Lymes' Senior Center

BUILDING RENOVATION

SPECIAL TOWN MEETING
SUPPLEMENTAL FUNDING REQUIREMENTS

APRIL 15, 2024

Overview

Building Committee

For Old Lyme:
Jeri Baker – Chair
Arthur "Skip" Beebe
Bennet J. Bernblum
Ken Biega
Dr. Richard Goulding

For Lyme:
John Kiker – Co-chair
Russell Learned
Alan Sheiness
Mary Stone

Ex-officio:
Martha Shoemaker
David Lahm
Stephanie Gould

- The Lymes' Senior Center is a municipal agency that is part of the towns of Old Lyme and Lyme and serves both retired and working members of the community 55 and better. It also houses the local VFW post, town nurse and is the respite center during weather emergencies/power outages.
- The center was built in 1995-96, with HVAC upgrades accomplished in 2016. Both towns are responsible for the building and grounds with a 75/25 split in funding.
- All programs and activities offered at the center are funded solely by membership dues and donations.
- The building committee was charged by the towns to look at renovation and reconfiguration of the center in response to increasing challenges meeting the needs of its membership.

Delays and Budgetary Challenges

Building Committee

For Old Lyme:
Jeri Baker – Chair
Arthur "Skip" Beebe
Bennet J. Bernblum
Ken Biega
Dr. Richard Goulding

For Lyme:
John Kiker – Co-chair
Russell Learned
Alan Sheiness
Mary Stone

Ex-officio:
Martha Shoemaker
David Lahm
Stephanie Gould

- Despite provision in the timelines, we ran into delays on two administrative fronts after we had began preparing for anticipated Sept/Oct handover to construction team.
- Even as the delays elongated, we were unable to move back into the building. We were also unable to issue Bid Packages in Sept 2023 as planned at risk of rendering expenditures ineligible for the STEAP grant reimbursements.
- Bid packages were able to be released in January 2024 and received back timely on February 6, 2024. The trade bids were $1.1M over budget. Related "soft costs" raised the total variance to $1.3M.
- Almost $600k of construction savings were identified without reducing the expansion, exterior features, or multi-room flexibility, all while maintaining quality of materials. At the same time, owners' contingencies have been increased by almost $65,000 to provide additional funds for unforeseen conditions.
- By these actions, the $1.3M overage has been reduced to $800,000. This amount must be approved at tonight's Town Meetings to move forward engaging vendors and beginning construction. The bids we have in hand expire May 6, 2024.
- In addition, the Building Committee and the Towns' Boards of Selectpeople recommend approving an appropriation of $80,000 to allow for upgrades to the kitchen space, which was not in the scope of the original $5.5M appropriation.

