

Regional School District 18

BOE Meeting

April 6th, 2022



Objectives and Next Steps

1. Tonight: QA&M presents more refined cost estimates for the selected option.
2. Future: BOE selects one option for consideration
3. Future: QA&M/Superintendent will then review that option with OSCG&R
4. Future: Develop Educational Specifications based on selected option.
5. Future: QA&M will then update estimates and develop grant application data for submission by the Superintendent.
6. Possible grant application by June 30th, 2022 with fall referendum



Building & Site Options

Base Option - All Codes, Security, HVAC and Building Envelope Updates

- ~~1. Renovations & Additions at LOL Middle as a 5th Thru 8th Grade School~~
- ~~2. Renovate Center for PK & K plus Renovations & Additions at LOL Middle as a 5 Thru 8th Grade School w/ BOE & Alt Ed Programs~~
- ~~3. Renovations & Additions at Mile Creek and Lyme Consolidated Schools~~
 - 3.A Renovations and Additions at Mile Creek (As New Status)
4. Renovate Center for PK & K plus Renovations & Additions at LOL Middle Grades 6-8 w/ BOE & Alt Ed/PG Programs (As New Status)
 - 4A Purchase property for BOE & Alt Ed/PG Programs no addition to LOLMS
- ~~5. New K thru 5th Grade School at a Site To Be Determined~~

BASE SCOPE OF WORK

Requirements/**Recommendations**

1. HVAC Systems & Healthy Indoor Environments
2. Envelope Repair & Classroom Acoustics
3. Building & Site Accessibility / Code Compliance*
4. Safety & Security*
5. **Parking & Circulation**
6. **Sustainable Energy / Reduce Carbon Footprint**



* Eligible for State Reimbursement



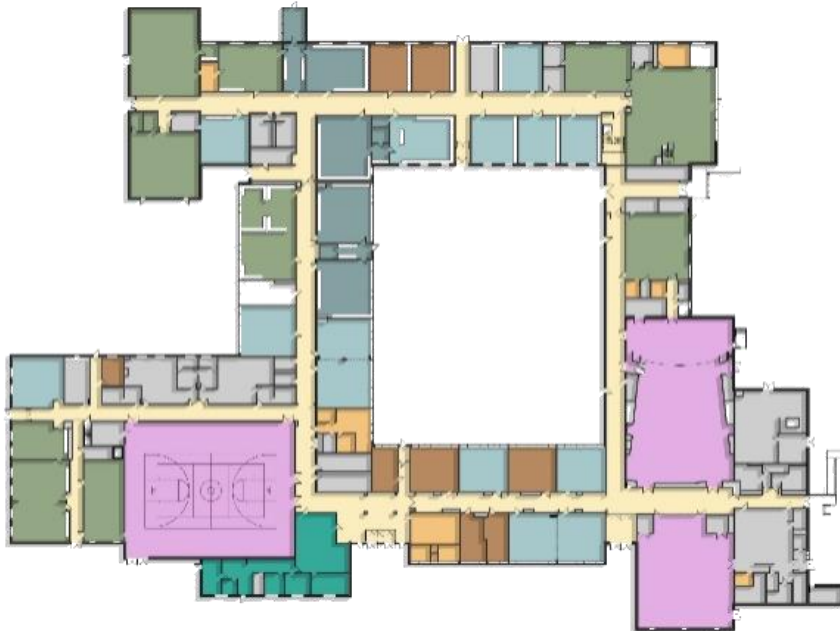
Base Option



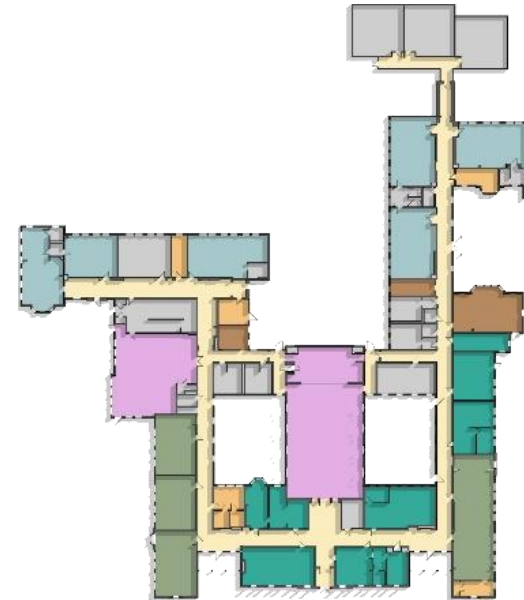
LYME CONSOLIDATED K-5 GRADES
230 @ 100% CAPACITY
BASE SCOPE WORK ONLY



MILE CREEK 1-5 GRADES
400 @ 100% CAPACITY
BASE SCOPE WORK ONLY

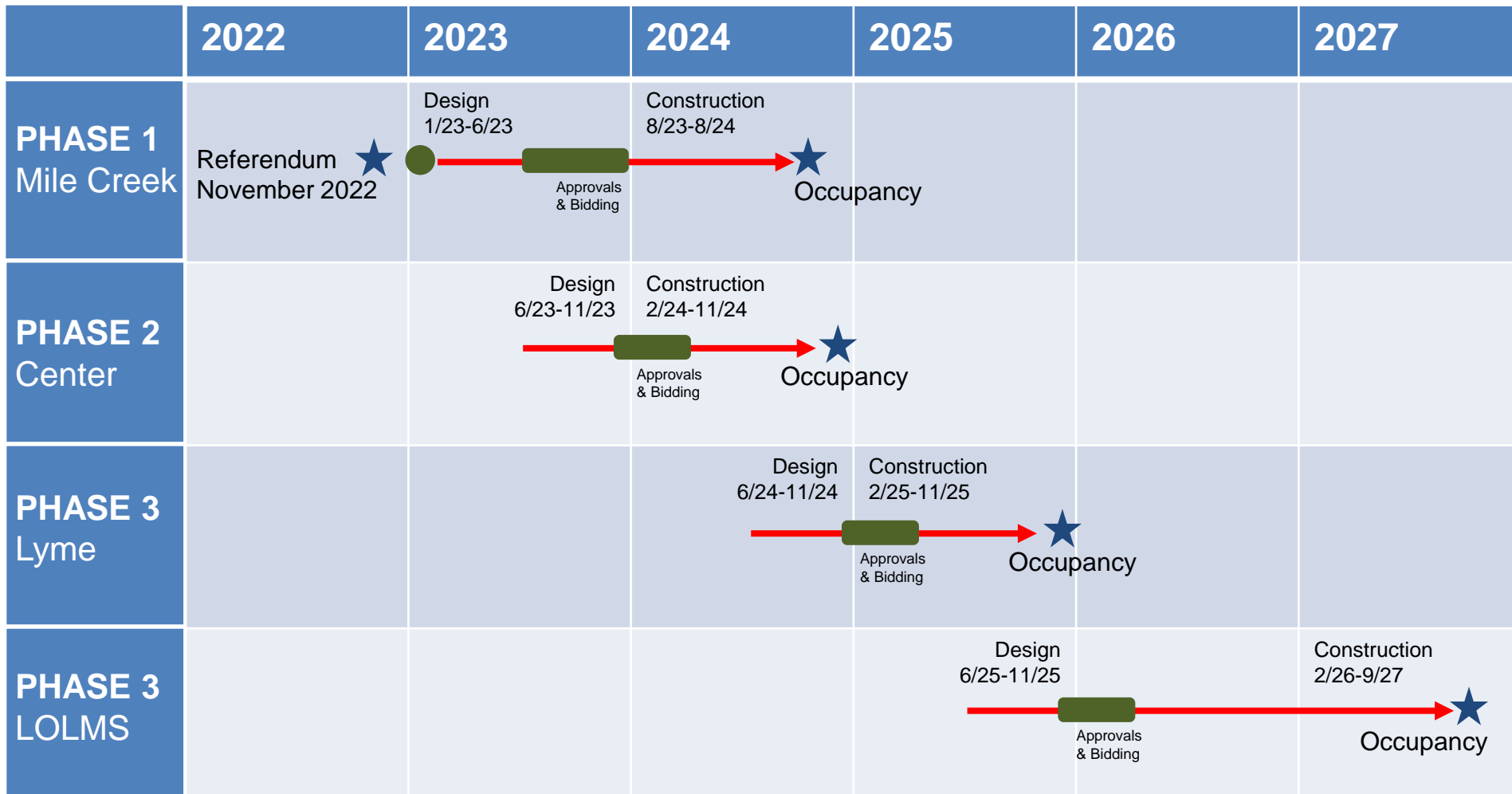


LOL MIDDLE SCHOOL 6-8 GRADES
462 @ 100% CAPACITY
BASE SCOPE WORK ONLY



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

POTENTIAL SCHEDULE – Base Scope



State OSCGR Project - Base Option



DEPARTMENT OF ADMINISTRATIVE SERVICES (DAS) Office of School Construction Grants & Review (OSCG&R)

