAZING		\$ 4,367	N / A	N / A	N / A	\$ 4,367
08 90 00 - LOUVERS & VENTS		\$ 5,000	N / A	N / A	N / A	\$ 5,000
09 21 00 - GYPSUM BOARD ASSEMBLIES		\$ 93,177	\$ 49,894	\$ 53,611	\$ 122,979	\$ 319,660
09 30 00 - TILE		\$ 7,725	N / A	N / A	N / A	\$ 7,725
09 51 00 - ACOUSTICAL CEILINGS		\$ 342,986	\$ 228,168	\$ 226,004	\$ 599,185	\$ 1,396,343
09 61 10 - VAPOR MITIGATION		N / A	N / A	N / A	N / A	N / A
09 65 00 - RESILIENT FLOORING		\$ 235,931	\$ 38,436	\$ 34,151	\$ 79,570	\$ 388,088
09 68 00 - CARPET		\$ 11,560	\$ 4,569	\$ 5,216	\$ 6,948	\$ 28,294
09 91 00 - PAINTING		\$ 200,079	\$ 124,493	\$ 118,313	\$ 285,471	\$ 728,355
10 11 00 - VISUAL DISPLAY SURFACES		\$ 66,870	N / A	N / A	N / A	\$ 66,870
10 14 00 - SIGNAGE		\$ 13,410	N / A	N / A	N / A	\$ 13,410
10 26 00 - WALL & DOOR PROTECTION		\$ 8,090	N / A	N / A	N / A	\$ 8,090
10 28 00 TOILET - ACCESSORIES		\$ 6,934	\$ 1,841	\$ 2,009	\$ 2,678	\$ 13,462
10 44 00 - FIRE PROTECTION SPECIALTIES		\$ 936	N / A	N / A	N / A	\$ 936
10 51 00 - LOCKERS		\$ 42,000	N / A	N / A	N / A	\$ 42,000
11 30 00 - RESIDENTIAL APPLIANCES	By Owner		N / A	N / A	N / A	By Owner
11 52 00 - AUDIO-VISUAL EQUIPMENT	Excluded		Excluded	Excluded	Excluded	Excluded
12 20 00 - WINDOW TREATMENT		\$ 32,927	N / A	N / A	N / A	\$ 32,927
12 48 13 - ENTRANCE MATS & FRAMES	w/ Carpet		w/ Carpet	w/ Carpet	w/ Carpet	w/ Carpet
12 52 00 - FURNITURE	By Owner		By Owner	By Owner	By Owner	By Owner

Region 18 Schools Addition and Alterations Project

Lyme / Old Lyme, CT

SCHEMATIC DESIGN

Drawings Dated: 09/29/2023

Estimate Date: 11/03/2023

Estimate Recon. Date: 11/06/2023

ESTIMATE RECONCILIATION SUMMARY

		SCHEMATIC DESIGN				TOTALS
SPEC SECT	DESCRIPTION	MILE CREEK RENO & ADD	CENTER SCHOOL RENO	CONSOLIDATED RENO	MIDDLE SCHOOL RENO	
		8 phases	4 phases	4 phases	6 phases	
		60,365 sf	37,000 sf	35,000 sf	88,000 sf	220,365 sf
21 00 00 - FIRE PROTECTION		\$ 660,786	N / A	\$ 443,384	N / A	\$ 1,104,170
22 00 00 - PLUMBING		\$ 319,947	N / A	N / A	N / A	\$ 319,947
23 00 00 - HVAC		\$ 6,018,503	\$ 3,175,844	\$ 3,703,010	\$ 6,614,795	\$ 19,512,151
26 00 00 - ELECTRICAL, FA, COMM		\$ 1,744,076	\$ 372,350	\$ 311,238	\$ 774,394	\$ 3,202,057
31 00 00 - SITEWORK		\$ 2,632,767	\$ 233,697	\$ 374,898	\$ 304,789	\$ 3,546,151
TOTAL TRADE COST		\$ 16,922,751	\$ 5,512,002	\$ 6,598,953	\$ 10,897,396	\$ 39,931,102
	General Conditions & Staffing	\$1,370,242	\$307,165	\$524,715	\$369,695	\$ 2,571,817
	PreConstruction	\$ 84,540	\$ 29,735	\$ 29,735	\$ 29,735	\$ 173,745
0.70%	General Liability Insurance	\$ 156,143	\$ 49,792	\$ 60,724	\$ 96,078	\$ 362,737
	Builder's Risk Insurance	By Owner	By Owner	By Owner	By Owner	By Owner
	Local Building Permit	Waived	Waived	Waived	Waived	N / R
0.026%	State Education Fund	\$ 5,869	\$ 1,884	\$ 2,276	\$ 3,612	\$ 13,640
0.67%	CM Payment & Performance Bond	\$ 149,900	\$ 47,743	\$ 58,272	\$ 92,271	\$ 348,186
4.00%	Escalation (Bid Contingency)	\$ 747,578	\$ 237,933	\$ 290,987	\$ 459,551	\$ 1,736,049
10.00%	Design & Estimating Contingency	\$ 1,943,702	\$ 618,625	\$ 756,566	\$ 1,194,834	\$ 4,513,728
3.50%	Construction Contingency	\$ 748,325	\$ 238,171	\$ 291,278	\$ 460,011	\$ 1,737,785
1.55%	CM Fee	\$ 343,000	\$ 109,167	\$ 133,509	\$ 210,849	\$ 796,526
TOTAL CONSTRUCTION COST		\$ 22,472,051	\$ 7,152,217	\$ 8,747,015	\$ 13,814,033	\$ 52,185,314
TOTAL SOFT COST		\$ 3,632,924	\$ 892,421	\$ 1,011,431	\$ 2,059,147	\$ 7,595,923
TOTAL PROJECT COST		\$ 26,104,975	\$ 8,044,638	\$ 9,758,446	\$ 15,873,180	\$ 59,781,237
TOTAL PROJECT BUDGET		\$ 24,911,028	\$ 7,389,531	\$ 8,292,260	\$ 16,962,181	\$ 57,555,000
OVER / (UNDER)		\$ 1,193,947	\$ 655,107	\$ 1,466,186	\$ (1,089,001)	\$ 2,226,237

APPROVED COST MANAGEMENT						
OPT #2	Oil Fired Boilers ILO Propane & Existing Oil Tanks to Remain	\$ (322,107)	w/ Middle	\$ (93,933)	\$ (679,537)	\$ (1,095,577)
OPT #3	Middle School Boilers to Remain				\$ (1,075,401)	\$ (1,075,401)
REVISED TOTAL PROJECT COST		\$ 25,782,868	\$ 8,044,638	\$ 9,664,512	\$ 14,118,241	\$ 57,610,259
REVISED OVER / (UNDER)		\$ 871,840	\$ 655,107	\$ 1,372,252	\$ (2,843,940)	\$ 55,259