

**EAST LYME BOARD OF FINANCE
EAST LYME BOARD OF SELECTMEN
EAST LYME BOARD OF EDUCATION
JOINT MEETING MINUTES
LILLIE B HAYNES GYMNASIUM
Wednesday, JANUARY 11, 2017**

Board of Finance: Camille Alberti, Chairperson
Lisa Picarazzi, Secretary
Peter DeRosa
Beth Hogan
William Weber

Board of Selectmen: Mark Nickerson, First Selectman
Kevin Seery, Deputy First Selectman
Dan Cunningham
Paul Dagle
Rose Ann Hardy
Marc Salerno

Board of Education Jeffrey Newton, Superintendent of Schools
Tim Hagen, Chairman
Albert Littlefield, Secretary
Candace Carlson
Bill Derry
Leigh Gianokos
John Kleinhans
Barbara Senges
Jaime Barr Shelburn

FILED

Jan 17 2017 AT 10:05 AM/PM
Kevin Gulley, etc
EAST LYME TOWN CLERK

Also Present: Al Jacunski, Jacunski Humes LLC Architects
Ken Biega, Assistant VP O & G Industries
John Rhodes, Design Steering Committee, Town Building Committee
Ray O'Connor, Town Building Committee Chairman

1. Call to Order

First Selectman Mark Nickerson called the Joint Meeting on the draft proposal for the East Lyme Elementary Schools Alteration Projects to order at 6:03 PM.

2. Pledge of Allegiance

The Pledge was observed.

3. New Business Discussion Item: Review Draft Proposal of East Lyme Elementary Schools' Alteration Projects

Mr. Nickerson explained that this is a presentation and not for discussion purposes at this time. There would be two (2) Public Hearings on this proposal coming up next week and being held at the High School Auditorium. The first is on Tuesday January 17, 2017 at 6 PM and the second is on Thursday January 19, 2017 at 6 PM. He strongly suggested that people try to attend one of them. He then turned the meeting over to Tim Hagen, Board of Ed Chairman for a few comments.

Board of Ed Chairman Hagen welcomed everyone and said that Ray O'Connor the Town Building Committee Chairman and Mr. Whritner and Mr. Derry who are on the Steering Committee are also present this evening; as well as Ken Biega, VP of O & G Industries and Al Jacunski of Jacunski Humes. He said that Superintendent of Schools Jeff Newton would begin the presentation.

Mr. Newton also welcomed everyone and brought their attention to the first packet of the PowerPoint presentation (copy attached). He noted that the cost for the project that they had presented last year was \$83M. This year they are looking to assure educational excellence while renovating the elementary schools' infrastructure and systems. This proposal represents \$35.8M before the State reimbursement is determined. A key factor in this was the NESDEC projection with regard to student enrollment. He said that Mr. Hagen would present that aspect.

Mr. Hagen noted that pages 7 and 8 of the presentation were related to the NESDEC projected student enrollment. He said that it was showing an increase in the birth rates with the movement of people into East Lyme which meant that the enrollment projections were going up. Keeping that in mind he said that the worst thing that they felt that they could do is to close a school prematurely and then have to re-open it so they have recommended keeping the three elementary schools open.

Mr. Newton explained the cost and the various requirements on pages 10 through 14. He noted the concern with the total current debt service of the Town of over \$55M, the serious issues at the State level which will lead to increasing cost sharing at the local levels and the education operating budget which has recently negotiated new contracts with bargaining units and insurance cost increases. He said that these concerns brought them to the conclusion that building new or renovating as new was not fiscally prudent at this time. However, they still needed to upgrade the elementary schools. A key factor with doing this now is that the State reimbursement rate changes would occur after July 1, 2017. The current reimbursement rate (for those items that are deemed eligible) is 44.64%. He said that Mr. Jacunski would present some of the design requirements.

Al Jacunski, Jacunski Humes Architects explained the building alterations and design noting that many meetings were held. He reviewed packet 2 of the PowerPoint presentation. (Copy attached) They are proposing similar outdoor canopy styles at the entrances to clearly identify the main entrances to each school. All front entrances will have security and safety upgrades and ADA compliance. They looked to maintain class sizes, to upgrade the environmental and air quality systems and enhance the internal and external building finishes. Replaces components would have life spans considered as new. There is a 10% contingency for the conceptual design and an owner's contingency of 10% on the entire project (amounting to some \$5.7M). A few select items will qualify for reimbursement from the State. There is a meeting scheduled with the State to review the entire project to determine this eligibility on January 24, 2017. He noted that the fish on the outside of the Niantic Center School would most likely not be able to be put back up after the work is completed due to the type of material they are made of.

Ken Biega, VP, O & G Industries explained the costs for each of the schools and how they broke out as indicated in Packet 3 of the PowerPoint presentation. (Copy attached) He said that they would vote on the gross amount of the projects at referendum – anticipated to be \$35,825.240 at this time.

Al Jacunski explained that the projects will happen while school is in session and that students would be relocated to other areas of the school as necessary so that there is no disruption in the school day. He said that the project – if and when approved would begin in 2018. The State reimbursement rate of 44.64% is for eligible components. However, repair, replace refurbishments are not eligible for reimbursement. He said that he is hoping for a \$4M reimbursement but would not know until they meet with the State later this month. He noted that 60% of the material component of the new windows is reimbursable. They also use the highest 7 year projected enrollment figure going forward.

Ms. Alberti said that the \$2.7M contingency seems excessive and asked what prevents that from being used elsewhere.

Mr. Jacunski said that they do have a healthy contingency however they would try to give back as much as possible. He said that they generally do not utilize all of it and that it is held to account for change orders that may occur as they do the project.

It was stated that the Town Building Committee has to approve the change orders as they (may) come forward during the project.

Ms. Hardy said that she would rather see any extra dollars spent on doing other items. She questioned the replace, refurbish, items not being reimbursable.

Mr. Jacunski said that they would meet with the State on January 24, 2017 and at that time they would find out what the eligible reimbursement would be. He said that he is hoping that it will be in the \$4M range.

Ms. Hardy noted the windows and that some of them are at very low to the ground level and said that as a security provision that she had heard that there is much better glass these days.

Mr. Jacunski said that there are films that can be put on the glass to keep it intact if it shatters.

Ms. Hardy asked that they reconsider some of the items and that they do the project right even if it costs more.

Ms. Hogan asked if there were any energy rebates available for the project.

Mr. Jacunski said yes, the lighting and AC should qualify for Eversource rebates.

Ms. Alberti thanked them for the presentation.

