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- noaddition 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

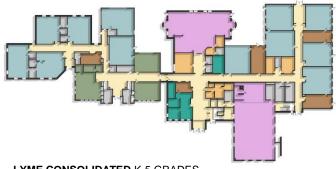


* Eligible for State Reimbursement

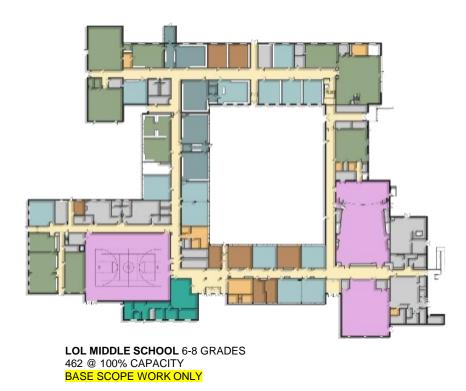


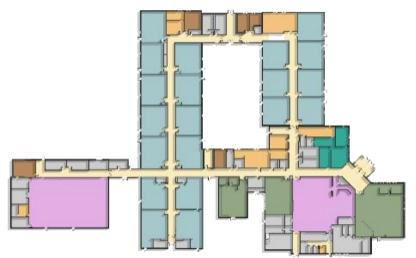


Base Option

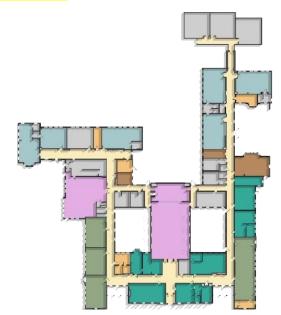


LYME CONSOLIDATED K-5 GRADES 230 @ 100% CAPACITY BASE SCOPE WORK ONLY





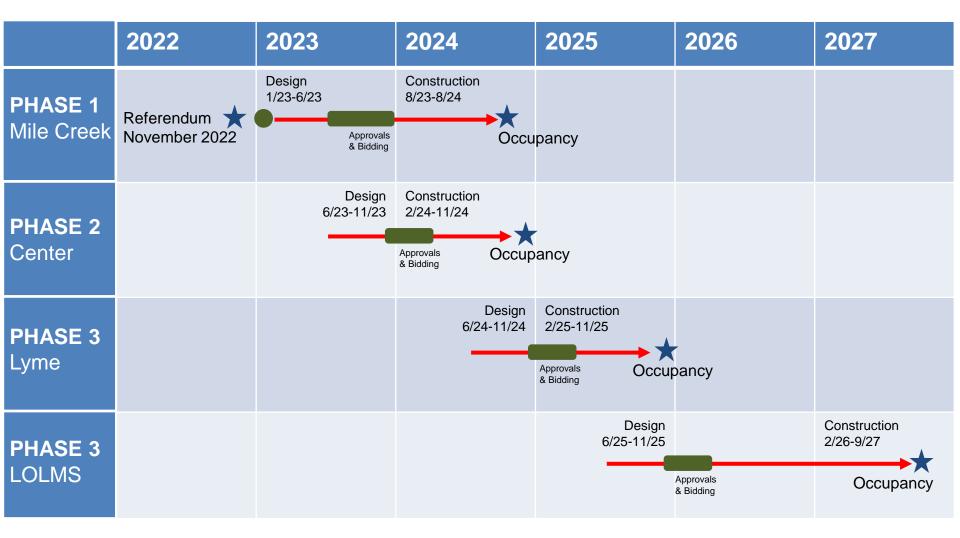
MILE CREEK 1-5 GRADES 400 @ 100% CAPACITY BASE SCOPE WORK ONLY



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

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09 51 00 Acoustical Ceil 09 54 00 Flooring 09 91 00 Painting 10 11 00 Visual Display 10 11 00 Visual Display 10 12 113 Tollet Comparti 11 40 00 Signage 10 21 13 Tollet Comparti 11 40 00 Floodservice Er 11 90 00 Miscellaneous 12 22 00 Vindow Treatn 22 000 Plumbing 23 0000 HVAC 26 0000 Electrical 31 0000 Stework (Land 10.00% Design & Estim 5.00% Escalation (Bid 3.00% Escalation (Bid 3.00% Escalation (Bid 3.00% Escalation (Bid 3.00% Secalation (Bid 3.00% Secalation (Bid 3.00% Secalation (Bid 3.00% General Condf Preconstruction 0.80% General Liabilit Builder's Riski I 0.00% Local Building	n Board Assemb	\$	132,663	\$ 2.50 /sf	\$	92,465	\$ 2.50 /s		98,658	\$ 2.50/st	\$		\$ 2.50 /sf	\$ 551,63		2.50 /s
09 54 00 Flooring 09 91 00 Painting 10 1100 Visual Display 10 1100 Visual Display 10 1100 Visual Display 10 121 13 Toilet Comparti 11 4000 Foodservice Et 11 4000 Miscellaneous 12 2200 Window Treath 12 1000 Fire Protection 21 0000 Fire Protection 21 0000 Fire Protection 20 0000 Plumbing 23 0000 Electrical 31 0000 Stework (Land 5.00% Construction C 6.00% Escalation (Bid 4.00% Escalation (Bid 4.00% Escalation (Bid 5.00% Construction C 6.00% Escalation (Bid 9.00% Escalation (Bid 9.00% General Labilit 9.010% General Labilit 9.02% Local Building		1		ne - Excluded			ne - Excluded			ne - Excluded			ne - Excluded			Excluded
09 91 00 Painting 10 11 00 Visual Display 10 14 00 Signage 10 21 13 Tollet Compart 11 40 00 Foodservice EX 11 40 00 Miscellaneous 12 22 00 Window Treatm 12 48 13 Entrance Mats 12 40 00 Filew ators 21 00 00 Filew ators 20 000 Plumbing 23 00 00 HVAC 26 00 00 Electrical 10 00 % Design & Estim 5.00 % Escalation (Bid 6.00 % Escalation (Bid 4.00 % Escalation (Bid 3.00 % Local Building 3.0		\$	340,606	\$ 7.00 /sf	\$	239,302	\$ 7.00/s		248,941	\$ 7.00/st		584,773	\$ 7.00 /sf	\$ 1,413,62		6.41 /s
10 11 00 Visual Display 10 14 00 Signage 10 14 00 Signage 10 21 13 Tolet Compath 11 40 00 Foodservice Er 11 40 00 Miscellaneous 12 22 00 Window Treatn 12 48 13 Entrance Mats 14 20 00 Elevators 21 00 00 Fire Protection 23 00 00 Elevators 20 00 0 Plumbing 23 00 00 Electrical 31 00 00 Stework (Land 0 Construction C 6.00% Escalation (Bid 5.00% Escalatio		\$	15,920 132,663	\$ 0.30 /sf \$ 2.50 /sf	\$	11,096 92,465	\$ 0.30 /s \$ 2.50 /s		11,839 98,658	\$ 0.30/st \$ 2.50/st		27,342 227,848	\$ 0.30 /sf	\$ 66,19 \$ 551.63		0.30 /s
10 14 00 Signage 10 21 13 Tollet Compart 11 40 00 Foodservice E 11 90 00 Miscellaneous 12 22 00 Window Treatm 12 20 00 Hervarce Mats 14 20 00 Elevators 21 00 00 Fire Protection 22 00 00 Plumbing 23 00 00 HVAC 26 00 00 Electrical 31 00 00 Sitework (Land 10.00% Design & Estim 5.00% Construction Cid 5.00% Escalation (Bid 4.00% Escalation (Bid 3.00% Escalation (Bid 3.00% Escalation (Bid 9.00% Local Building		э		\$ 2.50 /sf ne - Excluded	\$		\$ 2.50 /s ne - Excluded			ne - Excluded	\$		\$ 2.50 /sf ne - Excluded			2.50 /s Excluded
