



Town of East Lyme
 Board of Selectmen Ad-Hoc
 Public Safety Building Vision Committee
 September 26, 2019 @ 6:30 p.m.
 East Lyme Town Hall – Conference Room 1

Members Present: Mike Finkelstein, Mark Powers, Tony Buglione, Kevin Seery, Dan Cunningham, Anne Santoro, Joe Barry, Dan Price, Bill Cornelius, Lisa Picarazzi, Paul Dagle

Also Present: Mark Nickerson

Excused: Chris Taylor, Bill Weber

1. Call to Order / 2. Pledge of Allegiance

Chairman Dagle moved the meeting to the large meeting room across the hall for the purpose of displaying the Architects PowerPoint presentation to the committee members. Signs were placed on the entrances to the town hall to alert attendees of the move. Chairman Dagle called the meeting to order at 6:31 p.m. and led the Pledge of Allegiance.

3. Approval of Minutes: August 20, 2019

Chairman Dagle noted a correction that was needed on page 3 of the minutes from August 20th. In the 3rd line from the bottom of the page the word "asked" between Anne Santoro should be removed.

Kevin Seery made a motion to approve the minutes with the correction as noted by Chairman Dagle, Dan Price 2nd the motion and the motion passed unanimously 11-0-0

4. Silver / Petrucelli – Presentation

William R. Silver, AIA, President and Brian Cleveland, AIA, LEED AP Project Architect, both from Silver/Petrucelli & Associates along with Will Walter, PE, LEED AP Senior Project Manager from the Benesch Structural Engineering firm, began the presentation prepared for the committee of the renovations proposed for the Public Safety Building Complex located at 277 West Main Street in Niantic.

Two options were presented in great detail. The presentation encompassed all aspects of the retrofit of the property from exterior sitework to building renovations and remodeling, all of which were recommended by the firm based on the need's assessment and/or code requirements. Many of the structural reinforcements and additional facility upgrades would be required due to the increase in risk category from a 2 to a 4. This increase reflects the transition from an office building to a Public Safety Building. At the conclusion of the presentation, copies of the two proposed floor plan options (attachments A & B), the completed space needs assessment (attachment C), facility assessment (attachment D), Facility Conditions Analysis (attachment E) and the projected project cost breakdown totaling \$5,837,582 (attachment F) were handed out to the committee members for review and discussion. A full set of plans was also provided to the Town for review by the Towns Building Department.

5. Discussion East Lyme funded items for the building

At the conclusion of the presentation, Chairman Dagle moved the meeting back to Conference Room 1 for an open-door discussion on the information presented.

FILED

Oct 2 2019 AT 1:35 AM/PM
Karen M. [Signature]
 EAST LYME TOWN CLERK



Town of East Lyme
Board of Selectmen Ad-Hoc
Public Safety Building Vision Committee
September 26, 2019 @ 6:30 p.m.
East Lyme Town Hall – Conference Room 1

The committee held a brief discussion. Chairman Dagle asked the committee to take the information and review it thoroughly. Prior to the next meeting, he asked that the site work, utility and building expenses that the Town will be responsible for are firmed up so an accurate deduction can be taken from the \$2.25M that remains from the original \$5M approved for the purchase & renovation of the building. Chairman Dagle stated that he would obtain a breakdown of the \$2+M buildout/renovation line item from Silver/Petrucelli. He also noted that we need to obtain confirmation of the code requirements from the Town's Building Official. Once that information is obtained, the committee will be able to go through the entire proposal line by line to determine how the overall cost can be reduced.


6. Next Meeting Date:

The next meeting date was scheduled for Monday, October 7th at 6:30 p.m. in Conference Room #1 at the East Lyme Town Hall.

7. Adjourn

Chairman Dagle requested a motion to adjourn at 8:35 p.m., Kevin Seery made the motion, Dan Cunningham 2nd the motion. The motion passed 11-0-0.

