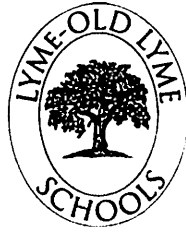


LYME-OLD LYME SCHOOLS

Regional School District #18

A Private School Experience



in a Public School Setting

PK-8 Building Committee Meeting

March 18, 2024

Committee Members Present: Susan Fogliano, Chair; Alan Sheiness, Mary Powell-St. Louis, Cara Zimmerman, Sara Hrinak, Tom Kelo, John Hartman, Ken Biega, Darren Favello, Dan Adanti.

Administration Present: Ian Neviaser, Superintendent of Schools; Ronald Turner, Director of Facilities & Technology, Brian Howe, Assistant Director of Facilities & Technology.

The meeting was called to order by Susan Fogliano at 6:00 PM

Approval of Minutes of February 26, 2024 Meeting

MOTION: Tom Kelo made a motion to approve the minutes from the February 26, 2024 meeting. The motion was seconded Mary Powell-Saint Louis.

VOTE: the committee voted in favor of the motion.

I. *Architect and Construction Manager Update*

David Stein from S&PA briefly outlined what would be presented by his team this evening. He referred to the 2 projects as Alteration Project at Mile Creek and the HVAC project which includes the 3 schools. There are a lot of moving parts in relation to the projects and he offered clarity on the HVAC grants that were received which will now allow them to submit a request for the grant extensions, needed due to supply chain issues.

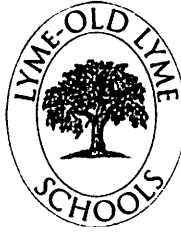
- *Budget* – Jeff Anderson from Downes Construction provided information (see attached) on the estimate which the team has gone through in detail to make sure that the general summary of the budget is as accurate as possible to move the projects forward from the DD (Design Development) Stage to the CD (Construction Document) Level.

- *Schedule to Move Forward* - Scott Scholl presented an overview of what can be expected over the next couple of weeks to months based on having the documents needed to create the project scopes; which involves determining tasks, costs, and scheduling. The demo and abatement bids should go out in April which would allow for a June abatement and demo start. The rest of the bids should go out in early May. Ultimately, the start of construction should be in August.

LYME-OLD LYME SCHOOLS

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Milestone Schedule for All 4 Schools - Scott Scholl provided a timeline for both projects (HVAC Project & Mile Creek Project)

Early April - CD Documents & Early Bid Packages

Early May - Bids Awarded

Mid-June - Town Approvals

Mid-June - Phase 1 Procurement and Mobilization

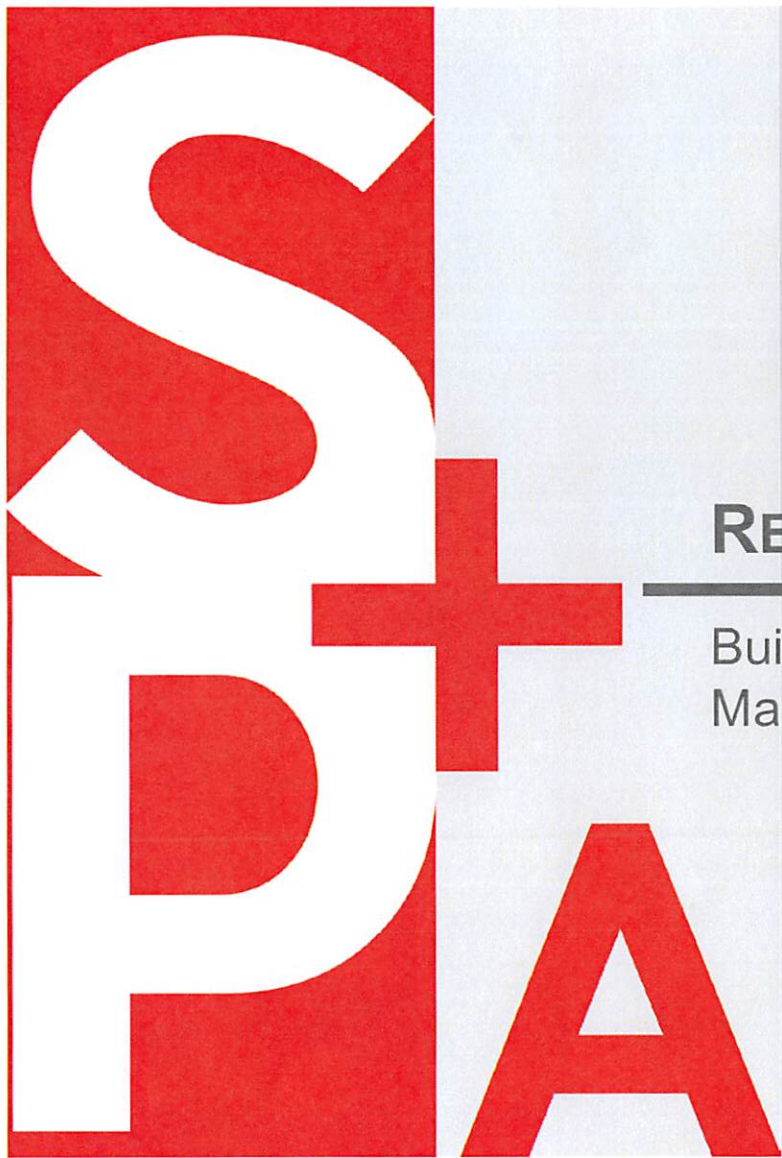
End of June - Start of HVAC Phase 1 Construction