10 2113 Toilet Compart 11 40 00 Foodservice Ec 11 90 00 Miscellaneous 12 22 00 Window Treatn 12 48 13 Erthrance Mats 14 20 00 Elevators 21 00 00 Fire Protection 23 00 00 HVAC 26 00 00 Electrical 31 00 00 Stework (Land 00% Design & Estim 5.00% Construction C 6.00% Escalation (Bid 3.00%				ne - Excluded			ne - Excluded ne - Excluded			ne - Excluded			ne - Excluded			Excluded
11 4000 Foodservice Ed 11 9000 Miscellaneous 12 2200 Window Treath 12 4200 Miscellaneous 12 2200 Window Treath 12 4813 Entrance Mats 14 2000 Fire Protection 22 0000 Fire Protection 23 0000 HvAc 26 0000 Electrical 31 0000 Stework (Land 5.00% Construction C 6.00% Escalation (Bid 5.00% General Condit PreConstruction C O 0.80% General Labilit 9 Buider's Risk II 0.00% Local Building	ompartment & Accessories			ne - Excluded			ne - Excluded			ine - Excluded			ne - Excluded			Excluded
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12 22 00 Window Treatn 12 48 13 Entrance Mats 14 2000 Elevators 21 0000 Fire Protection 23 0000 HVAC 20 000 Distwork (Land 10 00% Design & Estim 5.00% Construction C 6.00% Escalation (Bid 5.00% Esc				ne - Excluded			ne - Excluded			ine - Excluded			ne - Excluded			Excluded
12 4813 Entrance Mats 14 2000 Elevators 21 0000 Five Protection 22 0000 Plumbing 23 0000 HVAC 26 0000 Electrical 31 0000 Sitework (Land 10.00% Design & Estin 5.00% Construction C 6.00% Escalation (Bid 4.00% Escalation (Bid 3.00% Escalation (Bid 4.00% Escalation (Bid 9.00% Construction C 8.00% General Condt Preconstruction Builder's Risk II 0.00% Local Puilding				ne - Excluded			ne - Excluded			ne - Excluded			ne - Excluded			Excluded
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21 00 00 Fire Protection 22 00 00 Plurnbing 23 00 00 HVAC 26 00 00 Electrical 31 00 00 Stework (Land 10.00% Design & Estin 5.00% Construction C 6.00% Escalation (Bid 5.00% Escalation (Bid 3.00% Escalation (Bid 3.00% Escalation (Bid 3.00% Escalation (Bid 9.00% Local Building		100		ne - Excluded			ne - Excluded			ne - Excluded	1		ne - Excluded			Excluded
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23 00 00 HVAC 26 00 00 Electrical 31 00 00 Stework (Land 10.00% Design & Estin 5.00% Construction C 6.00% Escalation (Bid 5.00% Escalation (Bid 4.00% Escalation (Bid 3.00% Escalation (Bid 0.00% Escalation (Bid 0.00% Escalation (Bid 0.00% Escalation (Bid 0.00% Lescalation (Bid 0.00		100	.,	W HVAC	1		W HVAC			w/ HVAC	1		W HVAC			W HVAC
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31 00 00 Sitework (Land TO 10.00% Design & Estim 5.00% Construction C 6.00% Escalation (Bid 6.00% Escalation (Bid 4.00% Escalation (Bid 3.00% Escalation (Bid General Condit PreConstruction 0.88% General Liabilit Builder's Risk II 0.00% Local Building	al	\$	742,910	\$ 14.00 /sf	\$	517,804	\$ 14.00/s		394,630	\$ 10.00/st			\$ 10.00 /sf	\$ 2,566,73		11.63 /s
TO 10.00% Design & Estim 5.00% Construction Ci 6.00% Escalation (Bid 5.00% Escalation (Bid 3.00% Escalation (Bid General Condit PreConstruction 0.80% General Labilit Builder's Risk II 0.00% Local Building	k (Landscaping & Utilities)	\$	245,000	\$ 0.70 /sf	\$	200,130	\$ 0.95/s		220,000	\$ 0.88/st			\$ 0.54 /sf	\$ 866,41		0.73