Respectfully submitted



Julie C. Wilson
Recording Secretary

Space Needs Assessment
East Lyme Public Safety Building
 9/26/2019

Exterior/Site Needs
a. Impound area for 4-6 Vehicles <ul style="list-style-type: none"> Lower back parking area. Fully Fenced, Secured, Surveillance
b. Secured Parking <ul style="list-style-type: none"> Spaces for 15 Patrol Cars. Space for 10 Personal Cars In secured area. Fully Fenced, Secured with automatic Gate, Surveillance.
c. Handicap accessible entrances at front. Also at rear if no elevator.
d. Visitor parking as required by Zoning.
e. Three Flag Poles. Federal, State, Local
f. Signage at driveway entrance. <ul style="list-style-type: none"> Illuminated Conform to local zoning.
g. Lighting at exterior/site. <ul style="list-style-type: none"> Site lighting conforming to local zoning and providing adequate light levels for security.
h. Landscaping. <ul style="list-style-type: none"> Plant materials requiring minimal maintenance. Avoid creating hiding places.
i. Snow Storage. <ul style="list-style-type: none"> Provide snow storage capacity within parking configuration. Provide fencing setbacks from parking areas to accommodate snow storage.

1 Public	Existing	Need	OPTION 1	OPTION 2
a. Vestibule: Air-lock vestibule with walk off mat Confirm door control to system and emergency operation	0	0	0	0
b. Lobby Reception Waiting: Access to Communications/Dispatcher & Records Division with window and communication system, including internal phone/call Public seating for four to six, Determine display, information posted, water fountain	0	368	368	368
c. Public Toilet Room - One (1) @ 64: Assessible Unisex	0	64	304	304
d. Public Interview Room - One (1) <ul style="list-style-type: none"> Fingerprinting equipment, Video and audio monitoring. Seating for four (4) 	35	80	100	84
e. Public Corridor & Vertical Circulation			1192	1591
TOTAL	35	512	1964	2347

2	Training Classroom EOC Public Meeting Room	Existing	Need	OPTION 1	OPTION 2
	a. Training Classroom Meeting Room: Seating for <u>forty (40)</u> at tables and chairs, <u>seventy (70)</u> at chairs when set up for commissioner's meeting. <ul style="list-style-type: none"> • Access from public area • Projection screen and presentation/communication broadcast Independent sound communication system. • Lighting for multiple function • Design for secondary Emergency Operations Center Movable tables and chairs stored or stacked in space • EOC information/bulletins must be concealed when used for other functions. • Near dispatch 	555	800	944	900
	b. Training Storage <ul style="list-style-type: none"> • Supplies for variety of trainings 	0	48	79	66
	c. EOC Storage <ul style="list-style-type: none"> • Desk, Chair, Computers 	0	48	63	77
	TOTAL	555	896	1051	1043

3	Communications Dispatch Center	Existing	Need	OPTION 1	OPTION 2
	a. Data Center Bullet resistant transaction window to Public Lobby meeting CJS/Collect req. <ul style="list-style-type: none"> • Console positions: three (3) active, space for one (1) additional, ergonomic design Central Dispatching E911 service. Monitors not visible from transaction window. • Monitoring of CCTV surveillance security systems, including video in detention area. Door and camera control of all primary egress doors, including Sally Ports • Independent HVAC system? • Book shelving Manuals storage centrally located • Acoustic control on walls and ceiling Map display tack board markerboard 	476	600	736	717
	b. Kitchenette Break Room <ul style="list-style-type: none"> • Connected to Dispatch • Refrigerator, microwave, sink, storage cabinets • Table seating for four (4) • Locker storage for dispatchers. 	96	120	178	179
	c. Toilet Room - One (1) @ 64: Assessible Unisex <ul style="list-style-type: none"> • Connected to Dispatch 	0	64	64	64
	TOTAL	572	784	978	960

