# LYME-OLD LYME SCHOOLS

## Regional School District #18



in a Public School Setting

### **PK-8 Building Committee Meeting**

April 15, 2024

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

Administration Present: Ian Neviaser, Superintendent of Schools; Ronald Turner, Director of Facilities & Technology, Noah Ventola, Assistant Principal L-OL Middle School, Mark Ambruso, Principal, L-OL Middle School, Allison Hine, Principal Lyme Consolidated, Kelly Enoch, Principal, Mile Creek Elementary School

The meeting was called to order by Susan Fogliano at 6:01 PM

Approval of Minutes of March 18, 2024 Meeting

MOTION: Mary Powell-Saint Louis made a motion to approve the minutes from the March 18, 2024 meeting. The motion was seconded Tom Kelo.

VOTE: the committee voted in favor of the motion.

- I. Architect and Construction Manager Update
  - Tanya Cutolo from S&PA provided an update on town approvals and grant extensions.
  - P&Z approved the application to construct an addition to Mile Creek on 4/8/24.
  - The HVAC grants were extended to 12/2025.
  - Submitted application to the state on April 10<sup>th</sup> for priority grant for the abatement and upgraded fire protection system for Lyme Consolidated
  - Submitting a historic certificate of appropriateness for work at the Center School
  - Construction Documents for all 4 schools are 95% completed

Scott Scholl and Ryan Patrick from Downes Construction discussed their Cost Management Process which included an overview of Scope Changes that effect either increased costs or cost savings of the project going from the Schematic Design Phase to the Design Development Phase (see attached).

A Cost Management Log (page 5 of Design Development Estimate-attached) was also presented to itemize 'Recommended Items' (Numbered Items on plan drawings – attached) can

# LYME-OLD LYME SCHOOLS

Regional School District #18

A Private School Experience



in a Public School Setting

be considered to meet budget.

The final process that Scott Scholl presented was Preparing for Phase 1 of the Mile Creek Project (attached). Due to supply chain issues for Electrical Services & Distribution SP&A would like to schedule a review with the state in order to be able to put the Electrical package for Mile Creek out to bid. The Project requires authorization from the Building Committee and the Board of Ed in order to go to the state for a PCR (Plan Completion Review). It was presented that the Building Committee would vote on the Electrical package so that it could be brought to the Board of Ed for their approval.

MOTION: A motion was proposed by Tom Kelo, seconded by Sara Hrinak to approve plans and specs for Mile Creek School dated March 25, 2024 and the estimate dated April 15, 2024 in order to proceed to the plan completion review.

The motion was put to the floor; all those in favor 9, all those opposed 0, all those abstained 0. The motion passed unanimously.

The last item on the agenda was a review of the bidding schedule which is outlined in the April 15, 2024 Downes Construction Agenda (attached).

The meeting was adjourned at 7:50 PM upon a motion by Tom Kelo and a second by Sara Hrinak.



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April 15, 2024

Region 18 Schools

**Subject: Downes Building Committee Agenda- Preconstruction** 

## 1. Project Update

### A. SD & DD Estimate Comparison

### B. Mile Creek Phase 1

- -Phase 1 Estimate
- -Pre-purchase of Switchgear, Generator/Transfer Switch & Panelboards
  - PCR Checklist and Town Review 4/23/24
  - Phase 1 PCR with Office of Grants Admin. Approval 5/7/24 (TBD)
  - Phase 1 Bidding 5/8/24 6/6/24
  - Phase 1 GMP 1 Approval 6/13/24
  - Phase 1 Pre-Purchase & Delivery 6/13/24 1/16/26

### C. Bidding Schedule

### -HVAC Schools

- 100% CD's Complete 4/29/24
- Bid Period 5/2/24 5/30/24
- 95% CD Budget Reconciliation 5/15/24
- Scope Review Demo/Abatement Packages 5/16/24
- GMP #1 Review/Execute 5/30/24
- Demo/Abatement Notice to Proceed 6/6/2024
- Scope Review Balance of Bid Packages 6/20/24
- Demo/Abatement Mobilization 6/24/2024
- GMP Development 7/1/2024
- GMP #2 Review/Execute 7/9/2024
- Notice to Proceed Balance of Trades 7/23/2024

# **DESIGN DEVELOPMENT ESTIMATE**

**DATE:** 3/18/2024 Rev 2

PROJECT: REGION 18 SCHOOLS HVAC & SECURITY UPGRADES

STATE PROJECT NO: TBD

ARCHITECT: SILIVER PETRUCELLI + ASSOCIATES







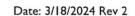




**CONTENTS:** COVER

**SUMMARY OF CHANGES** 

GENERAL SUMMARY DRAFT w/ VARIANACES



325,839



# REGION 18 - Summary of Changes: SD to DD

Incre	ease in Estimate: SD vs. DD	325,839
List	of Scope Changes Effecting Cost: SD to DD	Amount
1	<b>D&amp;E CONTINGENCY:</b> Reduced from 10% to 5% (typical at this stage)	(2,326,531)
2	PROJECT REQUIREMENTS: Project Schedule Increased Due to Phasing	136,590
3	PHASING: The initial phasing plan allows us to quantify temp partitions, drs, etc. which has	182,000
-	increased. The overall schedule & amt of phases increased resulting in an added cost.	102,000
4	HAZMAT: Added ceiling abatement, originally carried as selective demolition, resulted in a minor increase to the project (premium).	5,850
5	SELECTIVE DEMO: Temporary Floor Protection for ETR Floors was Reallocated from Flooring to Demolition. The coverage was increased to 100% of the floor area.	365,955
6	CONCRETE: Increase in conrete quantity resulting from added haunched slabs to support the interior masonry walls.	63,793
7	MASONRY: CMU Infills at interior side of the exterior wall where unit ventilators were removed. Walls which were assumed to be metal studs w/ impact resistant drywall at SD stage,	144,411
8	are now called out as masonry in the DD documents.  MASONRY, GYP BOARD & PAINTING: The base scope includes \$100K allowance for	500,760
	masonry patching, \$108K for Drywall Patching and \$220K for painting exising walls to remain, which only covers a percentage of the total ETR walls. Patching and Painting all existing walls and ceilings to remain was added as an Add/Alternate. The alternate would be above and	
•	beyond this scope of work.  STRUCTURAL STEEL; Increased in Quantity at the Mile Creek Addition (16 tons)	105.010
9		105,019
10	ROUGH CARPENTRY: Framing the Attic Joists to accept the VRF sys at Center School	58,500
11	FINISH CARPENTRY: Added open casework at exterior wall of classrooms.	38,487
12	<b>EXT PANELS:</b> Assumed & included metal panel soffits at addition connectors (not shown).	20,328
13	STOREFRONT: DD assumed level 3 Ballistic and Blast Resistant Glazing, Recent cost increases were also accounted for. The quantity was also increased 100 sf at Consolidated Entry Vestibule.	412,381
14	LOCKERS: Mile Creek Add. Lockers were reallocated from base scope to the Alts.	(59,312)
15	HVAC: Increase in Equipment quantity and overall cost at Mile Creek. Two RTU's were	626,579
	deleted and (4) AHU's were added. Total increase in cfm was +/- 50,000 cfm.	
16	MISCELLANEOUS: Scope and Cost Increases	51,027

<sup>\*</sup> The above figures include indirect costs such as Insurance, P&P Bonds, State Ed Fund, Contingencies and Fees.

**TOTAL OF ALL CHANGES** 



Region 18 Schools Addition and Alterations Project Lyme / Old Lyme, CT DESIGN DEVELOPMENT Drawings Dated: 01/19/2024 Estimate Date: 3/18/2024 Rev 2

			S	CHEMAT	IC DESIG	3N								DESIGN DEV	ELOP	PMENT						
PEC SECT & DESCRIPTION	F	MILE CREEK RENO & ADD 1/03/2023) R1	CEN SCHOOL (11/03/2	L RENO	RE	LIDATED NO 2023) R1	scно	IDDLE OL RENO 3/2023) R1	(incl	TOTALS is oil boils & nks credit)	RI	ILE CREEK ENO & ADD 3/12/2024	CEN	NTER SCHOOL RENO 3/12/2024		NSOLIDATED RENO 3/12/2024	SCHO	MIDDLE DOL RENO 12/2024	D	D TOTALS	VARIANCE	SCOPE
		60,365 sf	35,50	05 sf	35,0	00 sf	88,	,000 sf		18,870 sf		60,365 sf		35,505 sf		35,000 sf	81	8,000 sf		218,870 sf	E BOSE	SC
TRADE COSTS	Τ								7													
01 50 00 - PROJECT REQUIREMENTS	Is	860.657	S.	403.927	s	394,545	s	502,911	\$	2,162,040	\$	818,863	1	\$457,196	\$	450,405	\$	552,321	\$	2,278,784	116,744	1
01 60 00 - PHASING COSTS	s	145,000		270.000	s	270.000	s		s	1,035,000	5	293,000	s	290,000	s	304,000	\$	330,000	5	1,217,000	182,000	1
02 11 00 - CONTAMINATED SOIL	s	50.000	E	xcluded	1	Excluded	10	Excluded	s	50.000	s	50.000	.000	Excluded	2000	Excluded		Excluded	\$	50,000		1
02 80 00 - HAZARDOUS ABATEMENT	s	200,000	s	100,000	s	100,000	s	150,000	s	550,000	s	70,190	s	392,000	\$	42,500	\$	68,660	\$	573,350	23,350	1
02 22 00 - FORENSIC DEMOLITION	s	7,500	s	7,500	s	7,500	s	7.500	s	30,000	s	7,500	s	7,500	s	7.500	s	7.500	5	30,000		1
02 41 19 - SELECTIVE DEMOLITION	s	122,760	s	91,322	s	109,580	s	266.644	s	590,305	s	237,901	s	87,358	s	190.346	s	387.483	s	903.088	312,782	1
3 30 00 - CAST-IN-PLACE CONCRETE	s	330.754	•	N/A		N/A	, T	N/A	s	330,754	s	385,278	1	N/A		N/A		N/A	s	385,278	54,524	1
04 20 00 - MASONRY	ľs	658.408	2	25.000	s	25.000	s	100,000	s	808,408	s	822,512	s	50,000	s	88.148	s	50,000	s	1,010,660	202,252	
05 12 00 - STRUCTURAL STEEL	s	508,362	s	122,140	s	147.786	s	228.521		1.006.809	s	611,422	5	272,783	s	111,231	\$	138,059	\$	1,133,494	126,684	1
06 10 00 - ROUGH CARPENTRY	s	86.384	s	23,141	s	22,447	s	-	\$	184,609	s	83,384	s	99,239	s	47.763	s	93,597	s	323,983	139,374	1
06 20 00 - FINISH CARPENTRY	s	261.849	s	8,377	s	2,831	s		s	276,161	s	297,883	s	2.433	s	8.604	s	2,162	s	311,081	34,921	1
07 10 00 - DAMP / WATERPROOFING	s	11,433	*	N/A	•	N/A	*		s	11.433	s	11,322	1	N/A	*	N/A			\$	11,322	(111)	1
07 21 00 - THERMAL INSULATION	s	22.683		N/A		N/A			s	22,683	s	26,846	1	N/A		N/A		N/A	5	26.846	4,164	1
07 25 00 - AIR & VAPOR BARRIERS	s	49.440		N/A		N/A		N/A	s	49,440	s	52,200	1	N/A		N/A		N/A		52,200	2,760	1
07 46 00 - EXTERIOR PANELS	s	53,972	1	N/A		N/A		N/A	s	53,972	1 -	89,727	1	N/A		N/A		N/A	5	89,727	35,755	1
07 50 00 - ROOFING	1;	460.921	s	20.068	s	27.357	s	51.150	5	559.496	s	520.110	١.	25.018	s		s	32,703	č	609,923	50,427	1
	1,		1323		25.0		27.00		3	The second second	*		*		٠.		•	w/ Roofing	•	w/ Roofing	50,421	1
07 62 00 - SHEET MTL FLASHING & TRIM	1	w/ Roofing		Roofing		/ Roofing	١,	w/ Roofing	1	w/ Roofing		w/ Roofing	l	w/ Roofing		w/ Roofing			1			1
07 81 00 - APPLIED FIREPROOFING	1	Excluded	E	xcluded		Excluded		Excluded		Excluded		Excluded	l	Excluded		Excluded		Excluded		Excluded		1
07 84 00 - PENETRATION FIRESTOPPING	\$	31,088	S	19,055	\$	18,025	\$	45,320	\$	113,488	\$	30,786	\$	18,870	\$	17,850	\$	44,880	\$	112,386	(1,102)	1
07 92 00 - JOINT SEALANTS	\$	11,720	\$	1,500	\$	1,500	S	1,500	\$	16,220	\$	11,705	\$	1,500	\$	1,500	\$	1,500	\$	16,205	(15)	1
08 10 00 - DOORS, FRAMES & HARDWARE	\$	41,838		N/A	200	N/A	100	N/A	\$	41,838		70,770		N/A	1000	N/A		N/A	\$	70,770	28,932	1
08 30 00 - SPECIALTY DOORS	\$	2,500	\$	2,500	\$	7,650	S	2,500	\$	15,150		2,500		2,500	\$	7,600	\$	2,500	\$	15,100	(50)	1
08 41 00 - ENTRANCES & STOREFRONTS	\$	557,412	\$	188,180	\$	192,898	\$	344,802	\$	1,283,292	S	653,801	\$	278,478	\$	289,501	\$	467,093	\$	1,688,873	405,581	1
08 44 00 - METAL FRAMED CURTAINWALL	1	w/ Storefront	1	N/A		N/A		N/A	100	w/ Storefront		w/ Storefront	1	N/A		N/A		N/A		w/ Storefront		1
08 50 00 - WINDOWS	١.	w/ Storefront		N/A		N/A		N/A	1000	w/ Storefront		w/ Storefront		N/A		N/A		N/A		w/ Storefront	7.004	1
08 80 00 - GLASS & GLAZING	\$	4,367		N/A		N/A		N/A	\$	4,367	\$	12,258	1	N/A		N/A			\$	12,258	7,891	1
08 90 00 - LOUVERS & VENTS	\$	5,000	112	N/A		N/A	-	N/A	\$	5,000	100	5,000	١.	N/A	s	A\N	s	N/A	,	5,000		1
09 21 00 - GYPSUM BOARD ASSEMBLIES 09 30 00 - TILE	\$	93,177	\$	49,894	\$	53,611	\$	122,979 N/A	\$	319,660	S	63,298	\$	20,271 N/A	2	49,227 N/A	2	74,733	5	207,529 8.317	(112,131)	1
9 51 00 - ACOUSTICAL CEILINGS	\$	7,725		N/A		N/A	s		\$	7,725 1,396,343	5	8,317	s		s	281.478	•	N / A 459,359	,		592	1
09 61 10 - ACOUSTICAL CEILINGS	1,	342,986	\$	228,168	\$	226,004	,	599,185	\$	100000000000000000000000000000000000000	1	435,291	,	182,752 N / A	,	281,478 N/A	•	N/A	,	1,358,879	(37,464)	1
09 65 00 - RESILIENT FLOORING	s	N / A 235,931		N / A 38.436	s	N/A 34.151		N / A 79.570	s	N/A 388.088	s	N / A 120,803	s	38,259	s	2020000	s	79.130		N/A 272,220	(115,869)	1
09 68 00 - RESILIENT FLOORING	s		S	2000	s	5,216	\$	6,948	5	28,294	S	120,803	S	4,523	S	5.164	S	6.878		28,833	The state of the s	
	s	11,560 200,079		4,569 124,493	s	118,313	s	285,471	\$	728,355	200	186,283	s		S	70,700	5		5	509,483	539 (218,872)	1
09 91 00 - PAINTING 10 11 00 - VISUAL DISPLAY SURFACES	s		3		3	N/A	3	285,4/1 N/A	5	66.870	5	32.712	1 3	N/A	3	N/A	•		5	32,712	100 (0.00 (0	1
10 14 00 - SIGNAGE	1 3	66,870 13,410	1	N/A N/A	1	N/A	I	N/A	5	13.410		13.357	1	N/A		N/A		N/A	0	13.357	(34,157)	