PROJECT TYPE LIST

FORM SCG-002

The following list indicates the Project Types available for grant reimbursement:

- A – alteration of existing facility
- AA – asbestos abatement
- CV – code violation
- CW – contaminated water
- E/A – combined extension & alteration (existing site)
- E – extension (existing site)
- EC – energy conservation
- EM – emergency repairs
- FC – fire code
- HC – handicapped codes
- IAQ – indoor air quality ★
- LA – lead abatement
- N – new construction (new site)
- O – outdoor athletic facilities
- OT – oil tank replacement
- P – purchases of facility and/or site
- PF – facility purchase
- PS – site acquisition
- RE – relocatable classrooms
- RR – roof replacement
- RNV – renovation
- **Replacement** - within new areas of an existing school property and/or site improvements (existing site)
- SD – sewage disposal
- SI – site improvement
- THSS – technical high school system project
- VE – Vo-Ag equipment purchase

**Based on the 36.43%
Reimbursement Rate
for R18 for 2022**

Construction Cost Estimate - Base Option

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



SCHOOL OPTION	OPT #1										Totals	
	Mile Creek Base	Center School Base	Lyme Consolidated Base	Middle School Base							48 mos 16 phs	
Project Duration	12 mos	9 mos	9 mos	18 mos							48 mos	
Phasing (3 months/ea)	4 phs	3 phs	3 phs	6 phs							16 phs	
Project Start Date	2023	2024	2025	2026								
Renovation (Base Opt)	53,065 sf	36,986 sf	39,463 sf	91,139 sf							220,653 sf	
Renovate as New												
Addition Area												
Total Area	53,065 sf	36,986 sf	39,463 sf	91,139 sf							220,653 sf	
Site Area	350,000 sf	210,000 sf	250,000 sf	370,000 sf							1,180,000 sf	
Description												
	Am't	Cost / Unit	Am't	Cost / Unit	Am't	Cost / Unit	Am't	Cost / Unit	Am't	Cost / Unit	Am't	Cost / Unit
01 00 00 Project Requirements	\$ 375,000	\$ 31,250 /mo	\$ 281,250	\$ 31,250 /mo	\$ 281,250	\$ 31,250 /mo	\$ 562,500	\$ 31,250 /mo	\$ 1,500,000	\$ 6.80 /sf		
01 00 10 Phasing Impact on Trade Cost	\$ 160,000	\$ 40,000 /ph	\$ 120,000	\$ 40,000 /ph	\$ 120,000	\$ 40,000 /ph	\$ 240,000	\$ 40,000 /ph	\$ 640,000	\$ 2.90 /sf		
01 00 20 ADA & Code Compliance Allowance	\$ 212,260	\$ 4.00 /sf	\$ 147,944	\$ 4.00 /sf	\$ 157,852	\$ 4.00 /sf	\$ 364,556	\$ 4.00 /sf	\$ 882,612	\$ 4.00 /sf		
01 00 30 Security Upgrade Allowance	\$ 159,195	\$ 3.00 /sf	\$ 110,958	\$ 3.00 /sf	\$ 118,389	\$ 3.00 /sf	\$ 273,417	\$ 3.00 /sf	\$ 661,959	\$ 3.00 /sf		
01 10 00 Final Cleaning	\$ 53,065	\$ 1.00 /sf	\$ 36,986	\$ 1.00 /sf	\$ 39,463	\$ 1.00 /sf	\$ 91,139	\$ 1.00 /sf	\$ 220,653	\$ 1.00 /sf		
02 11 00 Contaminated Soil Excavation	None - Excluded		None - Excluded		None - Excluded		None - Excluded		None - Excluded			
02 80 00 Hazardous Components Abatement	\$ 53,065	\$ 1.00 /sf	\$ 56,986	\$ 1.54 /sf	\$ 39,463	\$ 1.00 /sf	\$ 291,139	\$ 3.19 /sf	\$ 440,653	\$ 2.00 /sf		
02 41 00 Demolition	\$ 278,591	\$ 5.25 /sf	\$ 194,177	\$ 5.25 /sf	\$ 207,181	\$ 5.25 /sf	\$ 478,480	\$ 5.25 /sf	\$ 1,158,428	\$ 5.25 /sf		
02 41 00 Demolition of Portable Classrooms	None - Excluded		\$ 26,260	\$ 0.71 /sf	None - Excluded		None - Excluded		\$ 26,260	\$ 0.12 /sf		
03 30 00 Cast-In-Place Concrete	\$ 2,500	\$ 0.05 /sf	\$ 2,500	\$ 0.07 /sf	\$ 2,500	\$ 0.06 /sf	None - Excluded		\$ 7,500	\$ 0.03 /sf		
04 20 00 Unit Masonry	\$ 87,867	\$ 1.47 /sf	\$ 87,069	\$ 2.08 /sf	\$ 71,056	\$ 1.55 /sf	\$ 121,489	\$ 1.22 /sf	\$ 367,480	\$ 1.67 /sf		
05 12 00 Structural Steel & Misc Metals	\$ 75,000	\$ 1.41 /sf	\$ 75,000	\$ 2.03 /sf	\$ 90,000	\$ 2.28 /sf	\$ 205,000	\$ 2.25 /sf	\$ 445,000	\$ 2.02 /sf		
06 00 00 Carpentry	\$ 159,195	\$ 3.00 /sf	\$ 110,958	\$ 3.00 /sf	\$ 118,389	\$ 3.00 /sf	\$ 273,417	\$ 3.00 /sf	\$ 661,959	\$ 3.00 /sf		
07 50 00 Roofing, Thermal & Moisture Prot.	\$ 143,065	\$ 2.70 /sf	\$ 126,986	\$ 3.43 /sf	\$ 147,463	\$ 3.74 /sf	\$ 325,139	\$ 3.57 /sf	\$ 742,653	\$ 3.37 /sf		
08 10 19 Doors, Frames & Hardware	\$ 25,000	\$ 0.47 /sf	\$ 12,500	\$ 0.34 /sf	\$ 22,500	\$ 0.57 /sf	\$ 35,000	\$ 0.38 /sf	\$ 95,000	\$ 0.43 /sf		
08 41 00 Storefront, Curtainwall & Windows	\$ 20,000	\$ 0.38 /sf	\$ 12,000	\$ 0.32 /sf	\$ 14,000	\$ 0.35 /sf	\$ 61,685	\$ 0.68 /sf	\$ 107,685	\$ 0.49		
09 21 00 Gypsum Board Assemb	\$ 132,663	\$ 2.50 /sf	\$ 92,465	\$ 2.50 /sf	\$ 98,658	\$ 2.50 /sf	\$ 227,848	\$ 2.50 /sf	\$ 551,633	\$ 2.50 /sf		
09 30 00 Tile	None - Excluded		None - Excluded		None - Excluded		None - Excluded		None - Excluded			
