LYME-OLD LYME SCHOOLS

Regional School District #18

A Private School Experience ***in a Public School Setting***

PK-8 Building Committee Meeting
May 20, 2024

Committee Members Present: Susan Fogliano, Chair; Xander Lowry, Mary Powell-St. Louis, Cara Zimmerman, Ken Biega, Dan Adanti, John Hartman, Andy Russell, Alan Sheiness.
Darren Favello via Zoom

Administration Present: Ian Neviaser, Superintendent of Schools; Ronald Turner, Director of Facilities & Technology, Brian Howe, Assistant Director of Facilities & Technology, Allison Hine, Principal Lyme Consolidated, Kelly Enoch, Principal, Mile Creek Elementary School

The meeting was called to order by Susan Fogliano at 6:03 PM.

Approval of Minutes of April 15 and April 29, 2024 Meetings
MOTION: Susan Fogliano made a motion to approve the minutes of April 15 and April 29, 2024 meetings. The motion was seconded Andy Russell.

VOTE: the committee voted in favor of the motion for April 15 and April 29.

Susan Fogliano requested that committee members provide their cell phone numbers in order to be notified of Special Meetings of the PreK-8 Building Committee.

Susan Fogliano requested to add an agenda item to the end of the meeting to consider an owner's agent representative for the projects.

MOTION: John Hartman made a motion to add to the end of the agenda. The motion was seconded by Andy Russell.

VOTE: the committee voted in favor to add to the end of the agenda

I. *Architect and Construction Manager Update*
VE Items and Budget Update
- Scott Scholl and Ryan Patrick from S&PA presented the CD Cost Comparison which included reviewing a Summary Sheet (see attached) as well as a review of the Cost Management Sheet (see attached). The estimates are based on 75% completion of the Mile Creek Construction Documents

and 95% of the Construction documents for Center, Consolidated and Middle Schools'.
- As the drawings become more complete, items that add value to the projects are included in the cost summaries. An overview of these items and how they impact the overall project costs was presented (see attached).

Grant application status and Phasing Plans
- Ryan Patrick went through the Project Summary (see attached) and provided a status update on grants and how they were applied to each school. It was clarified that the grant money amount is the projected cost for the total project when Region 18 applied for the grant.
- Scott Scholl updated the committee on the Pre-Construction Phase 1 and Phase 2 for Mile Creek and the Bidding schedule for HVAC (see attached).
- Tanya Cutolo gave a presentation outlining the non-priority grants for Center, Middle and Consolidated Schools including scope descriptions and schedules for approvals and PCRs (see attached). The committee was asked to review materials in order to prepare for a 5/28 PCR with the state.

MOTION: A motion was proposed by Mary Powell-St. Louis and seconded by Alan Sheiness stating: We hereby certify that these final plans and project manual(s) as prepared for bidding and dated Phase 1 4/25/24 and the professional cost estimate, completed in accordance with Level 3 of ASTM International Standard E1557, Standard Classification of Building Elements and Related Sitework-UNIFORMAT II for this project, dated 5/20/24, have been reviewed and approved for this project on the dates shown above.

The motion was put to the floor; all those in favor 9, all those opposed 0, all those abstained 0.
The motion passed unanimously.

The committee revisited the idea of hiring an owner's rep and after discussion it was decided to manage the project as we currently are and not add the expense.

The meeting was adjourned at 8:22 PM upon a motion by Xander Lowry and a second by Alan Sheiness.

DOWNES CONSTRUCTION COMPANY

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May 20, 2024

Region 18 Schools

Subject: Downes Building Committee Agenda- Preconstruction

Project Update

A. CD Estimate Comparison

-See attached Summary Sheet

-See attached Cost Management Sheet

B. Mile Creek Phase 1

-Pre-purchase of Switchgear, Generator/Transfer Switch & Panelboards

- Phase 1 PCR documents have been submitted to the Office of Grants Admin. on 5/14/2024. Phase 1 bidding will occur upon receipt of approval from the State.
- Tentative State Approval to Bid 6/4/2024
- Bid Period 6/4/2024 – 7/2/2024
- GMP #1 Review/Execute 7/10/2024

C. Mile Creek Schedule Phase 2

- PCR Checklist 6/18/2024
- PCR w/OAG 6/25/2024 – 7/1/2024
- PCR Follow Up Period 7/2/2024 – 7/16/2024
- OAG Approval to Bid 7/23/2024
- Bid Period 7/24/2024 – 8/20/2024
- Scope Reviews 8/21/2024 – 9/11/2024
- GMP #2 Review/Execute 9/19/2024 – 9/25/2024
- Notice to Proceed 9/26/2024 – 10/02/2024
- Construction Period 10/3/2024 – 9/17/2024

D. HVAC Bidding Schedule

Clarification received from the State on May 16, 2024 for the Priority Grant allows for the following Bid Packages to be sent out for bid: BP #5.1 Structural Steel, BP #6.1 General Trades, BP #8.2 Glass & Glazing, BP #9.3 Acoustical Ceilings, BP #9.6 Painting, BP #23.1 HVAC, BP #26.1 Electrical are as follows for Invitation to Bid #1:

- Bid Period 5/29/24 – 6/25/24
- Scope Review 6/26/24 – 7/17/24
- GMP #1 Review/Execute 7/26/24
- Notice to Proceed 8/16/24

The Non-Priority Grants offered by the State of Connecticut require a PCR prior in order for bidding to take place. The affected Bid Packages are BP #2.1 Demo/Abatement, BP #21.1 Fire Protection and BP #31.1 Earthwork.

The PCR for this Grant is scheduled for 5/28/24 and 5/29/24.

The tentative HVAC Bid Schedule for these three packages is as follows for Invitation to Bid #2:

- PCR Approval for Non-Priority Grant 6/4/24 – 6/10/24
- Advertise to Bid 6/12/24
- Bid Period 6/13/24 – 7/11/24
- Scope Review 7/12/24 – 7/25/24
- GMP #2 Review/Execute 8/1/24

DOWNES CONSTRUCTION COMPANY

Region 18 Schools Addition and Alterations Project

Lyme / Old Lyme, CT
90% CONSTRUCTION DOCUMENTS
Drawings Dated: 04/25/2024
Estimate Date: 5/20/2024