Mr. Nickerson noted that the Board of Finance had another meeting to get to and thanked everyone for coming. He said that they could stay to ask questions of the presenters if they wished. He reminded everyone again about the Public Hearings to be held on these projects next week at the High School Auditorium on Tuesday and Thursday evenings commencing at 6 PM.

4. Adjournment

****MOTION (1)**

Ms. Shelburn moved to adjourn the Joint Meeting on the draft proposal for the East Lyme Elementary Schools' Alterations projects 7:35 PM.

Mr. Kleinhans seconded the motion.

Vote: 19 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary
Board of Finance



**Alteration Proposal for
East Lyme's Three Elementary Schools**
Board of Education Presentation
to the Board of Selectmen and the Board of Finance
January 11, 2017



Flanders School



Lillie B. Haynes School



Niantic Center School

Attachment Joint Mtg. BOE, BOS, BOF 1/11/17

①

Design Steering Committee

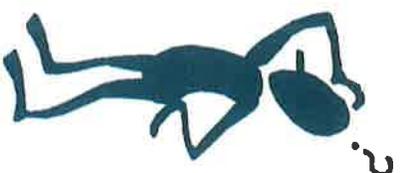
Committee Membership:

✓ Tim Hagen	✓ Jeff Newton	Linda Anania	
Eric Bauman	Melissa DeLoreto	✓ Bill Derry	Linda Johansen
✓ Ray O'Connor	Jeff Provost	✓ Marc Salerno	John Whritner
John Rhodes	✓ Mark Nickerson	John Arnold	Maria Whalen

Meetings To Date:

Aug 18, 2016	Sep 7, 2016	Sep 20, 2016	Oct 27, 2016
Nov 1, 2016	Dec 8, 2016	Dec 21, 2016	Dec 29, 2016

Background on where we've been.....



Four Guiding Factors:

- **Assuring Educational Excellence for all Children**
- **Facility Needs**
- **Student Enrollment**
- **Cost**

Assuring Educational Excellence

- Essential to ensure *every* child has an equal opportunity to learn in the best educational setting
- Ensure that staff are provided the best opportunity to educate our children in the most positive environment
- Deliver 21st Century tools and capabilities to maintain future educational excellence
- Continue to educate students in the highest quality system within the State of CT
- Ensure the educational experience is student driven and in the best interest of children

2017-2018 ELPS Budget

Parent Survey

Results:

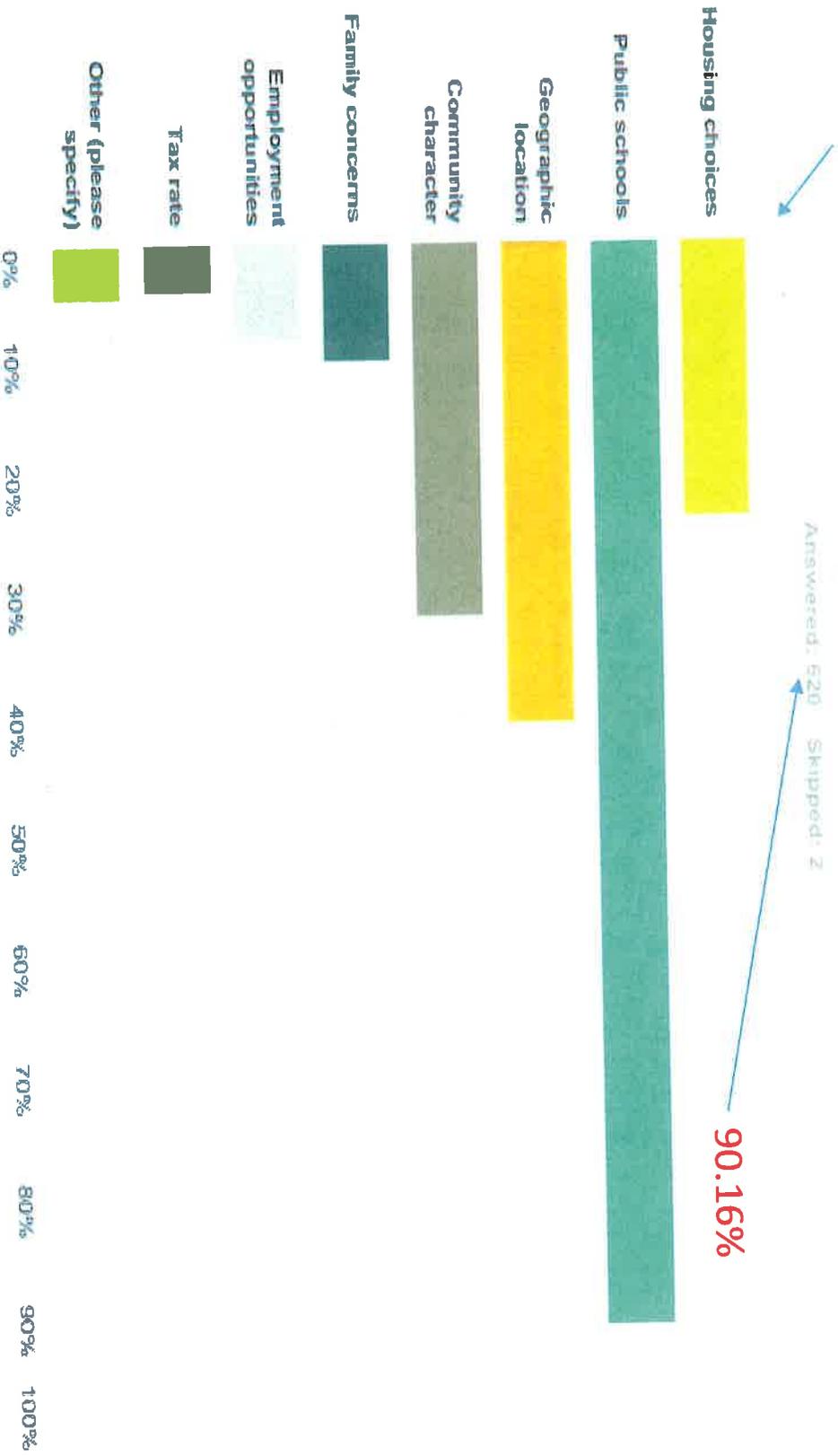
Long-Range

Planning

December 16'

Q4 The following factors were/are the most important factors for our family's decision to move/stay in East Lyme (pick your most important two).

Page 5 of 5





Facility Needs



The buildings have reached the age where significant expenditures are required to maintain our elementary schools' infrastructure, systems and educational quality and reputation.