09 51 00 Acoustical Ceiling	\$ 340,606	\$ 7.00 /sf	\$ 239,302	\$ 7.00 /sf	\$ 248,941	\$ 7.00 /sf	\$ 584,773	\$ 7.00 /sf	\$ 1,413,622	\$ 6.41 /sf		
09 54 00 Flooring	\$ 15,920	\$ 0.30 /sf	\$ 11,096	\$ 0.30 /sf	\$ 11,839	\$ 0.30 /sf	\$ 27,342	\$ 0.30 /sf	\$ 66,196	\$ 0.30 /sf		
09 91 00 Painting	\$ 132,663	\$ 2.50 /sf	\$ 92,465	\$ 2.50 /sf	\$ 98,658	\$ 2.50 /sf	\$ 227,848	\$ 2.50 /sf	\$ 551,633	\$ 2.50 /sf		
10 11 00 Visual Display	None - Excluded		None - Excluded		None - Excluded		None - Excluded		None - Excluded			
10 14 00 Signage	None - Excluded		None - Excluded		None - Excluded		None - Excluded		None - Excluded			
10 21 13 Toilet Compartment & Accessories	None - Excluded		None - Excluded		None - Excluded		None - Excluded		None - Excluded			
11 40 00 Foodservice Equipment	None - Excluded		None - Excluded		None - Excluded		None - Excluded		None - Excluded			
11 90 00 Miscellaneous Equipment	None - Excluded		None - Excluded		None - Excluded		None - Excluded		None - Excluded			
12 22 00 Window Treatment	None - Excluded		None - Excluded		None - Excluded		None - Excluded		None - Excluded			
12 48 13 Entrance Mats & Frames	\$ 15,420	\$ 0.29 /sf	\$ 9,780	\$ 0.26 /sf	\$ 11,940	\$ 0.30 /sf	\$ 23,580	\$ 0.26 /sf	\$ 60,720	\$ 0.28 /sf		
14 20 00 Elevators	None - Excluded		None - Excluded		None - Excluded		None - Excluded		None - Excluded			
21 00 00 Fire Protection	\$ 371,455	\$ 7.00 /sf	\$ 73,972	\$ 2.00 /sf	\$ 276,241	\$ 7.00 /sf	\$ 182,278	\$ 2.00 /sf	\$ 903,946	\$ 4.10 /sf		
22 00 00 Plumbing		w/ HVAC		w/ HVAC		w/ HVAC		w/ HVAC		w/ HVAC		
23 00 00 HVAC	\$ 3,236,965	\$ 61.00 /sf	\$ 1,997,244	\$ 54.00 /sf	\$ 2,407,243	\$ 61.00 /sf	\$ 4,921,506	\$ 54.00 /sf	\$ 12,562,958	\$ 56.94 /sf		
26 00 00 Electrical	\$ 742,910	\$ 14.00 /sf	\$ 517,804	\$ 14.00 /sf	\$ 394,630	\$ 10.00 /sf	\$ 911,390	\$ 10.00 /sf	\$ 2,566,734	\$ 11.63 /sf		
31 00 00 Sitework (Landscaping & Utilities)	\$ 245,000	\$ 0.70 /sf	\$ 200,130	\$ 0.95 /sf	\$ 220,000	\$ 0.88 /sf	\$ 201,280	\$ 0.54 /sf	\$ 866,410	\$ 0.73		
TOTAL TRADE COST												
	\$ 7,037,403	\$ 133	\$ 4,635,831	\$ 125	\$ 5,197,655	\$ 132	\$ 10,630,004	\$ 117	\$ 27,501,694	\$ 125		
10.00%	\$ 703,740	\$ 13.26 /sf	\$ 463,583	\$ 12.53 /sf	\$ 519,765	\$ 13.17 /sf	\$ 1,063,080	\$ 11.66 /sf	\$ 2,750,169	\$ 12.46 /sf		
5.00%	\$ 387,057	\$ 7.29 /sf	\$ 254,971	\$ 6.89 /sf	\$ 285,871	\$ 7.24 /sf	\$ 584,694	\$ 6.42 /sf	\$ 1,512,593	\$ 6.86 /sf		
6.00%	\$ 487,692	\$ 9.19 /sf	\$ 321,263	\$ 8.69 /sf	\$ 360,197	\$ 9.13 /sf	\$ 736,715	\$ 8.08 /sf	\$ 1,905,867	\$ 8.64 /sf		
5.00%			\$ 283,782	\$ 7.67 /sf	\$ 318,174	\$ 8.06 /sf	\$ 650,765	\$ 7.14 /sf	\$ 1,252,722	\$ 5.68 /sf		
4.00%					\$ 267,267	\$ 6.77 /sf	\$ 546,642	\$ 6.00 /sf	\$ 813,909	\$ 3.69 /sf		
3.00%							\$ 426,381	\$ 4.68 /sf	\$ 426,381	\$ 1.93 /sf		
	\$ 819,195	\$ 68,266 /mo	\$ 614,396	\$ 68,266 /mo	\$ 614,396	\$ 68,266 /mo	\$ 1,228,793	\$ 68,266 /mo	\$ 3,276,780	\$ 68,266 /mo		
	\$ 85,485		\$ 85,485		\$ 85,485		\$ 85,485		\$ 341,940	\$ 1.55 /sf		
0.80%	\$ 76,165	\$ 1.44 /sf	\$ 53,274	\$ 1.44 /sf	\$ 61,190	\$ 1.55 /sf	\$ 127,627	\$ 1.40 /sf	\$ 318,256	\$ 1.44 /sf		
		By Owner		By Owner		By Owner		By Owner		By Owner		
0.00%		N / R		N / R		N / R		N / R		N / R		
0.026%	\$ 2,495	\$ 0.05 /sf	\$ 1,745	\$ 0.05 /sf	\$ 2,005	\$ 0.05 /sf	\$ 4,181	\$ 0.05 /sf	\$ 10,426	\$ 0.05 /sf		
0.80%	\$ 76,794	\$ 1.45 /sf	\$ 53,715	\$ 1.45 /sf	\$ 61,696	\$ 1.56 /sf	\$ 128,681	\$ 1.41 /sf	\$ 320,886	\$ 1.45 /sf		
2.00%	\$ 193,521	\$ 3.65 /sf	\$ 135,361	\$ 3.66 /sf	\$ 155,474	\$ 3.94 /sf	\$ 324,277	\$ 3.56 /sf	\$ 808,632	\$ 3.66 /sf		
TOTAL CONSTRUCTION COST BY OPTION												
	\$ 9,869,547	\$ 186	\$ 6,903,407	\$ 187	\$ 7,929,176	\$ 201	\$ 16,538,126	\$ 181	\$ 41,240,256	\$ 187		

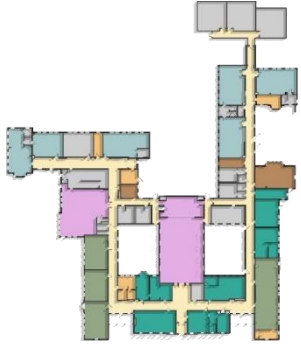
PROJECT BREAKDOWN

Site Allowance	\$ 866,410
Hazmat & Demo	\$ 1,599,082
MEP&FP Systems	\$16,033,638
Other Trade Cost	\$ 8,362,563
Construction Phasing	\$ 640,000
GC/CM Cost	\$ 5,076,921
Contingencies	\$ 6,324,774
Escalation	\$ 4,398,878
Project Development	\$ 5,567,434
Total Project Cost	\$48,869,700
Est. Reimbursement	\$ 3,197,298
Net Cost to R#18	\$45,672,402

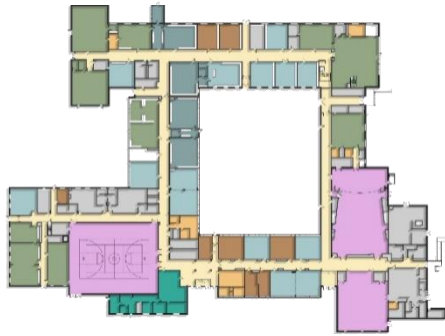
Project Development Costs Include

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

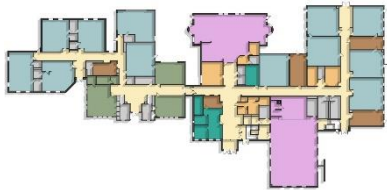
Option 3A – Base + Mile Creek Renovate as New