Mile Creek Renovations Phase 1 Demolition & Abatement Begins

Following the presentation, the committee conversed on three items:

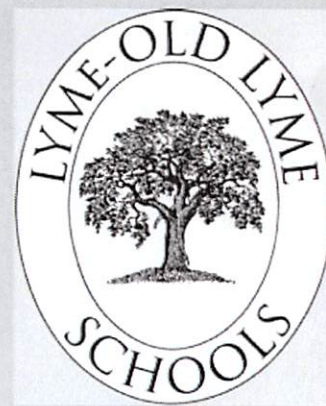
- With approval of the state grant extension, it will allow us one year to extend the project.
- In terms of special meetings, the committee would be willing to attend meetings so as not to delay the projects.
- Addressing the Mile Creek traffic flow plan incorporates subtle changes to ease circulation and improve the flow.

The meeting was adjourned at 7:01 PM upon a motion by Tom Kelo and a second by Sara Hrinak.



REGION 18 SCHOOL RENOVATION PROJECTS

Building Committee Meeting
March 18, 2024



REGION 18 SCHOOL RENOVATION PROJECTS

Center School 34,000 sf existing

- HVAC Upgrades
- Security Vestibule Renovations
- Code Upgrades
- Site Upgrades



Lyme/Old Lyme Middle School 88,000 sf existing

- HVAC Upgrades
- Security Vestibule Renovations
- Code Upgrades
- Site Upgrades



Lyme Consolidated School 35,000 sf existing

- HVAC Upgrades
- New fire protection system
- Security Vestibule Renovations
- Code Upgrades
- Site Upgrades



REGION 18 SCHOOL ADDITION & ALTERATION PROJECT

Mile Creek School 53,000 sf existing

- new 8,600 sf rear 1-story classroom addition
- New HVAC system throughout expanded school
- New fire protection system throughout school
- Main entrance security vestibule renovations & addition
- Code upgrades
- Site upgrades



