LYME-OLD LYME SCHOOLS

Regional School District #18

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

PK-8 Building Committee Meeting
June 17, 2024

Committee Members Present: Susan Fogliano, Chair; Xander Lowry, Sara Hrinak, Cara Zimmerman, Tom Kelo, John Hartman, Andy Russell, Alan Sheiness, Darren Favello

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

The meeting was called to order by Susan Fogliano at 6:02 PM.

Approval of Minutes of May 20, 2024
MOTION: Alan Sheiness made a motion to approve the minutes of May 20, 2024 meetings. The motion was seconded Andy Russell.

VOTE: the committee voted in favor of the motion to approve the May 20 meeting minutes.

I. *Architect and Construction Manager Update*
- *David Stein's (SP&A)* presentation primarily centered around the Mile Creek project. He updated the committee on the approvals of plans, specifications, and estimates to be able to submit on June 24th to for PCR with the state. They have been obtaining the signatures of town departments (Health, Fire, Building & 504 Officer) on the documents which require that town official signatures land on the plans and specifications for PCR. The building committee and BOE has to approve that allows SP&A to proceed to the Planned Completion Review (PCR). Once the PCR is approved by the state we will have permission for the project to move on to bidding. (See attached).

David finished up his presentation by providing an overall update of the project drawings for Mile Creek. (See attached).

- *Scott Scholl from Downes Construction* presented the current Preconstruction Agenda as well as an update of the projects for Mile Creek, Phase 1 and Phase 2, and the HVAC bidding schedule. (See attached).

Grant application status and Phasing Plans – The Non-Priority / Priority Grants offered by the

State of Connecticut are still being deliberated on.

MOTION: A motion was proposed by Susan Fogliano and seconded by Sara Hrinak stating:

"We hereby certify that these final plans and project manual(s) as prepared for bidding and dated Phase 1 5/23/24 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 5/23/24, 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 meeting was adjourned at 7:03 PM upon a motion by Andy Russell and a second by John Hartman.

REGION 18 SCHOOL RENOVATION PROJECTS

Building Committee Meeting
June 17, 2024

CT DAS PCR Review for Mile Creek School Addition & Renovations

Phase 2 - Required reviews & approvals for State funded grant project #218-0041 EA:

Town Officials (Health, Fire & Building/504 coordinator)

- Drawings (volumes 1 & 2 dated 5/23/24)
- Project Manuals/Specifications (volumes 1, 2 & 3)
- Form SCG-042

Building Committee & Board of Education

- Drawings (volumes 1 & 2 dated 5/23/24)
- Project Manuals/Specifications (volumes 1, 2 & 3)
- Cost Estimate (dated 5/23/24)
- Form SCG-042

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CT DAS PCR Review for Mile Creek School Addition & Renovations

Mile Creek School Project Scope:

- New 8,600 sf building addition to southwest corner of existing building with 6 new classrooms, faculty conference, workroom & toilets, connection to gymnasium & new courtyard preserving existing gazebo
- Small addition (75sf) and Security glazing upgrades to existing entrance vestibule
- Code/ADA compliant upgrades to existing bathrooms (vertical grab bars)
- HVAC, Fire Protection, ceiling & finish renovations throughout school
- New BMS & electric rooftop DOAS unit heat pumps, new VAV system, exposed ductwork in vaulted ceilings, renovate existing perimeter hot water heating to supplement new air system, replace existing boiler with new high efficiency oil boiler, existing oil tanks
- New 1,600amp, 480Y/277V - 3 phase electrical service, 350KW, 480Y/277V - 3 Phase generator and 30,000-gallon underground water tank and pump house to support the new fire protection system
- Renovation of front (North) side of site with new bus drop & parking for 120
- Renovation to east side parent drop off area
- New stormwater drainage systems above & below ground