SPEC SECT & DESCRIPTION	75% CONSTRUCT DOCS ESTIMATE	95% CONSTRUCT DOCS ESTIMATE			CD TOTALS ALL PROJECTS
	TOTAL MILE CREEK 4/12/2024	CENTER SCHOOL RENO 4/26/2024	CONSOLIDATED RENO 4/26/2024	MIDDLE SCHOOL RENO 4/26/2024	
	50,355 sf	35,505 sf	35,000 sf	88,000 sf	158,505 sf
TRADE COSTS					
01 50 00 - PROJECT REQUIREMENTS	$ 818,894	$457,196	$ 450,405	$ 552,321	$ 2,278,815
01 60 00 - PHASING COSTS	$ 275,000	$ 290,000	$ 304,000	$ 330,000	$ 1,199,000
02 11 00 - CONTAMINATED SOIL	$ 50,000	Excluded	Excluded	Excluded	$ 50,000
02 80 00 - HAZARDOUS ABATEMENT	$ 70,190	$ 392,000	$ 42,500	$ 68,660	$ 573,350
02 22 00 - FORENSIC DEMOLITION	$ 7,500	$ 7,500	$ 7,500	$ 7,500	$ 30,000
02 41 19 - SELECTIVE DEMOLITION	$ 238,415	$ 125,470	$ 271,293	$ 369,820	$ 1,004,999
03 30 00 - CAST-IN-PLACE CONCRETE	$ 318,235	N / A	$ 18,699	$ 4,933	$ 341,867
04 20 00 - MASONRY	$ 1,037,415	$ 50,000	$ 73,664	$ 94,864	$ 1,255,944
05 12 00 - STRUCTURAL STEEL	$ 783,852	$ 331,508	$ 82,263	$ 337,827	$ 1,535,449
06 10 00 - ROUGH CARPENTRY	$ 145,761	$ 152,999	$ 88,919	$ 186,111	$ 573,789
06 20 00 - FINISH CARPENTRY	$ 183,395	$ 2,647	$ 13,632	$ 541	$ 200,214
07 10 00 - DAMP / WATERPROOFING	$ 21,876	N / A	N / A	N / A	$ 21,876
07 21 00 - THERMAL INSULATION	$ 29,139	w/ Trades	w/ Trades	w/ Trades	$ 29,139
07 25 00 - AIR & VAPOR BARRIERS	$ 78,777	w/ Trades	w/ Trades	w/ Trades	$ 78,777
07 46 00 - EXTERIOR PANELS	$ 135,423	N / A	$ 40,270	N / A	$ 175,693
07 50 00 - ROOFING	$ 588,509	$ 32,870	$ 51,877	$ 43,576	$ 716,833
07 62 00 - SHEET MTL FLASHING & TRIM	w/ Roofing	w/ Roofing	w/ Roofing	w/ Roofing	$ -
07 81 00 - APPLIED FIREPROOFING	N / A	N / A	N / A	N / A	$ -
07 84 00 - PENETRATION FIRESTOPPING	$ 24,629	$ 15,096	$ 14,280	$ 35,904	$ 89,909
07 92 00 - JOINT SEALANTS	$ 45,662	$ 11,832	$ 11,220	$ 27,438	$ 96,152
08 10 00 - DOORS, FRAMES & HARDWARE	$ 42,223	N / A	$ 5,884	$ 2,824	$ 50,930
08 30 00 - SPECIALTY DOORS	$ 2,500	$ 2,500	$ 7,600	$ 2,500	$ 15,100
08 41 00 - STOREFRONTS & CURTAIN WALL	$ 528,194	$ 192,229	$ 239,936	$ 281,604	$ 1,241,963
08 80 00 - GLASS & GLAZING	N / A	N / A	N / A	$ 2,295	$ 2,295
08 90 00 - LOUVERS & VENTS	$ 5,000	N / A	N / A	N / A	$ 5,000
09 21 00 - GYPSUM BOARD ASSEMBLIES	$ 158,182	$ 88,877	$ 169,371	$ 131,057	$ 547,487
09 30 00 - TILE	$ 10,010	$ 2,600	$ 2,800	$ 3,400	$ 18,810
09 51 00 - ACOUSTICAL CEILINGS	$ 361,655	$ 116,169	$ 111,922	$ 286,584	$ 876,331
09 61 10 - VAPOR MITIGATION	N / A	N / A	N / A	N / A	$ -
09 65 00 - RESILIENT FLOORING	$ 92,033	$ 1,609	$ 44,916	$ 38,566	$ 177,123
09 68 00 - CARPET	$ 8,273	$ 2,479	$ 5,164	$ 6,816	$ 22,732
09 91 00 - PAINTING	$ 311,832	$ 58,458	$ 59,435	$ 95,925	$ 525,650
10 11 00 - VISUAL DISPLAY SURFACES	$ 30,695	N / A	N / A	N / A	$ 30,695
10 14 00 - SIGNAGE	$ 13,357	N / A	N / A	N / A	$ 13,357
10 26 00 - WALL & DOOR PROTECTION	$ 8,060	N / A	N / A	N / A	$ 8,060
10 28 00 TOILET - ACCESSORIES	$ 5,883	$ 2,155	$ 2,321	$ 2,818	$ 13,176
10 44 00 - FIRE PROTECTION SPECIALTIES	$ 927	N / A	N / A	N / A	$ 927
10 51 00 - LOCKERS & WWM PARTITIONS	$ 2,444	N / A	N / A	N / A	$ 2,444
11 30 00 - RESIDENTIAL APPLIANCES	By Owner	N / A	N / A	N / A	$ -
11 52 00 - AUDIO-VISUAL EQUIPMENT	N / A	N / A	N / A	N / A	$ -
12 20 00 - WINDOW TREATMENT	N / A	N / A	N / A	N / A	$ -
12 48 13 - ENTRANCE MATS & FRAMES	w/ Carpet	w/ Carpet	w/ Carpet	w/ Carpet	$ -
12 52 00 - FURNITURE	By Owner	By Owner	By Owner	By Owner	$ -
21 00 00 - FIRE PROTECTION	$ 1,001,462	$ 37,740	$ 623,361	$ 44,880	$ 1,707,443
22 00 00 - PLUMBING	$ 267,696	N / A	N / A	N / A	$ 267,696
23 00 00 - HVAC	$ 6,135,322	$ 3,597,548	$ 3,091,457	$ 6,958,296	$ 19,782,623
26 00 00 - ELECTRICAL, FA, COM	$ 2,518,583	$ 526,799	$ 611,188	$ 1,152,000	$ 4,808,570
31 00 00 - SITEWORK	$ 2,420,464	$ 220,021	$ 531,987	$ 117,812	$ 3,290,285
TOTAL TRADE COST	$ 18,251,563	$ 6,718,301	$ 6,977,863	$ 11,186,871	$ 43,134,598

DOWNES CONSTRUCTION COMPANY

Region 18 Schools Addition and Alterations Project

Lyme / Old Lyme, CT
90% CONSTRUCTION DOCUMENTS
Drawings Dated: 04/25/2024
Estimate Date: 5/20/2024

SPEC SECT & DESCRIPTION		75% CONSTRUCT DOCS ESTIMATE	95% CONSTRUCT DOCS ESTIMATE			CD TOTALS ALL PROJECTS
		TOTAL MILE CREEK 4/12/2024	CENTER SCHOOL RENO 4/26/2024	CONSOLIDATED RENO 4/26/2024	MIDDLE SCHOOL RENO 4/26/2024	
		60,365 sf	35,505 sf	35,000 sf	88,000 sf	158,505 sf
CONSTRUCTION INDIRECT COSTS						
Design & Estimating Contingency (5%	2%	$ 889,290	$ 134,366	$ 139,557	$ 223,737	$ 1,386,950
Escalation (Bid Contingency)	0%	$ -	$ -	$ -	$ -	$ -
General Conditions & Staffing		$ 1,739,727	$ 377,286	$ 647,606	$ 457,091	$ 3,221,709
PreConstruction		$ 68,159	$ 29,735	$ 29,735	$ 29,735	$ 157,364
General Liability Insurance	0.70%	$ 146,641	$ 50,818	$ 54,563	$ 83,282	$ 335,304
Builder's Risk Insurance		By Owner	By Owner	By Owner	By Owner	$ -
Local Building Permit		Waived	Waived	Waived	Waived	$ -
State Education Fund	0.026%	$ 5,485	$ 1,901	$ 2,041	$ 3,115	$ 12,541
CM Payment & Performance Bond	0.67%	$ 141,376	$ 48,993	$ 52,604	$ 80,292	$ 323,265
Construction Contingency	3.50%	$ 743,478	$ 257,649	$ 276,639	$ 422,244	$ 1,700,011
CM Fee	1.55%	$ 340,779	$ 118,095	$ 126,799	$ 193,539	$ 779,212
TOTAL CONSTRUCTION COST		**$ 22,326,498**	**$ 7,737,143**	**$ 8,307,407**	**$ 12,679,906**	**$ 51,050,954**
OWNER SOFT COSTS						
OWNER EXPENSES						
Legal, Bonding & Accounting Expenses		NA	NA	NA	NA	NA
Builders Risk Insurance		NA	NA	NA	NA	NA
Moving/ Storage Expenses		NA	NA	NA	NA	NA
Swing Space		NA	NA	NA	NA	NA
Special Permitting (DEEP, STC....)		NA	NA	NA	NA	NA
Soft Cost Contingency		NA	NA	NA	NA	NA
PROFESSIONAL SERVICES						
Schematic Design		$ 197,081	$ 49,576	$ 55,619	$ 113,784	$ 416,060
Design Development		$ 328,468	$ 82,626	$ 92,698	$ 189,641	$ 693,433
Construction Documents		$ 262,775	$ 66,101	$ 74,159	$ 151,713	$ 554,748
Bid Phase		$ 131,387	$ 33,050	$ 37,079	$ 75,856	$ 277,372
Construction Adminstration		$ 394,162	$ 99,151	$ 111,238	$ 227,569	$ 832,120
A/E Reimbursables		$ 5,000	$ 2,500	$ 2,500	$ 5,000	$ 15,000
HazMat Consultant Phase 1		$ 7,500	NA	NA	NA	$ 7,500
HazMat Consultant Phase 2		$ 15,000	NA	NA	NA	$ 15,000
HazMat Testing & Design Documents		$ 25,000	$ 12,500	$ 10,000	$ 25,000	$ 72,500
HazMat Consultant Construction Phase		$ 100,000	$ 32,000	$ 35,000	$ 75,000	$ 242,000
Hazmat Abatement Bid Management		w/ Above	w/ Above	w/ Above	w/ Above	$ -
DEEP Stormwater Permit Mgmt.		$ 3,000	NA	NA	NA	$ 3,000
3rd Party Review		$ 15,000	$ 3,000	$ 3,500	$ 7,500	$ 29,000
Utility Fees/Permits		Waived	Waived	Waived	Waived	$ -
LEED Consultant		NA	NA	NA	NA	$ -
Commissioning Agent		$ 75,000	$ 32,000	$ 40,000	$ 75,000	$ 222,000
Materials Testing and Inspections		$ 50,000	$ 10,000	$ 12,500	$ 25,000	$ 97,500
Geotechnical		w/Architect	NA	NA	NA	$ -
Land Survey		w/Architect	NA	NA	NA	$ -
Wetland Mapping Surveyor		NA	NA	NA	NA	$ -
FF&E/TECHNONOGY						$ -
Furntiure, Equipment, Shelving		NA	NA	NA	NA	$ -
Servers & Network Switches, AV, etc...		$ 75,000	NA	NA	NA	$ 75,000
Phone System		$ 50,000	NA	NA	NA	$ 50,000
Security Equipment		$ 75,000	$ 20,000	$ 25,000	$ 50,000	$ 170,000
OWNER PROJECT CONTINGENCY						$ -
Contingency (5%)		$ 1,206,794	$ 408,982	$ 440,335	$ 685,048	$ 2,741,159