4	Records Division	Existing	Need	OPTION 1	OPTION 2
	a. Office / Work Area for Record/Clerical Staff <ul style="list-style-type: none"> • (Optional) Transaction window for public request of records. Access to lobby. • Workstations for one • Central High speed copier, scanner, fax, printer, networked • File storage book shelving Supplies storage • Table countertop for paper sorting 	126	250	255	255
	b. Active Archive Files <ul style="list-style-type: none"> • Storage of active archive files • Adjacent to work area 	112	550	577	577
	TOTAL	238	800	832	832

5	Administration	Existing	Need	OPTION 1	OPTION 2
	a. Chief of Police: Desk & Credenza for one (1) <ul style="list-style-type: none"> • Meeting area for four to five with small conference table • Seating area with soft furniture • Secure Coat and storage closet • Video Monitoring of Facility 	182.25	325	335	352
	b. Administrative Sargent/Executive Officer: <ul style="list-style-type: none"> • Desk & credenza for one (1) • File storage, book shelving, Visitors chairs for two (2) • Near Chief 	44	200	210	180
	c. Administrative Assistant <ul style="list-style-type: none"> • Desk & credenza for one (1) • Near Chief/Also handles Records • Visitor's chair, one (1) per workstation • File storage, Bookshelves, Printer 	0	70	191	0
	d. Conference Room: For 10	0	300	312	375
	e. Office Supplies storage	0	20	25	125
	TOTAL	226.25	915	1073	1032

6	Investigative Services	Existing	Need	OPTION 1	OPTION 2
	a. Detectives: Workstations for two (2), room to add one (1) <ul style="list-style-type: none"> • Visitor's chairs, one (1) per workstation • File storage, Bookshelves, Printer 	80	400	388	556
	b. Clerical workstation for one (1) <ul style="list-style-type: none"> • Near or with Detectives • File storage, Bookshelves 	0	70	70	70
	c. Detective Supervisor (Future Position) <ul style="list-style-type: none"> • Separate Office, Near or with Detectives • Visitor's chairs (2) 	0	160	170	176
	d. Interview Room: One (1) <ul style="list-style-type: none"> • Seating for four (4) • Video and audio monitoring 	0	80	98	122
	TOTAL	80	710	726	924

7	Uniformed Services Division	Existing	Need	OPTION 1	OPTION 2
	a. Sergeant's Office: Combined office areas with six (6) workstations File storage, book shelving <ul style="list-style-type: none"> • CCTV Monitor, wall mounted • Visitor's chairs, one (1) per workstation • File storage, Bookshelves, Printer 	342	600	675	662
	b. Clerical workstation for one (1) <ul style="list-style-type: none"> • Near or with Sergeants • File storage, Bookshelves 	47	70	70	70
	c. Report Writing: four (4) workstations with computer <ul style="list-style-type: none"> • Printer, forms, storage for each officers Individual storage of reports 	349	300	334	310
	d. Rollcall/Briefing room: Seating for ten (10) at tables and chairs <ul style="list-style-type: none"> • Large display monitors, whiteboard, & tack board • Cable TV access • Supply storage 	0	350	393	450
	e. Lunch Room/ Day Room: microwave, sink, refrigerator, range with exhaust fan, dishwasher, storage cabinets <ul style="list-style-type: none"> • Seating for twelve (12), min. • Cable TV access, Telephone 	117	300	460	315
	f. Locker Room: Male: Thirty (30) Female: Ten (10) <ul style="list-style-type: none"> • Lockers: 30w. x 30d. x 72h., double door vented with boot drawer/seat • Showers: two (2) Male, one (1) Female • Sink: two(2) Male, one (1) Female • Toilets: two (2) plus one (1) urinal Male, one (1) Female 1100 + 500 = 1,600	638	1,600	1,475	1,440
	g. Physical Training Room/Fitness: <ul style="list-style-type: none"> • Locate adjacent to Locker Rooms • Ceiling clearance for weightlifting • Stationary fitness equipment with limited free weights • Drinking fountain • Cable TV access I integrated sound system • Wall mirrors 	400	400	512	410
	h. Armory/Arsenal: Storage area for department issued firearms and ammunition <ul style="list-style-type: none"> • Gun cleaning counter for department use • Canopy exhaust hood with light at gun cleaning station • Secured access to room • Storage, equipment & gun cleaning cabinets • Weapons clearing trap 	104	175	225	310
	TOTAL	1,997	3,795	4,144	3,967