PROJECT DESIGN DEVELOPMENT BUDGETS

SPEC SECT	DESCRIPTION	DCC - DESIGN DEVELOPMENT				TOTALS
		MILE CREEK RENO & ADD	CENTER SCHOOL RENO	CONSOLIDATED RENO	MIDDLE SCHOOL RENO	
		3/12/2024	3/12/2024	3/12/2024	3/12/2024	
		60,365 sf	35,505 sf	35,000 sf	88,000 sf	218,870 sf
TRADE COSTS						
01 50 00 - PROJECT REQUIREMENTS		\$ 818,863	\$ 457,196	\$ 450,405	\$ 552,321	\$ 2,278,784
01 60 00 - PHASING COSTS		\$ 243,000	\$ 250,000	\$ 264,000	\$ 280,000	\$ 1,037,000
02 11 00 - CONTAMINATED SOIL		\$ 50,000	Excluded	Excluded	Excluded	\$ 50,000
02 80 00 - HAZARDOUS ABATEMENT		\$ 70,190	\$ 392,000	\$ 42,500	\$ 68,660	\$ 573,350
02 22 00 - FORENSIC DEMOLITION		\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 30,000
02 41 19 - SELECTIVE DEMOLITION		\$ 265,168	\$ 81,403	\$ 106,859	\$ 240,798	\$ 693,228
03 30 00 - CAST-IN-PLACE CONCRETE		\$ 440,526	N/A	N/A	N/A	\$ 440,526
04 20 00 - MASONRY		\$ 866,940	\$ 50,000	\$ 125,000	\$ 50,000	\$ 1,091,940
05 12 00 - STRUCTURAL STEEL		\$ 611,422	\$ 272,783	\$ 111,231	\$ 138,059	\$ 1,133,494
06 10 00 - ROUGH CARPENTRY		\$ 154,497	\$ 139,239	\$ 87,763	\$ 143,597	\$ 525,096
06 20 00 - FINISH CARPENTRY		\$ 333,978	\$ 8,344	\$ 9,515	\$ 3,074	\$ 354,912
07 10 00 - DAMP / WATERPROOFING		\$ 11,322	N/A	N/A	N/A	\$ 11,322
07 21 00 - THERMAL INSULATION		\$ 33,223	N/A	N/A	N/A	\$ 33,223
07 25 00 - AIR & VAPOR BARRIERS		\$ 52,200	N/A	N/A	N/A	\$ 52,200
07 46 00 - EXTERIOR PANELS		\$ 72,363	N/A	N/A	N/A	\$ 72,363
07 50 00 - ROOFING		\$ 550,973	\$ 20,018	\$ 27,091	\$ 27,703	\$ 625,786
07 62 00 - SHEET MTL FLASHING & TRIM	w/ Roofing	Excluded	w/ Roofing	w/ Roofing	w/ Roofing	w/ Roofing
07 81 00 - APPLIED FIREPROOFING	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
07 84 00 - PENETRATION FIRESTOPPING		\$ 30,786	\$ 18,570	\$ 17,850	\$ 44,880	\$ 112,386
07 92 00 - JOINT SEALANTS		\$ 11,705	\$ 1,500	\$ 1,500	\$ 1,500	\$ 16,205
08 10 00 - DOORS, FRAMES & HARDWARE		\$ 70,770	N/A	N/A	N/A	\$ 70,770
08 30 00 - SPECIALTY DOORS		\$ 2,500	\$ 2,500	\$ 7,600	\$ 2,500	\$ 15,100
08 41 00 - ENTRANCES & STOREFRONTS		\$ 643,229	\$ 211,174	\$ 229,134	\$ 555,940	\$ 1,639,477
08 44 00 - METAL FRAMED CURTAINWALL	w/ Storefront	N/A	N/A	N/A	N/A	w/ Storefront
08 50 00 - WINDOWS	w/ Storefront	N/A	N/A	N/A	N/A	w/ Storefront
08 80 00 - GLASS & GLAZING		\$ 12,258	N/A	N/A	N/A	\$ 12,258
08 90 00 - LOUVERS & VENTS		\$ 5,000	N/A	N/A	N/A	\$ 5,000
09 21 00 - GYPSUM BOARD ASSEMBLIES		\$ 92,921	\$ 25,223	\$ 54,227	\$ 79,733	\$ 252,103
09 30 00 - TILE		\$ 5,675	N/A	N/A	N/A	\$ 5,675
09 51 00 - ACOUSTICAL CEILINGS		\$ 421,701	\$ 176,412	\$ 322,922	\$ 342,131	\$ 1,263,166
09 61 10 - VAPOR MITIGATION		N/A	N/A	N/A	N/A	N/A
09 65 00 - RESILIENT FLOORING		\$ 190,815	\$ 37,599	\$ 33,328	\$ 78,037	\$ 339,779
09 68 00 - CARPET		\$ 12,267	\$ 4,523	\$ 5,164	\$ 6,878	\$ 28,833
09 91 00 - PAINTING		\$ 198,136	\$ 123,284	\$ 117,164	\$ 282,699	\$ 721,284
10 11 00 - VISUAL DISPLAY SURFACES		\$ 32,712	N/A	N/A	N/A	\$ 32,712
10 14 00 - SIGNAGE		\$ 13,357	N/A	N/A	N/A	\$ 13,357
10 26 00 - WALL & DOOR PROTECTION		\$ 8,060	N/A	N/A	N/A	\$ 8,060
10 28 00 TOILET - ACCESSORIES		\$ 6,867	\$ 1,823	\$ 2,321	\$ 2,818	\$ 13,828
10 44 00 - FIRE PROTECTION SPECIALTIES		\$ 927	N/A	N/A	N/A	\$ 927
10 51 00 - LOCKERS		\$ 41,483	N/A	N/A	N/A	\$ 41,483
11 30 00 - RESIDENTIAL APPLIANCES	By Owner	N/A	N/A	N/A	N/A	By Owner
11 52 00 - AUDIO-VISUAL EQUIPMENT	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
12 20 00 - WINDOW TREATMENT		\$ 32,607	N/A	N/A	N/A	\$ 32,607
12 48 13 - ENTRANCE MATS & FRAMES	w/ Carpet	N/A	w/ Carpet	w/ Carpet	w/ Carpet	w/ Carpet
12 52 00 - FURNITURE	By Owner	N/A	By Owner	By Owner	By Owner	By Owner
21 00 00 - FIRE PROTECTION		\$ 654,517	\$ 25,161	\$ 461,549	\$ 32,440	\$ 1,173,667
22 00 00 - PLUMBING		\$ 292,793	N/A	N/A	N/A	\$ 292,793
23 00 00 - HVAC		\$ 6,155,309	\$ 3,136,110	\$ 3,059,713	\$ 6,154,251	\$ 18,505,383
26 00 00 - ELECTRICAL, FA, COM		\$ 1,766,453	\$ 363,050	\$ 339,099	\$ 889,137	\$ 3,357,739
31 00 00 - SITEWORK		\$ 2,575,359	\$ 204,633	\$ 266,852	\$ 167,744	\$ 3,214,587
TOTAL TRADE COST		\$ 17,863,372	\$ 6,010,347	\$ 6,150,286	\$ 10,152,397	\$ 40,176,403



