Minutes of the Lymes' Senior Center Building Committee Meeting
5:00 PM May 14, 2025 –Lymes' Senior Center

Present: Jeri Baker, Skip Beebe, Russell Learned, David Lahm (ex officio), Bennett Bernblum, Stephanie Gould (ex officio), Alan Sheiness, John Kiker, Toni Phillips Absent: Rick Goulding, Martha Shoemaker (ex officio).

I. Call to order: Baker called the meeting to order at 5:05 pm. Attendance taken of members.

II. Celebration of Project Work

Guests: Danielle Couture, Newfield Construction Management, Kelsy Janus and Greg Nucci, Point One Architects, Steve Mattson, Dan Hagan, Mary Stone, Erik Olsen. Committee acknowledged the work of its members, town officials and staffs, Point One Architects and Newfield Construction Management including those who worked from 2019-2025. Absent from the meeting but acknowledged were Bonnie Reemsnyder, Timothy Griswold, David Roberge, Tom Myer, Steve Buccheri, Brittany Ethier, Matt Rioux, Rick Staub, Janet Sturges and Ken Biega. An additional acknowledgment was given for Don Abraham.

III. Minutes – March 12, 2025. Motion to approve by Learned, seconded by Kiker. Approved with abstentions by Phillips due to absence.

IV. Public Comment –none

V. Old Business –

- **Building Plan update** –The project is complete with certificate of occupancy issued. There are only a few minor punch list items to complete and a few minor items to address (e.g. front door closing adjustment, cabinet adjustment, additional electrical outlet for the kitchen annex to be added). Center has reopened on a soft schedule. Sheiness reviewed financial report to indicate current expenditure and potential savings for the towns that show the project coming in under budget. Beebe reminded everyone about the STEAP grants that also helped with a total of one million dollars allocated for the project. A copy of the current financial report is included with these minutes.
- **Furniture Procurement Update** –Olsen advised an update of delivery of remaining pieces from Strategic Spaces scheduled for May 22, 2025.
- **Ribbon cutting ceremony/reopening planning - T**he Towns will conduct this event on May 31, 2025 from 1-3pm. Dedication plaque to be installed May 15, 2025. Kiker advised that remarks and event are in planning stages.

  V. Other Old Business – Baker noted that this would be the last regularly scheduled meeting of the committee; but after some discussion, the committee will remain active until July 1, 2025 pending any unforeseen items to address. If needed, special meeting(s) can be called.

VI. New Business – none

VII. Other New Business –Sheiness is the chairman of the 501c3 Friends of the Lymes' Senior Center which raises funds for programs for the center. He noted that the Friends are actively seeking board members and outlined how work is conducted (e.g. meeting schedules).

IX. Adjournment –Motion to adjourn by Kiker, seconded by Beebe. Meeting adjourned at 5:48pm

Respectfully submitted by Jeri Baker, Building Committee Chair

LSC RENOVATION PROJECT

	Town Mtg Budget	Projected	Over/(Under)		Expected Remaining	Expended to date
GMP	**$5,468,394**	**$5,758,692** *$290,298*	**$290,298**	1,2	**$274,226**	**$5,484,466**
Architect & Engineering Fees	$299,300	$325,451	$26,151	3	$5,000	$320,451
Owner's Contingency	$350,332	$0	($350,332)	2		$0
Furniture & Fixtures incl Security and IT	$130,000	$170,000	$40,000	2	$65,042	$104,958
Performance Bond and Insurance	in CM					$0
Builders Risk	$18,081	$37,427	$19,346		$8,607	$28,820
Geotech	$15,000	$5,640	($9,360)		$0	$5,640
Hazmat	$1,200	$0	($1,200)		$0	$0
Special Inspections	$25,000	$18,598	($6,402)	5	$5,000	$13,598
State permit	$1,235	$1,235	$0	5	$1,235	$0
Town Legal & Municipal Fees	$25,000	$15,206	($9,794)	5	$5,000	$10,206
Storage/Advertising/Fundraising	$11,000	$17,963	$6,963	6	$7,688	$10,275
Sub-total Additional Costs	**$876,148**	**$591,520**	**($284,628)**		**$97,572**	**$493,948**
KITCHEN IMPROVEMENTS (non-POA, non-GMP)	$80,000	$17,000	($63,000)	2,4	$215	$16,785
Total Project Cost	**$6,424,542**	**$6,367,212**	**($57,330)**	*	**$372,013**	**$5,995,199**
			All-in vs Budget:		*$6,367,212*	*= tie-out*
**** Also rem'g: Allowances and CM Contingency***	***($19,000)***	***+ ($66,000)***	***= ($142,330)***			

Newfield Expended-to-date (STEAP):

Old Lyme	*$4,113,349.50*	*75%*
Lyme	*$1,371,116.50*	*25%*
	$5,484,466.00	

= *Estimates I've added*

1 *PCOs $290k + $-0- PCOs Contingency*

2 *These lines total* **($83,034)** *Agrees VE/PCO*

3 *POA Invoices up to date. $5k in case of residual billings.*
The RJS, IES, Encore are on the KITCHEN IMPROVEMENTS line.

4

RJS	$3,995	*Fees only; $157k in PCOs Line 1*
IES	$7,500	
Encore	$2,373	
Other	$3,132	
	$17,000	*Agrees VE/PCO*

5 *Need updated projections. Will we spend Budget?* *$11,235.24*

$142,329.81

Max potential savings vs Budget *$153,565.05*

6 *Misc items* $7,688 *Move in; ribbon cutting; sundry*