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	TOTAL MILE CREEK 4/12/2024	CENTER SCHOOL RENO 4/26/2024	CONSOLIDATED RENO 4/26/2024	MIDDLE SCHOOL RENO 4/26/2024	
	50,365 sf	35,505 sf	35,000 sf	88,000 sf	158,505 sf
TOTAL SOFT COST	$ 3,016,166	$ 851,486	$ 939,628	$ 1,706,111	$ 6,513,392
TOTAL PROJECT COST	$ 25,342,664	$ 8,588,630	$ 9,247,035	$ 14,386,017	$ 57,564,346
TOTAL PROJECT BUDGET	$ 24,911,028	$ 7,389,531	$ 8,292,260	$ 16,962,181	$ 57,555,000
OVER / (UNDER)	$ 431,636	$ 1,199,099	$ 954,775	$ (2,576,164)	$ 9,346

DOWNES CONSTRUCTION COMPANY

REGION 18 SCHOOLS

Date: 5/20/2024

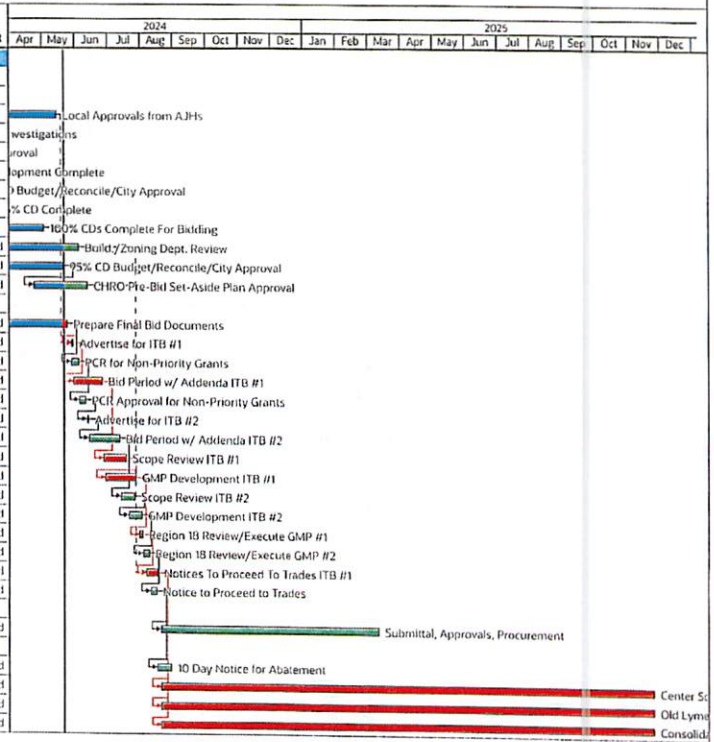
PROJECT SUMMARY	DD	CD	VARIANCE
Mile Creek			
Total Project Cost	$ 25,429,861	$ 25,342,664	$ (87,196)
OSCGR Grant Total		$ 24,911,028	
Over / (Under)		**$ 431,636**	
Center			
Total Project Cost	$ 8,446,174	$ 8,588,630	$ 142,455
HVAC Grant Total		$ 7,389,531	
Over / (Under)		**$ 1,199,099**	
Pending Grants			
Code Comp / FP / Hazmat / Sitework Grant Total Submitted		$ 1,199,259	
Projected Over / (Under)		$ (160)	
Future Grants			
Security Vestibule		TBD	
Consolidated			
Total Project Cost	$ 9,046,986	$ 9,247,035	$ 200,049
HVAC Grant Total		$ 8,292,260	
Over / (Under)		**$ 954,775**	
Pending Grants			
Code Comp / FP / Hazmat / Sitework Grant Total Submitted		$ 1,456,690	
Projected Over / (Under)		$ (501,915)	
Future Grants			
Security Vestibule		TBD	
Middle School			
Total Project Cost	$ 14,509,211	$ 14,386,017	$ (123,194)
HVAC Grant Total		$ 16,962,181	
Over / (Under)		$ (2,576,164)	
Pending Grants			
Code Comp / FP / Hazmat / Sitework Grant Total Submitted		$ 451,752	
Projected Over / (Under)		$ (3,027,916)	
Future Grants			
Security Vestibule		TBD	
Project Summary			
Total Project Cost	$ 57,432,232	$ 57,564,346	$ 132,114
Cost Mangement	$ (1,026,417)	$ -	
Referendum Budget	$ 57,555,000	$ 57,555,000	
Total Project Cost	**$ (1,149,185)**	**$ 9,346**	

DOWNES CONSTRUCTION COMPANY

DECRIPTION	STATUS	Credits Included in Base	Credits NOT Included in Base
• Lockers at Mile Creek Addition - moved from base bid to Alternates	Credit Incl in Base	$ (50,694.00)	
• Delete Masonry infill at unit ventilators & replace w/ metal panel at MC	Credit Incl in Base	$ (18,300.00)	
• Delete Masonry infill at unit vent. & replace w/ metal panel at Consol.	Credit Incl in Base	$ (20,740.00)	
• Substitute typ. Roof Deck, ACT Ceiling, Square Duct & Elec Fixtures ILO of Acoustical roof deck, Cloud Ceilings, Spiral Ductwork & Upgraded Elec Fixtures at MC Add.	Credit Incl in Base	$ (83,316.24)	
• Delete open casework at Exterior Wall at Mile Creek Addition Classrooms (SD design called for them to be FF&E)	Credit Incl in Base	$ (82,672.08)	
• HVAC Reduction of 5% at Mile Creek Existing & Addition	Credit Not Included in Base		$ (375,840.52)
• Reduce Structural Steel at Mile Creek Addition by 1.5 lbs/sf (6.5 tons)	Credit Not Included in Base		$ (44,487.30)
• Substitute Punched Windows for Aluminum Storefront Glazing / Ribbon, Reduce Connector Storefront	Credit Incl in Base	$ (83,517.54)	
• Reduce punched window quantity at corridor hall connector at MC Add.	Credit Not Included in Base Rejected		$ (11,086.40)
• Change Interior walls from CMU to Metal Studs with Imp Gyp Board	Credit Incl in Base	$ (71,506.64)	
• Replace Concrete Curbing with Bituminous Curbing	Credit Incl in Base	$ (256,845.38)	
• Substitute bituminous sidewalks ILO colored pavers & concrete sidewalks at MC	Credit Incl in Base	$ (275,282.02)	
• Substitute 350KW Generator ILO 800KW Generator	Credit Not Included in Base		$ (33,007.71)
• 4'H Chain Link Fence at Playground	Credit Incl in Base	$ (133,773.00)	
• MAU & Kitchen Exhaust to be Deleted at Center School	Credit Not Included in Base		$ (24,525.66)
• Visplex panic buttons to be deleted	Credit Incl in Base	$ (12,096.30)	
• Mailbox at Main Office at Mile Creek	Credit Incl in Base	$ (367,500.00)	
• FF&E	Credit Incl in Base	$ (152,250.00)	
• Legal, Bonding & Accounting Expenses	Credit Incl in Base	$ (123,900.00)	
• Builders Risk Insurance	Credit Incl in Base	$ (26,250.00)	
• Moving/ Storage Expenses			
TOTALS		**$ (1,758,643.20)**	**$ (488,947.59)**