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



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

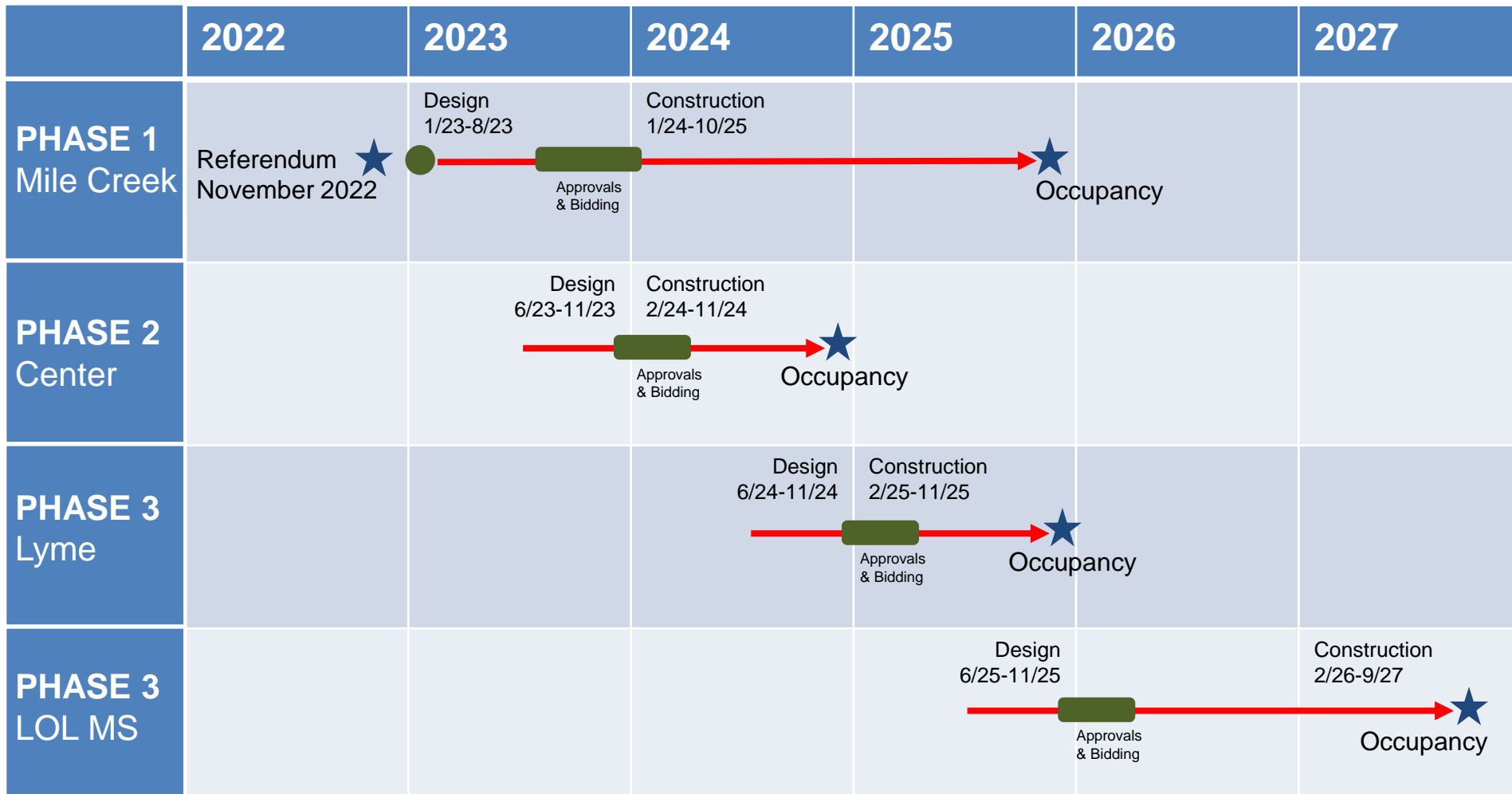


LYME CONSOLIDATED K-5 GRADES
230 @ 100% CAPACITY
BASE SCOPE WORK ONLY



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

POTENTIAL SCHEDULE – Option 3A



State OSCGR Project – Option 3A



DEPARTMENT OF ADMINISTRATIVE SERVICES (DAS) Office of School Construction Grants & Review (OSCG&R)

PROJECT TYPE LIST

FORM SCG-002

The following list indicates the Project Types available for grant reimbursement:

- A – alteration of existing facility
- AA – asbestos abatement
- CV – code violation
- CW – contaminated water
- E/A – combined extension & alteration (existing site)
- E – extension (existing site)
- EC – energy conservation
- EM – emergency repairs
- FC – fire code
- HC – handicapped codes
- IAQ – indoor air quality ★
- LA – lead abatement
- N – new construction (new site)
- O – outdoor athletic facilities
- OT – oil tank replacement
- P – purchases of facility and/or site
- PF – facility purchase
- PS – site acquisition
- RE – relocatable classrooms
- RR – roof replacement
- RNV – renovation - **MILE CREEK**
- **Replacement** - within new areas of an existing school property and/or site improvements (existing site)
- SD – sewage disposal
- SI – site improvement
- THSS – technical high school system project
- VE – Vo-Ag equipment purchase

Construction Cost Estimate – Option 3A

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



SCHOOL OPTION	OPT #3A							
	Mile Creek Reno as New + Addition	Center School Base	Lyme Consolidated Base	Middle School Base	Totals			
Project Duration	22 mos	9 mos	9 mos	18 mos	58 mos			
Phasing (3 months/ea)	3 phs	3 phs	3 phs	6 phs	20 phs			
Project Start Date	2024	2024	2025	2026				
Renovation (Base Opt)		36,986 sf	39,463 sf	91,139 sf	167,588 sf			
Renovate as New	53,065 sf				53,065 sf			
Addition Area	14,059 sf				14,059 sf			
Total Area	67,124 sf	36,986 sf	39,463 sf	91,139 sf	234,712 sf			
Site Area	350,000 sf	210,000 sf	250,000 sf	370,000 sf	1,180,000 sf			