Niantic Center

Built in 1952

Alterations 1976



Lillie B. Haynes

Built in 1957

Alterations 1972



Flanders School

Built in 1964

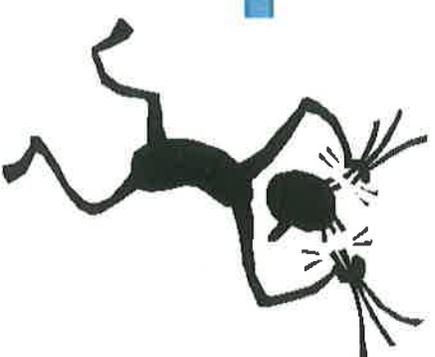
Alterations 1976



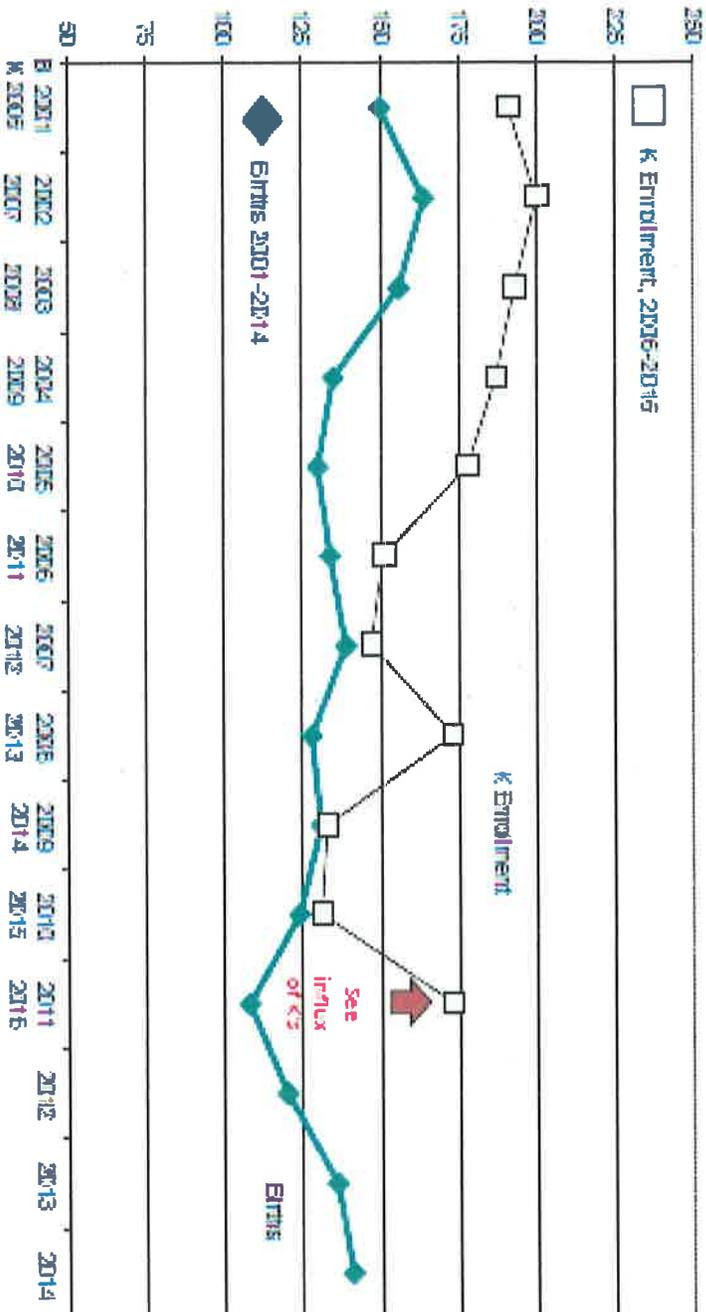
Background on where we've been.....

Four Guiding Factors:

- **Assuring Educational Excellence for all Children**
- **Facility Needs**
- **Student Enrollment**
- **Cost**



East Lyme, CT Birth-to-Kindergarten Relationship



Enrollment Projections

	NESDEC Sep 20, 2016	Assume Past Average Move-in Rate	Assume Past Average Birth Rate
Birth rate (2015 to 2019)	129	129	136
Net Move-ins (2020-2024)	51	33	51
K enrollment (2020-2024)	180	162	187
K-4 enrollment 2022	1026	900	1038

**Conclusion: East Lyme should maintain three
Elementary Schools for the foreseeable future.**

Cost

• **ISSUE:** We need to upgrade the overall environment of our Elementary School facilities.

• **CONCERNS:**

- East Lyme has a total debt service of over \$55 million
- The State has serious debt and budgetary constraints which may lead to increasing the cost sharing burden to state municipalities and/or directly to the tax payer
- East Lyme Education operating budget will be constrained by recent negotiated contracts with bargaining units and insurance cost increases

(teachers, secretaries, etc.)

• **CONCLUSION:** Building new or renovating-as-new is not a fiscally prudent option in today's situation

Cost (Continued)

- **ISSUE:** We still need to upgrade the overall environment of our Elementary School facilities
- **POINTS:**
 - Over the next five years the Town's existing debt service will decrease by a factor of two
 - Interest rates still remain very low
 - ** - State reimbursement changes will occur after July 1, 2017
44.6% Now
- **CONCLUSION:** Develop an alteration plan for the elementary school facilities with a budgetary goal with a minimal impact to the Town of East Lyme.

Elementary School Alterations

Non-Negotiables:

- Essential to ensure every child has an equal opportunity to learn in the best educational setting
- Ensure that staff are provided the best opportunity to educate our children in the most positive environment
- Remain focused on the balance between educational needs and fiscal responsibility
- Listen to our community stakeholders in an ongoing effort to gather input

Elementary School Alterations

Design Requirements:

- Provide best practices for school facility security and safety
- Upgrade facilities for handicap (ADA compliant)
- Maintain class sizes consistent with current practices and BOE guidelines
- Upgrade environmental and air quality systems
- Provide balanced schools in size and support services
- Enhance both internal and external building finishes

Paints/extra areas

Alterations Project Overview

Provide for all three Elementary Schools comparable

- Air Quality
- ADA Compliance
- Security
- Interior Building Finishes
- Electrical, Lighting, & Technology

For each Elementary School address specific critical needs

- Site
- Structural
- Other

Additional Points:

- **Building/Alterations Life Span:**
 - Components replaced or added will have life span as new. Existing components such as plumbing, roofing, boilers that are not replace as part of the project will require attention as needed in the future.
- **Design Cost Estimates and Contingency Coverage for Project:**
 - Design cost estimates are conservative for the project due to unanticipated factors at the design phase for an alteration project.
 - There is a 10% contingency for the conceptual design estimate (\$2,457,482) and an owner's contingency of 10% on the entire project (\$3,256,839).
- **Reimbursement**
 - A few select items will qualify for reimbursement from the state. A meeting with the State is scheduled for January 24.
- **Furniture:**
 - The Project contains \$388,170 for furniture in classrooms. This will cover approximately 40% of the finished classrooms. If project cost savings occur, additional furniture for classrooms will be purchased up to an allowance of an additional \$571,830. If Project cost overruns occur, the furniture line item will be reduced.