8	Data Equipment	Existing	Need	OPTION 1	OPTION 2
	a. Communications Equipment Room: E911 communications equipment. rack mounted Telephone system backboard for phone lines Dedicated HVAC system Emergency power supply UPS system	234	400	390	336
	b. Computer Network Server/Computer Equipment: Network server location, rack mounted Patch panels for data network Tape storage for backup (fire rated)	64	175	159	231
	TOTAL	298	575	549	567

9	Sally Port	Existing	Need	OPTION 1	OPTION 2
	a. Accommodate two (2) vehicles, and allow for Ambulance accessible • Floor drains with grease / oil separator • CCTV and audio monitoring to Dispatch Center • Interlocked doors at exterior and Prisoner Processing • Overhead sectional doors with remote operation by Dispatch personnel • Service sink • Pistol locker at entry to Prisoner Processing • Eye wash and emergency shower • Wash-down capability for vehicle rinsing • One (1) bay securable for Vehicle Processing use		1200	1437	1437
	TOTAL	0	1200	1437	1437

10 Prisoner Processing & Detention	Existing	Need	OPTION 1	OPTION 2
a. Prisoner Processing: <ul style="list-style-type: none"> • Secured door to Sally Port and corridor • Pistol lockers at Sally Port point of entry. • Booking counter with computer workstation(s) A.F.I.S. fingerprinting workstation, printer • Holding cell with access to booking counter • CCTV and audio surveillance to Dispatch Center • Duress alarms at various locations • Hose bib (secured) for cleaning Seamless flooring and base • Water shut-off controls to cell plumbing fixtures • Mugging: Camera mount at 60" from subject, preferred, Computer imaging, Gray scale background • Intoximeter: Deep counter for equipment, supply storage drawer 	0	650	436	436
b. Detention Interview: One (1) <ul style="list-style-type: none"> • Video and audio monitoring, seating for four (4) 	0	80	80	80
c. Detention Cells: <ul style="list-style-type: none"> • Total of three (3) detention cells: cell for multiple detention arrangements for sex l age. Slight sound separation between detention areas. Handicapped • Cell features: secured bunk with closed base, Security prison fixtures, Impact resistant lighting and fire suppression • Two-way audio communication to Dispatch Center CCTV surveillance • Cell fronts designed for suicide prevention • Sliding doors • Independent supply and return ductwork, direct exhaust 	0	500	463	463
d. Vestibule to Corridor	0	80	80	80
e. Janitors Closet	0	45	30	30
f. Shower	0	50	65	65
TOTAL	0	1405	1154	1154

11 Evidence and Property	Existing	Need	OPTION 1	OPTION 2
a. Evidence Receiving: •Adjacent to Prisoner Processing Staff Entry •Temporary evidence lockers (varied sizes) •Refrigerated temporary evidence lockers •Computer workstation for one (1) •Label printer •Desktop packaging/heat sealer	0	125	148	148
b. Evidence Processing/Forensics Lab: •Restricted access for authorized personnel •Workstation for one (1) •Fume hood with direct ventilation •Work counters •Sink •Storage cabinets •Evidence Drying Cabinet •Print/Scan/Copy •Downflow powder workstation	0	200	300	300
c. Evidence Storage: •Restricted access for authorized personnel only •One means of entry only •Refrigerator •High density shelving for storage of evidence •Double locking of firearms and ammunition •Double locking of narcotics •Double locking of valuables cash •Directly ventilated to exterior, no recirculation	0	500	614	614
d. Bulk Evidence Storage, access from Sally Port: •Wire mesh cage with sliding door •Secured access •One Vehicle •Bicycle storage racks •Floor drain	0	100	Included In Sally Port	Included in Sally Port
e. Vehicle processing - See Sally Port: • Utility Sally Port				
TOTAL	0	925	1062	1062