Downes Construction, LLC.
5/20/2024
HVAC Schools Preconstruction

ID	Name	Planned Duration	Start	Finish	Total Float
25-01-0530	Region 18 HVAC Schools Preconstruction				
Preconstructi...	Preconstruction				
Pre1000	Schematic Design Complete	50d	22-May-23 A	29-Sep-23 A	
Pre1010	Local Approvals from AJHs	50d	02-Aug-23 A	14-May-24 A	
Pre1020	Hazmat Investigations	80d	05-Sep-23 A	09-Feb-24 A	
Pre1040	SD Budget/Reconcile/City Approval	20d	02-Oct-23 A	31-Oct-23 A	
Pre1030	Design Development Complete	80d	02-Oct-23 A	25-Jan-24 A	
Pre1050	DD Budget/Reconcile/City Approval	20d	29-Jan-24 A	15-Mar-24 A	
Pre1060	95% CD Complete	40d	05-Feb-24 A	15-Mar-24 A	
Pre1070	100% CDs Complete For Bidding	32d	15-Mar-24 A	02-May-24 A	
Pre1080	Build./Zoning Dept. Review	20d	15-Mar-24 A	03-Jun-24	43d
Pre1090	95% CD Budget/Reconcile/City Approval	25d	21-Mar-24 A	20-May-24	37d
Pre1100	CHRO Pre-Bid Set-Aside Plan Approval	10d	22-Apr-24 A	11-Jun-24	37d
Bid/Award - Bi...	Bid/Award				
Bid1000	Prepare Final Bid Documents	20d	15-Mar-24 A	24-May-24	0d
Bid1010	Advertise for ITB #1	1d	28-May-24	28-May-24	0d
Bid1060	PCR for Non-Priority Grants	5d	28-May-24	03-Jun-24	311d
Bid1020	Bid Period w/ Addenda ITB #1	20d	29-May-24	25-Jun-24	0d
Bid1070	PCR Approval for Non-Priority Grants	5d	04-Jun-24	10-Jun-24	311d
Bid1080	Advertise for ITB #2	2d	11-Jun-24	12-Jun-24	311d
Bid1090	Bid Period w/ Addenda ITB #2	20d	13-Jun-24	11-Jul-24	311d
Bid1025	Scope Review ITB #1	15d	26-Jun-24	17-Jul-24	0d
Bid1030	GMP Development ITB #1	20d	28-Jun-24	26-Jul-24	0d
Bid1100	Scope Review ITB #2	10d	12-Jul-24	25-Jul-24	311d
Bid1110	GMP Development ITB #2	10d	19-Jul-24	01-Aug-24	311d
Bid1035	Region 18 Review/Execute GMP #1	5d	29-Jul-24	02-Aug-24	0d
Bid1120	Region 18 Review/Execute GMP #2	5d	02-Aug-24	08-Aug-24	311d
Bid1040	Notices To Proceed To Trades ITB #1	10d	05-Aug-24	16-Aug-24	0d
Bid1130	Notice to Proceed to Trades	5d	09-Aug-24	15-Aug-24	311d
Major Procure...	Major Procurement Items				
A1790	Submittal, Approvals, Procurement	140d	19-Aug-24	10-Mar-25	180d
Construction -...	Construction				
A1800	10 Day Notice for Abatement	10d	16-Aug-24	29-Aug-24	311d
A1820	Center School Construction	320d	19-Aug-24	25-Nov-25	0d
A1880	Old Lyme Middle School Construction	320d	19-Aug-24	25-Nov-25	0d
A1890	Consolidated School Construction	320d	19-Aug-24	25-Nov-25	0d



Current
Progress
Critical
Milestones
Summary

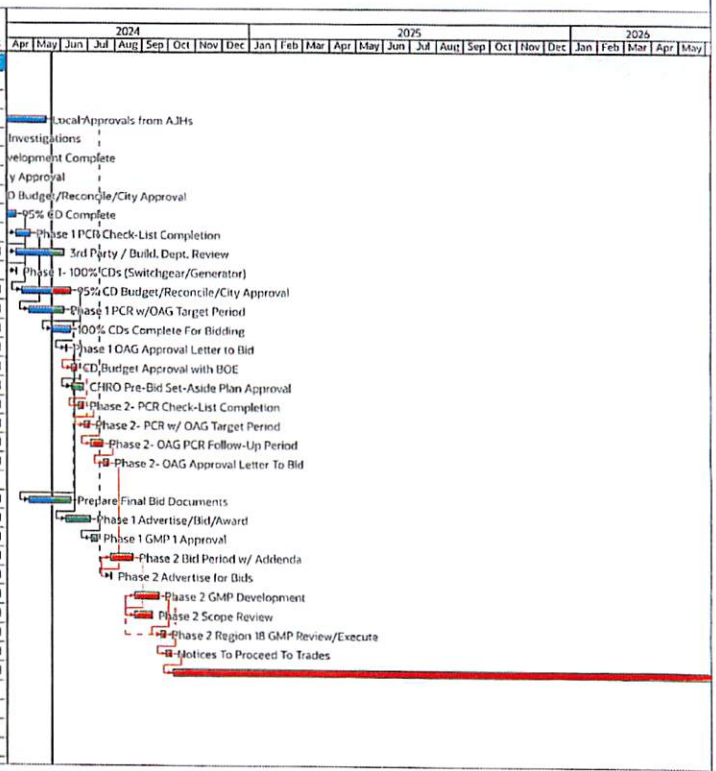
DOWNES

1 of 1

Date	Revision	Checked	Approved
20-May-24			

Downes Construction, LLC.
5/20/2024
Mile Creek School Preconstruction

ID	Name	Planned Duration	Start	Finish	Total Float
Major Program M...	Region 18- Lyme-Old Lyme Mile Creek School		A		
Preconstructio...	Preconstruction		A		
Pre1000	Schematic Design Complete	50d	22-May-23 A	29-Sep-23 A	
Pre1010	Local Approvals from AJHs	125d	02-Aug-23 A	14-May-24 A	
Pre1020	Hazmat Investigations	80d	05-Sep-23 A	05-Feb-24 A	
Pre1030	Design Development Complete	80d	02-Oct-23 A	25-Jan-24 A	
Pre1040	SD Budget/Reconcile/City Approval	20d	02-Oct-23 A	31-Oct-23 A	
Pre1050	DD Budget/Reconcile/City Approval	20d	29-Jan-24 A	15-Mar-24 A	
Pre1060	95% CD Complete	40d	05-Feb-24 A	09-Apr-24 A	
Pre1110	Phase 1 PCR Check-List Completion	10d	09-Apr-24 A	26-Apr-24 A	
Pre1070	3rd Party / Build. Dept. Review	20d	09-Apr-24 A	03-Jun-24	578d
Pre1100	Phase 1- 100% CDs (Switchgear/Generator)	3d	09-Apr-24 A	09-Apr-24 A	
Pre1080	95% CD Budget/Reconcile/City Approval	25d	15-Apr-24 A	10-Jun-24	0d
Pre1120	Phase 1 PCR w/OAG Target Period	10d	24-Apr-24 A	03-Jun-24	30d
Pre1085	100% CDs Complete For Bidding	10d	20-May-24 A	11-Jun-24	5d
Pre1130	Phase 1 OAG Approval Letter to Bid	1d	04-Jun-24	04-Jun-24	30d
Pre1090	CD Budget Approval with BOE	5d	11-Jun-24	17-Jun-24	0d
Pre1190	CHRO Pre-Bid Set-Aside Plan Approval	10d	11-Jun-24	24-Jun-24	563d
Pre1140	Phase 2- PCR Check-List Completion	5d	18-Jun-24	24-Jun-24	0d
Pre1150	Phase 2- PCR w/ OAG Target Period	5d	25-Jun-24	01-Jul-24	0d
Pre1160	Phase 2- OAG PCR Follow-Up Period	10d	02-Jul-24	16-Jul-24	0d
Pre1170	Phase 2- OAG Approval Letter To Bid	5d	17-Jul-24	23-Jul-24	0d
Bid/Award - Bid...	Bid/Award		A		
Bid1220	Prepare Final Bid Documents	20d	24-Apr-24 A	11-Jun-24	30d
Bid1200	Phase 1 Advertise/Bid/Award	20d	04-Jun-24	02-Jul-24	252d
Bid1210	Phase 1 GMP 1 Approval	5d	02-Jul-24	10-Jul-24	252d
Bid1240	Phase 2 Bid Period w/ Addenda	20d	24-Jul-24	20-Aug-24	0d
Bid1230	Phase 2 Advertise for Bids	2d	24-Jul-24	25-Jul-24	0d
Bid1260	Phase 2 GMP Development	20d	21-Aug-24	18-Sep-24	0d
Bid1250	Phase 2 Scope Review	15d	21-Aug-24	11-Sep-24	0d
Bid1270	Phase 2 Region 18 GMP Review/Execute	5d	19-Sep-24	25-Sep-24	0d
Bid1280	Notices To Proceed To Trades	5d	26-Sep-24	02-Oct-24	0d
A1820	Mile Creek School Construction	493d	03-Oct-24	17-Sep-26	0d
Major Procure...	Major Procurement Items				
Construction - ...	Construction				
Site Work Phas...	Site Work Phase A				
Site Work/Phas...	Site Work/ Phase 1				