Description	Amnt	Cost / Unit	Amnt	Cost / Unit	Amnt	Cost / Unit	Amnt	Cost / Unit	Amnt	Cost / Unit
01 00 00 Project Requirements	\$ 687,500	\$ 31,250 /mo	\$ 281,250	\$ 31,250 /mo	\$ 281,250	\$ 31,250 /mo	\$ 562,500	\$ 31,250 /mo	\$ 1,812,500	\$ 7.72 /sf
01 00 10 Phasing Impact on Trade Cost	\$ 320,000	\$ 40,000 /ph	\$ 120,000	\$ 40,000 /ph	\$ 120,000	\$ 40,000 /ph	\$ 240,000	\$ 40,000 /ph	\$ 800,000	\$ 3.41 /sf
01 00 20 ADA & Code Compliance Allowance	\$ 268,496	\$ 4.00 /sf	\$ 147,944	\$ 4.00 /sf	\$ 157,852	\$ 4.00 /sf	\$ 364,556	\$ 4.00 /sf	\$ 938,848	\$ 4.00 /sf
01 00 30 Security Upgrade Allowance	\$ 201,372	\$ 3.00 /sf	\$ 110,958	\$ 3.00 /sf	\$ 118,389	\$ 3.00 /sf	\$ 273,417	\$ 3.00 /sf	\$ 704,136	\$ 3.00 /sf
01 10 00 Final Cleaning	\$ 67,124	\$ 1.00 /sf	\$ 36,986	\$ 1.00 /sf	\$ 39,463	\$ 1.00 /sf	\$ 91,139	\$ 1.00 /sf	\$ 234,712	\$ 1.00 /sf
02 11 00 Contaminated Soil Excavation	None - Excluded		None - Excluded		None - Excluded		None - Excluded		None - Excluded	
02 80 00 Hazardous Components Abatement	\$ 197,065	\$ 3.71 /sf	\$ 56,986	\$ 1.54 /sf	\$ 39,463	\$ 1.00 /sf	\$ 291,139	\$ 3.19 /sf	\$ 584,653	\$ 2.49 /sf
02 41 00 Demolition	\$ 536,992	\$ 8.00 /sf	\$ 194,177	\$ 5.25 /sf	\$ 207,181	\$ 5.25 /sf	\$ 478,480	\$ 5.25 /sf	\$ 1,416,829	\$ 6.04 /sf
02 41 00 Demolition of Portable Classrooms	None - Excluded		\$ 26,260	\$ 0.71 /sf	None - Excluded		None - Excluded		\$ 26,260	\$ 0.11 /sf
03 30 00 Cast-In-Place Concrete	\$ 295,239	\$ 21.00 /sf	\$ 2,500	\$ 0.07 /sf	\$ 2,500	\$ 0.06 /sf	None - Excluded		\$ 300,239	\$ 1.28 /sf
04 20 00 Unit Masonry	\$ 649,922	\$ 9.68 /sf	\$ 87,069	\$ 2.08 /sf	\$ 71,056	\$ 1.55 /sf	\$ 121,489	\$ 1.22 /sf	\$ 929,536	\$ 3.96 /sf
05 12 00 Structural Steel & Misc Metals	\$ 839,997	\$ 12.51 /sf	\$ 75,000	\$ 2.03 /sf	\$ 90,000	\$ 2.28 /sf	\$ 205,000	\$ 2.25 /sf	\$ 1,209,997	\$ 5.16 /sf
06 00 00 Carpentry	\$ 406,100	\$ 6.05 /sf	\$ 110,958	\$ 3.00 /sf	\$ 118,389	\$ 3.00 /sf	\$ 273,417	\$ 3.00 /sf	\$ 908,864	\$ 3.87 /sf
07 50 00 Roofing, Thermal & Moisture Prot.	\$ 719,484	\$ 10.72 /sf	\$ 126,986	\$ 3.43 /sf	\$ 147,463	\$ 3.74 /sf	\$ 325,139	\$ 3.57 /sf	\$ 1,319,072	\$ 5.62 /sf
08 10 19 Doors, Frames & Hardware	\$ 128,500	\$ 1.91 /sf	\$ 12,500	\$ 0.34 /sf	\$ 22,500	\$ 0.57 /sf	\$ 35,000	\$ 0.38 /sf	\$ 198,500	\$ 0.85 /sf
08 41 00 Storefront, Curtainwall & Windows	\$ 378,505	\$ 5.64 /sf	\$ 12,000	\$ 0.32 /sf	\$ 14,000	\$ 0.35 /sf	\$ 61,685	\$ 0.68 /sf	\$ 466,190	\$ 1.99 /sf
09 21 00 Gypsum Board Assemb	\$ 418,599	\$ 6.24 /sf	\$ 92,465	\$ 2.50 /sf	\$ 98,658	\$ 2.50 /sf	\$ 227,848	\$ 2.50 /sf	\$ 837,569	\$ 3.57 /sf
09 30 00 Tile	\$ 24,756	\$ 0.37 /sf	None - Excluded		None - Excluded		None - Excluded		\$ 24,756	\$ 0.11 /sf
09 51 00 Acoustical Ceiling	\$ 439,019	\$ 7.00 /sf	\$ 239,302	\$ 7.00 /sf	\$ 248,941	\$ 7.00 /sf	\$ 584,773	\$ 7.00 /sf	\$ 1,512,035	\$ 6.44 /sf
09 54 00 Flooring	\$ 273,253	\$ 4.07 /sf	\$ 11,096	\$ 0.30 /sf	\$ 11,839	\$ 0.30 /sf	\$ 27,342	\$ 0.30 /sf	\$ 323,529	\$ 1.38 /sf
09 91 00 Painting	\$ 201,372	\$ 3.00 /sf	\$ 92,465	\$ 2.50 /sf	\$ 98,658	\$ 2.50 /sf	\$ 227,848	\$ 2.50 /sf	\$ 620,342	\$ 2.64 /sf
10 11 00 Visual Display	\$ 91,000	\$ 1.36 /sf	None - Excluded		None - Excluded		None - Excluded		\$ 91,000	\$ 0.39 /sf
10 14 00 Signage	\$ 12,000	\$ 0.18 /sf	None - Excluded		None - Excluded		None - Excluded		\$ 12,000	\$ 0.05 /sf
10 21 13 Toilet Compartment & Accessories	\$ 20,700	\$ 0.31 /sf	None - Excluded		None - Excluded		None - Excluded		\$ 20,700	\$ 0.09 /sf
11 40 00 Foodservice Equipment	\$ 80,000	\$ 1.19 /sf	None - Excluded		None - Excluded		None - Excluded		\$ 80,000	\$ 0.34 /sf
11 90 00 Miscellaneous Equipment	\$ 25,000	\$ 0.37 /sf	None - Excluded		None - Excluded		None - Excluded		\$ 25,000	\$ 0.11 /sf
12 22 00 Window Treatment	\$ 12,000	\$ 0.18 /sf	None - Excluded		None - Excluded		None - Excluded		\$ 12,000	\$ 0.05 /sf
12 48 13 Entrance Mats & Frames	\$ 18,870	\$ 0.28 /sf	\$ 9,780	\$ 0.26 /sf	\$ 11,940	\$ 0.30 /sf	\$ 23,580	\$ 0.26 /sf	\$ 64,170	\$ 0.27 /sf
14 20 00 Elevators	None - Excluded		None - Excluded		None - Excluded		None - Excluded		None - Excluded	
21 00 00 Fire Protection	\$ 469,968	\$ 7.00 /sf	\$ 73,972	\$ 2.00 /sf	\$ 276,241	\$ 7.00 /sf	\$ 182,278	\$ 2.00 /sf	\$ 1,002,359	\$ 4.27 /sf
22 00 00 Plumbing	\$ 1,141,108	\$ 17.00 /sf	wf HVAC		wf HVAC		wf HVAC		\$ 1,141,108	\$ 4.86 /sf
23 00 00 HVAC	\$ 4,295,936	\$ 64.00 /sf	\$ 1,997,244	\$ 54.00 /sf	\$ 2,407,243	\$ 61.00 /sf	\$ 4,921,506	\$ 54.00 /sf	\$ 13,621,929	\$ 58.04 /sf
26 00 00 Electrical	\$ 1,375,565	\$ 20.49 /sf	\$ 517,804	\$ 14.00 /sf	\$ 394,630	\$ 10.00 /sf	\$ 911,390	\$ 10.00 /sf	\$ 3,199,389	\$ 13.63 /sf
31 00 00 Sitework (Landscaping & Utilities)	\$ 1,032,500	\$ 2.95 /sf	\$ 200,130	\$ 0.95 /sf	\$ 220,000	\$ 0.88 /sf	\$ 201,280	\$ 0.54 /sf	\$ 1,653,910	\$ 7.05
TOTAL TRADE COST	\$ 15,627,842	\$ 233	\$ 4,635,831	\$ 125	\$ 5,197,655	\$ 132	\$ 10,630,804	\$ 117	\$ 36,092,133	\$ 154
10.00% Design & Estimating Contingency	\$ 1,562,784	\$ 23.28 /sf	\$ 463,583	\$ 12.53 /sf	\$ 519,765	\$ 13.17 /sf	\$ 1,063,080	\$ 11.66 /sf	\$ 3,609,213	\$ 15.38
5.00% Construction Contingency	\$ 859,531	\$ 12.81 /sf	\$ 254,971	\$ 6.89 /sf	\$ 285,871	\$ 7.24 /sf	\$ 584,694	\$ 6.42 /sf	\$ 1,985,067	\$ 8.46
6.00% Escalation (Bid Contingency) - 2023	\$ 1,083,009	\$ 16.13 /sf	\$ 321,263	\$ 8.69 /sf	\$ 360,197	\$ 9.13 /sf	\$ 736,715	\$ 8.08 /sf	\$ 2,501,185	\$ 10.66
5.00% Escalation (Bid Contingency) - 2024	\$ 956,858	\$ 14.25 /sf	\$ 283,782	\$ 7.67 /sf	\$ 318,174	\$ 8.06 /sf	\$ 650,765	\$ 7.14 /sf	\$ 2,209,380	\$ 9.41
4.00% Escalation (Bid Contingency) - 2025					\$ 267,267	\$ 6.77 /sf	\$ 546,642	\$ 6.00 /sf	\$ 813,909	\$ 3.47
3.00% Escalation (Bid Contingency) - 2026							\$ 426,381	\$ 4.68 /sf	\$ 426,381	\$ 1.82
General Conditions & Staffing	\$ 2,222,749	\$ 101.034 /mo	\$ 614,396	\$ 68.266 /mo	\$ 614,396	\$ 68.266 /mo	\$ 1,228,793	\$ 68.266 /mo	\$ 4,680,334	\$ 19.94
PreConstruction & Procurement	\$ 85,485		\$ 85,485		\$ 85,485		\$ 85,485		\$ 341,940	\$ 1.46
0.80% General Liability Insurance	\$ 179,184	\$ 2.67 /sf	\$ 53,274	\$ 1.44	\$ 61,190	\$ 1.55	\$ 127,627	\$ 1.40	\$ 421,276	\$ 1.79
Builder's Risk Insurance		By Owner		By Owner		By Owner		By Owner		
Local Building Permit		N / R		N / R		N / R		N / R		
0.026% State Education Fund	\$ 5,870	\$ 0.09 /sf	\$ 1,745	\$ 0.05 /sf	\$ 2,005	\$ 0.05 /sf	\$ 4,181	\$ 0.05 /sf	\$ 13,801	\$ 0.06
0.80% CM Payment & Performance Bond	\$ 180,865	\$ 2.69 /sf	\$ 53,715	\$ 1.45 /sf	\$ 61,896	\$ 1.56 /sf	\$ 128,681	\$ 1.41 /sf	\$ 424,757	\$ 1.81
2.00% CM Fee	\$ 455,276	\$ 6.78 /sf	\$ 135,361	\$ 3.66 /sf	\$ 155,474	\$ 3.94 /sf	\$ 324,277	\$ 3.56 /sf	\$ 1,070,388	\$ 4.56
TOTAL CONSTRUCTION COST BY OPTION	\$ 23,219,055	\$ 346	\$ 6,903,407	\$ 187	\$ 7,929,176	\$ 201	\$ 16,538,126	\$ 181	\$ 54,588,764	\$ 233