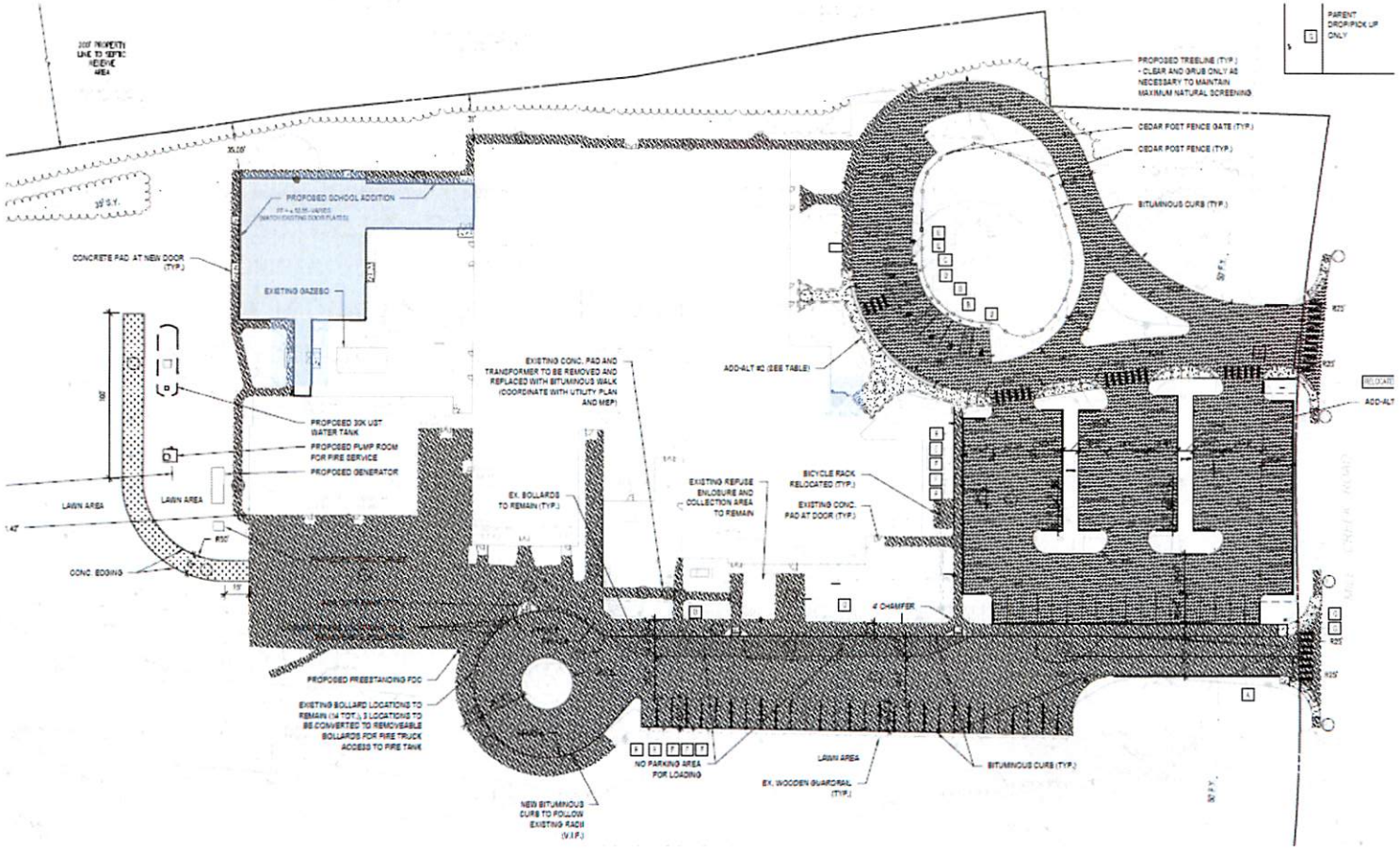
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CT DAS PCR Review for Mile Creek School Addition & Renovations