DOWNES CONSTRUCTION COMPANY

Region 18 Schools Addition and Alterations Project
Lyme / Old Lyme, CT
DESIGN DEVELOPMENT
Drawings Dated 01/19/2024
Estimate Date: 3/18/2024 Rev 2

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SPEC SECT & DESCRIPTION	R	MILE CREEK ENO & ADD 1/03/2023) R1	SCH	CENTER HOOL RENO /03/2023) R1		NSOLIDATED RENO 1/03/2023) R1	1000	MIDDLE CHOOL RENO 1/03/2023) R1	(inc	D TOTALS ols oil boils & anks credit)		MILE CREEK RENO & ADD 3/12/2024	CEI	NTER SCHOOL RENO 3/12/2024	co	NSOLIDATED RENO 3/12/2024	sc	MIDDLE HOOL RENO 3/12/2024		DD TOTALS	VARIANCE	
		60,365 sf		35,505 sf		35,000 sf		88,000 sf		218,870 sf		60,365 sf		35,505 sf		35,000 sf		88,000 sf		218,870 sf		
10 26 00 - WALL & DOOR PROTECTION	\$	8,090		N/A		N/A		N/A	S	8.090	s	8.060		N/A		N/A	_	N/A	s	8.060	(30)	Г
10 28 00 TOILET - ACCESSORIES	s	6.934	s	1.841	s	2,009	s	2.678	\$	13,462	s	6.535	s	2,155	s	2,321	5	2,818	s	13,828	367	1
10 44 00 - FIRE PROTECTION SPECIALTIES	s	936		N/A	ँ	N/A	-	N/A		936		927	100	N/A	-	N/A	8	N/A		927	(9)	1
10 51 00 - LOCKERS	s	42,000		N/A		N/A		N/A	s	42,000	Ť	w/ Alts		N/A		N/A		N/A		02.	(42,000)	Т
11 30 00 - RESIDENTIAL APPLIANCES		By Owner		N/A		N/A		N/A	*	N/A		By Owner		N/A		N/A		N/A	~	By Owner	(42,000)	
11 52 00 - AUDIO-VISUAL EQUIPMENT		Excluded		Excluded		Excluded		Excluded		Excluded		Excluded		Excluded		Excluded		Excluded		Excluded		
12 20 00 - WINDOW TREATMENT											١.											
	\$	32,927		N/A		N/A		N/A	\$	32,927	\$	5,887		N/A		N/A		N/A	\$	5,887	(27,040)	
12 48 13 - ENTRANCE MATS & FRAMES	-	w/ Carpet		w/ Carpet		w/ Carpet		w/ Carpet		w/ Carpet		w/ Carpet		w/ Carpet		w/ Carpet		w/ Carpet	70	w/ Carpet		П
12 52 00 - FURNITURE		By Owner		By Owner		By Owner	l	By Owner		By Owner		By Owner		By Owner		By Owner		By Owner		By Owner		П
21 00 00 - FIRE PROTECTION	\$	660,786		100000	s	443,384		N/A	\$	1,104,170		654,517	\$	25,161	\$	461,549	\$	32,440		1,173,667	69,497	1
22 00 00 - PLUMBING	\$	319,947		N/A		N/A		N/A	\$	319,947	\$	314,374		N/A		N/A		N/A	\$	314,374	(5,573)	П
23 00 00 - HVAC	\$	5,847,095	\$	3,175,844	s	3,683,443	\$	5,421,493	\$	18,127,874	\$	6,161,309	\$	3,195,396	s	3,114,904	\$	6,191,804	\$	18,663,412	535,538	1
26 00 00 - ELECTRICAL, FA, COM	5	1,734,076	\$	372,350	\$	311,238	\$	756,394	5	3,174,057	\$	1,743,953	\$	340,550	\$	316,149	\$	866,637	\$	3,267,289	93,232	1
31 00 00 - SITEWORK	\$	2,592,767	\$	233,697	\$	329,898	\$	209,787	\$	3,366,149	\$	2,558,324	\$	249,077	\$	349,640	5	181,772	\$	3,338,814	(27,335)	1
TOTAL TRADE COST	\$	16,701,343	s	5,512,002	\$	6,534,386	\$	9,591,092	\$	38,338,822	\$	17,491,173	\$	6,117,760	\$	6,284,198	\$	10,251,786	\$	40,144,917	\$ 1,806,095	
CONSTRUCTION INDIRECT COSTS																						
Design & Estimating Contingency 5%	s	1.915.842	s	618.625	s	748.441	s	1.050.868	•	4.333.777	s	874.559	s	305.888	s	314,210	•	512.589	5	2.007.246	(2,326,531)	П
Escalation (Bid Contingency) 4%		702.800	s		s	277,929	s	307,759	5	1,526,421	s	734.629	s	256.946	s	263.936	s	430,575		1.686.087	159,665	П
General Conditions & Staffing	*	\$1,370,242	*	\$307,165	*	\$524.715	1 3	\$369.695	:	2,571,817	Š	1.739.727.25	s	377,285,50	s	647,605,50	·	457,090,50		3,221,709	649,892	1
PreConstruction	2	84.540	١.		١.		١.,		5	173,745	S	84.540	S		-		S	29,735		173,745	049,092	П
			\$	29,735		29,735		20,100	100		- 1			29,735		52,778				330,636	0.000	1
	2	149,944	s	49,792	2	58,916	2	62,302	3	320,954	s	146,472	\$	49,613	2		3	81,772	3		9,682	1
Builder's Risk Insurance		By Owner		By Owner		By Owner	l	By Owner		By Owner		By Owner		By Owner		By Owner		By Owner	25	By Owner		П
Local Building Permit	000	Waived	13	Waived	8	Waived	1500	Waived	125	Waived	122	Waived	henr.	Waived	2	Waived	9	Waived	14	N/R		П
State Education Fund 0.026%		5,637	\$		\$	2,208			\$	12,077		5,478		1,856		1,974		3,059		12,367	289	1
	\$	143,914	\$	47,743		56,526		59,659	\$	307,842	\$		\$			50,883	\$	78,836		318,764	10,922	1
Construction Contingency 3,50%		737,599	\$	238,171			\$		\$	1,665,491	\$	742,623	s	251,542		267,586	\$	414,591		1,676,341	10,850	1
CM Fee 1.55%	\$	338,084	\$	109,167	\$	132,075	\$	184,063	\$	763,390	\$	340,386	\$	115,296	\$	122,650	s	190,031	\$	768,363	4,973	1
TOTAL CONSTRUCTION COST	\$	22,149,945	\$	7,152,217	\$	8,653,081	s	12,059,094	\$	50,014,336	\$	22,300,802	_	7,553,753	\$	8,035,555	_	12,450,064		50,340,174		1
TOTAL SOFT COST	\$	3,632,924	-	892,421	-	110.1.11.0.1	5	2,059,147	\$	7,595,923		3,632,924	2.77	892,421	_	1,011,431	-	2,059,147	-	7,595,923	STATE OF THE OWNER, WHEN PERSON NAMED AND	1
The state of the s	\$	Control of the last of the las	\$	8,044,638	2000	9,664,512			\$	THE RESERVE AND ADDRESS OF THE PERSON NAMED IN	_	25,933,726	100	8,446,174	-	9,046.986	\$	14,509,211		57,936,098	\$ 325,839	1
TOTAL PROJECT BUDGET	\$	24,911,028	2	7,389,531	\$	8,292,260	\$	16,962,181	\$	57,555,000	\$	24,911,028	2	7,389,531		8,292,260	2	16,962,181	1000	57,555,000	325,839	-
OVER / (UNDER)	\$	871.841		655,107		1,372,252	5	(2.843.940)		55.259	S	1,022,698	5	1.056,643		754,726		(2,452,970)		381,098		



## DOWNES CONSTRUCTION COMPANY

Region 18 Schools Addition and Alterations Project Lyme / Old Lyme, CT DESIGN DEVELOPMENT Drawings Date: 01/19/2024 Estimate Date: 3/18/2024 Rev 2

		SCHEMA	TIC DESIGN				DESIGN DEV	ELOPMENT	a in Alexander		
PEC SECT & DESCRIPTION	MILE CREE RENO & ADI (11/03/2023) R	SCHOOL RENO	CONSOLIDATED RENO (11/03/2023) R1	MIDDLE SCHOOL RENO (11/03/2023) R1	SD TOTALS (incls oil boils & tanks credit)	MILE CREEK RENO & ADD 3/12/2024	CENTER SCHOOL RENO 3/12/2024	CONSOLIDATED RENO 3/12/2024	MIDDLE SCHOOL RENO 3/12/2024	DD TOTALS	VARIANCE
	60,365 sf	35,505 sf	35,000 sf	88,000 sf	218,870 sf	60,365 sf	35,505 sf	35,000 sf	88,000 sf	218,870 sf	
ALTERNATES		1									
1. Not Using								-			
2. Oil Fired Boilers ILO Prop & ETR Oil Tanks	Incl Abo	ve Incl Above	Incl Above	Incl Above	Incl Above	Incl Above	Incl Above	Incl Above	Incl Above	Incl Above	200
3. Middle School Boilers to Remain	N.	A N/A		Incl Above	Incl Above	N/A	N/A	N/A	Incl Above	Incl Above	
Lockers at New Addition	N.	A N/A		N/A	N/A		N/A	N/A	N/A		50,694
5. Patch & Paint all ETR Walls & Ceilings	N.	A N/A	N/A	N/A	N/A	\$ 244,402	\$ 265,499	\$ 402,577	\$ 832,786	\$ 1,745,264	1,745,264
REVISED TOTAL PROJECT COST	\$ 25,782,8	59 \$ 8,044,638	\$ 9,664,512	\$ 14,118,241	\$ 57,610,259	\$ 26,228,822	\$ 8,711,673	\$ 9,449,563	\$ 15,341,997	\$ 59,732,055	\$2,121,796
REVISED OVER / (UNDER)	\$ 871,8	41 \$ 655,107	\$ 1,372,252	\$ (2,843,940)	\$ 55,259	\$ 1,317,794	\$ 1,322,142	\$ 1,157,303	\$ (1,620,184)	\$ 2,177,055	