Other Additional Points (Continued):

- **Phasing Logistics for the Alterations Project**
 - Scope of work will require potential construction phasing
 - Swing-space for relocating classrooms will be required
- **Redistricting Logistics in Conjunction with Project**
 - Redistricting timeline needs to be evaluated
 - Concerns with moving students/teachers multiple times
- **Final Cost... Could Expand but to What End?**
 - Alteration project on each building. This is not a 'renovate as new' or 'new construction' project

***Timeline for ELPS Elementary Project through Referendum**

DRAFT 1/5/17

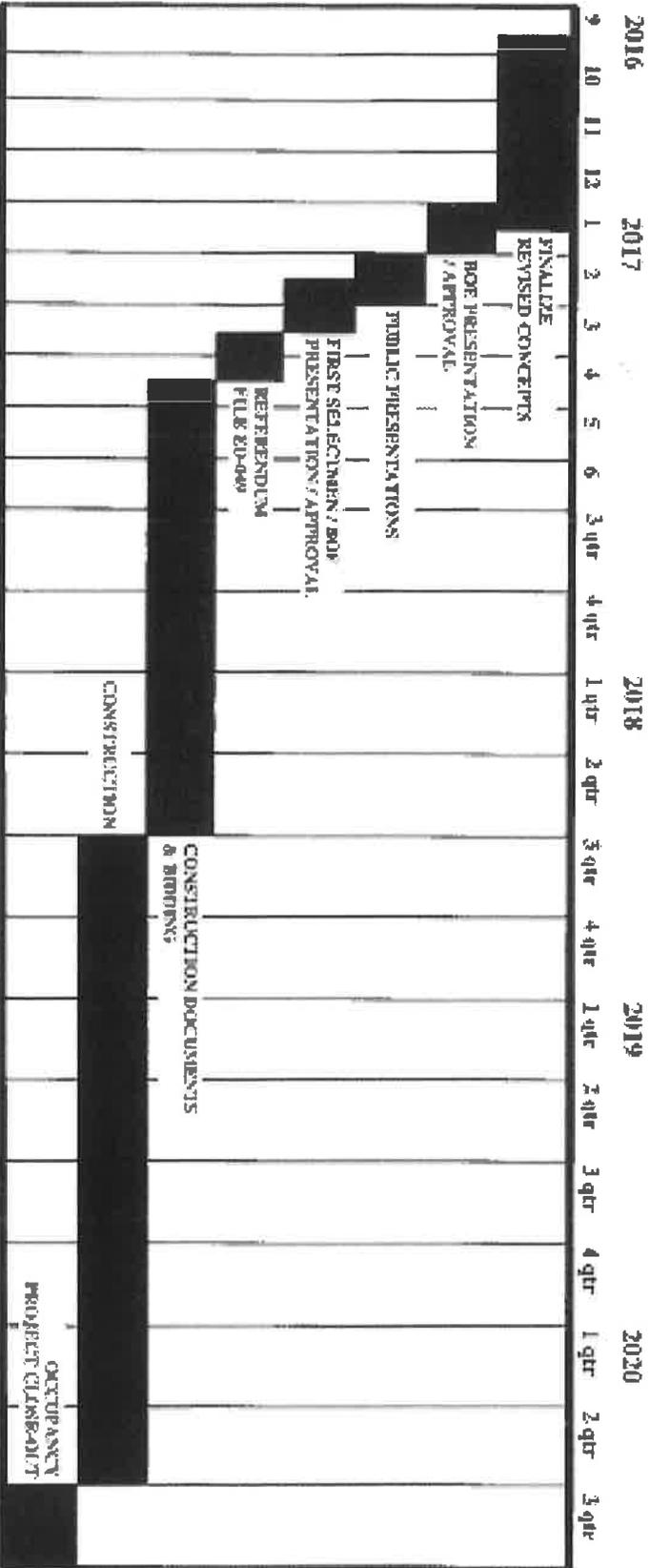
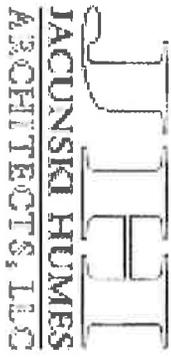
*Dates subject to change

Event	Date & Time	Location
BOE reviews Draft Proposal of School Alteration Plans	1/5/17 – 6:00 pm	Conf Room, CO
BOE Regular Meeting to discuss	1/9/17 – 7:00 pm	Rm B101, ELHS
Presentation is reviewed at a joint BOS/BOF/BOE meeting	1/11/17 – 6:00 pm	LBH Gym
Community presentation(s) with Q & A	1/17/17 – 6:00 pm 1/19/17 – 6:00 pm	ELHS Auditorium ELHS Auditorium
Design Steering Committee Meeting (Tentative)	1/19/17 – 4:30-6:00	Conf Room, CO
BOE takes action to submit Alteration Proposal and Request for Special Appropriation to BOS	1/23/17 – 7:00 pm	Rm B101, ELHS
Proposal submitted to BOS	1/24/17	Town Hall
Meeting with State for School Construction Grant Review	1/24/17 – 1:00 pm	Hartford
BOS reviews BOE proposal (must act within 10 days of BOE submission)	2/1/17	Town Hall
BOF approves Bonding Proposal (10 days post BOS review)	2/8/17	Town Hall
BOS set date for Referendum (within 30 days of BOF approval)	3/1/17	Town Hall
Referendum (>7days but <14 days from when BOS acts)	3/14/17	TBD

PROJECT TIMELINE

SCHOOL FACILITIES NEEDS & UTILIZATION STUDY EAST LYME PUBLIC SCHOOLS EAST LYME, CT

updated: December 12, 2016



GENERAL ALTERATIONS FOR ALL THREE EAST LYME ELEMENTARY SCHOOLS



Flanders School



Lillie B. Haynes School



Niantic Center School

Attachment done w/ Ms. BOE, BOS, BOA 11/11/17

General Alterations for all Three Elementary Schools* (FL, LBH & NC)

Air Quality (CDE = \$3,291,003)

New AC in classrooms with fresh air make-up, VRF with heat recovery (F1, LB4, NC4)

New AC in Cafeteria (F2, LB5, NC5)

New AC in Media Center (F3, LB6, NC6)

New AC in Main Office (F4, LB7, NC7)

ADA Compliance (CDE = \$1,217,247)

New toilet room finishes & fixtures with HC accessibility reconfiguration (F15, LB15, NC14)

Security (CDE = \$2,548,143)

Upgrade entry security (F7, LB9, NC9 & 33)

Replace all exterior doors (F20, LB19, NC17)

New security system (F21, LB20, NC21)

Replace all interior doors, including new lock hardware & HC accessibility (F17, LB16, NC15)

UPS system for PA system, allowance (F36, LB31, NC34)

*Cost Projections are Conceptual Design Estimates and do not include Owner's estimated "soft costs."