10.00% Design & Estim 5.00% Construction C 6.00% Escalation (Bid 5.00% Escalation (Bid 4.00% Escalation (Bid 9.00% Escalation (Bid 9.00% General Condit 9.00% General Labilit Builder's Risk II 0.00% Local Building	TOTAL TRADE COST	\$	7,037,403	\$ 133	\$	4,635,831	\$ 125	\$	5, 197,655	\$ 132	\$	10,630,804	\$ 117	\$ 27,501,69	1 \$	125
5.00% Construction C 6.00% Escalation (Bid 5.00%) Escalation (Bid 4.00% Escalation (Bid 3.00%) Escalation (Bid PreConstructio 0.80%) General Condit PreConstructio 0.00% Local Building 1	and the second sec				e.					1 2 4 4 4 4						100 CT 100
6.00% Escalation (Bid 5.00% Escalation (Bid 3.00% Escalation (Bid 3.00% Escalation (Bid General Condit PreConstructio 0.80% General Liabilit Builder's Risk II 0.00% Local Building I		\$	703,740	\$ 13.26 /sf	\$	463,583	\$ 12.53/9		519,765	\$ 13.17/st			\$ 11.66 /sf	\$ 2,750,16		12.46 /
5.00% Escalation (Bid 4.00% Escalation (Bid 3.00% Escalation (Bid General Condit PreConstructio 0.80% General Liabilit Builder's Risk I 0.00% Local Building I		\$	387,057	\$ 7.29 /sf	\$	254,971	\$ 6.89 /		285,871	\$ 7.24/st			\$ 6.42 /sf	\$ 1,512,59		6.86 /
4.00% Escalation (Bid 3.00% Escalation (Bid General Condit PreConstructio 0.80% General Liabilit Builder's Risk II 0.00% Local Building I	ion (Bid Contingency) - 2023	\$	487,692	\$ 9.19 /sf	\$	321,263	\$ 8.69/9		360,197	\$ 9.13/st			\$ 8.08 /sf	\$ 1,905,86		8.64 /
3.00% Escalation (Bid General Condit PreConstructio 0.80% General Liabilit Builder's Risk II 0.00% Local Building I					\$	283,782	\$ 7.67/s		318,174	\$ 8.06/st			\$ 7.14 /sf	\$ 1,252,72		5.68 /s
General Condit PreConstructio 0.80% General Liabilit Builder's Risk II 0.00% Local Building I								\$	267,267	\$ 6.77/st	\$		\$ 6.00 /sf \$ 4.68 /sf	\$ 813,90 \$ 426,38		3.69 /
PreConstructio 0.80% General Liabilit Builder's Risk I 0.00% Local Building I		e	819,195	C CO 266 /	æ	614 300	E 60 266 /	\$	614 200	£ 60 366 /		426,381				1.93 /s 58,266 /m
0.80% General Liabilit Builder's Risk I 0.00% Local Building I		\$ \$	819,195 85,485	\$ 68,266 /mo	\$ \$	614,396 85,485	\$ 68,266 /m	\$	614,396 85,485	\$ 68,266 /mo	\$	1,228,793 85,485	\$ 68,266 /mo	\$ 3,276,78 \$ 341,94		1.55 /s
Builder's Risk li 0.00% Local Building I		ъ \$	85,485 76,165	\$ 1.44 /sf	Ф \$	85,485 53,274	\$ 1.44/s		85,485 61,190	\$ 1.55/st	1.1		\$ 1.40 /sf	\$ 341,94 \$ 318,25		1.00 //
0.00% Local Building I		Φ	70,100	a 1.44 /si By Owner	Φ	35,274	a 1.447s By Owner		01,190	By Owner	1 *	127,027	By Owner	φ 316,23		By Owner
				By Owner N/R			By Owner N/F			By Owner N/R	1		By Owner N/R			By Owner N/F
		\$	2,495	\$ 0.05 /sf	\$	1,745	\$ 0.05/s		2,005	\$ 0.05/st	\$	4,181	\$ 0.05 /sf	\$ 10,42	6\$	0.05 /s
	ment & Performance Bond	Ф \$	76,794	\$ 0.057si \$ 1.457sf	Ф \$	53,715	\$ 1.45/s		61,696	\$ 1.56/st			\$ 1.41 /sf	\$ 320,88		1.45 /
2.00% CM Fee		Ф \$	193,521	\$ 3.65 /sf	\$	135,361	\$ 3.66/s		155,474	\$ 3.94/st			\$ 3.56 /sf	\$ 320,00		3.66 /s
a manual at sufficient		Ψ			Ψ		1000				L.	and Charlottees of	and sales	NAME OF A DESCRIPTION OF A		10 - 30×
OTAL CONSTRUCTION	CTION COST BY OPTION	\$	9,869,547	\$ 186	\$	6,903,407	\$ 187	\$	7,929,176	\$ 201	\$	16,538,126	\$ 181	\$ 41,240,25	6 \$	187