Downes Construction, LLC. 4/15/2024

Region 18 HVAC Schools Preconstruction Schedule

)	Name	Planned Duration	Start	Finish	M A	2024  M  J   J   A   S   O   N   D   J	2025 F M A M J	JASO
25-01-0510	Region 18 HVAC Schools Preconstr							
Preconstructi	Preconstruction							
Pre1000	Schematic Design Complete	50d	22-May-23 🔼	29-Sep-23 🔼	esig	Complete		
Pre1010	Local Approvals from AJHs	50d	02-Aug-23 🔼	29-Apr-24		Local Approvals from A	JHs	
Pre1020	Hazmat Investigations	80d	05-Sep-23 🔼	09-Feb-24 🔼	Hazm	nat Investigations		
Pre1030	Design Development Complete	80d	02-Oct-23 🔝	25-Jan-24 🔝	esign	Development Complete		
Pre1040	SD Budget/Reconcile/City Approval	20d	02-Oct-23 🔝	31-Oct-23 🔝	t/Re	concile/City Approval		
Pre1050	DD Budget/Reconcile/City Approval	20d	29-Jan-24 🔼	15-Mar-24 🔼	<b>-</b> -Di	D Budget/Reconcile/City	Approval	
Pre1060	95% CD Complete	40d	05-Feb-24 🔝	15-Mar-24 🔝	-9	% CD Complete		
Pre1070	100% CDs Complete For Bidding	32d	15-Mar-24 🔝	29-Apr-24	-	■ 100% CDs Complete Fo	r Bidding	
Pre1080	Build./Zoning Dept. Review	20d	15-Mar-24 🔝	26-Apr-24	-	⊩¤uild./Zoning Dept. Re	view	
Pre1090	95% CD Budget/Reconcile/City App	25d	21-Mar-24 🔝	15-May-24	+	≕⊦95¦% CD Budget/Reco	ncile/City App	roval
Pre1100	CHRO Pre-Bid Set-Aside Plan Appro	10d	16-May-24	30-May-24		CHRO Pre-Bid Set-A	side Plan Appr	oval
Bid/Award - Bi	Bid/Award					111		
Bid1000	Prepare Final Bid Documents	20d	15-Mar-24 🔝	30-Apr-24	-	Prepare Final Bid Docu	ments	
Bid1010	Advertise for Bids	1d	01-May-24	01-May-24		Advertise for Bids		
Bid1020	Bid Period w/ Addenda	20d	02-May-24	30-May-24		Bid Period w/ Adder	nda	
Bid1030	Scope Review Demo/Abatement Pc	5d	16-May-24	22-May-24		Scope Review Demo	/Abatement Pcl	kgs
Bid1035	Region 18 GMP 1 Review/Execute	5d	23-May-24	30-May-24		Region 18 GMP 1 Rev	view/Execute	
Bid1025	Scope Review	15d	31-May-24	20-Jun-24		Scope Review		
Bid1040	Demo/Abate Notice to Proceed	5d	31-May-24	06-Jun-24		→ Demo/Abate Notice	to Proceed	
Bid1060	GMP Development	20d	04-Jun-24	01-Jul-24		GMP Developmen	nt	
Bid1070	Region 18 GMP 2 Review/Execute	5d	02-Jul-24	09-Jul-24		Region 18 GMP 2	Review/Execu	ite
Bid1080	Notices To Proceed To Trades	10d	10-Jul-24	23-Jul-24		Notices To Proc	eed To Trades	
Major Procure	Major Procurement Items							
Current	◆ Milestones							1
Progress	Summary				Date	Revision	Checked	Approved

Progress Critical

Summary



Date	Revision	Checked	Approved
15-Apr-24			

Downes Construction, LLC.

4/15/2024

Region 18 HVAC Schools Preconstruction Schedule

ID	Name	Planned Duration	Start	Finish	2024 2025 M A M J J A S O N D J F M A M J J A S O
Construction	Construction				to the At I will be a first to the second of
A1800	10 Day Notice for Abatement	10d	07-Jun-24	20-Jun-24	□ 10 Day Notice for Abatement
A1880	Old Lyme Middle School Construction	320d	24-Jun-24	29-Sep-25	Old
A1890	Consolidated School Construction	320d	24-Jun-24	29-Sep-25	Cons
A1820	Center School Construction	320d	24-Jun-24	29-Sep-25	Cent







			2 of 2
Date	Revision	Checked	Approved
15-Apr-24	Land to the St.		1 8.3

Downes Construction, LLC.

4/15/2024

Region 18 Mile Creek Preconstruction Schedule

D	Name	Planned Duration	Start	Finish	2024 2025 2026 MAMJJAISIOND JEMAMJJAISIOND JEMAMJJAISI
Mile - Region 18	Region 18- Lyme-Old Lyme Mile Creek School		A		
Preconstructio	Preconstruction		A		
Pre1000	Schematic Design Complete	50d	22-May-23 🔼	29-Sep-23 🔼	atic Design Complete
Pre1010	Local Approvals from AJHs	125d	02-Aug-23 🔼	17-May-24	Local Approvals from AJHs
Pre1020	Hazmat Investigations	80d	05-Sep-23 🔼	05-Feb-24 🔼	Hazmat Investigations
Pre1030	Design Development Complete	80d	02-Oct-23 🔼	25-Jan-24 🔼	Peşigri Development Complete
Pre1040	SD Budget/Reconcile/City Approval	20d	02-Oct-23 🔼	31-Oct-23 🔼	dget/Reconcile/City Approval
Pre1050	DD Budget/Reconcile/City Approval	20d	29-Jan-24 🔼	15-Mar-24 🔼	■ DD Budget/Reconcile/City Approval
Pre1060	95% CD Complete	40d	05-Feb-24 🔼	09-Apr-24 🔼	95% CD Complete
Pre1110	Phase 1 PCR Check-List Completion	10d	09-Apr-24 🔼	23-Apr-24	Phase 1 PCR Check-List Completion
Pre1070	3rd Party / Build. Dept. Review	20d	09-Apr-24 🔼	02-May-24	3rd Party / Build. Dept. Review
Pre1100	Phase 1- 100% CDs (Switchgear/Generator)	3d	09-Apr-24 🔼	09-Apr-24 🔼	Phase 1- 100% CDs (Switchgear/Generator)
Pre1080	95% CD Budget/Reconcile/City Approval	25d	15-Apr-24 🔼	17-May-24	95% CD Budget/Reconcile/City Approval
Pre1120	Phase 1 PCR w/OAG Target Period	10d	24-Apr-24	07-May-24	hase 1 PCR w/OAG Target Period
Pre1130	Phase 1 OAG Approval Letter to Bid	1d	08-May-24	08-May-24	Phase 1 OAG Approval Letter to Bid
Pre1190	CHRO Pre-Bid Set-Aside Plan Approval	10d	20-May-24	03-Jun-24	CHRO Pre-Bid Set-Aside Plan Approval
Pre1085	100% CDs Complete For Bidding	10d	20-May-24	03-Jun-24	100% CDs Complete For Bidding
Pre1090	CD Budget Approval with BOE	5d	20-May-24	24-May-24	CD Budget Approval with BOE
Pre1140	PCR Check-List Completion	5d	28-May-24	03-Jun-24	PCR Check-List Completion
Pre1150	PCR w/ OAG Target Period	5d	04-Jun-24	10-Jun-24	PCR w/ OAG Target Period
Pre1160	OAG PCR Follow-Up Period	10d	11-Jun-24	24-Jun-24	OAG PCR Follow-Up Period
Pre1170	OAG Approval Letter To Bid	5d	25-Jun-24	01-Jul-24	OAG Approval Letter To Bid
Bid/Award - Bid	Bid/Award				I
Bid1220	Prepare Final Bid Documents	20d	15-Apr-24	10-May-24	Prepare Final Bid Documents
Bid1200	Phase 1 Advertise/Bid/Award	20d	08-May-24	06-Jun-24	□ Phase 1 Advertise/Bid/Award
Bid1210	Phase 1 GMP 1 Approval	5d	06-Jun-24	13-Jun-24	Phase 1 GMP 1 Approval







Date	Revision	Checked	Approved
15-Apr-24			The same

1 of 2

Downes Construction, LLC. 4/15/2024

Region 18 Mile Creek Preconstruction Schedule

	Name	Planned Duration	Start	Finish	2024 2025 2026 MAMJJASONDJFMAMJJASONDJFMAMJJAS
Bid1230	Advertise for Bids	2d	02-Jul-24	03-Jul-24	Advertise for Bids
Bid1240	Bid Period w/ Addenda	20d	02-Jul-24	30-Jul-24	Bid Period w/ Addenda
Bid1260	GMP Development	20d	31-Jul-24	27-Aug-24	GMP Development
Bid1250	Scope Review	15d	31-Jul-24	20-Aug-24	Scope Review
Bid1270	Region 18 GMP Review/Execute	5d	28-Aug-24	04-Sep-24	Region 18 GMP Review/Execute
Bid1280	Notices To Proceed To Trades	5d	05-Sep-24	11-Sep-24	T*I-Notices To Proceed To Trades
Major Procure	Major Procurement Items				
A1790	Submittal, Approvals, Procurement	260d	12-Sep-24	23-Sep-25	Submittal, Approvals,
Construction	Construction				
A5070	PH1 Switchgear/Generator/Pnlbrd Purchases	400d	13-Jun-24	16-Jan-26	PH1 Switchgear,
A1820	Mile Creek School Construction	493d	12-Sep-24	26-Aug-26	Mile
Site Work Phas	Site Work Phase A				A Medical Control of the Control of
Site Work/Phas	Site Work/ Phase 1				
Phase 2 - Phase 2	Phase 2				
Phase 3 - Phase 3	Phase 3				
Phase 4 - Phase 4	Phase 4				
Phase 5 - Phase 5	Phase 5				
Phase 6 - Phase 6	Phase 6		and the same of th		
Phase 7 - Phase 7	Phase 7				
Vestibule - Vest	Vestibule				







Date	Revision	Checked	Approved
15-Apr-24	3	Estate District	
			100
			10 12/2

2 of 2

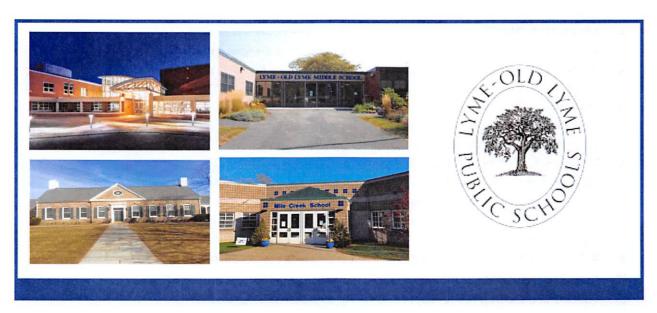
# **DESIGN DEVELOPMENT ESTIMATE**

DATE: 3/18/2024 Rev 3

PROJECT: REGION 18 SCHOOLS HVAC & SECURITY UPGRADES

STATE PROJECT NO: TBD

ARCHITECT: SILIVER PETRUCELLI + ASSOCIATES

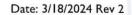


**CONTENTS:** COVER

SUMMARY OF CHANGES

GENERAL SUMMARY w/ VARIANACES

COST MANAGEMENT LOG & SUPPORTING TAKEOFFS





# REGION 18 - Summary of Changes: SD to DD

Incre	ease in Estimate: SD vs. DD	325,839
List o	of Scope Changes Effecting Cost: SD to DD	Amount
1	<b>D&amp;E CONTINGENCY:</b> Reduced from 10% to 5% (typical at this stage)	(2,326,531)
2	PROJECT REQUIREMENTS: Project Schedule Increased Due to Phasing	136,590
3	<b>PHASING:</b> The initial phasing plan allows us to quantify temp partitions, drs, etc. which has increased. The overall schedule & amt of phases increased resulting in an added cost.	182,000
4	<b>HAZMAT:</b> Added ceiling abatement, originally carried as selective demolition, resulted in a minor increase to the project (premium).	5,850
5	<b>SELECTIVE DEMO:</b> Temporary Floor Protection for ETR Floors was Reallocated from Flooring to Demolition. The coverage was increased to 100% of the floor area.	365,955
6	<b>CONCRETE:</b> Increase in conrete quantity resulting from added haunched slabs to support the interior masonry walls.	63,793
7	MASONRY: CMU Infills at interior side of the exterior wall where unit ventilators were removed. Walls which were assumed to be metal studs w/ impact resistant drywall at SD stage, are now called out as masonry in the DD documents.	144,411
8	MASONRY, GYP BOARD & PAINTING: The base scope includes \$100K allowance for masonry patching, \$108K for Drywall Patching and \$220K for painting exising walls to remain, which only covers a percentage of the total ETR walls. Patching and Painting all existing walls and ceilings to remain was added as an Add/Alternate. The alternate would be above and beyond this scope of work.	500,760
9	STRUCTURAL STEEL; Increased in Quantity at the Mile Creek Addition (16 tons)	105,019
10	ROUGH CARPENTRY: Framing the Attic Joists to accept the VRF sys at Center School	58,500
11	FINISH CARPENTRY: Added open casework at exterior wall of classrooms.	38,487
12	<b>EXT PANELS:</b> Assumed & included metal panel soffits at addition connectors (not shown).	20,328
13	STOREFRONT: DD assumed level 3 Ballistic and Blast Resistant Glazing, Recent cost increases were also accounted for. The quantity was also increased 100 sf at Consolidated Entry Vestibule.	412,381
14	LOCKERS: Mile Creek Add. Lockers were reallocated from base scope to the Alts.	(59,312)
15	HVAC: Increase in Equipment quantity and overall cost at Mile Creek. Two RTU's were deleted and (4) AHU's were added. Total increase in cfm was +/- 50,000 cfm.	626,579
16	MISCELLANEOUS: Scope and Cost Increases	51,027

# TOTAL OF ALL CHANGES

325,839

<sup>\*</sup> The above figures include indirect costs such as Insurance, P&P Bonds, State Ed Fund, Contingencies and Fees.