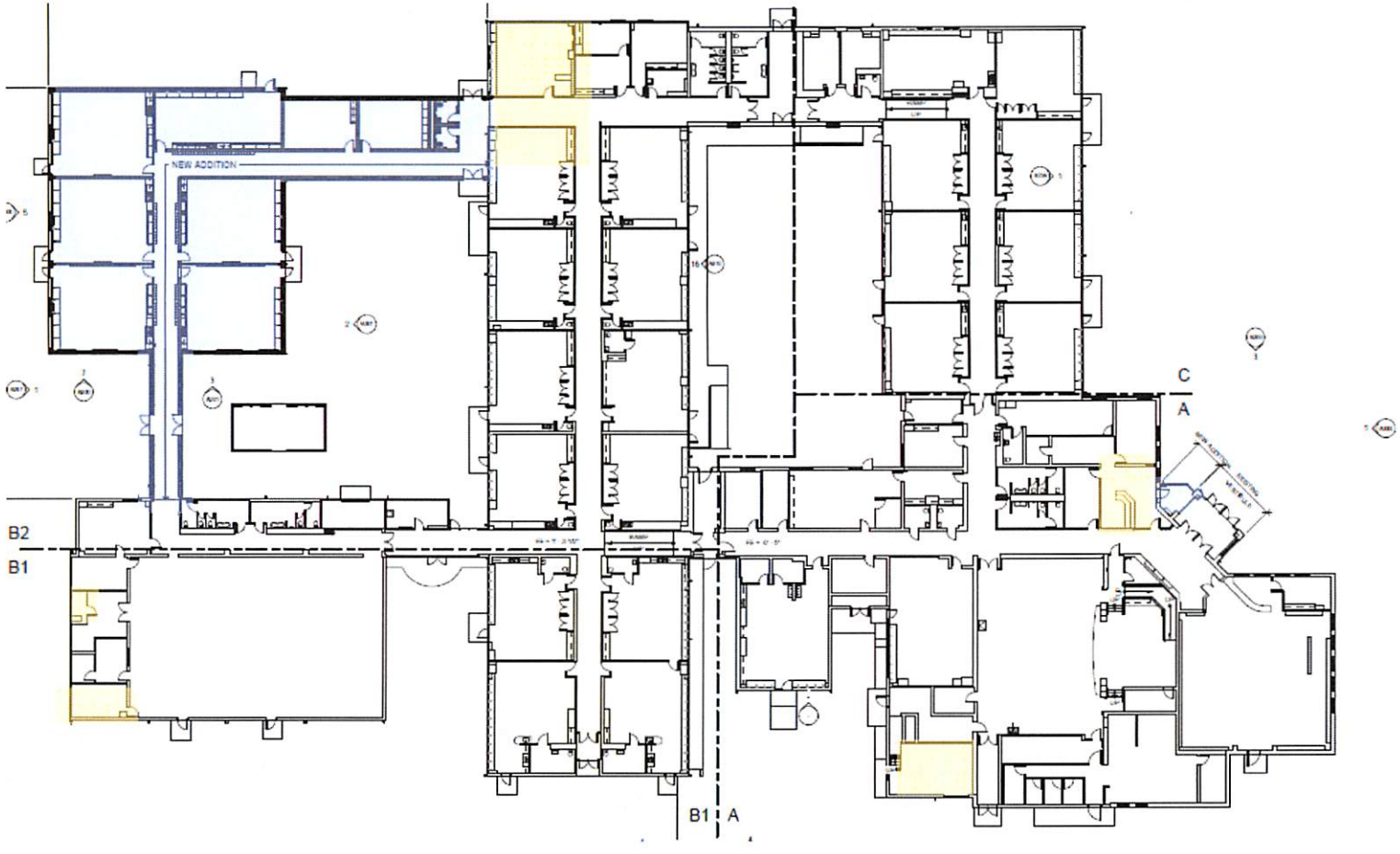
Mile Creek School Site Plan:



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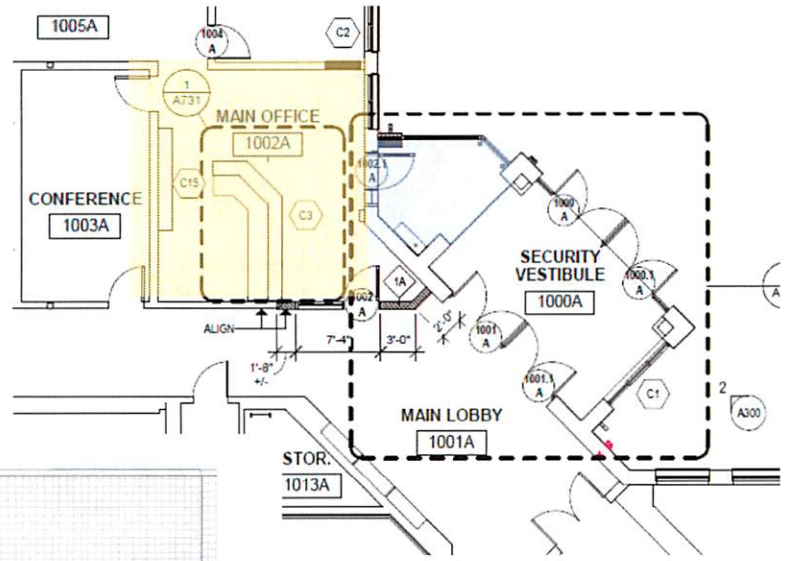
Mile Creek School Floor Plan:

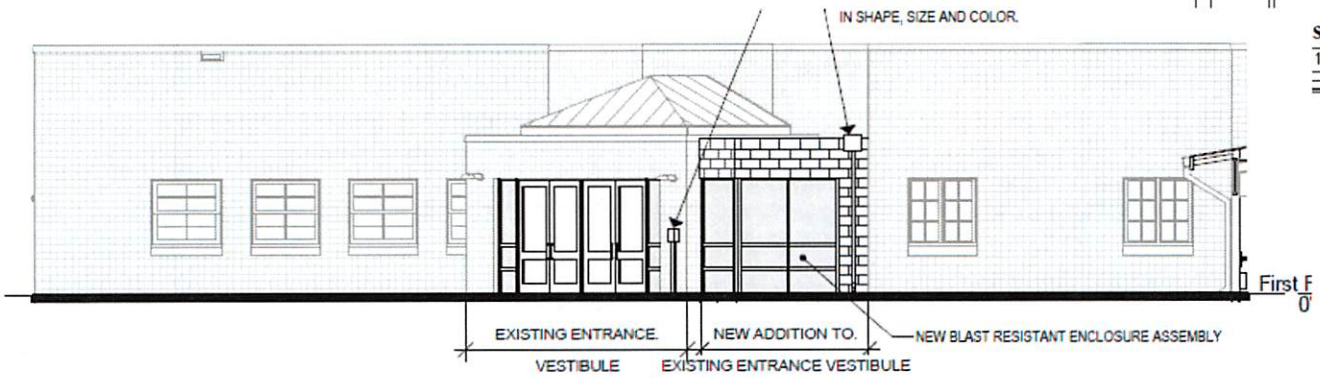


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Security Entry Vestibule Floor Plan & Elevation:





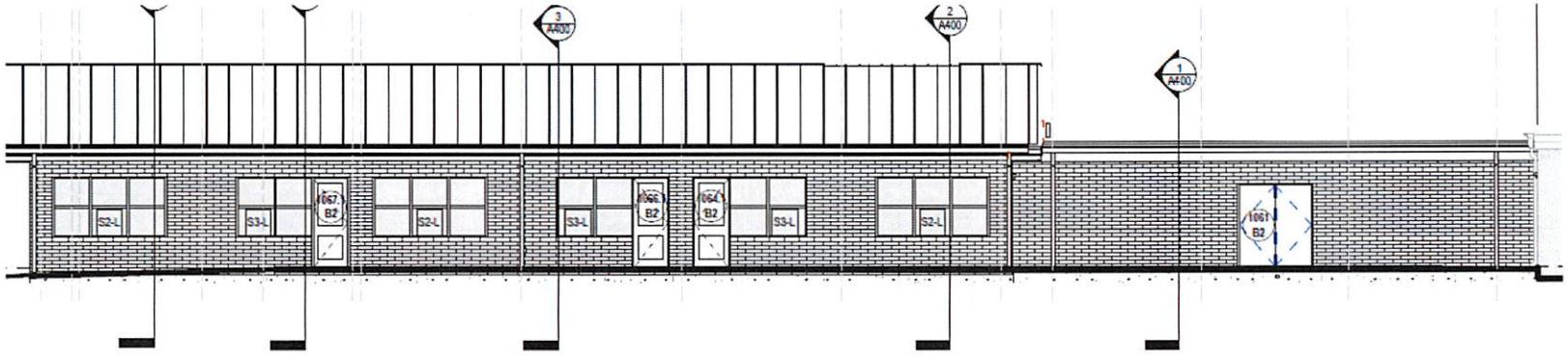
3 WEST ELEVATION AT FRONT ENTRANCE

1/8" = 1'-0" REFERENCE: 1/ A100

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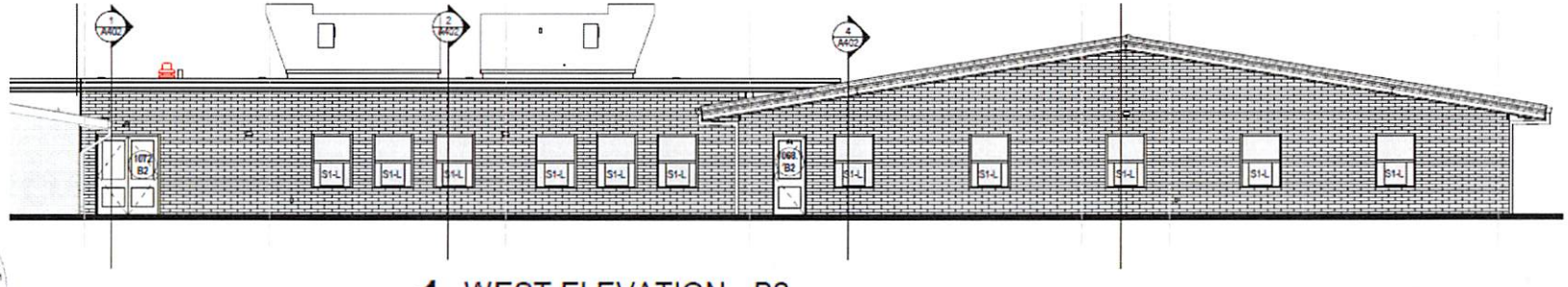
CT DAS PCR Review for Mile Creek School Addition & Renovations

Mile Creek School Elevations:



1 SOUTH ELEVATION - B1 & B2

1/8" = 1'-0" REFERENCE: 1/ A100



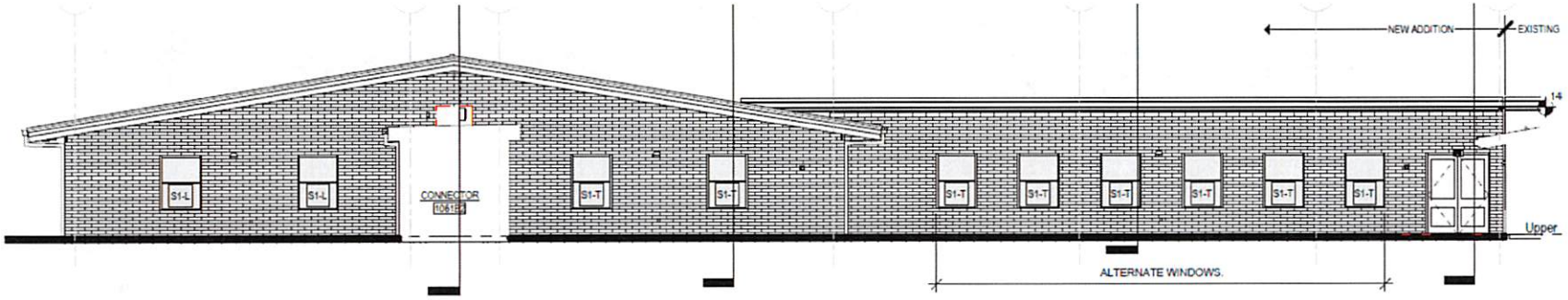
1 WEST ELEVATION - B2

1/8" = 1'-0" REFERENCE: 1/ A100

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Mile Creek School Elevations (inside courtyard):