DOWNES

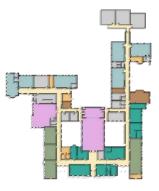
PROJECT BREAKDOWN

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



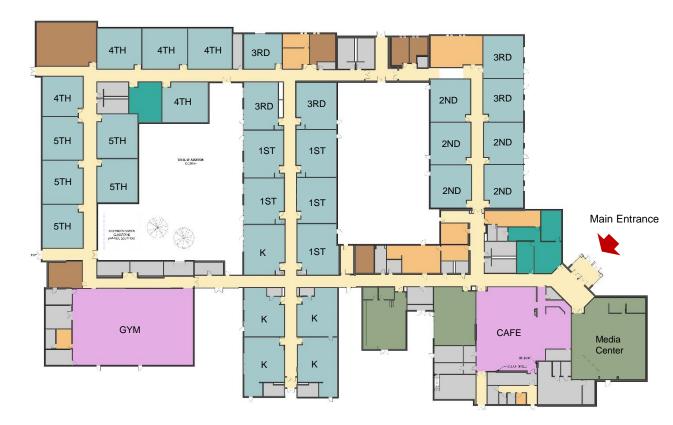
CENTER SCHOOL PK POST GRAD, ALT ED & BOE 105 @ 100% CAPACITY BASE SCOPE WORK ONLY