Region 18 Schools Addition and Alterations Project Lyme / Old Lyme, CT DESIGN DEVELOPMENT Drawings Dated: 01/19/2024 Estimate Date: 3/18/2024 Rev 3

	THE REAL PROPERTY.	300000000000000000000000000000000000000	, T	SCHEMAT	IC DES	IGN	g de la la		煤		1	A 18 18 18 18 18 18 18 18 18 18 18 18 18	DES	IGN DE	/ELC	PMENT		E 57 10	V.		131
SPEC SECT & DESCRIPTION		MILE CREEK RENO & ADD (11/03/2023) R1	SCI	CENTER HOOL RENO 1/03/2023) R1	F	OLIDATED RENO 3/2023) R1	SCH	MIDDLE OOL RENO (3/2023) R1	(inc	SD TOTALS cls oil boils & anks credit)		MILE CREEK RENO & ADD 3/12/2024	CEN SCHOOL 3/12/	L RENO		NSOLIDATE D RENO 3/12/2024	10000	MIDDLE HOOL RENO 3/12/2024	D	D TOTALS	VARIANCE
		60,365 sf		35,505 sf	35	,000 sf	8	8,000 sf	T.	218,870 sf	6	60,365 sf	35,50	5 sf		35,000 sf		88,000 sf		218,870 sf	
TRADE COSTS	П									100	Г									THE STATE	
01 50 00 - PROJECT REQUIREMENTS	l s	860,657		\$403,927	s	394.545	s	502.911	s	2.162.040	s	818.863		457.196	s	450,405	s	552.321	s	2.278.784	116.744
01 60 00 - PHASING COSTS	l s	145.000	s	270,000	s	270.000	s	350,000	S	1,035,000	S	293.000	10 T	290.000	S	304,000	S	330.000	5	1,217,000	182,000
02 11 00 - CONTAMINATED SOIL	s	50,000	3	Excluded	3	Excluded	3	Excluded	5	50,000	S	50,000	77	xcluded	3	Excluded	3	Excluded	S	50,000	102,000
02 80 00 - HAZARDOUS ABATEMENT	l s	200,000	s	100,000	s	100.000	s	150,000	5	550,000	5	70.190		392.000	s	42.500	s	68,660	5	573.350	23,350
02 22 00 - FORENSIC DEMOLITION	110		-						300		1				7				1990		23,350
	\$	7,500	\$	7,500	\$	7,500	s	7,500	\$	30,000	\$	7,500	\$	7,500	\$	7,500	\$	7,500	\$	30,000	
02 41 19 - SELECTIVE DEMOLITION	\$	122,760	\$	91,322	\$	109,580	S	266,644	\$	590,305	\$	237,901	\$	87,358	\$	190,346	\$	387,483	\$	903,088	312,782
03 30 00 - CAST-IN-PLACE CONCRETE	\$	330,754		N/A		N/A		N/A	\$	330,754	\$	385,278		N/A		N/A		N/A	\$	385,278	54,524
04 20 00 - MASONRY	\$	658,408	s	25,000	\$	25,000	\$	100,000	\$	808,408	\$	822,512	\$	50,000	\$	88,148	\$	50,000	\$	1,010,660	202,252
05 12 00 - STRUCTURAL STEEL	\$	508,362	\$	122,140	\$	147,786	5	228,521	\$	1,006,809	\$	611,422	100	272,783	\$	111,231	\$	138,059	\$	1,133,494	126,685
06 10 00 - ROUGH CARPENTRY	\$	86,384	\$	23,141	\$	22,447	\$	52,636	\$	184,609	\$	83,384	\$	99,239	\$	47,763	\$	93,597	\$	323,983	139,374
06 20 00 - FINISH CARPENTRY	\$	261,849	\$	8,377	\$	2,831	\$	3,104	\$	276,161	5	297,883	\$	2,433	\$	8,604	\$	2,162	\$	311,081	34,921
07 10 00 - DAMP / WATERPROOFING	\$	11,433		N/A	l	N/A		N/A	\$	11,433	\$	11,322		N/A		N/A		N/A	\$	11,322	(111
07 21 00 - THERMAL INSULATION	\$	22,683		N/A	l	N/A		N/A	\$	22,683	\$	26,846		N/A		N/A		N/A	\$	26,846	4,164
07 25 00 - AIR & VAPOR BARRIERS	l s	49,440		N/A	l	N/A		N/A	s	49,440	s	52,200		N/A		N/A		N/A	5	52,200	2,760
07 46 00 - EXTERIOR PANELS	s	53,972		N/A		N/A		N/A	S	53,972	s	89,727		N/A		N/A		N/A	s	89,727	35,755
07 50 00 - ROOFING	Is	460,921	s	20,068	s	27,357	s	51,150	\$	559,496	S	520,110	s	25,018	s	32,091	s	32,703	5	609,923	50,427
07 62 00 - SHEET MTL FLASHING & TRIM	П,	w/ Roofing		w/ Roofing	1.5	w/ Roofing	100	w/ Roofing		w/ Roofing	1	w/ Roofing	w/	Roofing	330	w/ Roofing	10.00	w/ Roofing	1	w/ Roofing	
07 81 00 - APPLIED FIREPROOFING	Ш								gg.						-				133		
	П.	Excluded	١.	Excluded		Excluded		Excluded		Excluded	١.	Excluded	8	xcluded		Excluded		Excluded		Excluded	
07 84 00 - PENETRATION FIRESTOPPING	\$	0.755300	\$	19,055	\$	18,025	\$	45,320	S	113,488	\$	30,786	\$	18,870	\$	17,850	\$	44,880	\$	112,386	(1,102
07 92 00 - JOINT SEALANTS	\$		\$	1,500	\$	1,500	\$	1,500	\$	16,220	\$	11,705	\$	1,500	\$	1,500	\$	1,500	\$	16,205	(15
08 10 00 - DOORS, FRAMES & HARDWARE	\$			N/A		N/A		N/A	S	41,838	\$	70,770	2	N/A		N/A		N/A	\$	70,770	28,932
08 30 00 - SPECIALTY DOORS	\$		\$	2,500	\$	7,650	\$	2,500	5	15,150	\$	2,500	\$	2,500	S	7,600	\$	2,500	\$	15,100	(50
08 41 00 - ENTRANCES & STOREFRONTS	\$		\$	188,180	\$	192,898	\$	344,802	5	1,283,292	\$	653,801	s	278,478	\$	289,501	\$	467,093	\$	1,688,873	405,581
08 44 00 - METAL FRAMED CURTAINWALL	Ш	w/ Storefront		N/A	l	N/A		N/A		w/ Storefront		w/ Storefront		N/A		N/A		N/A	10.75	v/ Storefront	
08 50 00 - WINDOWS	Н.	w/ Storefront		N/A		N/A		N/A		w/ Storefront		w/ Storefront		N/A		N/A		N/A	10000	v/ Storefront	
08 80 00 - GLASS & GLAZING	\$	4,367		N/A	l	N/A		N/A	\$	4,367	5	12,258		N/A		N/A		N/A	\$	12,258	7,891
08 90 00 - LOUVERS & VENTS	\$	5,000		N/A		N/A		N/A	S	5,000	s	5,000		N/A		N/A		N/A	\$	5,000	
09 21 00 - GYPSUM BOARD ASSEMBLIES	\$		\$	49,894	\$	53,611	\$	122,979	\$	319,660	\$	63,298	\$	20,271	\$	49,227	\$	74,733	\$	207,529	(112,131
09 30 00 - TILE	\$	7,725		N/A		N/A		N/A	\$	7,725	\$	8,317	s	2,600	\$	2,800	\$	3,400	\$	17,117	9,392
09 51 00 - ACOUSTICAL CEILINGS	\$	342,986	\$	228,168	\$	226,004	\$	599,185	\$	1,396,343	\$	435,291	\$	182,752	\$	281,478	\$	459,359	\$	1,358,879	(37,464
09 61 10 - VAPOR MITIGATION	Ш	N/A		N/A		N/A		N/A		N/A		N/A		N/A	-	N/A		N/A		N/A	
09 65 00 - RESILIENT FLOORING	\$		\$	38,436	\$	34,151	\$	79,570	\$	388,088	s	120,803	\$	38,259	5	34,027	\$	79,130	\$	272,220	(115,869
09 68 00 - CARPET	\$	11,560	\$	4,569	\$	5,216	\$	6,948	\$	28,294	\$	12,267	\$	4,523	\$	5,164	\$	6,878	\$	28,833	539
09 91 00 - PAINTING	\$	200,079	\$	124,493	\$	118,313	\$	285,471	\$	728,355	\$	186,283	\$	74,740	\$	70,700	\$	177,760	\$	509,483	(218,872
10 11 00 - VISUAL DISPLAY SURFACES	\$	66,870		N/A		N/A	× .	N/A	\$	66,870	\$	32,712		N/A		N/A		N/A	\$	32,712	(34,157
10 14 00 - SIGNAGE	\$	13,410		N/A	l	N/A		N/A	\$	13,410	\$	13,357		N/A		N/A		N/A	\$	13,357	(53
10 26 00 - WALL & DOOR PROTECTION	\$	8,090	l	N/A	l	N/A		N/A	\$	8,090	\$	8,060		N/A		N/A		N/A	\$	8,060	(30
10 28 00 TOILET - ACCESSORIES	\$	6,934	S	1,841	\$	2,009	\$	2,678	\$	13,462	\$	6,535	\$	2,155	\$	2,321	\$	2,818	\$	13,828	367
10 44 00 - FIRE PROTECTION SPECIALTIES	\$	936		N/A		N/A		N/A	\$	936	\$	927		N/A		N/A		N/A	\$	927	(9
10 51 00 - LOCKERS	\$	42,000		N/A		N/A		N/A	\$	42,000		w/ Alts		N/A		N/A		N/A	\$		(42,000
11 30 00 - RESIDENTIAL APPLIANCES	П	By Owner	ı	N/A	l	N/A		N/A		N/A		By Owner		N/A		N/A		N/A		By Owner	
11 52 00 - AUDIO-VISUAL EQUIPMENT	П	Excluded	l	Excluded	l	Excluded		Excluded		Excluded		Excluded	E	xcluded		Excluded		Excluded		Excluded	Excluded
12 20 00 - WINDOW TREATMENT	l I s			N/A	l	N/A		N/A	s	32,927	s			N/A		N/A		N/A	5	5,887	(27,040
12 48 13 - ENTRANCE MATS & FRAMES	11"	w/ Carpet	l	w/ Carpet		w/ Carpet		w/ Carpet		w/ Carpet	1	w/ Carpet		/ Carpet		w/ Carpet		w/ Carpet		w/ Carpet	w/ Carpel

# DOWNES CONSTRUCTION COMPANY

Region 18 Schools Addition and Alterations Project Lyme / Old Lyme, CT DESIGN DEVELOPMENT Drawings Dated: 01/19/2024 Estimate Date: 3/18/2024 Rev 3