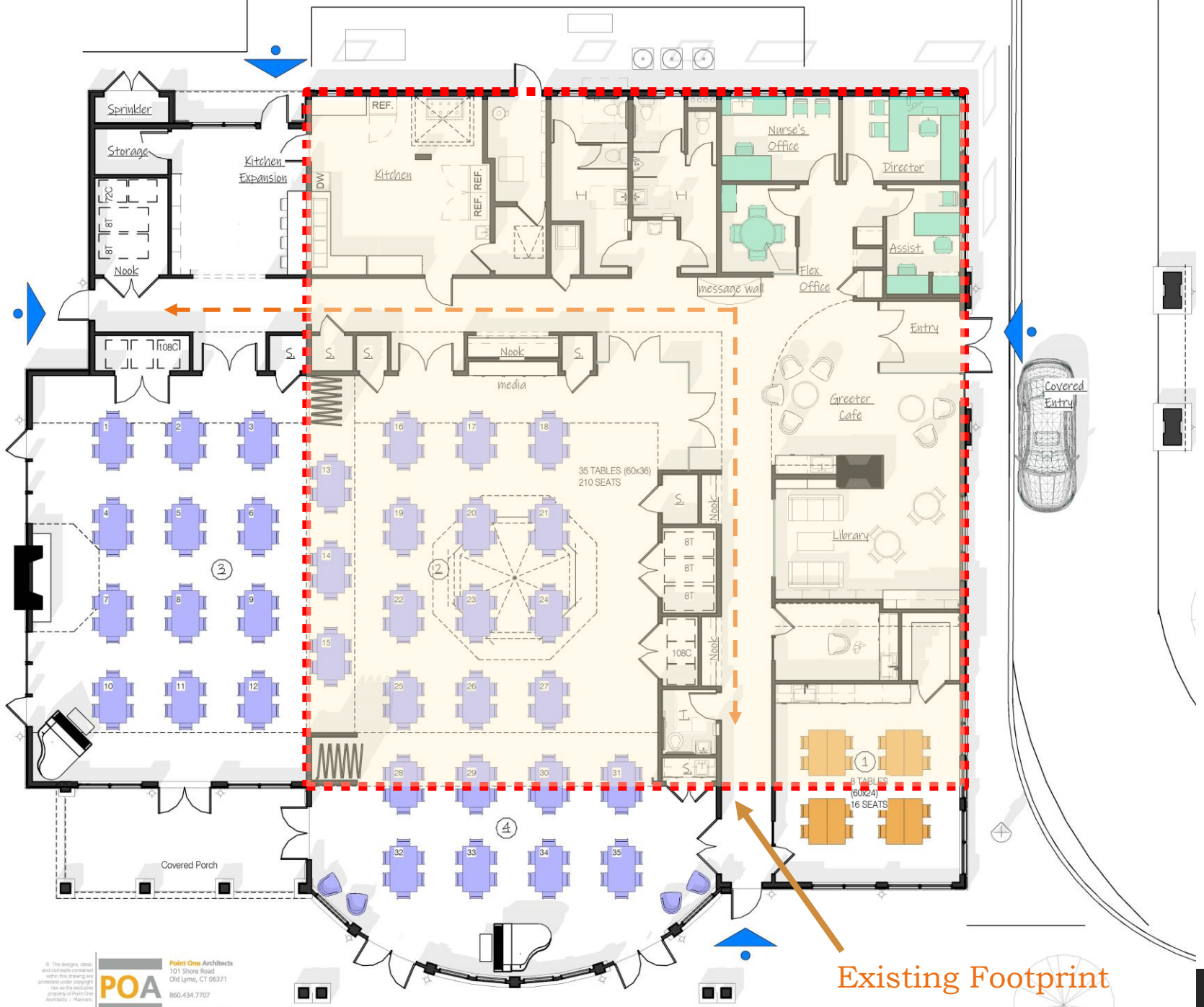
ARTIST’S RENDERING - EXTERIOR ELEVATION

ARTIST'S RENDERING - INTERIOR SPACE, SINGLE GREAT ROOM CONFIGURATION

Layout
Space and Flexibility

- ❑ Enlarged overall footprint
- ❑ Redesigned entryway and connecting hallways
- ❑ Greeting space and quiet library room
- ❑ Enlarged kitchen space
- ❑ Motorized partitions
- ❑ Multiple configuration possibilities, eg:

Single large space with smaller group in separate room



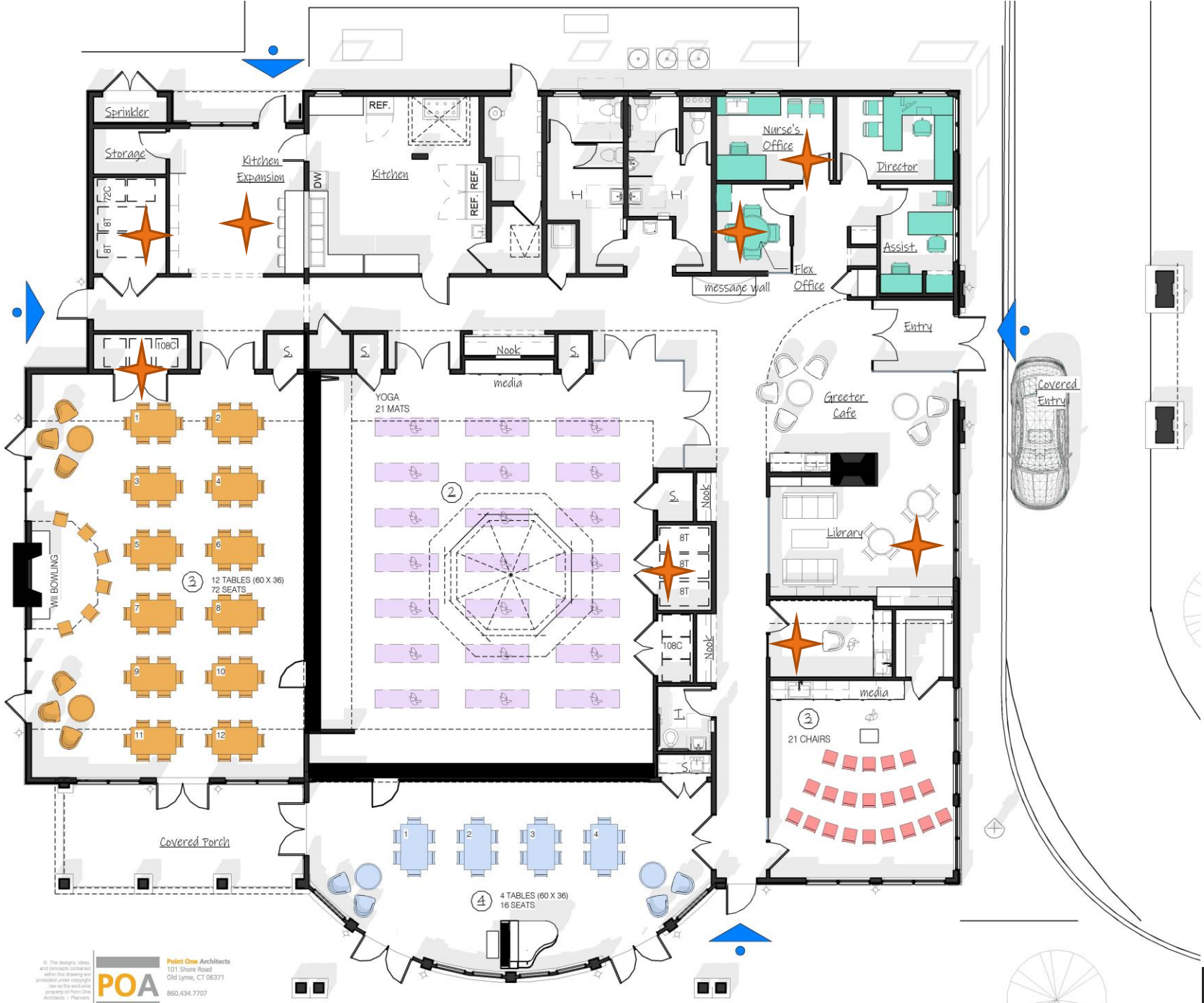
Layout
Concurrent events

- ❑ Enlarged overall footprint
- ❑ Redesigned entryway and connecting hallways
- ❑ Greeting space and quiet library room
- ❑ Enlarged kitchen space
- ❑ Motorized partitions
- ❑ Multiple configuration possibilities, eg:

Four (4) concurrent activities

Layout
Other features

- ❑ Nurse's Office
- ❑ Kitchen Expansion
- ❑ Library
- ❑ Private Services Room
- ❑ Flex office space
- ❑ Storage spaces for flex furniture
- ❑ Storage space for members and visitors
- ❑ Enhanced fire and safety systems
- ❑ Exterior enhancements



Revised Project Cost Estimates

Revised Project Cost Estimates

	As Previously Approved	Revised Estimates March 2024	Supplemental Budget Request	
Bids as received		**$5,278,844**		
Savings identified		**-$562,855**		
Total Cost of the Work	**$4,237,824**	**$4,715,989**	**$478,165**	**11% higher costs overall than previously estimated**
Construction Management	**$513,100**	**$751,486**	**$238,386**	**Includes $20k on higher Cost of Work; $90k CM Contingency**
Sub-total Cost of the Work	**$4,750,924**	**$5,467,475**	**$716,551**	
Additional Costs				
Architect & Engineering Fees	$287,300	$287,300	**$0**	
Owner's Contingency	$237,546	$302,054	**$64,508**	**Owner Contingency on add'l Cost of the Work and on Add-Backs**
Furniture & Fixtures incl Security and IT	$130,000	$130,000	**$0**	
Performance Bond and Insurance	$60,337	$79,278	**$18,941**	**Higher-than-planned Builders Risk market**
Inspections	$41,200	$41,200	**$0**	
Permits and Legal	$26,235	$26,235	**$0**	
Other	$11,000	$11,000	**$0**	
Sub-total Additional Costs	**$793,618**	**$877,067**	**$83,449**	
NEW: KITCHEN IMPROVEMENTS	**$0**	**$80,000**	**$80,000**	**Highly requested upgrades, improvements and additions**
Total Project Cost	**$5,544,542**	**$6,424,542**	**$880,000**	**Supplemental Budget Requested**

Budget Responsibility by Town	As Previously Approved	Revised Estimates March 2024	Supplemental Budget Request
Old Lyme (75%)	$4,158,407	$4,818,407	$660,000
Lyme (25%)	$1,386,136	$1,606,136	$220,000
	$5,544,542	**$6,424,542**	**$880,000**

Gap of $1,337k
$1,077k + $238k + $22k = $1,337k
Trade bids + Soft Costs + Other (insurance)

Request of $880k
$1337k - $602k + $65k = $800k +$80k = $880k
Gap – Savings + Owners Cont + Kitchen

ADDITIONAL QUESTIONS AND COMMENTS