12 Toilets and Custodial Services	Existing	Need	OPTION 1	OPTION 2
a. Janitor Closet: one(1) each floor @75 sf each • Service sink/floor sink: • Janitorial supply storage • Equipment storage	0	150	83	31
b. Supply Closet: one (1) each floor @ 150 sf each • paper towels, toilet paper, trash bags, chemicals	0	300	328	479
c. Custodial Equipment Room: one (1) each floor @ 150 sf each • Jan. carts, vacuums, plumbing, ladders, bulbs, stock	0	300	321	288
d. Toilet Facilities - • Admin & Other Staff: One Men's & One Women's on each floor @ 150 sf each • Public use (see Public Lobby) • Officer use (see Locker Rooms) • Communications Center (see Communications I Dispatch)	0	600	1336	887
TOTAL	0	1350	2068	1685

13 Mechanical	Existing	Need	OPTION 1	OPTION 2
a. HVAC Equipment: on roof. no impact on floor plan: • Reuse existing to the greatest extent possible • Ducted supply and returns, zoned system with VAV boxes with Individual temperature controls. • Separate systems for: Dispatch, IT/Dispatch equipment, Detention area • Consider redundancy	0	0	0	0
b. Emergency Generator: Power entire building • Exterior enclosure • Diesel fired generator with day tank (double wall) Sound attenuation and muffler system, in weather enclosure	0	0	0	0
c. Fire Suppression • Detention area, Sally Port, Storage Areas • No municipal water supply, Cistern and pump required.	0	200	329	329
d. Electrical Room: • Main electrical switchgear and panelboards • Automatic transfer switch for emergency generator	0	130	136	136
e. Waer Room:		108	108	108
TOTAL	0	438	573	573

14	Fire Marshals Office	Existing	Need	OPTION 1	OPTION 2
	a. Public Waiting Area: • Seating for 2 • Transaction Counter		150	305	305
	b. Plan Review Room: • Standing height Table	0	80	94	110
	c. Fire Marshal: one (1) Private Office • Desk & Credenza for one (1) • Meeting area for four with small conference table • Secure Coat and storage closet	0	250	250	250
	d. Deputy Fire Marshal: two (2) Private Offices @ 150 sf each • Desk & Credenza for one (1)	0	300	330	319
	e. Evidence Storage • Secure	0	200	242	337
	f. File Room/Library: • Small Table and 2 Chairs • Book Shelving	0	150	160	150
	g. Locker Room: 10-12 Small Lockers for coats	0	35	156	156
	TOTAL	0	1165	1537	1889

15	Circulation	Existing	Need	OPTION 1	OPTION 2
	a. Circulation: Five (5) feet wide, minimum, durable finishes on walls floor, Assume 20% of Net Square Footage For Multi-Story Building	800	3094	2718	1866
	TOTAL	800	3094	2718	1866

16	Storage	Existing	Need	OPTION 1	OPTION 2
	a. Additional Misc Storage Areas within PD Area			1183	646
	TOTAL	0	0	1183	646

Total Net Square Footage	4,801	18,564	23,049	21,984
Net to Gross Factor	115%	115%	101%	103%
Total Gross Square Footage	5,521	21,349	23,375	22,537

SECTION II – FACILITY CONDITIONS ASSESSMENT

The facility conditions assessment is the visual inspection of the physical building and its grounds. This analysis reviews code complianceⁱ, accessibility (ADA)ⁱⁱ, health and life safety issues, mechanical, electrical systems, plumbing systems, civil, technology, environmental hazards, and on-going and future maintenance needs. This comprehensive review evaluates the needs of the building.