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



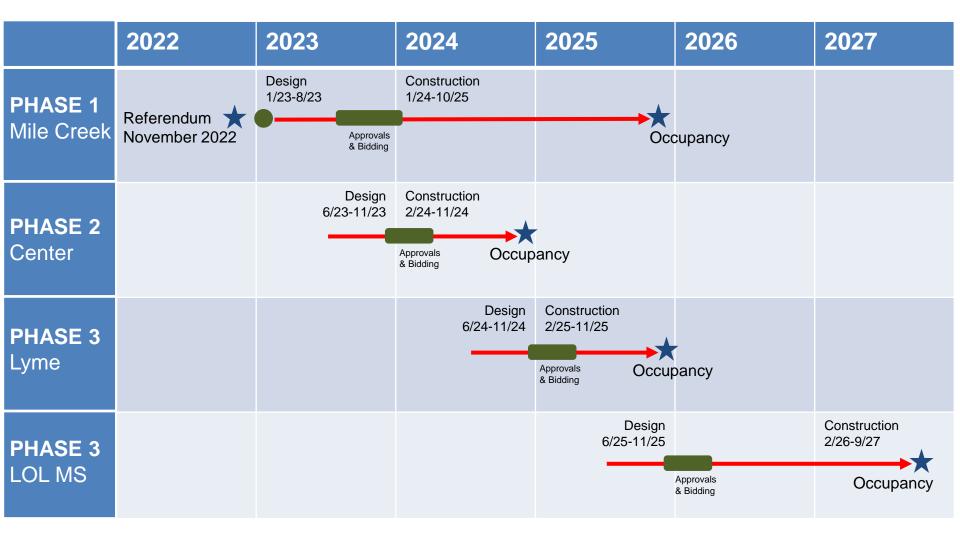
LYME CONSOLIDATED K-5 GRADES 230 @ 100% CAPACITY BASE SCOPE WORK ONLY



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

10 01 Phasing Impact on Trade Cost \$ 320,000 40,000 <li< th=""><th>Lotinioro</th><th>Date: 03/21/2022</th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th>OPT #2</th><th>0</th><th></th><th></th><th></th><th></th><th>CONSTRUCTION</th><th>CLIMPART</th></li<>	Lotinioro	Date: 03/21/2022								OPT #2	0					CONSTRUCTION	CLIMPART
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Instance 07.128 ar 07.028 ar 07.020 ar 07.000 ar <th< td=""><td></td><td>Renovate as New</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th<>		Renovate as New															
Unterstand Obschräfen Ant Cost / Unit Ant		Addition Area		14,06	59 sf									100		14,059 \$	sf
Description Ant Cost / Unit		Total Area		67,12	4 sf		36,986	sf		39,46	3 sf		91,139	sf		234,712	sf
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0 0		Descritnion		Amt	Cost / Unit	1	Amt	Cost /Unit		Amt	Cost /Unit		Amt	Cost / Unit		Amt	Cost / Unit
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01 00 30 Security Upgrade Allowence 5 201,27 2 3 00 /r g 5 110,96 F at 300 /r g 5 273,47 5 3.00 /r g 5 273,47 5 5 2.00 /r g 5 2.43 /r g 5 3.01 /r g 5 3.24 /r g 5 3.01 /r g 5 3.24 /r g 5 3.01 /r g 5 3.24 /r g 5 3.01 /r	01 00 10	Phasing Impact on Trade Cost	\$	320,000	\$ 40,000 /ph	\$		\$ 40,000 /ph	\$	120,000	\$ 40,000 /ph	\$		\$ 40,000 /ph	\$	800,000	\$ 3.41 /sf
0 10 00 Find Clearing \$ 0, 0, 0, 0 \$ 9, 13, 0 \$ 9, 13, 0 \$ 9, 13, 0 \$ 10, 0/r \$ 0, 0/r \$ 10, 0/r \$ 10, 0/r \$ 0, 0/r \$ 10, 0/r	01 00 20	ADA & Code Compliance Allowance	\$	268,496	\$ 4.00 /st	\$	147,944	\$ 4.00 /sf	\$	157,852	\$ 4.00 /s	\$	364,556	\$ 4.00 /sf	\$	938,848	\$ 4.00 /sf
02 11 00 Contaminate Southers Automet None-Excluded Nonex-Excluded Nonex-Excluded			\$	201,372	\$ 3.00 /st	\$		\$ 3.00 /sf	\$	118,389	\$ 3.00 /s	f \$	273,417	\$ 3.00 /sf	\$	704,136	\$ 3.00 /sf
02 00 00 Hazardous Components Abatement \$ 197.065 \$ 37.147 \$ 52.068 \$ 20.100 0 \$ 20.100 0 \$ 20.27.48 0 <t< td=""><td></td><td></td><td>\$</td><td></td><td></td><td>\$</td><td></td><td></td><td>\$</td><td></td><td></td><td>1\$</td><td></td><td></td><td>\$</td><td></td><td></td></t<>			\$			\$			\$			1\$			\$		
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DOWNES

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

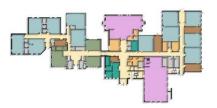


Option Four

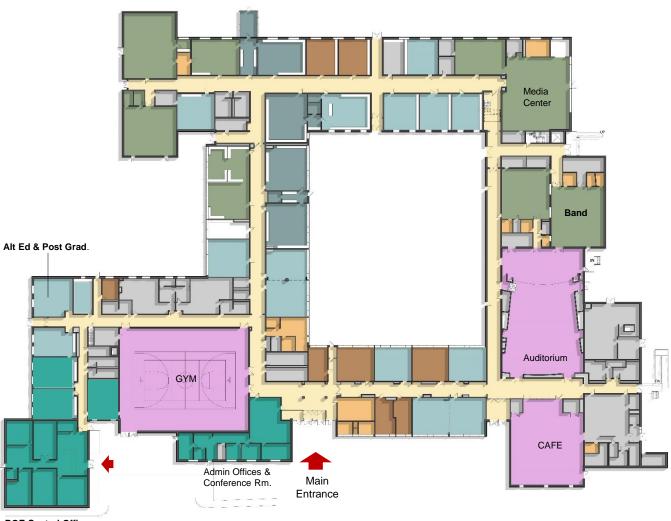
Additions and renovations to LOLMS and Center



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



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



BOE Central Offices.