PROJECT BREAKDOWN

Site Allowance	\$ 1,653,910
Hazmat & Demo	\$ 2,028,483
MEP&FP Systems	\$18,964,785
Other Trade Cost	\$12,644,954
Construction Phasing	\$ 800,000
GC/CM Cost	\$ 6,952,495
Contingencies	\$ 8,323,767
Escalation	\$ 5,950,853
Project Development	\$ 7,369,618
Total Project Cost	\$64,688,864

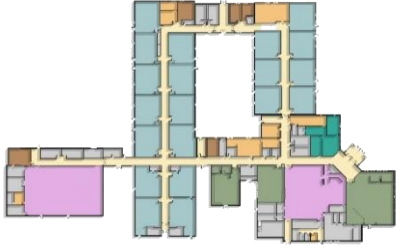
Est. Reimbursement	\$11,874,113
Net Cost to R#18	\$52,814,752

Project Development Costs Include

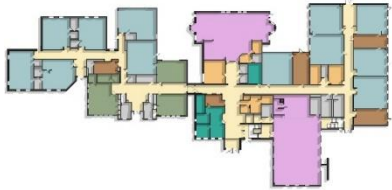
Bonding
Hazmat Testing & Monitoring
Material Testing
FFE & Technology
Commissioning
Owners Consultants
A/E Fees (Typically 5.5% to 7%)
Builders Risk Insurance
Permits

Option Four

Additions and renovations to
LOLMS and Center



MILE CREEK 1-5 GRADES
400 @ 100% CAPACITY
BASE SCOPE WORK ONLY



LYME CONSOLIDATED 1-5 GRADES
214 @ 100% CAPACITY
BASE SCOPE WORK ONLY



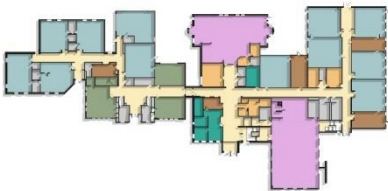
LOL MIDDLE SCHOOL 6TH THRU 8TH GRADES, ALT ED, POST GRAD & BOE
POTENTIAL RENOVATE AS NEW PROJECT w/ 5,830 SF ADDITION
SPACE STANDARD WAIVER FOR 19,270 SF