A team of architects, structural, civil, mechanical, electrical, plumbing and fire suppression engineers conducted these extensive on-site facility evaluations and investigations. Facility condition assessments were prepared after the field surveys were conducted. The existing facility and grounds were surveyed by architects and engineers regarding site, exterior envelope, interior building, mechanical, electrical, fire protection and plumbing systems.

These field surveys generate this section and include narratives, spreadsheets, and floor plans for the East Lyme Public Safety facility. The building narratives for ELPS describe the conditions reviewed and call out the items that should be addressed. The spreadsheets detail each condition and are organized by category; site, exterior, interior, plumbing, fire protection, mechanical and electrical. The first column contains a tag number, then the assessment, then a possible code reference may be listed when applicable. Next these issues are ranked on a scale from 1 to 4 with 1 being the most urgent.

TAG NO.	ASSESSMENT	SYSTEM/ CODE REFERENCE	RANKING				CORRECTIVE ACTION	ITEMIZED ESTIMATED COST	REMARKS
			4	3	2	1			
1	Urgent priority - These items should be corrected as soon as possible and most likely encompass code, health and life safety issues.								
2	High priority - These items should be corrected within a reasonable amount of time after the highest priorities referenced above. These may be associated with high priority maintenance issues or accessibility issues for the physically challenged. Maintenance items have a remaining useful life from 1-3 years.								
3	Moderate priority - These items may be associated with aesthetic or general maintenance issues. Remaining useful life of 3-5 years.								
4	Low priority - These items include maintenance and aesthetic issues that are not in current need of replacement, but should continue to be monitored on a regular basis. These items typically have a remaining useful life of 5-10 years or greater.								

Next a corrective action or suggestive recommendations to the specific code, repair, maintenance, or deficiencies are provided to address these issues. Associated cost estimates are also prepared for the applicable items. The remarks column may list any additional information such as how cost was derived or additional options.

Following the spreadsheets, there are floor plans with the associated itemized tag number located. This allows a better understanding of where and how often the actual incidence occurs.

The facility conditions analysis provides the design team with a vital understanding of the building and it provides the client with a better understanding of their building's issues. It also helps to prioritize their needs and understanding of the potential costs that can be incurred moving forward. This type of analysis is truly the first step in this process.

ⁱ Code compliance is important on a number of levels, first any violation from the Authorities having jurisdiction – Building, Fire marshal, and Health. Second existing conditions, the Connecticut Fire Safety code. Third, for future projects and master planning.

ⁱⁱ The American with Disability Act (ADA) is federal law and not a code. While the Connecticut codes include provisions for accessibility in new construction, renovation are less well defined, and existing conditions are even harder to classify as a project.

FACILITY CONDITIONS ANALYSIS									
TAG NO.	ASSESSMENT	SYSTEM/ CODE REF.	RANKING				CORRECTIVE ACTION	ESIMATED CONST. COST	REMARKS
EXTERIOR CONDITIONS									
A1	Block and mortar are in good condition	General	4				review again in 10 years	\$ -	
A2	Aluminum windows and doors are in good condition but do not meet the impact standards for this region	CTBldgCode Appendix N		2			Building is within the windborn debris region. Replace windows & doors with impact resistant rated.	\$ -	
A3	Door thresholds at proposed accessible entrances have a greater than 1/2" transition to grade	ANSI 117.1-09 Sect 303			1		Provide ramp or re-grade concrete landings to allow for accessible threshold		
A4	Hardware on accessible entry doors exceeds the reach range for operable parts	ANSI 117.1-09 Sect 308			1		Replace door, frame, and hardware		
A5	Sealants are in fair condition	General		3			Rake out old sealants and provide new sealants at control joints, window/door openings, etc.	\$ 7,500	
A6	Roofs will be nearing the end of its useful life	General		3			Roof replacement will require meeting current insulation levels in accordance with the energy code. Replacement in approx. 2020 +/-		
A7	South-East entry stair guardrail has gaps exceeding the maximum of a 4" sphere	IBC-15 Sect 1015.4			1		Repair guard rails to meet building code		
A8	Soffits are in need of repair	General		2			Remove and replace soffit materials		
EXTERIOR SUBTOTAL								\$	7,500