3 EAST ELEVATION - B2 - FROM COURTYARD

1/8" = 1'-0" REFERENCE: 1/ A100



2 NORTH ELEVATION B2 - FROM COURTYARD

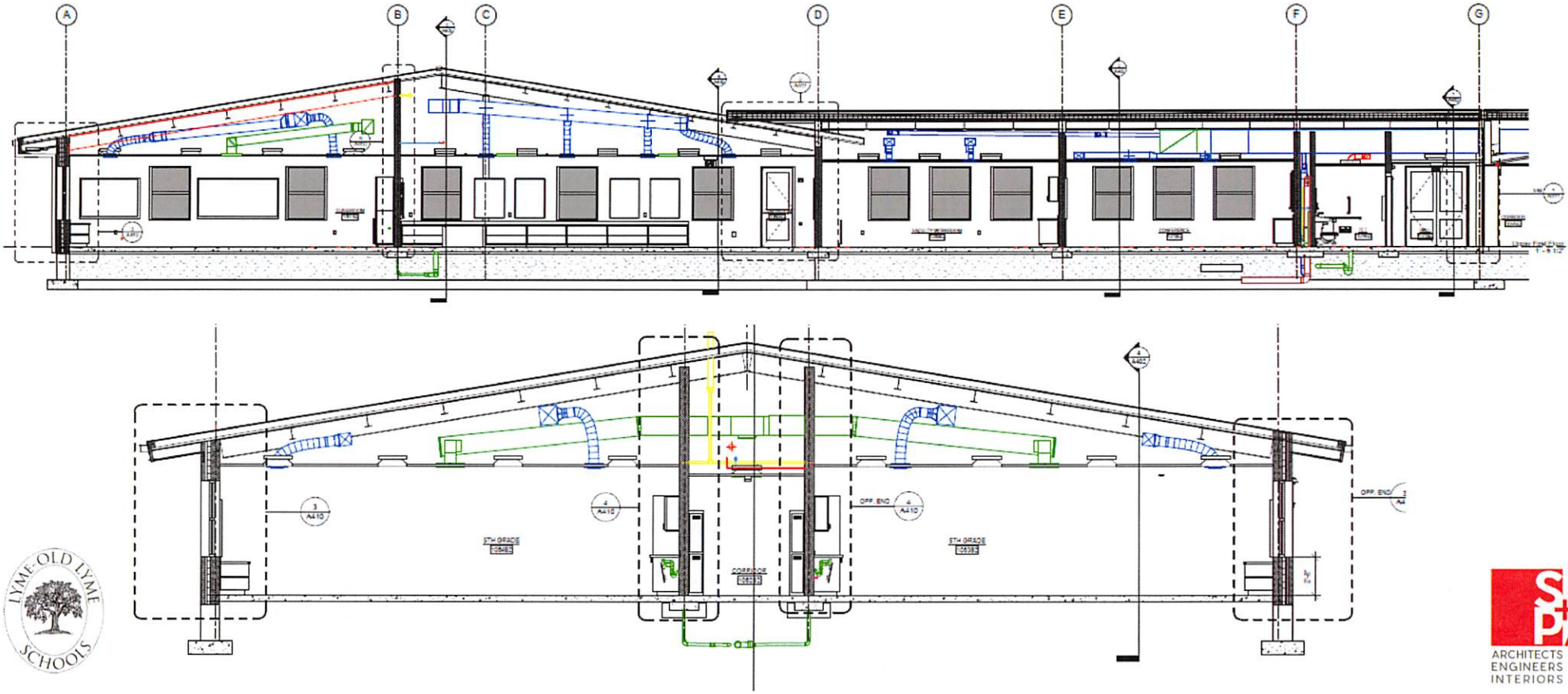
1/8" = 1'-0" REFERENCE: 1/ A100

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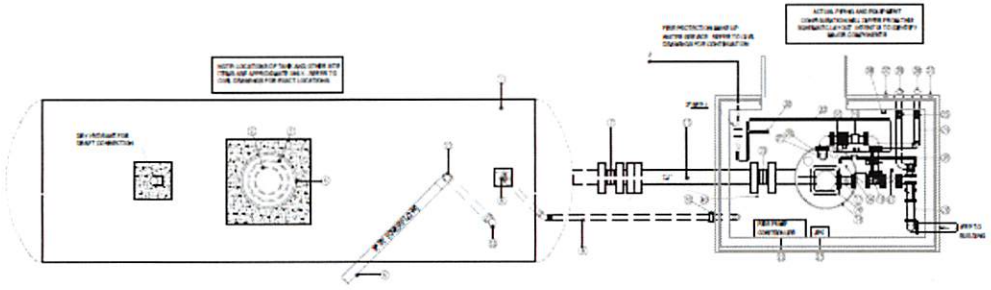