12 52 00 - FURNITURE	MILE CREEK RENO & ADD (11/03/2023) R1	CENTER SCHOOL RENO	CONSOLIDATED	MIDDLE	SD TOTALS		MILE CREEK	No. of the last of	In the Company of the Company		(C) (C) (A)	Control of the Control	
		(11/03/2023) R1	RENO (11/03/2023) R1	SCHOOL RENO (11/03/2023) R1	(incls oil boils & tanks credit)		3/12/2024	CENTER SCHOOL RENO 3/12/2024	D RENO 3/12/2024	MIDDLE SCHOOL RENO 3/12/2024	DD	TOTALS	VARIANCE
	60,365 st	35,505 sf	35,000 sf	88,000 sf	218,870 sf		60,365 sf	35,505 sf	35,000 sf	88,000 sf	2	18,870 f	
	By Owner	By Owner	By Owner	By Owner	By Owner	Г	By Owner	By Owner	By Owne	By Owner		By Owner	By Owner
21 00 00 - FIRE PROTECTION \$	660,786	N/A	\$ 443,384	N/A	\$ 1,104,170	1	654,517	\$ 25,161	\$ 461,549	\$ 32,440	\$	1,173,667	69,497
22 00 00 - PLUMBING \$	319,947	N/A	N/A	N/A	\$ 319,947	1	314,374	N/A	N/A	N/A	\$	314,374	(5,573)
23 00 00 - HVAC \$	5,847,095	\$ 3,175,844	\$ 3,683,443	\$ 5,421,493	\$ 18,127,874	1	6,161,309	\$ 3,192,796	\$ 3,112,104	\$ 6,188,404	\$	18,654,612	526,738
26 00 00 - ELECTRICAL, FA, COM \$	1,734,076	\$ 372,350	\$ 311,238	\$ 756,394	\$ 3,174,057		1,743,953	\$ 340,550	\$ 316,149	\$ 866,637	\$	3,267,289	93,232
31 00 00 - SITEWORK \$	2,592,767	\$ 233,697	\$ 329,898	\$ 209,787	\$ 3,366,149		2,558,324	\$ 249,077	\$ 349,640	\$ 181,772	\$	3,338,814	(27,335)
TOTAL TRADE COST \$	16,701,343	\$ 5,512,002	\$ 6,534,386	\$ 9,591,092	\$ 38,338,822	18	17,491,174	\$ 6,117,760	\$ 6,284,198	\$ 10,251,786	\$ 2	40,144,917	\$ 1,806,095
CONSTRUCTION INDIRECT COSTS				1000									
Design & Estimating Contingency 5% \$	1,915,842	\$ 618,625	\$ 748,441	\$ 1,050,868	\$ 4,333,777	1	874,559	\$ 305,888	\$ 314,210	\$ 512,589	\$	2,007,246	(2,326,531)
Escalation (Bid Contingency) 4% \$	702,800	\$ 237,933	\$ 277,929	\$ 307,759	\$ 1,526,421	1	734,629	\$ 256,946	\$ 263,936	\$ 430,575	\$	1,686,087	159,665
General Conditions & Staffing	\$1,370,242	\$307,165	\$524,715	\$369,695	\$ 2,571,817		1,739,727	\$ 377,286	\$ 647,606	\$ 457,091	\$	3,221,709	649,892
PreConstruction \$	84,540	\$ 29,735	\$ 29,735	\$ 29,735	\$ 173,745		84,540	\$ 29,735	\$ 29,73	\$ 29,735	\$	173,745	
General Liability Insurance 0.70% \$	149,944	\$ 49,792	\$ 58,916	\$ 62,302	\$ 320,954	Ш	146,472	\$ 49,613	\$ 52,778	81,772	\$	330,636	9,682
Builder's Risk Insurance	By Owner	By Owner	By Owner	By Owner	By Owner		By Owner	By Owner	By Owne	By Owner	100	By Owner	By Owner
Local Building Permit	Waived	Waived	Waived	Waived	Waived		Waived	Waived	Waive	Waived		Waived	Waived
State Education Fund 0,026% \$	5,637	\$ 1,884	\$ 2,208	\$ 2,349	\$ 12,077	П	5,478	\$ 1,856	\$ 1.974	s 3.059	S	12 367	289
CM Payment & Performance Bond 0.67% \$		\$ 47,743	\$ 56,526	\$ 59,659	\$ 307,842	Ш	141,213			3 \$ 78,836	s	318.764	10,922
Construction Contingency 3.50% \$		\$ 238,171		\$ 401,571								1,676,341	10,850
CM Fee 1.55% \$		\$ 109,167		\$ 184,063	\$ 763,390							768,363	4,973
TOTAL CONSTRUCTION COST \$	22,149,945	\$ 7,152,217	\$ 8,653,081	\$ 12,059,094	\$ 50,014,336		22,300,802	\$ 7,553,753	\$ 8,035,55	\$ 12,450,064	\$	50,340 75	\$ 325,839
TOTAL SOFT COST \$	3,632,924	\$ 892,421	\$ 1,011,431	\$ 2,059,147	\$ 7,595,923		3,632,924	\$ 892,421	\$ 1,011,43	\$ 2,059,147	\$	7,595,923	\$ -
TOTAL PROJECT COST \$	25,782,869	\$ 8,044,638				1	25,933,726	\$ 8,446,174					-
TOTAL PROJECT BUDGET \$		\$ 7,389,531		\$ 16,962,181	\$ 57,555,000	H	A STATE OF THE PARTY OF THE PAR		\$ 8,292,260		-	57,555,000	
OVER / (UNDER)	THE RESERVE OF THE PERSONS	\$ 655,107	\$ 1,372,252	\$ (2,843,940)			1,022,698		-		_	381,098	325,839
OVER / (UNDER)	071,041	\$ 655,107	3 1,372,232	\$ (2,043,540)	\$ 55,259	L	1,022,650	3 1,050,043	* /54,/2	(2,452,570	, ,	301,090	323,639
COST MANAGEMENT						Г		I					
COST MANAGEMENT RECOMMENDED COST MANAGEMENT		44				Ι.	(259.087)	s -	\$ (19,775				
RECOMMENDED COST MANAGEMENT	w/ Above	w/ Above	w/ Above	w/ Above	w/ Above	_					\$	(278,862)	
	The state of the s			Commence of the Control	\$ 57,610,259		25,674,639		0,021,21	THE RESERVE THE PARTY NAMED IN COLUMN TWO IS NOT THE OWNER.		STATE OF THE PERSON NAMED IN	TANKE MAN
REVISED OVER / UNDER	871,841	\$ 655,107	\$ 1,372,252	\$ (2,843,940)	\$ 55,259	L	763,611	\$ 1,056,643	\$ 734,95	\$ (2,452,970	) \$	102,236	
						Г							
ALTERNATES 1. Not Using	-110				13100								
2. Oil Fired Boilers ILO Prop & ETR Oil Tanks	Incl Above	Incl Above	Incl Above	Incl Above	Incl Above		Incl Above	Incl Above	Incl Above	Incl Above		Incl Above	
3. Middle School Boilers to Remain		N/A	N/A	Incl Above	Incl Above		N/A	N/A	N / A			Incl Above	
4. Lockers at New Addition	N/A N/A	N/A N/A	N/A N/A	Incl Above N / A	N /A		50,694	N/A N/A	N/A		100	50,694	E0 604
5. Patch & Paint all ETR Walls & Ceilings	N/A N/A	N/A N/A	N/A N/A	N/A N/A	N/A N/A		\$ 244,402					1,745,264	50,694 1,745,264
REVISED TOTAL PROJECT COST \$	25,782,869	\$ 8,044,638	\$ 9,664,512	\$ 14,118,241	\$ 57,610,259		26,228,822	\$ 8,711,673	\$ 9,449,56	\$ 15,341,997	\$	59,732, 55	
REVISED OVER / (UNDER)	and the same of the same	\$ 655,107	\$ 1,372,252	\$ (2,843,940)	The second second second second		1,317,794	THE RESERVE OF THE PARTY OF THE	The second second second	AND DESCRIPTIONS OF THE PARTY OF		2,177,055	

1

Region 18 Schools Addition and Alterations Project
COST MANAGEMENT LOG
Date: 3/26/2024

DOWNES CONSTRUCTION COMPANY

**Total Project Cost** Amount of Recommended Items

\$57,936,098 -\$278,862 Pricing Status Status A = Actual 1 = Recomm.

Total Project Cost w/Adjustment

\$57,657,236

B = Budget 2 = Approved Q = Quote 3 = Pending

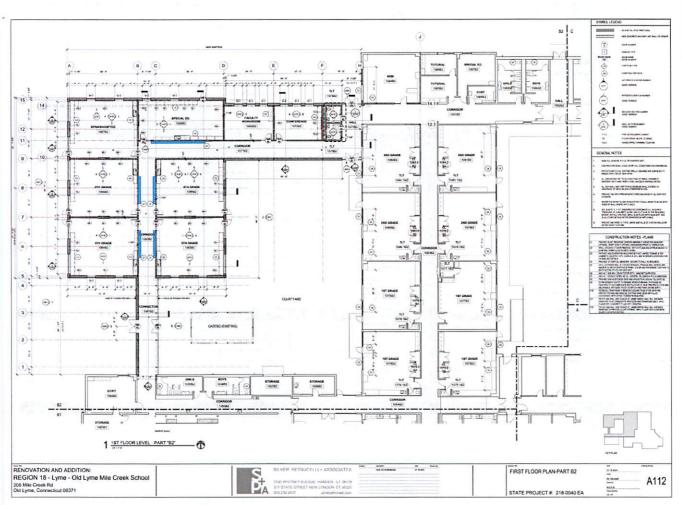
Budget

\$57,555,000

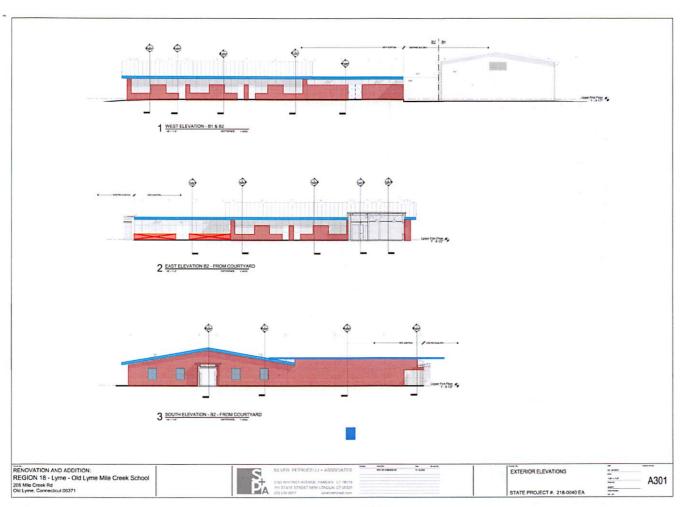
4 = Rejected

mount Needed to Meet Budget	\$102,236

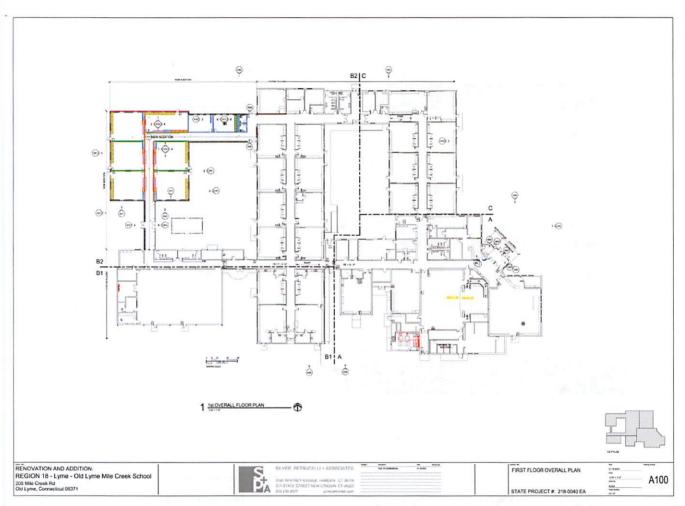
Item#	Description	Status Code	Estimated w/o Markups	Recommended	Approved	Pending	Rejected	Comment
1	Lockers at Mile Creek Addition - moved from base bid to Alternates	1	Included	Included				
2	Delete Masonry infill at unit ventilators & replace w/ metal panel at MC	1	(\$15,000)	(\$15,000)				metal panel to match exterior panel
3	Delete Masonry infill at unit vent. & replace w/ metal panel at Consol.	1	(\$17,000)	(\$17,000)				metal panel to match exterior panel
	Reduce Storefront at the Connector on the courtyard side at MC	1	(\$8,530)	(\$8,530)				Reduced to SD / 3D renderings
5	Substitute typ. roof deck, ACT Ceiling, Square Ductwork & Electrical Fixtures ILO of Acoustical roof deck, Cloud Ceilings, Spiral Ductwork & Upgraded Electrical Fixtures at MC Add. Delete open casework at Exterior Wall at Mile Creek Addition Classrooms ISD	1	(\$68,292)	(\$68,292)				4-8-7
	design called for them to be FF&E )	3	(\$67,764)			(\$67,764)		Assuming soft costs included the value, deduct from soft costs
7	HVAC Reduction of 5% at Mile Creek Existing & Addition	3	(\$308,065)			(\$308,065)		CFM's incr. from 40k to 91k (Center 20k, Consol 18.3K, MS 89.2K
8	Reduce Structural Steel at Mile Creek Addition by 1.5 lbs/sf (6.5 tons)	1	(\$36,465)	(\$36,465)				SD incl 52 tons (12lbs/sf) - DD increased to 67 tons (15.6lbs/sf)
9	Reduce Upper Classroom Ribbon Windows		TBD					Design team recommends no change, minimal cost savings.
10	Change Interior walls from CMU to Metal Studs with Imp Gyp Board		TBD					Design team recommends CMU, Minimal cost savings.
11	Replace Concrete Curbing with Bituminous Curbing at Mile Creek	1	(\$58,612)	(\$58,612)				
12	Substitute standard Concrete sidewalks for colored concrete at Mile Creek	1	(\$35,834)	(\$35,834)				
	SUBTOTAL COST MANAGEMENT SAVINGS:		(\$615,562)	(\$239,733)	\$0	(\$375,829)	\$1	
5.00%	D&E Contingency		(\$30,778)	(\$11,987)	\$0	(\$18,791)		
4.00%	Escalation		(\$25,854)	(\$10,069)	\$0	(\$15,785)		
0.70%	General Insurance		(\$4,705)	(\$1,833)	\$0	(\$2,873)	(	
0.00%	Local Building Permit		\$0	\$0	\$0	\$0	(	
0.026%	State Education Fund		(\$176)	(\$69)	\$0	(\$107)	(	
0.67%	CM P & P Bonds		(\$4,536)	(\$1,767)	\$0	(\$2,770)	(	
	CM Contingency		(\$23,856)	(\$9,291)	\$0	(\$14,565)	(	
1.55%	CM Fee		(\$10,565)	(\$4,115)	\$0	(\$6,450)	(	
	TOTAL COST MANAGEMENT SAVINGS:	100	(\$716,033)	(\$278,862)	\$0	(\$437,171)	\$0	