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







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

ΡK TT Т ΡK Media Admin Offices Center Т PK Conference Rm Admin Offices

Main Entrance

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



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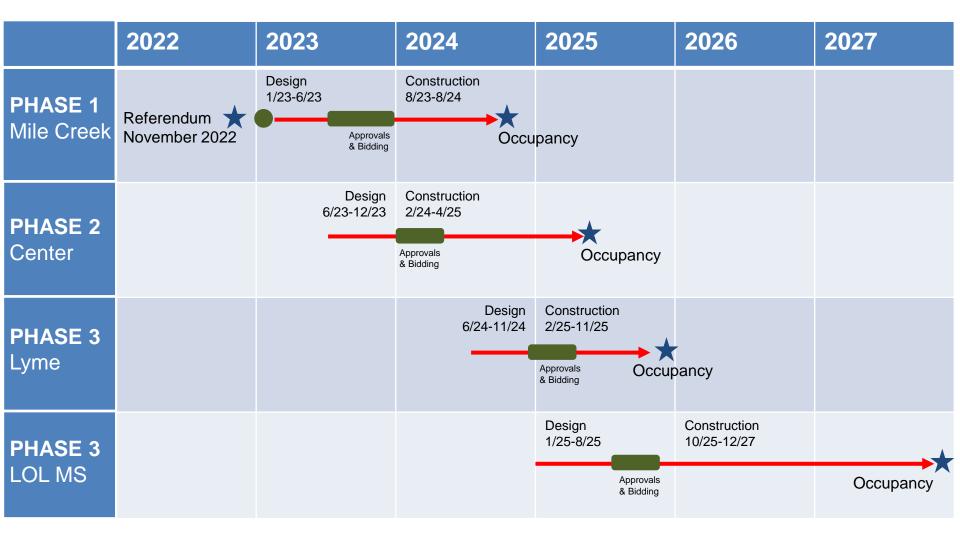
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POTENTIAL SCHEDULE – Option 4