Current
Progress
Critical
Milestones
Summary

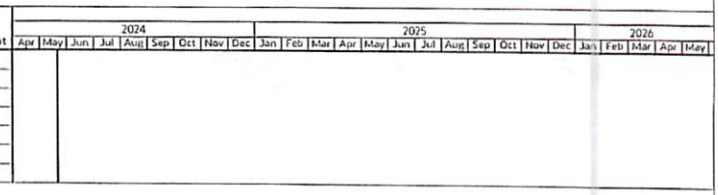
DOWNES

1 of 2

Date	Revision	Checked	Approved
20-May-24			

Downes Construction, LLC.
5/20/2024
Mile Creek School Preconstruction

ID	Name	Planned Duration	Start	Finish	Total Float
Phase 2 - Phase 2	Phase 2				
Phase 3 - Phase 3	Phase 3				
Phase 4 - Phase 4	Phase 4				
Phase 5 - Phase 5	Phase 5				
Phase 6 - Phase 6	Phase 6				
Phase 7 - Phase 7	Phase 7				
Roof Top Work...	Roof Top Work/Setting Units				



Current
Progress
Critical
Milestones
Summary

DOWNES

2 of 2

Date	Revision	Checked	Approved
20-May-24			

REGION 18 SCHOOL RENOVATION PROJECTS

Building Committee Meeting
May 20, 2024

NON-PRIORITY GRANT CODE UPGRADE RENOVATIONS

Non-Priority Grant Scope:

In addition to the grant process for the Mile Creek School, Region 18 is applying for non-priority grants for abatement and code upgrade renovations and a priority grant for security vestibule entrance renovations at the Center, Middle and Consolidated Schools.

These schools have already received HVAC grants for the air quality renovations (that does NOT require a State review process). The security vestibule work will be submitted as a priority grant in June through DEMHS.

The design scope for all the Town approved renovations at these schools was performed in one set of documents.

Center School, Old Lyme (temp State # 000420)
Middle School, Old Lyme (temp State # 000421)
Consolidated School, Lyme (temp State # 000422)

LYME-OLD LYME SCHOOLS

DOWNES CONSTRUCTION COMPANY

S+P A ARCHITECTS ENGINEERS INTERIORS

NON-PRIORITY GRANT CODE UPGRADE RENOVATIONS

Non-Priority Grant Scope:

Center School, Old Lyme (temp State # 000420)
Middle School, Old Lyme (temp State # 000421)

The scope we are asking you to review for a 5/28 PCR is the abatement work necessary for the HVAC renovations and various code upgrade renovations independent of the HVAC project including grab bar replacement in the toilet rooms and minimal site work at sidewalks and curbing to support ADA access.

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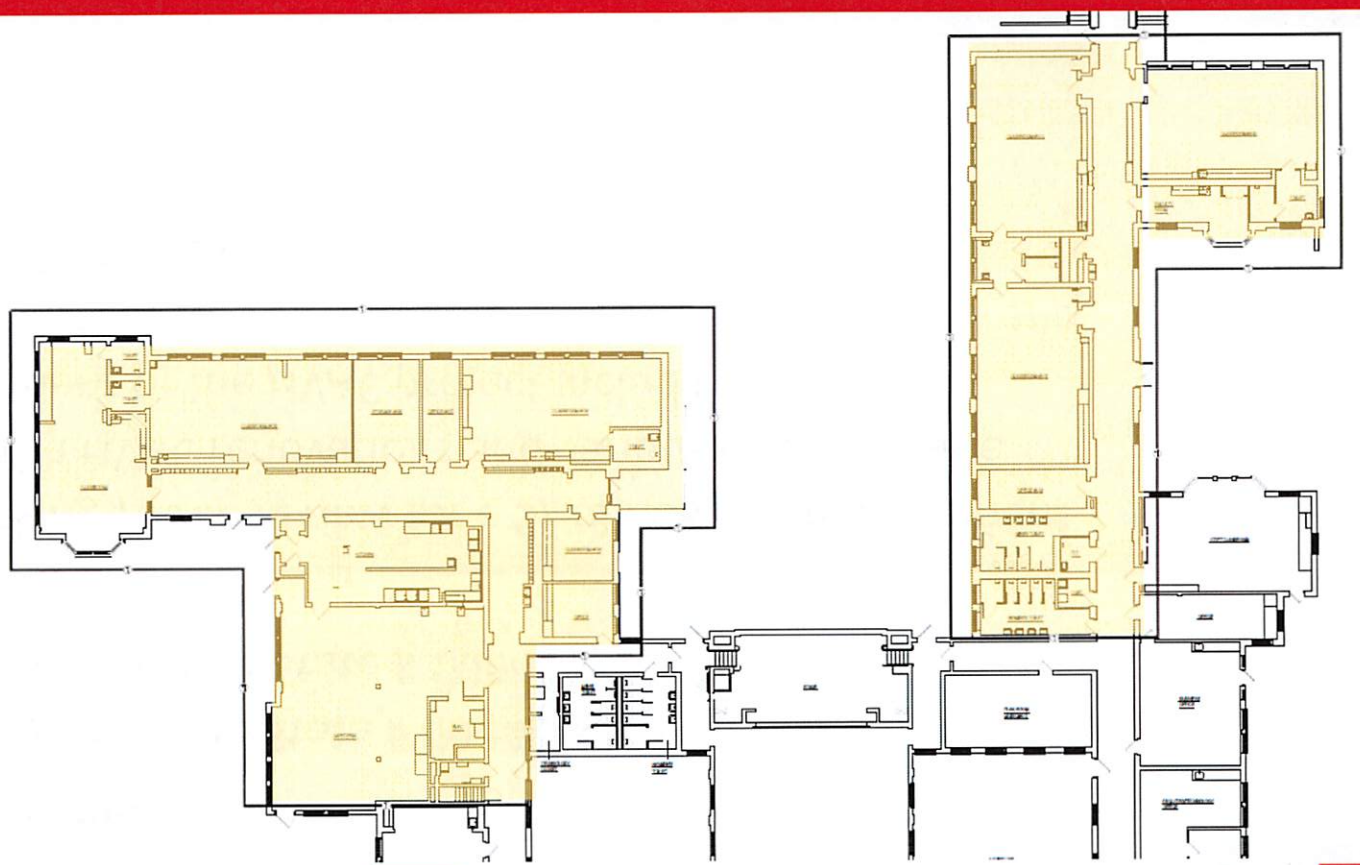
S+PA ARCHITECTS ENGINEERS INTERIORS

NON-PRIORITY GRANT CODE UPGRADE RENOVATIONS

Non-Priority Grant Scope:

Center School, Old Lyme
(temp State # 000420)

Hazardous Abatement



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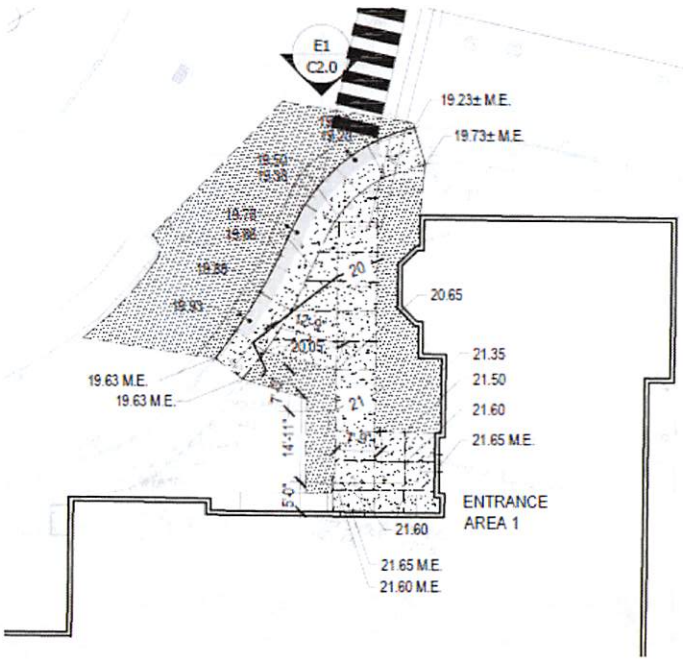
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ENGINEERS
INTERIORS