General Alterations for all Three Elementary Schools* Continued (FL, LBH & NC)

Interior Building Finishes (CDE = \$5,839,760)

Replace all suspended ceilings (F12&13, LB14, NC13)

New paint and flooring for entire school (excludes abatement) (F9, LB11, NC10)

Hazardous Abatement (F32, LB27, NC28)

Replace drinking fountains (F33, LB29, NC30)

Replace all classroom casework (F19, LB18, NC16)

New classroom furniture (F27, LB23, NC24) (in soft costs)

Refurbish front entry (F6, LB3&15, NC8)

Electrical, Lighting & Technology (CDE = \$4,022,485)

Upgrade electrical service, allowance (F35, LB26, NC32)

Replace all light fixtures (F10, LB12, NC11)

Replace all light controls, switches, OCC sensors, day-lighting controls (F11, LB13, NC11)

Upgrade Wi-Fi for entire school (F25, LB21, NC22)

New Laptop Carts (F26, LB22, NC23) (in soft costs)

*Cost Projections are Conceptual Design Estimates and do not include Owner's estimated "soft costs."

Flanders Elementary School Specific Alterations*

Site Work (CDE = \$120,000)

- Enhance front entry landscaping - allowance (29)
- Remove and replace with new: underground oil tank (12,000 gal.) (34)

Structural Work (CDE = \$2,369,011)

- Replace roofing on entire building (22)
- Expand main office area (5)
- Replace all single pane windows, based on 742SF (8)
- Electrostatic paint on all existing lockers (18)
- Abate basement crawl space (30)
- Provide concrete mud slab in basement crawl space (31)
- Replace toilet room exhausts systems (14)
- Replace corridor wall partitions in 3rd & 4th grade wings (23)
- Replace movable partitions between classrooms in 3rd & 4th grade wings (24)

Other (CDE = \$17,400)

- Replace window blinds in cafeteria (16)
- Replace wall pads in gym (28)

*Cost Projections are Conceptual Design Estimates and do not include Owner's estimated "soft costs."

Lillie B. Haynes Elementary School

Specific Alterations*

Site Work (CDE = \$1,340,838)

- Site reconfiguration at front of building for new bus and parent drop-off (1)
- Repave the existing north & south parking areas, no concrete curbs or sidewalks (2)
- Replace sanitary line on site, allowance (28)
- Add a lining to the waste lines within building footprint (30)

Structural Work (CDE = \$978,850)

- Replace boiler – allowance (24)
- Replace corridor lockers with 450 new single 18"x12"x60" lockers (17)
- Re-establish second gym (no bleachers) (10)
- Build-out old locker rooms to classrooms, allowance (32)

*Cost Projections are Conceptual Design Estimates and do not include Owner's estimated "soft costs."

*Northeast (Learn) Wing will not be part of the project.

Niantic Center School

Specific Alterations*

Site Work (CDE = \$3335,000)

Repave the existing parking lots and drives (1)

Remove and replace with new underground oil tank 10,000 gal (31)

Enhance front entry landscaping – allowance (29)

Structural Work (CDE = \$549,924)

Exterior Masonry Restorations (3)

→ Window Replacement, entire building (2)

Replace one boiler, allowance (25)

Other (CDE = \$81,135)

New gym flooring (within 10)

New north wall and windows (within 2)

Replace 2 basketball backboards & add 4 new side backboards (18)

New wall pads below stage (19)

Portable HC lift to stage (20)

One stair incline platform lift (26)

*Cost Projections are Conceptual Design Estimates and do not include Owner's estimated "soft costs."

Summary of Alterations Project for the East Lyme Elementary Schools

General Alterations for all Schools	FL	LBH	NCS	Total
Air Quality	1,142,416	1,270,866	877,721	\$3,291,003
ADA Compliance	335,481	461,368	420,398	1,217,247
Security	556,401	814,479	1,177,263	2,548,143
Interior Building Finishes	1,617,376	2,709,803	1,512,581	5,839,760
Electrical, lighting & Technology	1,140,398	1,656,656	1,225,431	4,022,485
Subtotal General Alterations	4,517,072	6,638,172	4,378,394	16,283,638
Specific Alterations per School				
Site Work	120,000	1,340,838	335,00	1,795,838
Structural Work	2,369,011	978,850	549,924	1,764,785
Other	17,400	-	81,135	98,535
Subtotal for Specific Alterations	2,506,411	1,919,688	966,059	5,642,158
Total Alterations	7,298,483	9,232,860	6,179,453	22,710,796
Other Project Cost and Owner's Soft Costs				
Design Estimate and Owner's Contingency				
Total Project Cost				35,825,240

**EAST LYME PROJECTS
SUMMARY SHEET**

January 3, 2017



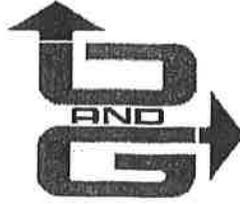
States Uses net of

	FLANDERS ELEMENTARY SCHOOL	LILLIE B. HAYNES ELEMENTARY SCHOOL	NIANTIC CENTER SCHOOL	TOTAL
GSF OF ALTERATION	57,445	90,752	62,931	211,128
GSF OF NEW	-	-	-	-
TOTAL GSF	57,445	90,752	62,931	211,128
1 CONSTRUCTION COSTS	\$ 9,572,066	\$ 11,880,585	\$ 8,244,383	\$ 29,697,034
2 OWNERS COSTS	\$ 1,986,672	\$ 2,445,543	\$ 1,695,991	\$ 6,128,206
TOTAL OF EAST LYME PROJECTS	\$ 11,558,738	\$ 14,326,128	\$ 9,940,374	\$ 35,825,240