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

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TOTAL TRADE COST \$ 7,037,403 \$ 133 \$ 6,973,393 \$ 188,54 \$ 5,197,665 \$ 132 \$ 192,79,108 \$ 198 \$ 38,487,66 \$ 168 / 1 10.00% Design & Estimating Contingency 500% Construction Contingency 600% 5 7,037,403 \$ 13,26 / st \$ 697,339 \$ 188,57 / st \$ 19,7665 \$ 13,17 / st \$ 1,927,911 \$ 19,279,118 \$ 3,848,766 \$ 16,87 / st \$ 3,848,766 \$ 16,87 / st \$ 3,93,537 \$ 10,37 / st \$ 2,85,871 \$ 7,24 / st \$ 1,060,351 \$ 10,89 / st \$ 2,216,816 \$ 9,33 / st \$ 3,848,766 \$ 16,87 / st \$ 3,848,766 \$ 16,87 / st \$ 3,86,71 / st \$ 1,320,917 \$ 1,320,917 \$ 1,38 / st \$ 1,927,911 \$ 1,917 \$ 3,93,937 \$ 1,375,617 \$ 1,927,911 \$ 1,937,	26 00 00	Electrical				\$			\$		\$ 10.00 /st		1,554,946	\$		\$	3,210,290	\$ 14.15/sf
10.00% Design & Estimating Contingency 5.00% 5 703,740 \$13.26 /sf \$697,339 \$18.85 /sf \$619,765 \$13.17 /sf \$19,279,11 \$19.81 /sf \$3848,766 \$16.97 / \$387,057 \$7.29 /sf \$383,537 \$10.37 /sf \$285,871 \$7.24 /sf \$1,060,351 \$10.89 /sf \$2,116,916 \$9.33 / \$9.33 / sf \$2,667,168 \$13.73 /sf \$2,667,168 \$11.76 / \$1,260,221 \$13.73 /sf \$2,667,168 \$11.76 / \$1,260,215 \$1,360,42 \$13.73 /sf \$2,667,168 \$1.76 / \$1,2667,168 \$11.76 / \$1,267,67 \$1,360,71 \$1,260,71 \$1,260,71 \$2,667,168 \$11.76 / \$1,260,215 \$1,360,71 \$1,260,71 \$2,667,168 \$11.76 / \$1,260,81 \$1,260,71 \$1,260,71 \$2,667,168 \$1.76 / \$1,250,810 \$1,250,810 \$1,250,810 \$1,250,810 \$1,250,810 \$1,256,810 \$1,256,810 \$1,256,810 \$1,256,810 \$1,256,810 \$1,256,810 \$1,256,810 \$1,256,810 \$1,256,810 \$1,256,810 \$1,256,810 \$1,256,810 \$1,256,810 \$1,256,810 \$1,256,810 \$1,256,810 \$1,256,810 \$1,256,810	31 00 00	Sitework (Landscaping & Utilities)	\$	245,000	\$ 0.70 /sf	\$	573,300	\$ 2.73/sf	\$	220,000	\$ 0.88 /st	\$	825,100	\$	2.23 /sf	\$	1,863,400	\$ 8.21 /sf
500% Construction Contingency \$ 387,057 \$ 7.29 /sf \$ 383,537 \$ 10.37 /sf \$ 285,871 \$ 7.24 /sf \$ 1,060 /sf \$ 1,089 /sf \$ 2,116,816 \$ 9.33 / 10.80 /sf \$ 1,336,042 \$ 1,337 /sf \$ 1,336,042 \$ 1,373 /sf \$ 1,336,042 \$ 1,373 /sf \$ 1,366,718 \$ 1,160 /sf \$ 1,242 /sf \$ 1,356,718 \$ 1,266,718		TOTAL TRADE COST	\$	7,037,403	\$ 133	\$	6,973,393	\$ 188.54	\$	5,197,655	\$ 132	\$	19,279,108	\$	198	\$	38,487,560	\$ 170
500% Construction Contingency \$ 387,057 \$ 7.29 /sf \$ 383,537 \$ 10.37 /sf \$ 285,871 \$ 7.24 /sf \$ 1,060 /sf \$ 1,089 /sf \$ 2,116,816 \$ 9.33 / 10.80 /sf \$ 1,336,042 \$ 1,337 /sf \$ 1,336,042 \$ 1,373 /sf \$ 1,336,042 \$ 1,373 /sf \$ 1,366,718 \$ 1,160 /sf \$ 1,242 /sf \$ 1,356,718 \$ 1,266,718	10.00%	Design & Estimating Contingency	s	703 740	\$ 13.26 (ef	\$	697 339	\$ 1885 (st	\$	519 765	\$ 1317 (st	s	1 927 911	\$	19.81 (ef	\$	3 848 756	\$ 16.97/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 / \$ 1,256,221 \$ 8.49 / \$ 426,676 \$ 11.54 /sf \$ 360,197 \$ 9.13 /sf \$ 1,336,042 \$ 13.73 /sf \$ 2,667,188 \$ 11.76 / \$ 1,256,221 \$ 8.49 / \$ 426,676 \$ 11.54 /sf \$ 360,197 \$ 9.13 /sf \$ 1,336,042 \$ 13.73 /sf \$ 2,667,188 \$ 11.76 / \$ 1,256,221 \$ 8.49 / \$ 1,256,221 \$ 8.49 / \$ 1,256,221 \$ 8.49 / \$ 1,256,221 \$ 8.49 / \$ 0,267,677 \$ 8.77 /sf \$ 1,306,042 \$ 13.73 /sf \$ 1,326,22 \$ 8.49 / \$ 1,256,221 \$ 8.49 / \$ 1,256,221 \$ 8.49 / \$ 1,256,221 \$ 8.49 / \$ 0,267,677 \$ 8.77 /sf \$ 1,307,07 \$ 1,16 / \$ 1,266,718 \$ 1,180 / \$ 1,256,221 \$ 8.49 / \$ 0,267,677 \$ 8.77 /sf \$ 1,225,221 \$ 8.49 / \$ 0,267,709 \$ 1,177 / \$ 1,225,221 \$ 8.49 / \$ 0,267,709 \$ 1,177 / \$ 1,276 / \$ 0,266 /mo \$ 6,8266 /mo \$ 8,6485 \$ 8,027 /sf \$ 4,027,709 \$ 1,277,99 \$ 3,47,709 \$ 1,277,99 \$ 3,47,709 \$ 1,277,99 \$ 3,47,709 \$ 1,277,99 \$ 3,47,709 \$ 1,277,99 \$ 3,41,300 \$ 1,577 / \$ 341,404 \$ 1,577 / \$ 341,404 \$ 1,577 / \$ 341,404 \$ 1,577 / \$ 1,11,300 \$ 1,527 / \$ 1,11,300 \$ 1,527 / \$ 1,11,300 \$ 4,907 / \$ 1,11,300 \$ 4,907 /																10.5		