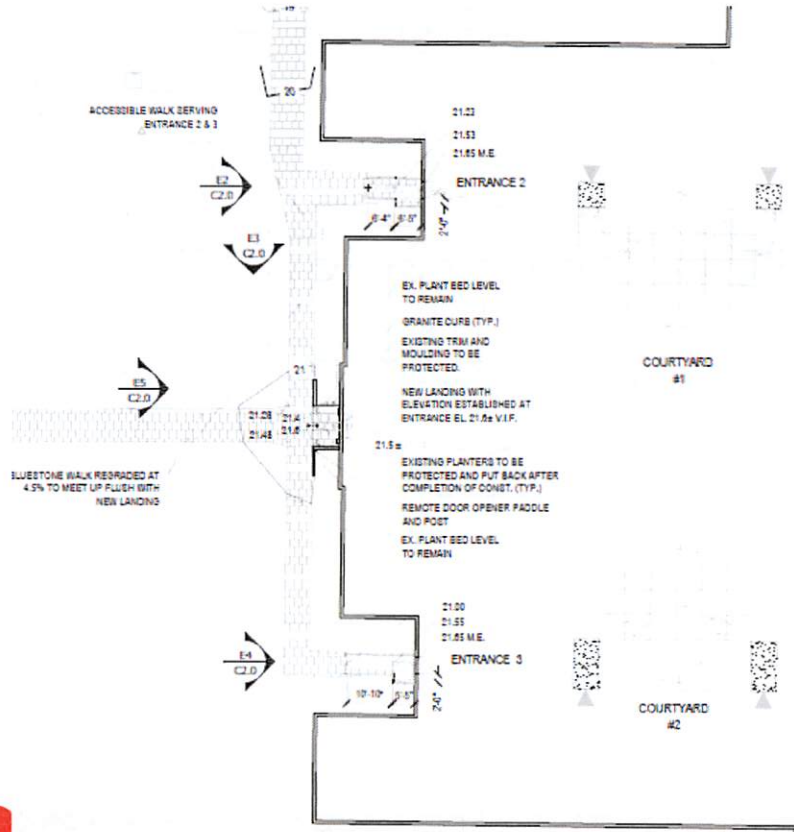
NON-PRIORITY GRANT CODE UPGRADE RENOVATIONS

Non-Priority Grant Scope:

Center School, Old Lyme (temp State # 000420)

ADA Site Upgrades





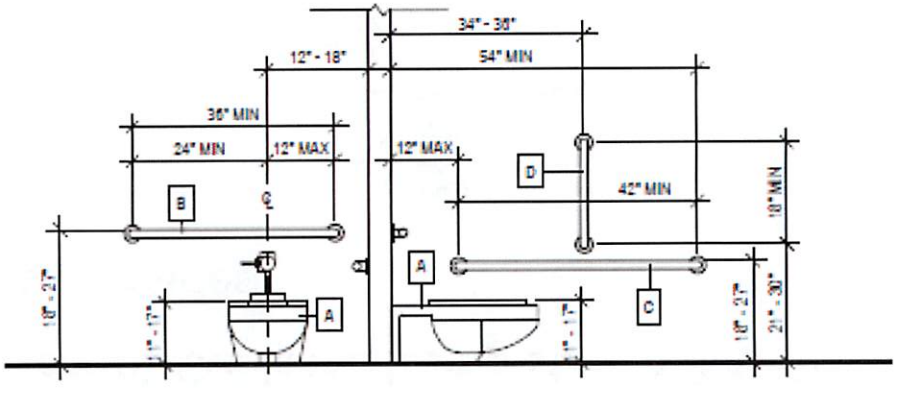
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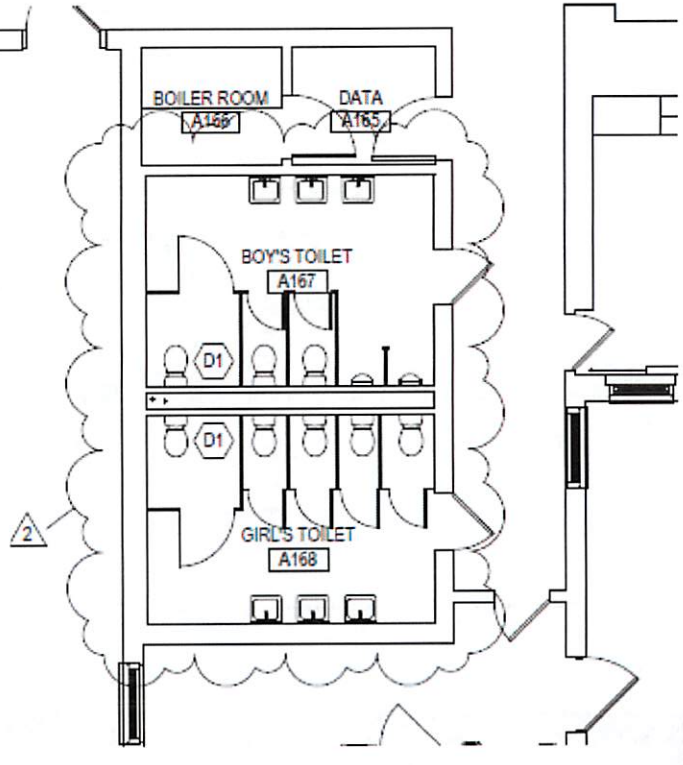
NON-PRIORITY GRANT CODE UPGRADE RENOVATIONS

Non-Priority Grant Scope:

Center School, Old Lyme (temp State # 000420)
Toilet Room ADA Upgrades



A HANDICAP WALL-HUNG TOILET



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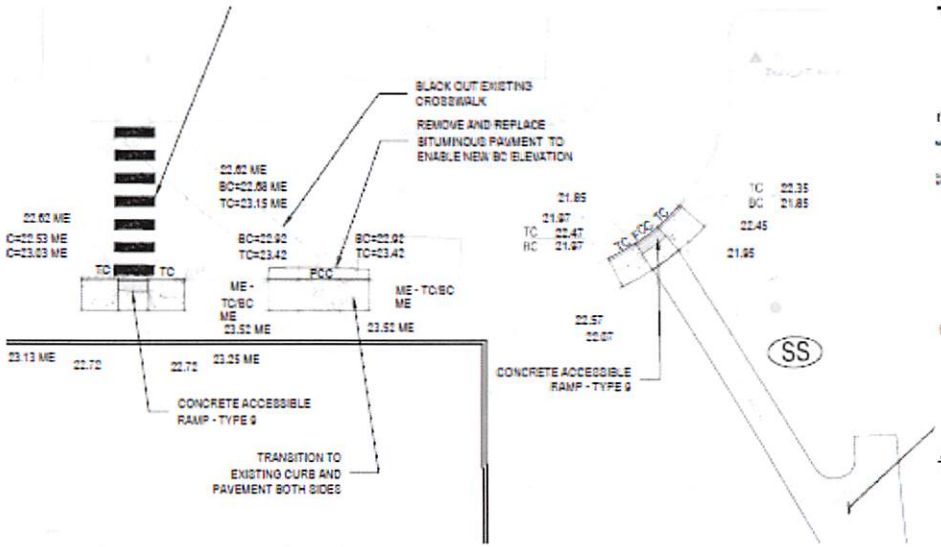
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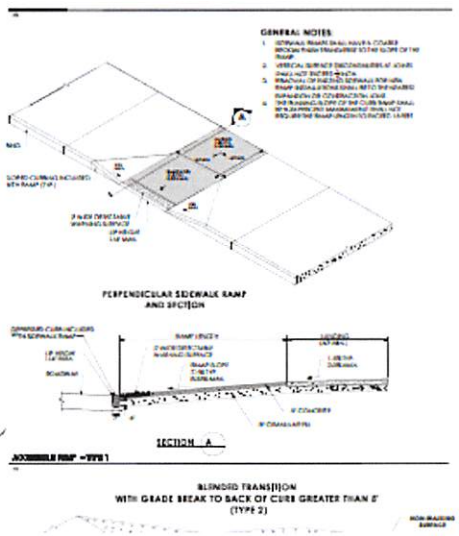
S+P+A ARCHITECTS ENGINEERS INTERIORS

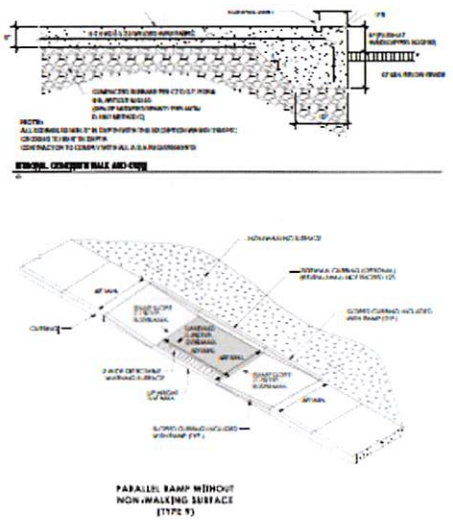
NON-PRIORITY GRANT CODE UPGRADE RENOVATIONS

Non-Priority Grant Scope:
Middle School, Old Lyme (temp State # 000421)