States

Attachment Joint Mtg. BOE, BOS, BOF 1/11/17

3



FLANDERS ELEMENTARY SCHOOL

**167 BOSTON POST ROAD
EAST LYME, CONNECTICUT**

ALTERATIONS

CONCEPTUAL DESIGN ESTIMATE

January 3, 2017

ARCHITECT

**JACUNSKI HUMES ARCHITECTS, LLC
BERLIN, CT**

**PREPARED BY: BRUCE GELBAR
SENIOR ESTIMATOR**

**KEN BIEGA
ASSISTANT VICE PRESIDENT**



FLANDERS ELEMENTARY SCHOOL
 EAST LYME, CONNECTICUT
CONCEPTUAL DESIGN ESTIMATE
ALTERATIONS
 January 3, 2017
PROJECT COST SUMMARY

FLANDERS ELEMENTARY SCHOOL	QTY	U/M	COST U/M	CDE: OOM
DESCRIPTION				ALTERATIONS
CONSTRUCTION COSTS				
1. BUILDING CONSTRUCTION - ALTERATIONS	-			-
A. ALTERATIONS (SEE ATTACHED PROJECT SCOPE SHEET)	57,445	SF	127.40	7,318,480
<p align="right">TRADE SUBTOTAL:</p> <p align="right">NET SF</p>	57,445 55,722	GSF NSF		7,318,480
2. BUILDING PERMIT FEE (ASSUMED WAIVED BY MUNICIPALITY)				<i>WAIVED</i>
3. G.C. or C.M. REIMBURSABLES	14	MO	43,000	602,000
SUBTOTAL:				602,000
ESCALATION, CONTINGENCY				
1. ESTIMATE CONTINGENCY	10.00	%		792,048
2. ESCALATION, BID DATE: MAY 2018, 17 MONTHS @ 3.50%	4.96	%		431,996
<i>Approx Completion Fall 2019</i> SUBTOTAL:				1,224,044
G.C. or C.M. FEES				
1. PRE-CONSTRUCTION PHASE	1	LS		20,000
2. CONSTRUCTION PHASE, BASED ON TTL PJT	3.00	%		274,936
SUBTOTAL:				294,936
G.C. or C.M. BOND & INSURANCE				
1. PERFORMANCE & PAYMENT BOND	0.60	%		56,637
2. INSURANCE GL / PL	0.80	%		75,969
SUBTOTAL:				132,606
TOTAL CONSTRUCTION COSTS			\$ 166.63	\$ 9,572,066



FLANDERS ELEMENTARY SCHOOL

EAST LYME, CONNECTICUT

CONCEPTUAL DESIGN ESTIMATE

ALTERATIONS

January 3, 2017

PROJECT COST SUMMARY

FLANDERS ELEMENTARY SCHOOL				CDE: OOM
DESCRIPTION	QTY	U/M	COST U/M	ALTERATIONS
OWNERS ESTIMATED "SOFT" COSTS - TO BE CONFIRMED BY TOWN				
1. LAND ACQUISITION, APPRAISALS, NONE				-
2. MISCELLANEOUS ADMINISTRATION COSTS, NONE				-
3. ARCHITECT / ENGINEER FEES, CONSULTANTS	7.00	%		670,045
A. A/E REIMBURSABLES				IN ABOVE
B. A/E FEES, CONSULTANTS				IN ABOVE
4. HAZARDOUS MAT. SURVEY & REMOVAL INSPECTIONS		LS		25,000
5. SURVEYS, BORINGS, GEOTECHNICAL REPORT				-
6. TRAFFIC STUDY				-
7. TESTING, INSPECTIONS, SPECIAL INSPECTIONS		LS		5,000
8. INDEPENDENT STRUCTURAL REVIEW				-
9. INDEPENDENT CODE COMPLIANCE REVIEW, N.I.C.				-
10. SPECIALTY CONSULTANTS, N.I.C.				-
11. PRINTING, MAILING, ADVERTISING		LS		3,500
12. FURNITURE, EQUIPMENT - (IN CLASSROOMS ONLY)	24,800	SF	5.00	124,000
A. NEW LAPTOP CARTS		LS		15,000
13. TELEPHONE SYSTEM (EXISTING)				-
14. TECHNOLOGY				-
A. TECHNOLOGY CONSULTANT, IN A/E FEES				-
15. SECURITY SYSTEM				-
A. SECURITY CONSULTANT, IN A/E/ FEES				-
16. BUILDER'S RISK INSURANCE	0.27	%		25,845
17. MOVING EXPENSES, STORAGE		LS		40,000
18. UTILITY COMPANY FEES: DURING CONSTRUCTION, NONE				-
19. LEGAL / BONDING COSTS (NONE)				-
20. INTERIM FINANCING (N.I.C.)				-
21. STATE PERMIT FEE (0.26 / 1000 OF CONST. COST)	0.26	/ K		2,489
22. COMMISSIONING (FUNDAMENTAL) / LEED, ALLOWANCE		LS		25,000
23. OWNERS CONTINGENCY	10.00	%	10,507,944	1,050,794
TOTAL OF OWNERS "SOFT" COSTS:			\$	1,986,672
TOTAL PROJECT COST:			\$201.21	\$ 11,558,738

FLANDERS ELEMENTARY SCHOOL
ALTERATIONS
 EAST LYME, CONNECTICUT
 CONCEPTUAL DESIGN ESTIMATE
 PROJECT SCOPE SUMMARY
 January 3, 2017