Option Four

Additions and renovations to
LOLMS and Center



MILE CREEK 1-5 GRADES
400 @ 100% CAPACITY
BASE SCOPE WORK ONLY

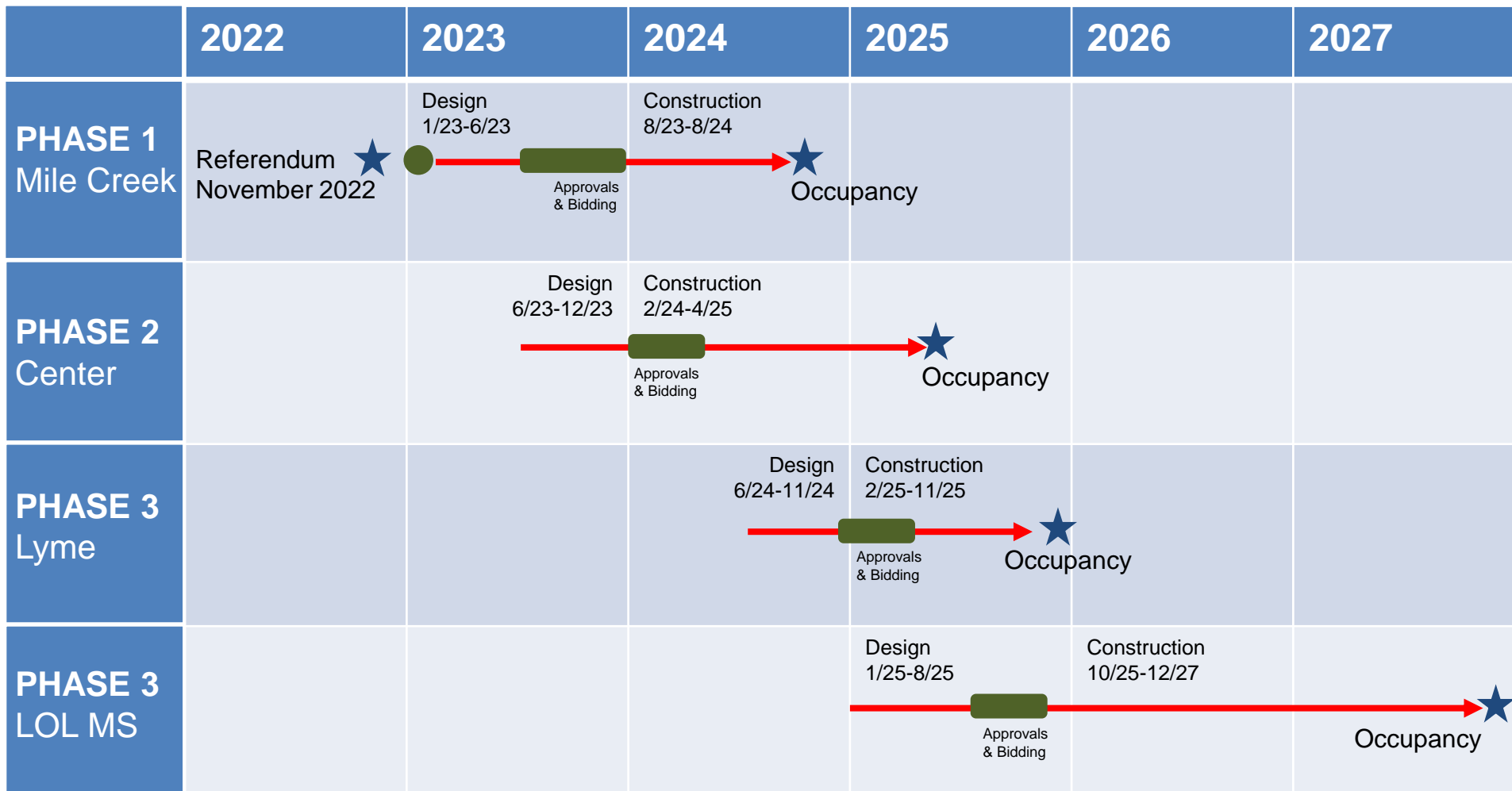


LYME CONSOLIDATED 1-5 GRADES
214 @ 100% CAPACITY
BASE SCOPE WORK ONLY



CENTER SCHOOL PK & K 213 @ 100% CAPACITY
RENOVATE AS NEW PROJECT
SPACE STANDARD WAIVER FOR 9,750 SF

POTENTIAL SCHEDULE – Option 4



State OSCGR Project – Option 4



DEPARTMENT OF ADMINISTRATIVE SERVICES (DAS) Office of School Construction Grants & Review (OSCG&R)

PROJECT TYPE LIST

FORM SCG-002

The following list indicates the Project Types available for grant reimbursement:

- A – alteration of existing facility
- AA – asbestos abatement
- CV – code violation
- CW – contaminated water
- E/A – combined extension & alteration (existing site)
- E – extension (existing site)
- EC – energy conservation
- EM – emergency repairs
- FC – fire code
- HC – handicapped codes
- IAQ – indoor air quality ★
- LA – lead abatement
- N – new construction (new site)
- O – outdoor athletic facilities
- OT – oil tank replacement
- P – purchases of facility and/or site
- PF – facility purchase
- PS – site acquisition
- RE – relocatable classrooms
- RR – roof replacement
- RNV – renovation - **LOL MIDDLE & CENTER**
- **Replacement** - within new areas of an existing school property and/or site improvements (existing site)
- SD – sewage disposal
- SI – site improvement
- THSS – technical high school system project
- VE – Vo-Ag equipment purchase

Construction Cost Estimate – Option 4

Region 18 Schools

Lyme / Old Lyme

Existing Conditions Survey's Dated: August 2021

Estimate Date: 03/21/2022



SCHOOL OPTION	OPT #4				TOTALS	
	Mile Creek Base	Center School Renov as New / Kindergarten	Lyme Consolidated Base	Middle School Renov as New / BOE & Band Add		
Project Duration	12 mos	12 mos	9 mos	26 mos	59 mos	
Phasing (3 months/ea)	4 phs	4 phs	3 phs	8 phs	19 phs	
Project Start Date	2023	2024	2025	2025		
Renovation (Base Opt)	53,065 sf		39,463 sf		92,528 sf	
Renovate as New		36,986 sf		91,139 sf	128,125 sf	
Addition Area				6,200 sf	6,200 sf	
Total Area	53,065 sf	36,986 sf	39,463 sf	97,339 sf	226,853 sf	
Site Area	350,000 sf	210,000 sf	250,000 sf	370,000 sf	1,180,000 sf	

Description	Amt		Cost / Unit		Amt		Cost / Unit		Amt		Cost / Unit		Amt		Cost / Unit	
01 00 00 Project Requirements	\$	375,000	\$	31,250 /mo	\$	375,000	\$	31,250 /mo	\$	281,250	\$	31,250 /mo	\$	812,500	\$	31,250 /mo
01 00 10 Phasing Impact on Trade Cost	\$	160,000	\$	40,000 /ph	\$	120,000	\$	40,000 /ph	\$	120,000	\$	40,000 /ph	\$	320,000	\$	40,000 /ph
01 00 20 ADA & Code Compliance Allowance	\$	212,260	\$	4.00 /sf	\$	147,944	\$	4.00 /sf	\$	157,852	\$	4.00 /sf	\$	389,356	\$	4.00 /sf
01 00 30 Security Upgrade Allowance	\$	159,195	\$	3.00 /sf	\$	110,958	\$	3.00 /sf	\$	118,389	\$	3.00 /sf	\$	292,017	\$	3.00
01 10 00 Final Cleaning	\$	53,065	\$	1.00 /sf	\$	36,986	\$	1.00 /sf	\$	39,463	\$	1.00 /sf	\$	97,339	\$	1.00 /sf
02 11 00 Contaminated Soil Excavation		None - Excluded		None - Excluded		None - Excluded		None - Excluded		None - Excluded		None - Excluded		None - Excluded		None - Excluded
02 80 00 Hazardous Components Abatement	\$	53,065	\$	1.00 /sf	\$	56,986	\$	1.54 /sf	\$	39,463	\$	1.00 /sf	\$	291,139	\$	3.19 /sf
02 41 00 Demolition	\$	278,591	\$	5.25 /sf	\$	295,888	\$	8.00 /sf	\$	207,181	\$	5.25 /sf	\$	729,112	\$	8.00 /sf
02 41 00 Demolition of Portable Classrooms		None - Excluded		None - Excluded		26,260	\$	0.71 /sf		None - Excluded		None - Excluded		None - Excluded		26,260
03 30 00 Cast-In-Place Concrete	\$	2,500	\$	0.05 /sf	\$	2,500	\$	0.07 /sf	\$	2,500	\$	0.06 /sf	\$	130,200	\$	1.34 /sf
04 20 00 Unit Masonry	\$	87,867	\$	1.47 /sf	\$	87,069	\$	2.08 /sf	\$	71,056	\$	1.55 /sf	\$	437,223	\$	4.49 /sf
05 12 00 Structural Steel & Misc Metals	\$	75,000	\$	1.41 /sf	\$	75,000	\$	2.03 /sf	\$	90,000	\$	2.28 /sf	\$	607,546	\$	6.24 /sf
06 00 00 Carpentry	\$	159,195	\$	3.00 /sf	\$	371,709	\$	10.05 /sf	\$	118,389	\$	3.00 /sf	\$	832,248	\$	8.55 /sf
07 50 00 Roofing, Thermal & Moisture Prot.	\$	143,065	\$	2.70 /sf	\$	126,986	\$	3.43 /sf	\$	147,463	\$	3.74 /sf	\$	666,807	\$	6.85 /sf
08 10 19 Doors, Frames & Hardware	\$	25,000	\$	0.47 /sf	\$	66,000	\$	1.78 /sf	\$	22,500	\$	0.57 /sf	\$	213,263	\$	2.19 /sf
08 41 00 Storefront, Curtainwall & Windows	\$	20,000	\$	0.38 /sf	\$	43,200	\$	1.17 /sf	\$	14,400	\$	0.35 /sf	\$	237,680	\$	2.44 /sf
09 21 00 Gypsum Board Assemb	\$	132,663	\$	2.50 /sf	\$	221,916	\$	6.00 /sf	\$	98,658	\$	2.50 /sf	\$	745,234	\$	7.66 /sf
09 30 00 Tile		None - Excluded		None - Excluded		26,103	\$	0.71 /sf		None - Excluded		None - Excluded		29,898		0.31 /sf
09 51 00 Acoustical Ceiling	\$	340,806	\$	7.00 /sf	\$	239,302	\$	7.00 /sf	\$	248,941	\$	7.00 /sf	\$	628,173	\$	7.00 /sf
09 54 00 Flooring	\$	15,920	\$	0.30 /sf	\$	36,986	\$	1.00 /sf	\$	11,839	\$	0.30 /sf	\$	153,139	\$	1.57 /sf
09 91 00 Painting	\$	132,663	\$	2.50 /sf	\$	110,958	\$	3.00 /sf	\$	98,658	\$	2.50 /sf	\$	292,017	\$	3.00 /sf
10 11 00 Visual Display		None - Excluded		None - Excluded		49,000	\$	1.32 /sf		None - Excluded		None - Excluded		30,000		0.31 /sf
10 14 00 Signage		None - Excluded		None - Excluded		9,750	\$	0.26 /sf		None - Excluded		None - Excluded		15,750		0.16 /sf
10 21 13 Toilet Compartment & Accessories		None - Excluded		None - Excluded		7,500	\$	0.20 /sf		None - Excluded		None - Excluded		21,650		0.22 /sf
11 40 00 Foodservice Equipment		None - Excluded		None - Excluded		80,000	\$	4.33 /sf		None - Excluded		None - Excluded		80,000		0.82 /sf
11 90 00 Miscellaneous Equipment		None - Excluded		None - Excluded		13,685	\$	0.37 /sf		None - Excluded		None - Excluded		36,015		0.37 /sf
12 22 00 Window Treatment		None - Excluded		None - Excluded		28,000	\$	0.76 /sf		None - Excluded		None - Excluded		18,400		0.19 /sf
12 48 13 Entrance Mats & Frames	\$	15,420	\$	0.29 /sf	\$	9,780	\$	0.26 /sf	\$	11,940	\$	0.30 /sf	\$	25,184	\$	0.26 /sf
14 20 00 Elevators		None - Excluded		None - Excluded						None - Excluded		None - Excluded		104,000		1.07 /sf
21 00 00 Fire Protection	\$	371,455	\$	7.00 /sf	\$	73,972	\$	2.00 /sf	\$	276,241	\$	7.00 /sf	\$	681,373	\$	7.00 /sf
22 00 00 Plumbing				w/ HVAC	\$	665,748	\$	18.00 /sf				w/ HVAC	\$	1,752,102		18.00 /sf
23 00 00 HVAC	\$	3,236,965	\$	61.00 /sf	\$	2,367,104	\$	64.00 /sf	\$	2,407,243	\$	61.00 /sf	\$	6,229,696	\$	64.00 /sf
26 00 00 Electrical	\$	742,910	\$	14.00 /sf	\$	517,804	\$	14.00 /sf	\$	394,630	\$	10.00 /sf	\$	1,554,946	\$	15.97 /sf
31 00 00 Sitework (Landscaping & Utilities)	\$	245,000	\$	0.70 /sf	\$	573,300	\$	2.73 /sf	\$	220,000	\$	0.88 /sf	\$	825,100	\$	2.23 /sf
TOTAL TRADE COST	\$	7,037,403	\$	133	\$	6,973,393	\$	188.54	\$	5,197,655	\$	132	\$	19,279,108	\$	198