Project Design Development Budgets

SPEC SECT	DESCRIPTION	DCC - DESIGN DEVELOPMENT				TOTALS
		MILE CREEK RENO & ADD 3/12/2024	CENTER SCHOOL RENO 3/12/2024	CONSOLIDATED RENO 3/12/2024	MIDDLE SCHOOL RENO 3/12/2024	
		60,365 sf	35,505 sf	35,000 sf	88,000 sf	218,870 sf

CONSTRUCTION INDIRECT COSTS						
Design & Estimating Contingency	5%	\$ 893,169	\$ 300,517	\$ 307,514	\$ 507,620	\$ 2,008,820
Escalation (Bid Contingency)	4%	\$ 750,262	\$ 252,435	\$ 258,312	\$ 426,401	\$ 1,687,409
General Conditions & Staffing		\$ 1,739,727.25	\$ 377,285.50	\$ 647,605.50	\$ 457,090.50	\$ 3,221,709
PreConstruction		\$65,200	\$30,420	\$29,843	\$30,420	\$ 155,883
General Liability Insurance	0.70%	\$ 149,182	\$ 48,797	\$ 51,755	\$ 81,017	\$ 330,752
Builder's Risk Insurance		By Owner	By Owner	By Owner	By Owner	By Owner
Local Building Permit		Waived	Waived	Waived	Waived	N / R
State Education Fund	0.026%	\$ 5,580	\$ 1,825	\$ 1,936	\$ 3,030	\$ 12,371
CM Payment & Performance Bond	0.67%	\$ 143,825	\$ 47,045	\$ 49,897	\$ 78,108	\$ 318,875
Construction Contingency	3.50%	\$ 756,361	\$ 247,404	\$ 262,400	\$ 410,763	\$ 1,676,928
CM Fee	1.55%	\$ 346,684	\$ 113,399	\$ 120,273	\$ 188,276	\$ 768,632
TOTAL CONSTRUCTION COST		\$ 22,713,362	\$ 7,429,475	\$ 7,879,821	\$ 12,335,124	\$ 50,357,781
TOTAL SOFT COST		\$ 3,632,924	\$ 892,421	\$ 1,011,431	\$ 2,059,147	\$ 7,595,923
TOTAL PROJECT COST		\$ 26,346,286	\$ 8,321,896	\$ 8,891,252	\$ 14,394,271	\$ 57,953,705
TOTAL PROJECT BUDGET		\$ 24,911,028	\$ 7,389,531	\$ 8,292,260	\$ 16,962,181	\$ 57,555,000
OVER / (UNDER)		\$ 1,435,258	\$ 932,365	\$ 598,992	\$ (2,567,910)	\$ 398,705



PROJECT SCHEDULE – HVAC RENOVATIONS

Center School, Middle School and Consolidated School

Demolition & Abatement, Mechanical, Electrical, Plumbing & Fire Protection Renovations, Security Entrance Vestibule, Bathroom and Sitework Code Renovations

- 3/12/24 - DD Budget & Reconciliation
- 4/8/24 - CD Documents
- 4/9 - 5/7/24- Budget Approval to bid
- 5/8 - 7/3/24 - Bid/Award/GMP
- 7/8/24 (week of) - Town GMP Approvals
- 7/15/24 – Procurement/ Mobilization
- 8/5/24 – Start of Construction
- December of 2025 – Occupancy



PROJECT SCHEDULE - MILE CREEK SCHOOL ADDITION & RENOVATIONS

Mile Creek School Addition & Renovation

New addition, HVAC, fire protection, security vestibule & site

- 3/12/24 - DD Budget & Reconciliation
- 4/1/24 - 95% CD Documents for budget
- 5/1/24 - CD Budget & reconciliation
- 5/13/24 - Special building committee meeting/approvals
- 5/20/24 - BOE meeting/approvals
- 5/20- 5/31/24 - State PCR checklist prep
- 6/3/24 –6/7/24 – PCR meeting
- 6/10- 6/14/24 – State Approvals to bid
- 6/17/24 –Bid/Award/GMP
- 8/16/24 - Town GMP Approvals
- 9/16/24 –Procurement/ Mobilization
- 10/7/24 – Start of Construction
- September 2026 - Occupancy