<u>ITEM #</u>	<u>DESCRIPTION</u>	<u>CONCEPTUAL DESIGN ESTIMATE</u>
1	NEW AC IN CLASSROOMS, WITH FRESH AIR MAKE-UP. VRF WITH HEAT RECOVERY	676,364
2	NEW AC IN CAFETERIA	186,333
3	NEW AC IN MEDIA CENTER	77,811
4	NEW AC IN MAIN OFFICE	201,908
5	EXPAND MAIN OFFICE AREA	927,600
6	REFURBISH EXTERIOR FRONT ENTRY - ALLOWANCE	35,000
7	UPGRADE ENTRY SECURITY, NEW WINDOWS IN MAIN OFFICE AREA	25,000
8	REPLACE ALL SINGLE PANE WINDOWS, BASED ON 742 SF	55,650
9	NEW PAINT & FLOORING FOR THE ENTIRE SCHOOL	508,388
10	REPLACE ALL LIGHT FIXTURES	603,173
11	REPLACE ALL LIGHTING CONTROLS (SWITCHES, OCC SENSORS, DAYLIGHTING CONTROLS, ETC..)	215,419
12	REPLACE ALL SUSPENDED CEILINGS	278,850
13	PAINT EXPOSED STRUCTURE CEILINGS	11,988
14	REPLACE TOILET ROOM EXHAUSTS SYSTEMS	45,000
15	NEW TOILET ROOM FINISHES & FIXTURES, WITH HC ACCESSIBLY RECONFIGURATION	335,481
16	REPLACE WINDOW BLINDS IN CAFETERIA	1,200
17	REPLACE ALL INTERIOR DOORS, INCLUDING NEW LOCK HARDWARE & HC ACCESSIBILITY	215,147
18	ELECTROSTATIC PAINT ON ALL EXISTING LOCKERS	11,661
19	REPLACE ALL CLASSROOM CASEWORK	438,480
20	REPLACE ALL EXTERIOR DOORS	90,196
21	NEW SECURITY SYSTEM	201,058
22	REPLACE ROOFING ON ENTIRE BUILDING	1,006,250
23	REPLACE CORRIDOR WALL PARTITIONS IN 3RD & 4TH GRADE WING	163,625
24	REPLACE MOVABLE PARTITIONS BETWEEN CLASSROOMS IN 3RD & 4TH GRADE WING	64,925
25	UPGRADE WI-FI FOR THE ENTIRE SCHOOL	71,806
26	NEW LAPTOP CARTS (IN OWNERS SOFT COSTS)	-
27	NEW CLASSROOM FURNITURE (IN OWNERS SOFT COSTS)	-
28	REPLACE WALL PADS IN GYMNASIUM	16,200
29	ENHANCE FRONT ENTRY LANDSCAPING - ALLOWANCE	25,000
30	ABATE BASEMENT CRAWL SPACE ACM, BASED ON AN THE SQUARE FOOTAGE OF 4,600 SF	69,000
31	PROVIDE CONCRETE MUD SLAB IN BASEMENT CRAWL SPACE, " " " " "	25,300
32	HAZARDOUS ABATEMENT	344,670
33	REPLACE DRINKING FOUNTAINS, 5 EACH	20,000
34	REMOVE AND REPLACE WITH NEW: UNDERGROUND OIL TANK, 12,000 GAL.	95,000
35	UPGRADE ELECTRICAL SERVICE, ALLOWANCE	250,000
36	ADD: UPS SYSTEM FOR PA SYSTEM, ALLOWANCE	25,000
SUBTOTAL OF ALTERATION COSTS:		\$ 7,318,480



LILLIE B. HAYNES ELEMENTARY SCHOOL

**29 SOCIETY ROAD
NIANTIC, CONNECTICUT**

ALTERATIONS

CONCEPTUAL DESIGN ESTIMATE

January 3, 2017

ARCHITECT

**JACUNSKI HUMES ARCHITECTS, LLC
BERLIN, CT**

**PREPARED BY: BRUCE GELBAR
SENIOR ESTIMATOR**

**KEN BIEGA
ASSISTANT VICE PRESIDENT**



LILLIE B. HAYNES ELEMENTARY SCHOOL

NIANTIC, CONNECTICUT

CONCEPTUAL DESIGN ESTIMATE

ALTERATIONS

January 3, 2017

PROJECT COST SUMMARY

LILLIE B. HAYNES ELEMENTARY SCHOOL	QTY	U/M	COST U/M	CDE: OOM
DESCRIPTION				ALTERATIONS
CONSTRUCTION COSTS				
1. BUILDING CONSTRUCTION - ALTERATIONS				
A. ALTERATIONS (SEE ATTACHED PROJECT SCOPE SHEET)	90,752	SF	101.74	9,232,860
TRADE SUBTOTAL:	90,752	GSF		9,232,860
NET SF	88,029	NSF		
2. BUILDING PERMIT FEE (ASSUMED WAIVED BY MUNICIPALITY)				
				WAIVED
3. G.C. or C.M. REIMBURSABLES	14	MO	43,000	602,000
SUBTOTAL:				602,000
ESCALATION, CONTINGENCY				
1. ESTIMATE CONTINGENCY	10.00	%		983,486
2. ESCALATION, BID DATE: MAY 2018, 17 MONTHS @ 3.50%	4.96	%		536,410
SUBTOTAL:				1,519,896
G.C. or C.M. FEES				
1. PRE-CONSTRUCTION PHASE	1	LS		20,000
2. CONSTRUCTION PHASE, BASED ON TTL PJT	3.00	%		341,243
SUBTOTAL:				361,243
G.C. or C.M. BOND & INSURANCE				
1. PERFORMANCE & PAYMENT BOND	0.60	%		70,296
2. INSURANCE GL / PL	0.80	%		94,290
SUBTOTAL:				164,586
TOTAL CONSTRUCTION COSTS			\$ 130.91	\$ 11,880,585



LILLIE B. HAYNES ELEMENTARY SCHOOL
NIANTIC, CONNECTICUT

CONCEPTUAL DESIGN ESTIMATE

ALTERATIONS

January 3, 2017

PROJECT COST SUMMARY

LILLIE B. HAYNES ELEMENTARY SCHOOL				CDE: OOM
DESCRIPTION	QTY	U/M	COST U/M	ALTERATIONS
OWNERS ESTIMATED "SOFT" COSTS - TO BE CONFIRMED BY TOWN				
1. LAND ACQUISITION, APPRAISALS, NONE				-
2. MISCELLANEOUS ADMINISTRATION COSTS, NONE				-
3. ARCHITECT / ENGINEER FEES, CONSULTANTS	7.00	%		831,641
A. A/E REIMBURSABLES				IN ABOVE
B. A/E FEES, CONSULTANTS				IN ABOVE
4. HAZARDOUS MAT. SURVEY & REMOVAL INSPECTIONS				-
5. SURVEYS, BORINGS, GEOTECHNICAL REPORT				-
6. TRAFFIC STUDY				-
7. TESTING, INSPECTIONS, SPECIAL INSPECTIONS		LS		5,000
8. INDEPENDENT STRUCTURAL REVIEW				-
9. INDEPENDENT CODE COMPLIANCE REVIEW, N.I.C.				-
10. SPECIALTY CONSULTANTS, N.I.C.				-
11. PRINTING, MAILING, ADVERTISING		LS		5,500
12. FURNITURE, EQUIPMENT - (IN CLASSROOMS ONLY)	32,372	SF	5.00	161,860
A. NEW LAPTOP CARTS		LS		15,000
13. TELEPHONE SYS.(EXISTING)(- ADD UPS FOR PHONE SYSTEM		LS		4,000
14. TECHNOLOGY				-
A. TECHNOLOGY CONSULTANT, IN A/E FEES				-
15. SECURITY SYSTEM				-
A. SECURITY CONSULTANT, IN A/E/ FEES				-
16. BUILDER'S RISK INSURANCE	0.27	%		32,078
17. MOVING EXPENSES, STORAGE		LS		60,000
18. UTILITY COMPANY FEES: DURING CONSTRUCTION, NONE				-
19. LEGAL / BONDING COSTS (NONE)				-
20. INTERIM FINANCING (N.I.C.)				-
21. STATE PERMIT FEE (0.26 / 1000 OF CONST. COST)	0.26	/ K		3,089
22. COMMISSIONING (FUNDAMENTAL) / LEED, ALLOWANCE		LS		25,000
23. OWNERS CONTINGENCY	10.00	%	13,023,753	1,302,375
TOTAL OF OWNERS "SOFT" COSTS:			\$	2,445,543
TOTAL PROJECT COST:			\$157.86 \$	14,326,128