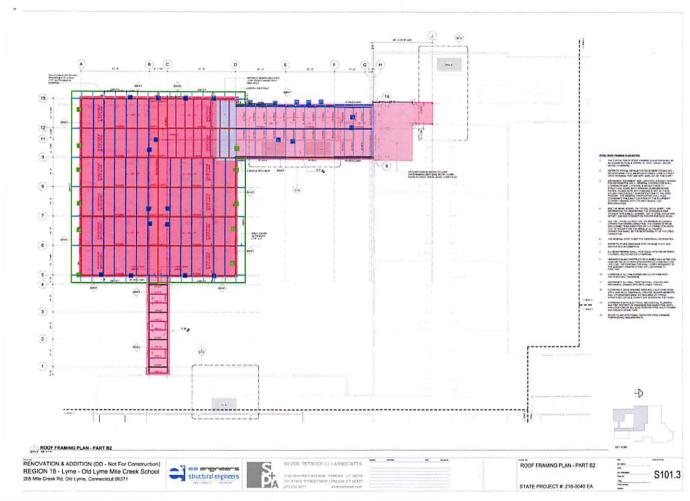


042 A111 FIRST FLOOR PLAN-PART B2-pdf (36% of Scale); Takeoff in Active Area: All Areas; Region 18 - Design Development - March 2024; Region 18; 3/27/2024 08:29 AM

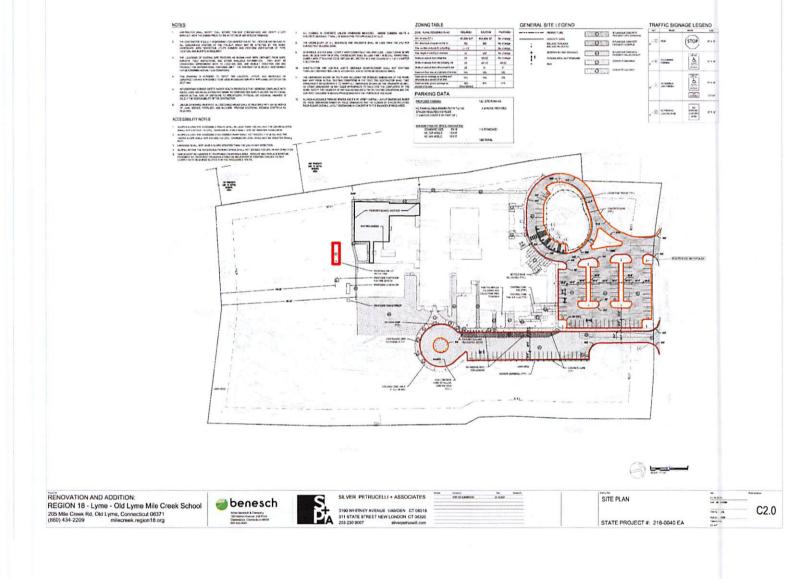


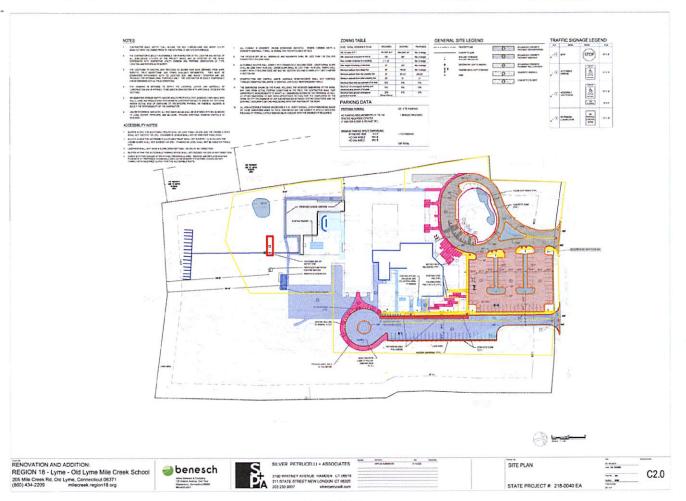
059 A301 EXTERIOR ELEVATIONS.pdf (36% of Scale); Takeoff in Active Area; All Areas; Region 18 - Design Development - March 2024; Region 18, 3/27/2024 08:22 AM





025 S101,3 ROOF FRAMING PLAN -PART B2.pdf (36% of Scale); Takeoff in Active Area: All Areas; Region 18 - Design Development - March 2024; Region 18, 3/27/2024 09 26 AM





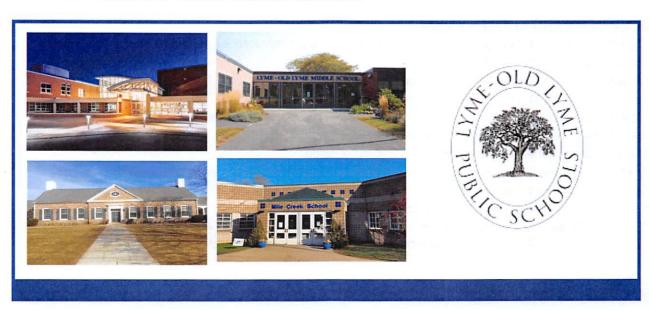
# **MILE CREEK PHASE 1 - CONSTRUCTION DRAWINGS**

DATE: 4/12/2024

PROJECT: REGION 18 SCHOOLS: Mile Creek Extension / Alternation - Phase 1

STATE PROJECT NO: 218-0040 EA

ARCHITECT: SILIVER PETRUCELLI + ASSOCIATES



**CONTENTS:** COVER

GENERAL SUMMARY ESTIMATE DETAIL SCG-2000

## **REGION 18 - MILE CREEK PHASE 1**

Lyme / Old Lyme

### **QUALIFICATIONS**

DATE: 4/15/2024

### 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. Subcontractor / Supplier Pricing was included in the following estimate.

#### **ESTIMATE SUMMARY**

MILE CREEK - Phase 1

\$

857,010

#### ASSUMPTIONS AND CLARIFICATIONS

- The attached estimate is based on design documents by: Silver Petrucelli + Assocciates dated: 3/25/2024
- · 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: September-24
- · 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 will be excluded from Construction Hard Costs.
- · Unforeseen conditions are excluded.
- · Builders Risk insurance is assumed to be by Owner.
- Mile Creek Phase 1 includes the material cost for the Emergency Generator, Automatic Transfer Switch, Panel Boards and Main Distribution Panel. The cost do not include installation, which will be carried in Phase 2



## Region 18 Schools Addition and Alterations Project

Lyme / Old Lyme, CT PHASE 1 BID DOCUMENTS

Drawings Dated: 03/25/2024 Estimate Date: 4/12/2024

	PHASE 1 - CD
SPEC	MILE CREEK
SECTION DESCRIPTION	4/13/2024
	68,965 sf
TRADE COSTS	247 Feb. 73 F1 8994 Staff 40 pt 1
01 50 00 - PROJECT REQUIREMENTS	w/ Phase
01 60 00 - PHASING COSTS	w/ Phase
02 11 00 - CONTAMINATED SOIL	w/ Phase
02 80 00 - HAZARDOUS ABATEMENT	w/ Phase
02 22 00 - FORENSIC DEMOLITION	w/ Phase
02 41 19 - SELECTIVE DEMOLITION	w/ Phase
03 30 00 - CAST-IN-PLACE CONCRETE	w/ Phase
04 20 00 - MASONRY	w/ Phase
05 12 00 - STRUCTURAL STEEL	w/ Phase
06 10 00 - ROUGH CARPENTRY	w/ Phase
06 20 00 - FINISH CARPENTRY	w/ Phase
07 10 00 - DAMP / WATERPROOFING	w/ Phase
07 21 00 - THERMAL INSULATION	w/ Phase
07 25 00 - AIR & VAPOR BARRIERS	w/ Phase
07 46 00 - EXTERIOR PANELS	w/ Phase
07 50 00 - ROOFING	w/ Phase
07 62 00 - SHEET MTL FLASHING & TRIM	w/ Phase
07 81 00 - APPLIED FIREPROOFING	Exclud
17 84 00 - PENETRATION FIRESTOPPING	w/ Phase
17 92 00 - JOINT SEALANTS	w/ Phase
08 10 00 - DOORS, FRAMES & HARDWARE	w/ Phase
18 30 00 - SPECIALTY DOORS 18 41 00 - ENTRANCES & STOREFRONTS	w/ Phase w/ Phase
08 44 00 - METAL FRAMED CURTAINWALL	w/ Phase
08 50 00 - WINDOWS	w/ Phase
08 80 00 - WINDOWS 08 80 00 - GLASS & GLAZING	w/ Phase
08 90 00 - GLASS & GLAZING 08 90 00 - LOUVERS & VENTS	w/ Phase
09 21 00 - GYPSUM BOARD ASSEMBLIES	w/ Phase
9 30 00 - TILE	w/ Phase
9 51 00 - ACOUSTICAL CEILINGS	w/ Phase
9 61 10 - VAPOR MITIGATION	N/ Triasc
9 65 00 - RESILIENT FLOORING	w/ Phase
09 68 00 - CARPET	w/ Phase
9 91 00 - PAINTING	w/ Phase
0 11 00 - VISUAL DISPLAY SURFACES	w/ Phase
0 14 00 - SIGNAGE	w/ Phase
0 26 00 - WALL & DOOR PROTECTION	w/ Phase
0 28 00 TOILET - ACCESSORIES	w/ Phase
10 44 00 - FIRE PROTECTION SPECIALTIES	w/ Phase
0 51 00 - LOCKERS	w/ Phase
1 30 00 - RESIDENTIAL APPLIANCES	By Owr
11 52 00 - AUDIO-VISUAL EQUIPMENT	Exclud
12 20 00 - WINDOW TREATMENT	w/ Phase
12 48 13 - ENTRANCE MATS & FRAMES	w/ Phase
12 52 00 - FURNITURE	By Own
21 00 00 - FIRE PROTECTION	w/ Phase
22 00 00 - PLUMBING	w/ Phase
23 00 00 - HVAC	w/ Phase
26 00 00 - ELECTRICAL, FA, COM	\$ 615,4
31 00 00 - SITEWORK	w/ Phase

TOTAL TRADE COST \$

615,411

## Region 18 Schools Addition and Alterations Project

Lyme / Old Lyme, CT PHASE 1 BID DOCUMENTS

		PHASE 1 - CD
SPEC DESCRIPTION		MILE CREEK 4/13/2024
		68,965 sf
CONSTRUCTION INDIRECT COSTS		
Design & Estimating Contingency	0%	\$
Escalation (Bid Contingency)	0%	\$
General Conditions & Staffing	3.50%	\$ 60,89
PreConstruction	3.50%	\$2,95
General Liability Insurance	0.70%	\$ 4,75
Builder's Risk Insurance	31	By Owne
Local Building Permit		Waive
State Education Fund	0.026%	\$ 17
CM Payment & Performance Bond	0.67%	\$ 4,584
Construction Contingency	3.50%	\$ 24,10
CM Fee	1.55%	\$ 11,05
	TOTAL CONSTRUCTION COST	\$ 723,93
	TOTAL SOFT COST	\$ 133,07
	TOTAL PROJECT COST	\$ 857,010
ALTERNATES		ENGINE SE SECOLO
1. Not Using	E 11.	
2. Oil Fired Boilers ILO Prop & ETR Oil Tanks		w/ Phase
Middle School Boilers to Remain		w/ Phase
Lockers at New Addition		w/ Phase
5. Patch & Paint all ETR Walls & Ceilings		w/ Phase