ADA Site Upgrades







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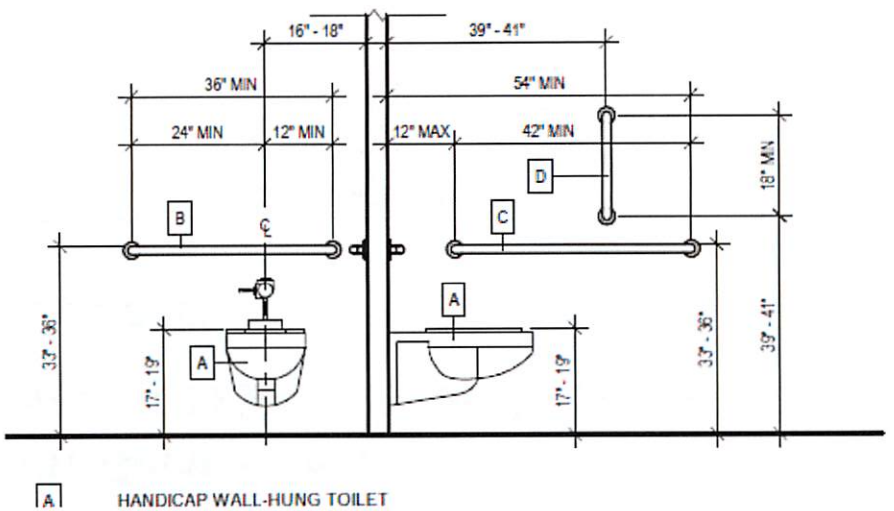
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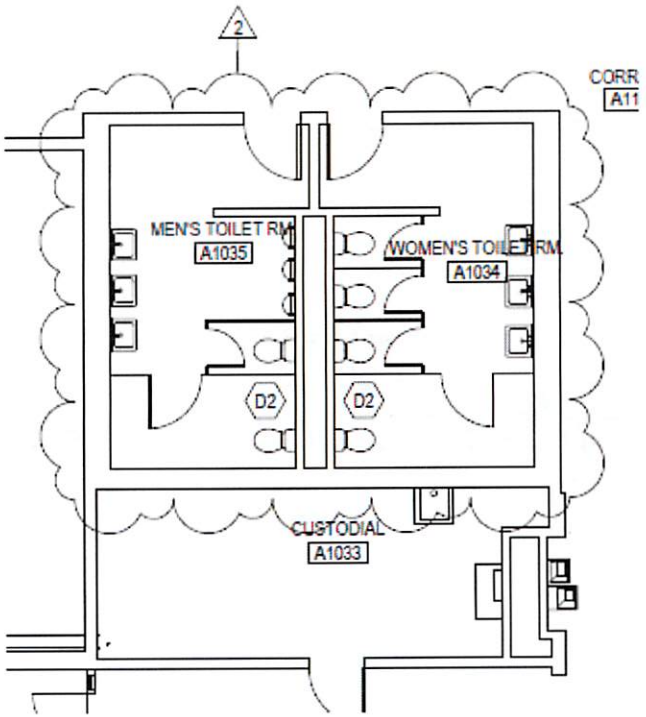
NON-PRIORITY GRANT CODE UPGRADE RENOVATIONS

Non-Priority Grant Scope:
Middle School, Old Lyme (temp State # 000421)

Toilet Room ADA Upgrades



A HANDICAP WALL-HUNG TOILET



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NON-PRIORITY GRANT CODE UPGRADE RENOVATIONS

Non-Priority Grant Scope:

Consolidated School, Lyme (temp State # 000422)

This non-priority grant request scope includes the code upgrades, fire protection system and abatement work ONLY. This includes a small amount of abatement, a new fire protection system including a new 30,000-gallon water tank and new pump house, ADA code upgrades to the sidewalks and grab bars in the toilet rooms, and expanded ADA parking.

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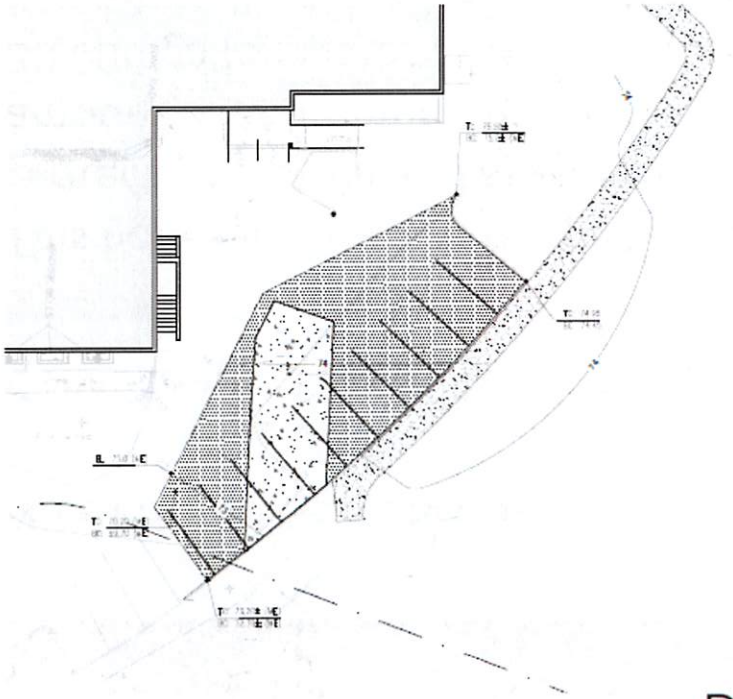
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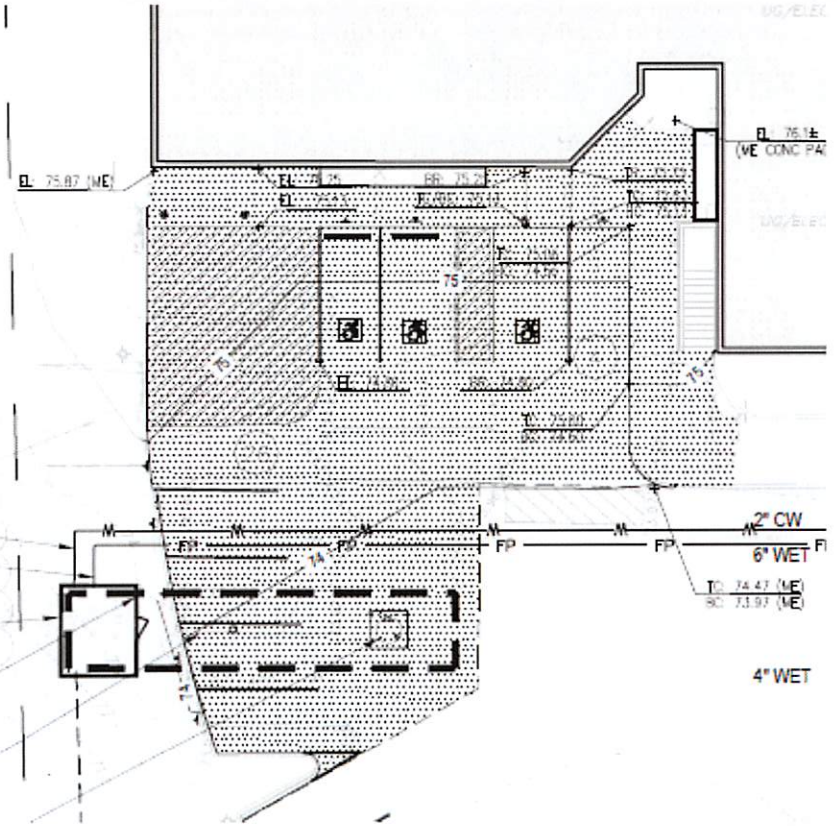
NON-PRIORITY GRANT CODE UPGRADE RENOVATIONS

Non-Priority Grant Scope:

Consolidated School, Lyme (temp State # 000422)

ADA Site Upgrades





LYME-OLD LYME SCHOOLS

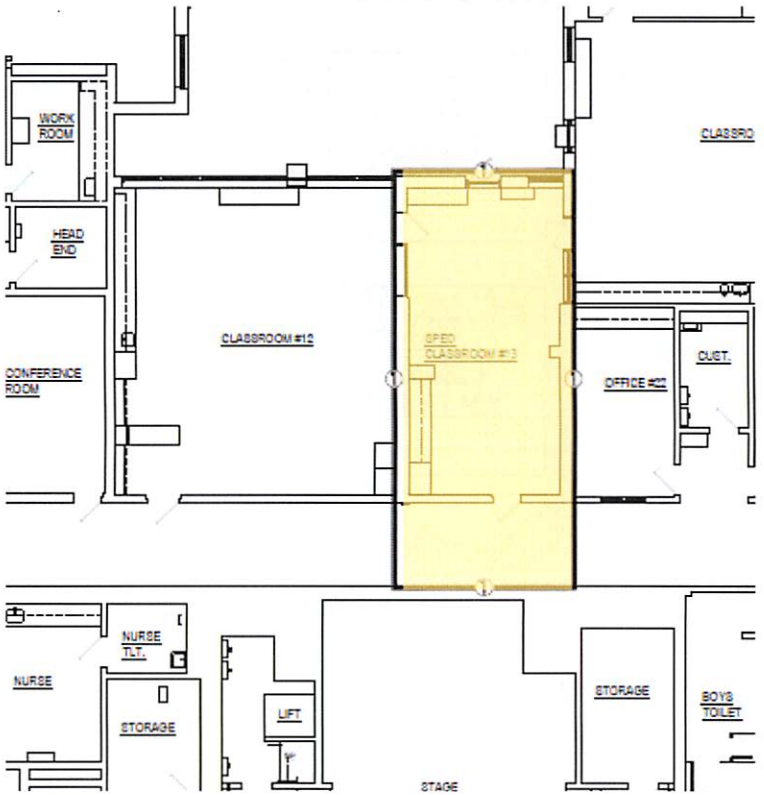
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NON-PRIORITY GRANT CODE UPGRADE RENOVATIONS