LILLIE B. HAYNES ELEMENTARY SCHOOL
 ALTERATIONS
 NANTIC, CONNECTICUT
 CONCEPTUAL DESIGN ESTIMATE
 PROJECT SCOPE SUMMARY
 January 3, 2017

<u>ITEM #</u>	<u>DESCRIPTION</u>	<u>CONCEPTUAL DESIGN ESTIMATE</u>
1	SITE RECONFIGURATION AT FRONT OF BUILDING	1,097,000
2	REPAVE THE EXISTING NORTH & SOUTH PARKING AREAS, NO CONCRETE CURBS OR SIDEWALKS	103,000
3	NEW THE FRONT ENTRY CANOPY, ALLOWANCE	25,000
4	NEW AC IN CLASSROOMS, WITH FRESH AIR MAKE-UP. VRF WITH HEAT RECOVERY	883,636
5	NEW AC IN CAFETERIA	143,333
6	NEW AC IN MEDIA CENTER	77,811
7	NEW AC IN MAIN OFFICE	166,086
8	REFURBISH FRONT ENTRY - ALLOWANCE	35,000
9	UPGRADE ENTRY SECURITY	25,000
10	RE-ESTABLISH SECOND GYM (NO BLEACHERS INCLUDED)	397,125
11	NEW PAINT & FLOORING FOR THE ENTIRE SCHOOL	803,155
12	REPLACE ALL LIGHT FIXTURES	952,896
13	REPLACE ALL LIGHT CONTROLS (SWITCHES, OCC SENSORS, DAYLIGHTING CONTROLS, ETC..)	340,320
14	REPLACE ALL SUSPENDED CEILINGS	499,136
15	NEW TOILET ROOM FINISHES & FIXTURES, WITH HC ACCESSIBLY RECONFIGURATION	461,368
16	REPLACE ALL INTERIOR DOORS, INCLUDING NEW LOCK HARDWARE & HC ACCESSIBILITY	378,842
17	REPLACE CORRIDOR LOCKERS WITH 450 NEW SINGLE DOOR 18"X 12" X 60" LOCKERS	121,725
18	REPLACE ALL CLASSROOM CASEWORK	783,000
19	REPLACE ALL EXTERIOR DOORS	68,005
20	NEW SECURITY SYSTEM	317,632
21	UPGRADE WI-FI FOR THE ENTIRE SCHOOL	113,440
22	NEW LAPTOP CARTS (IN OWNERS SOFT COSTS)	-
23	NEW CLASSROOM FURNITURE (IN OWNERS SOFT COSTS)	-
24	REPLACE BOILER, ALLOWANCE	60,000
25	NEW UPS FOR PHONE SYSTEM (IN OWNERS COST)	-
26	UPGRADE ELECTRICAL SERVICE, ALLOWANCE	250,000
27	HAZARDOUS ABATEMENT	544,512
28	REPLACE SANITARY LINE ON SITE, ALLOWANCE	100,000
29	REPLACE DRINKING FOUNTAINS, 5 EACH	20,000
30	ADD A LINING TO THE WASTE LINES WITHIN THE BUILDING FOOTPRINT.	40,838
31	ADD: UPS SYSTEM FOR PA SYSTEM, ALLOWANCE	25,000
32	BUILD-OUT OLD LOCKER ROOMS TO CLASSROOMS, ALLOWANCE	400,000

SUBTOTAL OF ALTERATION COSTS:	\$ 9,232,860
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NIANTIC CENTER SCHOOL

**7 WEST MAIN STREET
NIANTIC, CONNECTICUT**

ALTERATIONS

CONCEPTUAL DESIGN ESTIMATE

January 3, 2017

ARCHITECT

**JACUNSKI HUMES ARCHITECTS, LLC
BERLIN, CT**

**PREPARED BY: BRUCE GELBAR
SENIOR ESTIMATOR**

**KEN BIEGA
ASSISTANT VICE PRESIDENT**

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NIANTIC CENTER SCHOOL
 NIANTIC, CONNECTICUT
CONCEPTUAL DESIGN ESTIMATE
ALTERATIONS
 January 3, 2017
PROJECT COST SUMMARY

NIANTIC CENTER SCHOOL DESCRIPTION	QTY	U/M	COST U/M	CDE: OOM ALTERATIONS
CONSTRUCTION COSTS				
1. BUILDING CONSTRUCTION - ALTERATIONS	-			-
A. ALTERATIONS (SEE ATTACHED PROJECT SCOPE SHEET)	62,931	SF	98.80	6,217,476
TRADE SUBTOTAL:	62,931	GSF		6,217,476
NET SF	61,043	NSF		
2. BUILDING PERMIT FEE (ASSUMED WAIVED BY MUNICIPALITY)				WAIVED
3. G.C. or C.M. REIMBURSABLES	14	MO	43,000	602,000
SUBTOTAL:				602,000
ESCALATION, CONTINGENCY				
1. ESTIMATE CONTINGENCY	10.00	%		681,948
2. ESCALATION, BID DATE: MAY 2018, 17 MONTHS @ 3.50%	4.96	%		371,946
SUBTOTAL:				1,053,893
G.C. or C.M. FEES				
1. PRE-CONSTRUCTION PHASE	1	LS		20,000
2. CONSTRUCTION PHASE, BASED ON TTL PJT	3.00	%		236,801
SUBTOTAL:				256,801
G.C. or C.M. BOND & INSURANCE				
1. PERFORMANCE & PAYMENT BOND	0.60	%		48,781
2. INSURANCE GL / PL	0.80	%		65,432
SUBTOTAL:				114,213
TOTAL CONSTRUCTION COSTS			\$ 131.01	\$ 8,244,383

*Cost per sf
based on the # of
items that are
being replaced*