10.00%	Design & Estimating Contingency	\$	703,740	\$	13.26 /sf	\$	697,339	\$	18.85 /sf	\$	519,765	\$	13.17 /sf	\$	1,927,911	\$	19.81 /sf	\$	3,848,756	\$	16.97 /sf
5.00%	Construction Contingency	\$	387,057	\$	7.29 /sf	\$	383,537	\$	10.37 /sf	\$	285,871	\$	7.24 /sf	\$	1,060,351	\$	10.89 /sf	\$	2,116,816	\$	9.33 /sf
6.00%	Escalation (Bid Contingency) - 2023	\$	487,692	\$	9.19 /sf	\$	483,256	\$	13.07 /sf	\$	360,197	\$	9.13 /sf	\$	1,336,042	\$	13.73 /sf	\$	2,667,188	\$	11.76 /sf
5.00%	Escalation (Bid Contingency) - 2024					\$	426,876	\$	11.54 /sf		\$	318,174	\$	8.06 /sf		\$	1,180,171	\$	12.12 /sf	\$	1,925,221
4.00%	Escalation (Bid Contingency) - 2025										\$	267,267	\$	6.77 /sf		\$	991,343	\$	10.18 /sf	\$	1,258,610
3.00%	Escalation (Bid Contingency) - 2026															\$		\$	-	\$	
	General Conditions & Staffing	\$	819,195	\$	68,266 /mo	\$	819,195	\$	68,266 /mo	\$	614,396	\$	68,266 /mo	\$	1,774,923	\$	68,266 /mo	\$	4,027,709	\$	17.75 /sf
	PreConstruction & Procurement	\$	85,485			\$	85,485			\$	85,485			\$	85,485			\$	341,940	\$	1.51 /sf
0.80%	General Liability Insurance	\$	76,165	\$	1.44 /sf	\$	78,953	\$	2.13 /sf	\$	61,190	\$	1.55 /sf	\$	221,083	\$	2.27 /sf	\$	437,390	\$	1.93 /sf
	Builder's Risk Insurance				By Owner				By Owner				By Owner				By Owner				By Owner
0.00%	Local Building Permit				N / R				N / R				N / R				N / R				N / R
0.026%	State Education Fund	\$	2,495	\$	0.05 /sf	\$	2,586	\$	0.07 /sf	\$	2,005	\$	0.05 /sf	\$	7,243	\$	0.07 /sf	\$	14,329	\$	0.06 /sf
0.80%	CM Payment & Performance Bond	\$	76,794	\$	1.45 /sf	\$	79,605	\$	2.15 /sf	\$	61,896	\$	1.56 /sf	\$	222,909	\$	2.29 /sf	\$	441,004	\$	1.94 /sf
2.00%	CM Fee	\$	193,521	\$	3.65 /sf	\$	200,605	\$	5.42 /sf	\$	155,474	\$	3.94 /sf	\$	561,731	\$	5.77 /sf	\$	1,111,330	\$	4.90 /sf
TOTAL CONSTRUCTION COST BY OPTION		\$	9,869,547	\$	112	\$	10,230,830	\$	276.61	\$	7,929,176	\$	201	\$	28,648,300	\$	294	\$	56,677,853	\$	25

PROJECT BREAKDOWN

Site Allowance	\$	1,863,400
Hazmat & Demo	\$	1,951,425
MEP&FP Systems	\$	21,272,189
Other Trade Cost	\$	12,680,545
Construction Phasing	\$	720,000
GC/CM Cost	\$	6,373,704
Contingencies	\$	8,799,464
Escalation	\$	5,851,018
Project Development	\$	7,651,510
Total Project Cost	\$	67,162,255
Est. Reimbursement	\$	12,470,401
Net Cost to R#18	\$	54,692,854
Project Development Costs Include		
Bonding		
Hazmat Testing & Monitoring		
Material Testing		
FFE & Technology		
Commissioning		
Owners Consultants		
A/E Fees (Typically 5.5% to 7%)		
Builders Risk Insurance		
Permits		

Potential Costs to Region #18

<i>OPTIONS</i>	<i>BASE SCOPE</i>	<i>OPTION 3A</i>	<i>OPTION 4</i>
<i>Total Project Budget</i>	\$48,869,700	\$63,513,670	\$67,402,646
<i>Est. Reimbursement</i>	\$ 3,197,298	\$11,487,187	\$12,528,248
<i>Net Cost to R #18</i>	<i>\$45,672,402</i>	<i>\$52,026,483</i>	<i>\$54,874,398</i>

NOTE

Updated March 28, 2022, Budgets include escalation for the duration of the projects and construction phasing

Objectives and Next Steps

1. Tonight: QA&M presents more refined cost estimates for the selected option.
2. Future: BOE selects one option for consideration
3. Future: QA&M/Superintendent will then review that option with OSCG&R
4. Future: Develop Educational Specifications based on selected option.
5. Future: QA&M will then update estimates and develop grant application data for submission by the Superintendent.
6. Possible grant application by June 30th, 2022 with fall referendum