Non-Priority Grant Scope:
Consolidated School, Lyme
(temp State # 000422)

HBM Abatement



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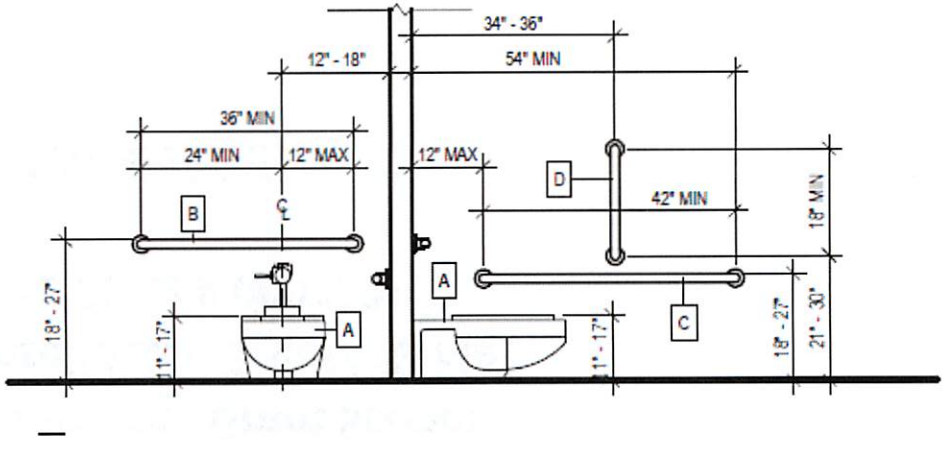
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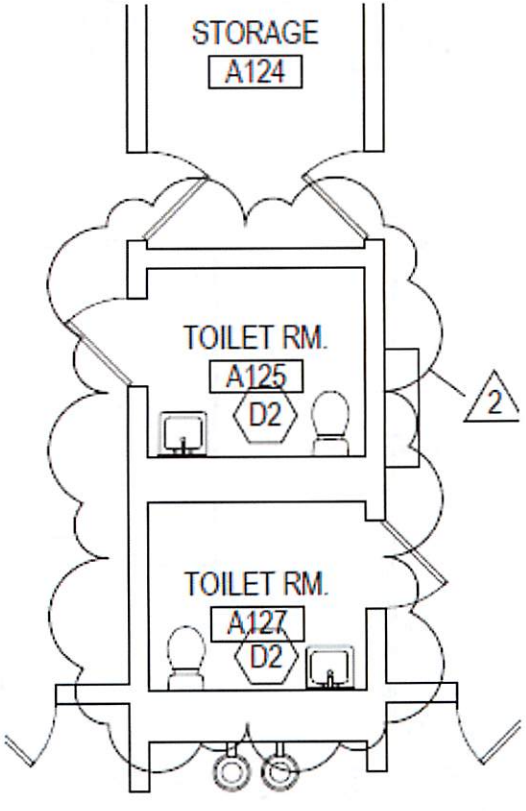
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NON-PRIORITY GRANT CODE UPGRADE RENOVATIONS

Non-Priority Grant Scope:
Consolidated School, Lyme (temp State # 000422)

Toilet Room ADA Upgrades





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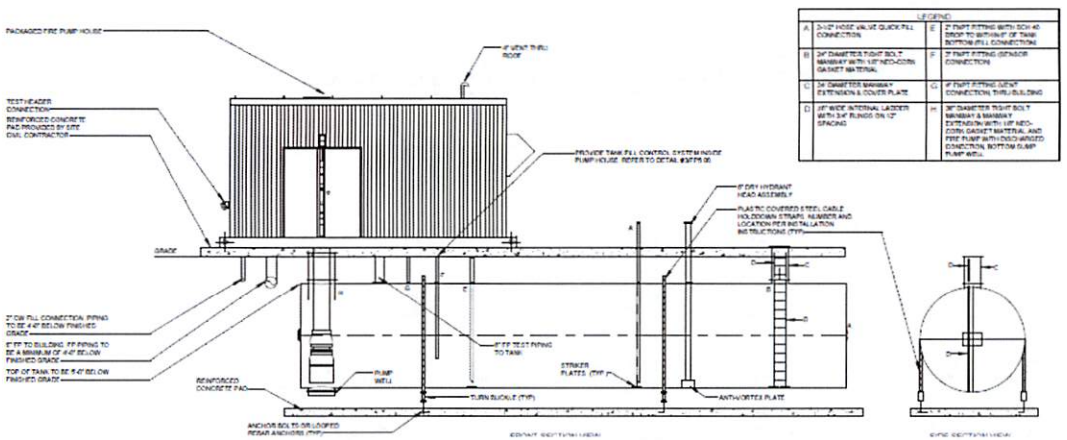
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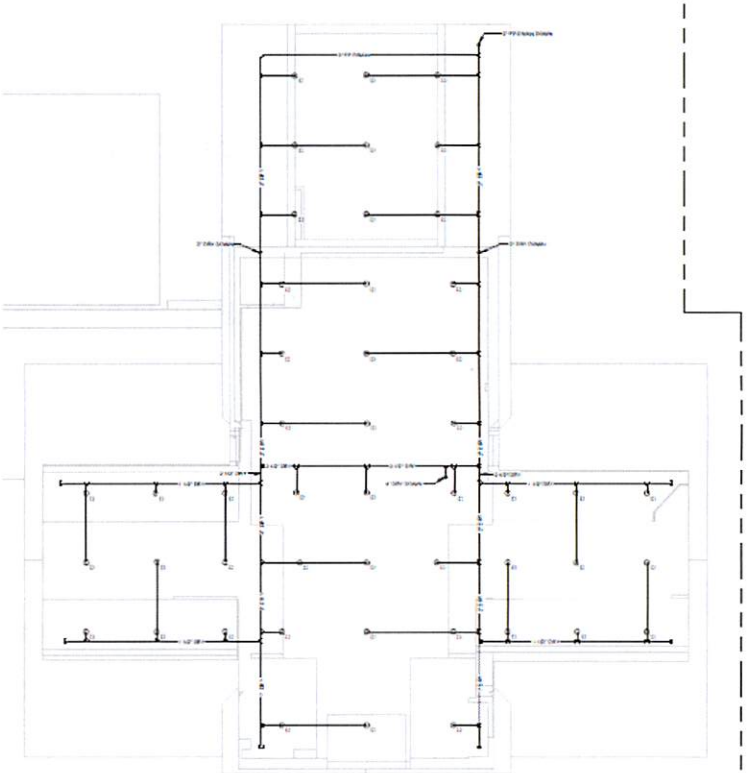
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NON-PRIORITY GRANT CODE UPGRADE RENOVATIONS

Non-Priority Grant Scope:
Consolidated School, Lyme
(temp State # 000422)

Fire Protection System





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SCHEDULE – NON-PRIORITY GRANT CODE UPGRADE RENOVATIONS

Schedule for Non-Priority Grant PCRs:
Center School, Old Lyme (temp State # 000420)
Middle School, Old Lyme (temp State # 000421)
Consolidated School, Lyme (temp State # 000422)

Week of 5/6- Town reviews

Week of 5/14- – Town signatures

5/20 - final Town approvals (form SCG-042 signatures)

5/20 - final BC approvals (form SCG-042 signatures)

5/22 - final BOE approvals (form SCG-042 signatures)

5/24- Checklist items to State

5/28 – PCR meeting

LYME-OLD LYME SCHOOLS

DOWNES CONSTRUCTION COMPANY

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PROJECT SCHEDULE - MILE CREEK SCHOOL ADDITION & RENOVATIONS

Schedule for Mile Creek School - Phase 2 PCR
revised State project # 218-0041 EA

5/20-23 Internal review & coordination – in process

5/23- 100% CDs (with VE & revisions)

Week of 5/28- Town & BC/BOE reviews

Week of 6/3 – Town signatures

6/10- final BC & BOE approvals (form SCG-042)

6/11 – PCR checklist items to State

6/12- PCR

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