5 00% Escalation (Bid Contingency) - 2024 \$ 426,876 \$ 11.54/sf \$ 318,174 \$ 0.06/sf \$ 1.180,171 \$ 12.12/sf \$ 1.925,221 \$ 0.49/sf 3.00% Escalation (Bid Contingency) - 2026																		
4.00% Escalation (Bid Contingency) - 2025 \$ 819,195 \$ 819,195 \$ 68,266 /mo \$ 91,343 \$ 10.18 /sf \$ 1,258,610 \$ 5.55 /sf 0.00% Escalation (Bid Contingency) - 2026 \$ 819,195 \$ 68,266 /mo \$ 614,396 \$ 68,266 /mo \$ 1,774,923 \$ 68,266 /mo \$ 1,754,923 \$ 68,266 /mo \$ 1,754,923 \$ 68,266 /mo \$ 1,754,923 \$ 68,266 /mo \$ 1,55 /s1 \$ 1,41 /s1 \$ 1,55 /s1 \$ 1,44 /s1 \$ 1,91 /s1 \$ 1,55 /s1 \$ 2,13 /s1 \$ 61,100 \$ 1,55 /s1 \$ 2,21 /s1 \$ 9,00mer By Owner By Owner By Owner N /R N /R				101,002														
3.00% Escalation (bid Cortingeroy) - 2026 General Conditions & Staffing PreConstruction & Staffing PreConstruction & Procurement Buildiers Risk Insurance \$ 819,195 \$ 68,266 /mo \$ 614,396 \$ 68,266 /mo \$ 1,774,923 \$ 68,266 /mo \$ 4,027,709 \$ 1,777,777 0.00% General Conditions & Staffing PreConstruction & Procurement \$ 819,195 \$ 68,266 /mo \$ 614,396 \$ 68,266 /mo \$ 1,777,974 \$ 341,940 \$ 1,777,974 \$ 341,940 \$ 1,777,974 \$ 341,940 \$ 1,777,974 \$ 1,777,974 \$ 1,977,976 \$ 1,977,974 \$ 1,977,974 <td></td> <td>1.00</td> <td></td> <td>20.00.073</td>																1.00		20.00.073
General Conditions & Startling PreConstruction & Procurement \$ 819,195 \$ 68,266 /mo \$ 614,396 \$ 68,266 /mo \$ 1,774,923 \$ 68,266 /mo \$ 4,027,709 \$ 1,776 / 95 \$ 1,774 / 95 \$ 1,751 / 95 \$ 1,55 / s1 \$ 0,176 \$ 1,55 / s1 \$ 0,176 \$ 1,55 / s1 \$ 0,076 / s1 <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>1</td> <td></td> <td></td> <td>1</td> <td></td> <td></td> <td></td> <td>\$</td> <td></td> <td></td>									1			1				\$		
PreConstruction & Procurement \$ 85,485 \$ 85,485 \$ 92,085 \$ 92,000 \$ 92,000 \$ 92,000 \$ 92,000 \$ 92,000 \$ 92,000 \$ 92,000 \$ 92,000 \$ 92,000 \$ 92,000 \$ 92,000 \$ 92,000 \$ 92,000 \$ 92,000 \$ 92,000 \$ 92,000 \$ 92,000 <t< td=""><td> </td><td></td><td>\$</td><td>819,195</td><td>\$ 68,266 /mo</td><td>\$</td><td>819,195</td><td>\$ 68,266 /mo</td><td>\$</td><td>614,396</td><td>\$ 68,266 /mc</td><td>\$</td><td>1.774.923</td><td>\$</td><td>68,266 /mo</td><td>\$</td><td></td><td></td></t<>			\$	819,195	\$ 68,266 /mo	\$	819,195	\$ 68,266 /mo	\$	614,396	\$ 68,266 /mc	\$	1.774.923	\$	68,266 /mo	\$		
0.80% General Liability insurance Builder's Risk insurance \$ 76,165 \$ 1.44 /sf \$ 79,953 \$ 2.13 /sf \$ 61,190 \$ 1.55 /sf \$ 221,083 \$ 2.27 /sf \$ 437,390 \$ 1.93 / By Owner By Owner N / R											1 30,200 ////0					1.25		
Builder's Risk Insurance By Owner N/R	0.80%				\$ 1.44/sf			\$ 2.13/sf	10000		\$ 1.55 (st			\$	2.27 /sf	1.000		
0.00% Local Building Permit N/R			· •							5.1.50		1						By Owner
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 / 0.80% CM Payment & Performance Bond \$ 76,784 \$ 1.45 /sf \$ 79,605 \$ 2.15 /sf \$ 61,686 \$ 1.56 /sf \$ 222,909 \$ 2.29 /sf \$ 441,004 \$ 1.94 / \$ 193,521 \$ 3.65 /sf \$ 200,605 \$ 5.42 /sf \$ 155,474 \$ 3.94 /sf \$ 561,731 \$ 5.77 /sf \$ 11,11,330 \$ 4.90 /	0.00%											1						N/R
0.80% CM Payment & Performance Bond \$ 76,794 \$ 1.45 /sf \$ 79,605 \$ 2.15 /sf \$ 61,696 \$ 1.56 /sf \$ 222,909 \$ 2.29 /sf \$ 441,004 \$ 1.94 / 2.00% CM Fee \$ 193,521 \$ 3.66 /sf \$ 200,605 \$ 5.42 /sf \$ 155,474 \$ 3.94 /sf \$ 561,731 \$ 5.77 /sf \$ 1,111,330 \$ 4.90 /			\$	2,495		\$	2,586		\$	2,005		\$	7,243	\$		\$	14,329	
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 /			\$													\$		
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	TOTALCO	NSTRUCTION COST BY OPTION	\$	9,809,547	» 112	\$	10,230,830	\$ 270.61	\$	7,929,176	\$ 201	\$	28,048,300	\$	294	\$	50,677,853	\$ 250

DOWNES

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

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

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