FACILITY CONDITIONS ANALYSIS									
TAG NO.	ASSESSMENT	SYSTEM/ CODE REF.	RANKING				CORRECTIVE ACTION	ESIMATED CONST. COST	REMARKS
INTERIOR CONDITIONS									
	Provide accessible path to the "primary functin" areas.	IEBC-15 Sect. 410				1	Provide accessible path to "primary function" areas.	\$ 15,000	
	No Elevator	IEBC-15 Sect. 410				1	Provide accessible path to "primary function" areas.	\$ 125,000	
	Door push and/or pull maneuvering clearances along the accessible path to primary function areas must meet code	ANSI 117.1-09 Sect. 413.6 IEBC-15 Sect. 410				1	Provide accessible path to "primary function" areas.	\$ 30,000	
	Bathrooms do not meet accessible requirements.	ANSI 117.1-09 Sect. 413.6 IEBC-15 Sect. 410				1	Provide improvements to existing bathroom facilities to meet minimum accessible requirements	\$ 18,000	
	Existing kitchen does not meet accessibility requirements	ANSI 117.1-09 Sect. 804 IEBC-15 Sect. 410				1	Provide kitchen cabinets, appliances and sinks meeting accessibility requirements.	\$ 15,000	
	Drinking fountains are not provided.	IBC-15 Table 2902.1				2	Provide dirinking fountains in the quantity required by code and meet accessibility requirements.	\$ 5,000	
	There is a range of conditions of the floor finishes. Areas will need to be repaired to coordinate with proposed building layout	General				2	Re-use existing floor finishes where possible. Provide new floor finishes where needed.	\$ 100,000	
	There is a range of conditions of the wall finishes. Areas will need to be repaired to coordinate with proposed building layout.	General				2	Patch and paint walls to remain. Provide new walls and finishes where needed.	\$ 38,000	
	Insulation levels of the exterior walls do not meet current code	IECC-15 Sect. C503				1	Where exterior walls are exposed or wall cavities will become exposed during construction, they must be insulated to the greates extent possible or meet code R-values.	\$ 90,000	
	Both exit stairs egress through a lobby to the exterior of the building, Only one is allowed to egress through a lobby.	IBC-15 Section 1028				1	Provide exit discharge from one of the stiairs directly to the exterior of the building.	\$ 85,000	
	Storage rooms over 100 square feet must have a 1 hour rated fire barrier	CTBldgCode Table 509				1	Provide fire barriers walls and rated doors around all storage rooms having a size greater than 100 sf.	\$ 15,000	

9/26/2019

FACILITY CONDITIONS ANALYSIS									
TAG NO.	ASSESSMENT	SYSTEM/ CODE REF.	RANKING				CORRECTIVE ACTION	ESIMATED CONST. COST	REMARKS
	Accoustic ceiling tiles are sagging, typically due to eccessive moisture in the air.		3				Replace ceiling tiles throught the facility.	\$ 40,000	
	Many of the door knobs are not lever style.	ANSI 117.1-09 Sect. 309			1		Replace knob latch sets with lever style latch sets	\$ 15,000	
	Proper fire-safing/fire-stopping is missing at fire rated assemblies.				1		Proved fire-safing/fire-stopping at all rated assemblies.	\$ 23,000	
	Separation of the proposed I-3 Detention Areat and Motor-Vehicle-Related Occupancies does not exist and must be provided	IIBC-15 Sect. 1012 IBC-15 Table 508.4			1		Provide a 2 hour fire-barrier between the existing B occupancy and the proposed I-3 and Enclosed parking garage.	\$ 30,000	
	I-3 and Motor-Vehicle-Related Occupancies require a sprinkler system	IIBC-15 Sect. 1012 IBC-15 Ch. 9			1		Provie a sprinkler system in accordance with Chapet 9 of the IBC for the new occupancies		See Fire Protection
INTERIOR SUBTOTAL								\$	644,000