DESCRIPTIONS   19 00 - PROJECT REQUIREMENTS	ESTIMATE DETAIL	MILE CREEK PHASE 1	60,365 sf
Total Project Req"   1   1   1   1   1   1   1   1   1		Qty Unit Unit Price Subtotal	Total
10   14 60 - PROJECT CLEARLINESS	01 50 00 - PROJECT REQUIREMENTS	w/ Phase 2	
10   14 60 - PROJECT CLEARLINESS		Total Project Req's	\$ -
10 10 00 - PHASING COSTS	01 74 00 - PROJECT CLEANLINESS		,
Total Phasing   S		Total Cleaning	\$ -
10   10   10   10   10   10   10   10	01 60 00 - PHASING COSTS	w/ Phase 2	
Total Contaminated Soil		Total Phasing	\$ -
22 200 - HAZARDOUS ABATEMENT   W/ Phase 2	02 11 00 - CONTAMINATED SOIL	w/ Phase 2	
Total Hazardous Abatement   S		Total Contaminated Soil	\$ -
102 22 00 - FORENSIC DEMOLITION   W   Phase 2	02 80 00 - HAZARDOUS ABATEMENT	w/ Phase 2	
Total Forensic Demolition   S		Total Hazardous Abatement	\$ -
10   11   12   13   13   13   13   13   13	02 22 00 - FORENSIC DEMOLITION	w/ Phase 2	7.6
Total Selective Demo   \$   -		Total Forensic Demolition	\$ -
10   10   10   10   10   10   10   10	02 41 19 - SELECTIVE DEMOLITION	w/ Phase 2	-
Total CIP Concrete   \$		Total Selective Demo	\$ -
March   Marc	03 30 00 - CAST-IN-PLACE CONCRETE	w/ Phase 2	-
March   Marc		Total CIP Concrete	\$ -
105 12 00 - STRUCTURAL STEEL	04 20 00 - MASONRY		
105 12 00 - STRUCTURAL STEEL		Total Unit Masonry	\$ -
Media   Medi	05 12 00 - STRUCTURAL STEEL		1
Media   Medi		Total Structural Steel	\$ -
My Phase 2   Total Finish Carpentry   S   -	06 10 00 - ROUGH CARPENTRY		
My Phase 2   Total Finish Carpentry   S   -		Total Rough Carpentry	\$ -
107 10 00 - DAMP / WATERPROOFING	06 20 00 - FINISH CARPENTRY		
107 10 00 - DAMP / WATERPROOFING		Total Finish Camentry	
Total Damp / Waterproofing   \$ -	07 10 00 - DAMP / WATERPROOFING		•
07 21 00 - THERMAL INSULATION         W/ Phase 2           Total Thermal Insulation         \$ -           07 25 00 - AIR & VAPOR BARRIERS         W/ Phase 2           Total Air & Vapor Barriers         \$ -           07 30 00 - SIDING         W/ Phase 2           Total EIFS         \$ -           07 46 00 - EXTERIOR PANELS         W/ Phase 2           Total Exterior Panels         \$ -           07 50 00 - ROOFING         W/ Phase 2			
Total Thermal Insulation   \$ -			\$ -
07 25 00 - AIR & VAPOR BARRIERS       w/ Phase 2         07 30 00 - SIDING       W/ Phase 2         07 46 00 - EXTERIOR PANELS       w/ Phase 2         07 50 00 - ROOFING       w/ Phase 2	07 21 00 - THERMAL INSULATION		
Total Air & Vapor Barriers   \$ -	07 25 00 - AIR & VAPOR BARRIERS		
07 30 00 - SIDING     W/ Phase 2       07 46 00 - EXTERIOR PANELS     W/ Phase 2       07 50 00 - ROOFING     W/ Phase 2			
Total EIFS   \$ -		Total Air & Vapor Barriers	•
07 46 00 - EXTERIOR PANELS         W/ Phase 2           07 50 00 - ROOFING         w/ Phase 2	07 30 00 - SIDING		
Total Exterior Panels \$ -  07 50 00 - ROOFING		Total EIFS	•
07 50 00 - ROOFING w/ Phase 2	07 46 00 - EXTERIOR PANELS		
		Total Exterior Panels	\$ -
Total Roofing \$ -	07 50 00 - ROOFING		
	V 201	Total Roofing	\$ -

ESTIMATE DETAIL	MILE CREEK PHASE 1	60,365 sf
DESCRIPTIONS	Qty Unit Unit Price Subtotal	Total
07 62 00 - SHEET MTL FLASHING & TRIM	w/ Phase 2	
The second section is a second section of the second section s	Total Flashing & Trim \$	
07 81 00 - APPLIED FIREPROOFING	w/ Phase 2	
	Total Fireproofing \$	-
07 84 00 - PENETRATION FIRESTOPPING		
	Total Firestopping \$	
07 92 00 - JOINT SEALANTS	w/ Phase 2	
Hard Towns and T	Total Joint Sealants \$	
08 10 00 - DOORS & FRAMES	w/ Phase 2	
	Total Doors & Frames \$	.#8
08 30 00 - SPECIALTY DOORS	w/ Phase 2	
	Total Specialty Doors \$	
08 41 00 - ENTRANCES & STOREFRONTS	w/ Phase 2	
	Total Ent. & Storefront \$	
08 44 00 - METAL FRAMED CURTAINWALL	w/ Phase 2	
	Total Curtainwall \$	-
08 50 00 - WINDOWS	w/ Phase 2	
The State Light Ro	Total Windows \$	-
08 71 00 - DOOR HARDWARE	w/ Phase 2	
	Total Door Hardware \$	•
08 80 00 - GLASS & GLAZING	w/ Phase 2	
	Total Glass & Glazing \$	
08 90 00 - LOUVERS & VENTS	w/ Phase 2	
	Total Louvers \$	-
09 21 00 - GYPSUM BOARD ASSEMBLIES	w/ Phase 2	
	Total Gyp. Board Assem. \$	
09 30 00 - TILE	w/ Phase 2	
PALED THE N	Total Tile \$	
09 51 00 - ACOUSTICAL CEILINGS	w/ Phase 2	
	Total Acoustical Ceiling \$	
99 61 10 - VAPOR MITIGATION	w/ Phase 2	9200
	Total Vapor Mitigation \$	
09 65 00 - RESILIENT FLOORING	w/ Phase 2	
Martin Control (Martin Contro) (Martin Control (Martin Control (Martin Control (Martin Contro)	Total Resilient Flooring \$	•
09 68 00 - CARPET	w/ Phase 2	
	Total Carpet \$	-

OESCRIPTIONS         Cry         Unit         Unit Price         Societal         Total           09 90 09 - ACOUSTICAL TREATMENT         "Phase 2         Total Accoustical Treat.         \$ -           09 91 09 - PAINTING         "Total Accoustical Treat.         \$ -           10 91 09 - PAINTING         "Total Visual Display Suif.         \$ -           10 11 09 - VISUAL DISPLAY SUIFACES         "Phase 2         "Total Visual Display Suif.         \$ -           10 12 09 - SIGNAGE         "Phase 2         "Total Visual Display Suif.         \$ -           10 28 09 - WALL & DOOR PROTECTION         "Phase 2         "Total Visual Display Suif.         \$ -           10 28 09 - TOTAL TREATMENT         "Phase 2         "Total Total Visual Display Suif.         \$ -           10 28 09 - TOTAL TREATMENT         "Phase 2         "Total Total Visual Display Suif.         \$ -           10 28 09 - TOTAL TREATMENT         "Phase 2         "Total Total Visual Display Suif.         \$ -           10 28 09 - TOTAL TREATMENT         "Total Treatment	ESTIMATE DETAIL	MILE CREEK PHASE 1	60,365 sf	
Total Accounting   Total Painting   S		Qty Unit Unit Price Subtotal	Total	
10 11 00 - VISUAL DISPLAY SURFACES	09 80 00 - ACOUSTICAL TREATMENT	w/ Phase 2		
Total Painting   S   10 11 00 - VISUAL DISPLAY SURFACES		Total Acoustical Treat.	\$	- "
10 11 00 - VISUAL DISPLAY SURFACES	09 91 00 - PAINTING	w/ Phase 2		
Total Visual Display Surf.   5   10 14 0 - SIGNAGE		Total Painting	\$	•
10 14 00 - SIGNAGE  Total Signage 5  Total Signage 5  10 28 00 - WALL & DOOR PROTECTION  W/ Phase 2  10 28 00 TOILET - ACCESSORIES  Total Toilet Accessories 5  W/ Phase 2  10 14 00 - FIRE PROTECTION SPECIALTIES  W/ Phase 2  10 51 00 - LOCKERS  Total Fire Prot. Spec. 5  W/ Phase 2  11 23 26 - COMMERCIAL LAUNDRY EQUIPMENT  Total Comm. Laundry Equip. 5  11 30 00 - RESIDENTIAL APPLIANCES  Total Res. Appliances 5  Total Res. Appliances 5  Total Foodservice 5  11 40 00 - FOOD SERVICE EQUIPMENT  W/ Phase 2  11 20 00 - WINDOW TREATMENT  W/ Phase 2  12 20 00 - WINDOW TREATMENT  Total AND Equipment 5  Total Entry Mail & Frame 5  Total Fire Protection 5  Total Fire Protection 5  Total Fire Protection 5  W/ Phase 2	10 11 00 - VISUAL DISPLAY SURFACES	w/ Phase 2		
Total Signage   S   10 28 60 - WALL & DOOR PROTECTION		Total Visual Display Surf.	\$	
10 28 00 - WALL & DOOR PROTECTION   W   Phase 2	10 14 00 - SIGNAGE	w/ Phase 2		
Total Wall & Door Prot.   \$   10 28 00 TOILET - ACCESSORIES   Wi Phase 2		Total Signage	\$	
10 28 00 TOILET - ACCESSORIES   W Phase 2   Total Toilet Accessories   New Phase 2   Total Fire Prot. Spec.   New Phase 2   Total Fire Prot. Spec.   New Phase 2   Total Fire Prot. Spec.   New Phase 2   Total Lockers   New Phase 2   Total Lockers   New Phase 2   Total Lockers   New Phase 2   Total Comm. Laundry Equip.   New Phase 2   Total Comm. Laundry Equip.   New Phase 2   Total Res. Appliances   New Phase 2   Total Prot. Appliances   New Phase 2   New Phas	10 26 00 - WALL & DOOR PROTECTION	w/ Phase 2		
Total Toilet Accessories   S   - 1		Total Wall & Door Prot.	\$	-
10 44 00 - FIRE PROTECTION SPECIALTIES	10 28 00 TOILET - ACCESSORIES	w/ Phase 2		
Total Fire Prof. Spec.   S   - 1		Total Toilet Accessories	\$	-
10 51 00 - LOCKERS	10 44 00 - FIRE PROTECTION SPECIALTIES	w/ Phase 2		
Total Lockers   S   -		Total Fire Prot. Spec.	\$	
1 23 28 - COMMERCIAL LAUNDRY EQUIPMENT	10 51 00 - LOCKERS	w/ Phase 2		
Total Comm. Laundry Equip. \$ -		Total Lockers	\$	
11 30 00 - RESIDENTIAL APPLIANCES	11 23 26 - COMMERCIAL LAUNDRY EQUIPMENT	w/ Phase 2		
Total Res. Appliances   S   -		Total Comm. Laundry Equip.	\$	
11 40 00 - FOOD SERVICE EQUIPMENT	11 30 00 - RESIDENTIAL APPLIANCES	w/ Phase 2		
Total Foodservice   S   - 1		Total Res. Appliances	\$	-
11 52 00 - AUDIO-VISUAL EQUIPMENT	11 40 00 - FOOD SERVICE EQUIPMENT	w/ Phase 2		
Total AV Equipment   \$ -		Total Foodservice	\$	-
11 66 00 - ATHLETIC EQUIPMENT	11 52 00 - AUDIO-VISUAL EQUIPMENT	w/ Phase 2		
Total Athletic Equipment   \$ -		Total AV Equipment	\$	-
12 20 00 - WINDOW TREATMENT	11 66 00 - ATHLETIC EQUIPMENT	w/ Phase 2		
Total Window Treatment   \$ -		Total Athletic Equipment	\$	•
12 48 13 - ENTRANCE MATS & FRAMES       W Phase 2         12 52 00 - FURNITURE       W Phase 2         21 00 00 - FIRE PROTECTION       Total Furniture       -         22 00 00 - PLUMBING       W Phase 2	12 20 00 - WINDOW TREATMENT	w/ Phase 2		
Total Entry Mat & Frame   \$ -		Total Window Treatment	\$	
12 52 00 - FURNITURE       W/ Phase 2         21 00 00 - FIRE PROTECTION       W/ Phase 2         22 00 00 - PLUMBING       W/ Phase 2	12 48 13 - ENTRANCE MATS & FRAMES	w/ Phase 2		
Total Furniture   \$ -		Total Entry Mat & Frame	\$	-
21 00 00 - FIRE PROTECTION	12 52 00 - FURNITURE	w/ Phase 2		
Total Fire Protection \$ -  22 00 00 - PLUMBING		Total Furniture	\$	•
22 00 00 - PLUMBING w/ Phase 2	21 00 00 - FIRE PROTECTION	w/ Phase 2		
		Total Fire Protection	\$	
Total Plumbing \$ -	22 00 00 - PLUMBING	w/ Phase 2		
		Total Plumbing	\$	•