Town of
East Lyme

East Lyme
Public Safety Building



BUILDING ALTERATIONS - DESIGN OPTIONS 1 OR 2 WITH DETENTION AND SALLY PORT

East Lyme Public Safety Building
Opinion of Probable Project Costs

AREA/UNIT	CONSTRUCTION ELEMENT	COST/SF/Unit	SUBTOTAL
1	SITE WORK	\$300,000	\$300,000
19,937	INTERIOR RENOVATIONS (LIMITED ALTERATIONS/FINISHES)	\$125	\$2,492,125
30,656	STRUCTURAL IMPROVEMENTS TO RISK CATEGORY 4	\$8	\$245,248
1	GENERATOR	\$225,000	\$225,000
1	ELEVATOR INSTALLATION W/ CMU & STRUCTURAL ALTERATIONS	\$100,000	\$100,000
1	REPLACE TWO (2) 25 TON ROOFTOP MECHANICAL UNITS	\$190,000	\$190,000
940	IMPACT RESISTANT GLAZED OPENINGS	\$95	\$89,300
2,600	SALLY PORT AND DETENTION AREA BUILDOUT	\$400	\$1,040,000
1	FIRE SUPPRESSION SYSTEM (DIESEL PUMP & CISTER)	\$100,000	\$100,000
150	ADDITIONS - FIRE PUMP DOG HOUSE	\$150	\$22,500
16,938	ROOF REPLACEMENT	\$22	\$372,636
1	EXTERIOR PARKING CANOPY	\$50,000	\$50,000
28,056	EXTEND FIRE SUPPRESSION SYSTME TO ENTIRE BUILDING	\$7	\$196,392
	DESIGN CONTINGENCY - 10% (Construction Cost only)		\$487,681

CONSTRUCTION TOTAL **\$5,610,882**

Price per sf of renovated area: 22537 sf @ 248 /sf

A/E DESIGN, BID & CA FEES		\$85,100
PERMIT SET REPRODUCTION	ALLOWANCE	\$2,200
A2-T2 SURVEY	ALLOWANCE	\$9,000
PAVEMENT BASE COURSE ANALYSIS	ALLOWANCE	\$2,200
CIVIL ENGINEERING PERMIT APPLICATIONS	ALLOWANCE	\$6,300
PRINTING EXPENSES	ALLOWANCE	\$2,000
DESIGN OF PRISONER SPACE	ALLOWANCE	\$4,900
FURNITURE FIXTURES & EQUIPMENT(ASSUMES REUSE OF SOME FURN.)	ALLOWANCE	\$85,000
POLICE/FM COMPUTER SERVERS	ALLOWANCE	\$30,000
COMMUNICATIONS EQUIPMENT	NOT INCLUDED	
DISPATCH EQUIPMENT	NOT INCLUDED	
RELOCATION / MOVING EXPENSES	BY OWNER	
ENVIRONMENTAL TESTING	BY OWNER	
TESTING/SPECIAL INSPECTIONS	BY OWNER	
BUILDERS RISK	BY OWNER	
BUILDING PERMIT	BY OWNER	
TAXES	NOT INCLUDED	

SOFT COST TOTAL **\$226,700**

TOTAL PROJECT COST **\$5,837,582**

EXCLUDES FINANCING COSTS
EXCLUDES PCB COSTS (IF ANY)
EXCLUDES ASBESTOS REMOVAL COSTS (IF ANY)