STIMATE DETAIL	-			PER CONTRACT	E CREEK	- HA	THE RESERVE TO SERVE		),365 sf
DESCRIPTIONS	Qty	y e	Unit	4.0	Unit Price		Subtotal	N TO A S	Total
00 00 - HVAC							w/ Phase 2		
		_		_		_	Total HVAC	\$	
	3								
00 00 - ELECTRICAL									
ELECTRICAL GENERAL REQUIREMENTS  MED Coordination and Management							w/ Phase 2		
MEP Coordination and Management Permits and fees							w/ Phase 2 w/ Summary		
Coring & patching / firestopping							w/ Phase 2		
Shop drawings & submittals							w/ Phase 2		
Record drawings / as builts							w/ Phase 2		
Equipment start up, testing and inspections							w/ Phase 2		
Commissioning support							w/ Phase 2		
Temporary environmental controls							w/ Phase 2		
Temporary electrical service							w/ Phase 2		
Temporary power and lighting,							w/ Phase 2		
Maintain Existing Systems							w/ Phase 2		
ELECTRICAL GENERAL									
Demolition							w/ Phase 2		
Service and Distribution (Normal Power)							w/ Phase 2		
Service and Distribution (Emergency)									
Generator - 800kw, Diesel, Kohler KD800, Snd Lvl 2 Encl, 3Ph, 2800 gal Fuel Tank		1	ea	\$	499,641	\$	499,641		
Switchgear									
Automatic Transfer Switch - 1600A		1	ea	\$	23,460.00	\$	23,460		
MDP1 - 1600A		1	ea	\$	30,600.00	\$	30,600		
20A - Panel Board (RTU-9)		1	ea	\$	1,122.00	\$	1,122		
80 A - Panel Board (RTU-5)		1	ea	\$	2,040.00	\$	2,040		
80 A - Panel Board (Spare)		1	ea	\$	2,040.00	\$	2,040		
110 A - Panel Board (RTU-8)		1	ea	\$	3,264.00	\$	3,264		
110A - Panel Board (RTU-6)		1	ea	\$	3,264.00	\$	3,264		
110A - Panel Board (spare)		1	ea	\$	3,264.00	\$	3,264		
125 A - Panel Board (PP)		1	ea	\$	3,876.00	\$	3,876		
175 A - Panel Board (RTU-7)		1	ea	\$	5,100.00	\$	5,100		
225 A - Panel Board (HVAC2)		1	ea	\$	6,120.00	\$	6,120		
225 A - Panel Board (HVAC-1)		1	ea	\$	6,120.00	\$	6,120		
225 A - Panel Board (Spare)		1	ea	\$	6,120.00	\$	6,120		
600 A - Panel Board (MDP2)		1	ea	\$	16,320.00	\$	16,320		
Generator Remote Annunciator Panel		1	ea	\$	3,060.00	Þ	3,060		
Enclosure  Final for Testing							w/ Above w/ Phase 2		
Fuel for Testing Installation of the Generator and Switchgear							w/ Phase 2		
Fire Pump at Mile Creek & Consolidated							w/ Phase 2		
Grounding System							w/ Phase 2		
Equipment Connections							w/ Phase 2		
Oil Fired Condensing Water Heater Feed and Connection							w/ Phase 2		
Electric Water Heater							w/ Phase 2		
Circulator Pumps							w/ Phase 2		
RTU's, DOAS, AHU, ACCU, etc. Feed & Connection							w/ Phase 2		
CUH Feed & Connections							w/ Phase 2		
Exhaust Fans							w/ Phase 2		
VAV's							w/ Phase 2		
Equipment Wiring not Defined							w/ Phase 2		
Lighting Controls							w/ Phase 2		
Interior Lighting / Branch Wiring							w/ Phase 2		
Branch Power							w/ Phase 2		
Telecommunications							w/ Phase 2		
Emergency Call System							w/ Phase 2		
Audio Visual							w/ Phase 2		
P/A System							w/ Phase 2		
Security System							w/ Phase 2		
Fire Alarm System:							w/ Phase 2		
Photovoltaic System							w/ Phase 2		
Site Electric							w/ Phase 2		
Reconciliation Adjustment							w/ Phase 2		
						To			

ESTIMATE DETAIL	MILE CREEK PHASE 1	60,365 sf
DESCRIPTIONS	Qty Unit Unit Price Subtotal	Total
31 00 00 - SITEWORK	w/ Phase 2	
	Total Sitework \$	
	TOTAL TRADE COST \$	615,41

# **Construction Document Estimate SCG-2000**

DOWNES CONSTRUCTION COMPANY

State Project # 218-0040 EA

LEA (Local Ed. Agency) Regional School District 18

School Name Region 18 - Mile Creek

Project Type Extension / Alteration

Area of Construction 68,965

Grades

Enrollment Projections

Reinbursement Rate 36 43%

36.43% Reinbursement Rate Cost/Square Feet Project Cost 857,009.52 of Project Costs 12.43 All Soft Cost 136,212.25 of Soft Costs \$ 1.98 10.45 Construction Cost 720,797.27 of Construction Cost \$ 696,690.07 of Eligible Costs \$ 10.10 Eligible Construction Costs

Project Ineligible Costs
Project Ineligible Costs
Ineligible Soft Costs
Ineligible Construction Costs
Percent Ineligible
Percent Ineligible Less Cont.
Ineligible Costs
11%

Construction	on Cost				Cost		neligibles
A. SUBSTRUCTURE	A10 FOUNDATIONS	A1010	Standard Foundations		\$ -	\$	
		A1020	Special Foundations		\$ -	\$	
		A1030	Slab on Grade	Mar. 1991	\$ -	\$	-
	A20 BASEMENTS	A2010	Basement Excavation		\$ -	\$	
	TEO DI IOLINEITIO	A2020	Basement Walls	20.00	\$ -	\$	
B. SHELL	B10 SUPER STRUCTURE	B1010	Floor Construction	MEN CONTROL	\$ -	\$	
	BIO SUPER STRUCTURE	B1020	Roof Construction		\$ -	\$	
	B20 EXTERIOR ENCLOSURE		Exterior Walls		\$ -	\$	
	B20 EXTERIOR ENCLOSURE						-
		B2020	Exterior Windows		\$ -	\$	
		B2030	Exterior Doors		\$ -	\$	
	B30 ROOFING	B3010	Roof Coverings		\$ -	\$	-
		B3020	Roof Openings		\$ -	\$	
C. INTERIORS	C10 INTERIOR CONSTRUCT	C1010	Partitions		\$ -	\$	-
		C1020	Interior Doors		\$ -	\$	
		C1030	Fittings		\$ -	\$	-
	C20 STAIRS	C2010	Stair Construction	-	\$ -	\$	-5-15-
		C2020	Stair Finishes		\$ -	\$	-
	C30 INTERIOR FINISHES	C3010	Wall Finishes	WHAT THE	\$ -	\$	3 D- 10 -
		C3020	Floor Finishes	An area of	\$ -	\$	
		C3030	Ceiling Finishes	C 10 10 1	\$ -	\$	
D. SERVICES	D10 CONVEYING	D1010	Elevators & Lifts		\$ -	\$	
DI GENTIGES	DIO CONVETING	D1020	Escalators & Moving Walks		\$ -	\$	-
		D1030	Other Conveying Systems		\$ -	\$	
	D20 PLUMBING	D2010	Plumbing Fixtures		\$ -	\$	
	D20 PLOMBING						
		D2020	Domestic Water Distribution		\$ -	\$	-
		D2030	Sanitary Waste		\$ -	\$	-
		D2040	Rain Water Drainage		\$ -	\$	
		D2090	Other Plumbing Systems		\$ -	\$	
	D30 HVAC	D3010	Energy Supply		\$ -	\$	
		D3020	Heat Generating Systems		\$ -	\$	
		D3030	Cooling Generating Systems	The way	\$ -	\$	
		D3040	Distribution Systems	WWW.	\$ -	\$	ostania.
		D3050	Terminal & Package Units	TOTAL SEC	\$ -	\$	
		D3060	Controls & Instrumentation	0 m 17 / m	\$ -	\$	
		D3070	Systems Testing & Balancing		\$ -	\$	
		D3090	Other HVAC systems & Equipment		\$ -	\$	
	D40 FIRE PROTECTION	D4010	Sprinklers	Spir-Shyri	\$ -	\$	
	D-01 INC 11012011011	D4020	Standpipes		\$ -	\$	
		D4020	Fire Protection Specialties		\$ -	\$	
						_	
	550 51 50 50 50 10 11	D4090	Other Fire Protection Systems		4	\$	
	D50 ELECTRICAL	D5010	Electrical Service & Distribution		\$ 615,411.0		•
		D5020	Lighting and Branch Wiring		\$ -	\$	2
		D5030	Communications & Security		\$ -	\$	-
		D5090	Other Electrical Systems		\$ -	\$	•
E. EQUIPMENT & FURNISHINGS	E10 EQUIPMENT	E1010	Commercial Equipment		\$ -	\$	-
		E1020	Institutional Equipment		\$ -	\$	11111
		E1030	Vehicular Equipment (Bldg fixed)		\$ -	\$	
		E1090	Other Requirments		\$ -	\$	-
	E20 FURNISHINGS	E2010	Fixed Furnishings	Statistics.	\$ -	\$	-
F. SPECIAL CONSTR. & DEMO.	F10 SPECIAL CONSTR.	F1010	Special Structures		\$ -	\$	
		F1020	Integrated Construction	Division of	\$ -	\$	ALL P
		F1030	Special Construction Systems		\$ -	\$	
		F1040	Special Facilities	HOVE THE	\$ -	\$	
		F1050	Special Controls & Instrumentation		\$ -	\$	-
	F20 SELCT BUILD DEMO	F2010	Building Elements Demolition		\$ -	\$	
	F30 ABATEMENT	F2020	Hazardous Components Abatement		\$ -	\$	
K. GC's, OFFICE	GENERAL CONDITIONS	X1010	General Conditions	11 /0/	A faith of the same and the same and the	THE RESERVE	A CONTRACTOR OF THE
		Service Control of the last	Office Overhead & Profit	11.4%	The second secon		Price of the
OVERHEAD & PROFIT Z. ALLOWANCES	OVERHEAD & PROFIT	X2020		1.8%	The second secon		
	DESIGN CONTINGENCY	Z10	Design Contingency	100%		\$	
	INFLATION (ESC)	Z20	Inflation (Escalation) Allowance	100%		\$	•
	CONSTR. CONTINGENCY	Z30	Construction Contingency	100%	\$ 24,107.2	0 8	24,107.

Soft Costs	and the	AND AND THE PARTY OF THE PARTY	Service Control	Cost		Ineligibles
G. SITEWORK (beyond 5 ft from Building)	G1010	Site Clearing		\$ -		-
	G1020	Site Demolition and Relocations		\$ -		-
	G1030	Site Earthwork		\$ -	_	-
	G1040	Hazardous Waste Remediation		\$ -	_	-
	G2010	Roadways		\$ -		-
	G2020	Parking Lots		\$ -	_	-
	G2030	Pedestrian Paving		\$ -	_	-
	G2040	Site Development		\$ -	_	-
	G2045	Athletic Fields		\$ -	_	-
	G2050	Landscaping	The Later	\$ -	_	-
	G3010	Water Supply	THE RELEASE	\$ -		-
	G3020	Sanitary Sewer		\$ -	$\overline{}$	-
	G3030	Storm Sewer		\$ -	_	-
	G3040			\$ -	_	-
	G3050 Cooling Distribution		\$ -	_	-	
	G3060 Fuel Distribution			\$ -	_	-
	G3090 Other Site Mechanical Utilities			\$ -	_	
		G4010 Electrical Distribution			_	-
	G4020	Site Lighting		\$ -	_	-
	G4030	Site Communications & Security		\$ -		-
	G4090	Other Site Electrical Utilities		\$ -	_	-
	G9010	Service and Pedestrian Tunnels		\$ -	_	-
	G9020	Bleachers, Concession Stands, etc.	The second	\$ -	_	-
	G9090	Other Site Systems		\$ -	_	-
Y. SITE GC's, OFFICE OVERHEAD, PROFIT &	Y1010	Site General Conditions	0.0%		_	
	Y2010	Site Overhead & Profit	0.0%	Control of the last of the las		
	Y5010	Trade Contractor Bond Costs	0.0%			
ALLOWANCES	Y3010	Site Design Contingency	100%	AND DESCRIPTION OF THE PARTY OF		
	Y4010	Site Inflation (Escalation) Allowance	100%			5 -
	Y3020	Site Construction Contingency	100%	The second secon		5
R. CONSULTANTS	R1010	Architect/Engineer	8%		_	1,808.20
	R2010	Environmental		\$ -	_	-
	R3010	Commissioning		\$ -		-
	R4010	Geotechnical		\$ -		3 -
	R5010	Cost Estimator		\$ -	_	5 -
	R6010	Owners Rep		\$ -	_	-
	R7010	CM Pre-Construction	0.5%	-		115,91
	R8010	FF&E Coordinator		\$ -	-	-
	R9010	Legal	100%		_	2,500.00
S. FF&E	S1010	FF&E			_	-
	S2010	Technology		\$ -		-
	\$3010	Playground Equipment		\$ -	_	\$ -
	\$4010	Playground Surfacing		\$ -	_	
Mary Control of the C	\$5010	Moving		\$ 15,000.	_	-
T. FEES	T1010	District Bonding fees		\$ 2,500.	1000	
	T2010	Insurance Costs (builder's risk)		\$ 1,400.		
	T3010	Town Staff Costs		\$ -		-
	T4010	Town Permit Fees		\$ -		-
	T5010	State Permit Fees	100%	\$ 177.		THE RESERVE OF THE PARTY OF THE
	T6010	Testing/Inspection Fees		\$ 1,750.		
	T7010	Printing & Mailing Costs		\$ -		
	T8010	Other Costs		\$ -		
U. CONTINGENCIES	U1010	Owner Contingency	100%	The second secon	51	63,240
W. ACQUISITION COSTS W	W1010	Land/Building Purchase		\$ -		
	W2010	Swing Space/Portables		\$ -		
	W3010 Site Remediation			\$ -		
		W4010 Appraisals				
	W5010	Land Survey		\$ -		
	W6010	Other Acquisition Costs		\$ -		