Mile Creek School New Classrooms Cross Sections/HVAC:

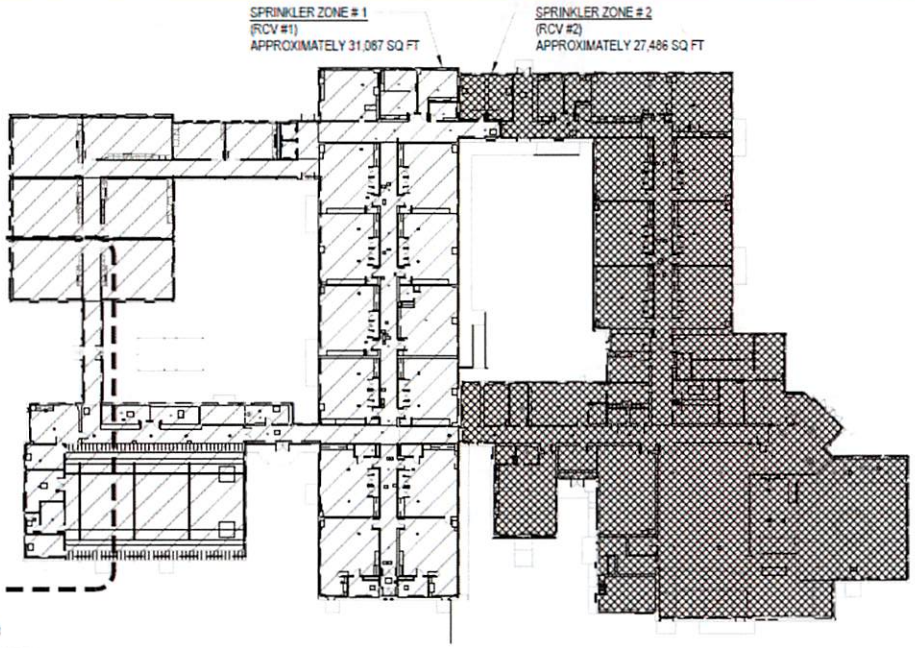


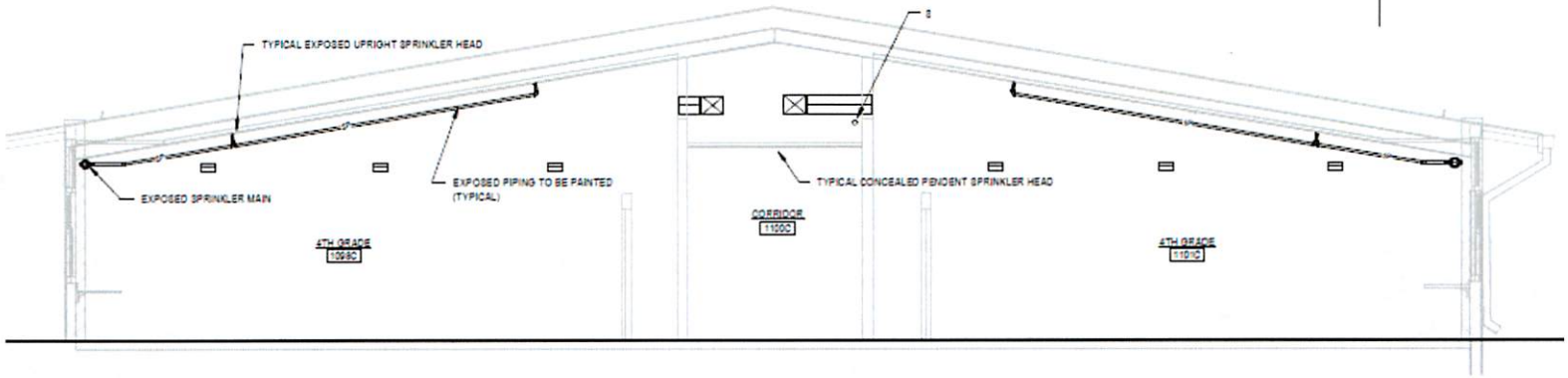
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Mile Creek School New Fire Protection System:





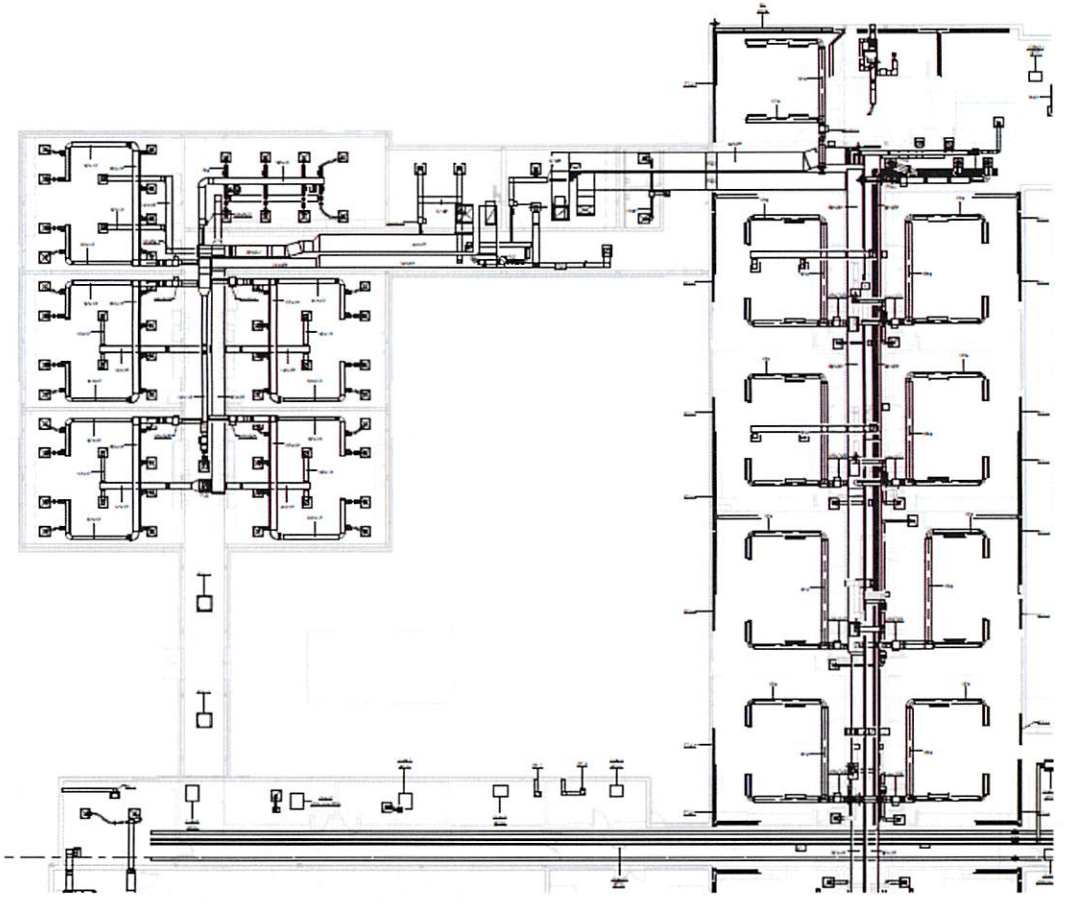


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Mile Creek School New Plumbing/HVAC:

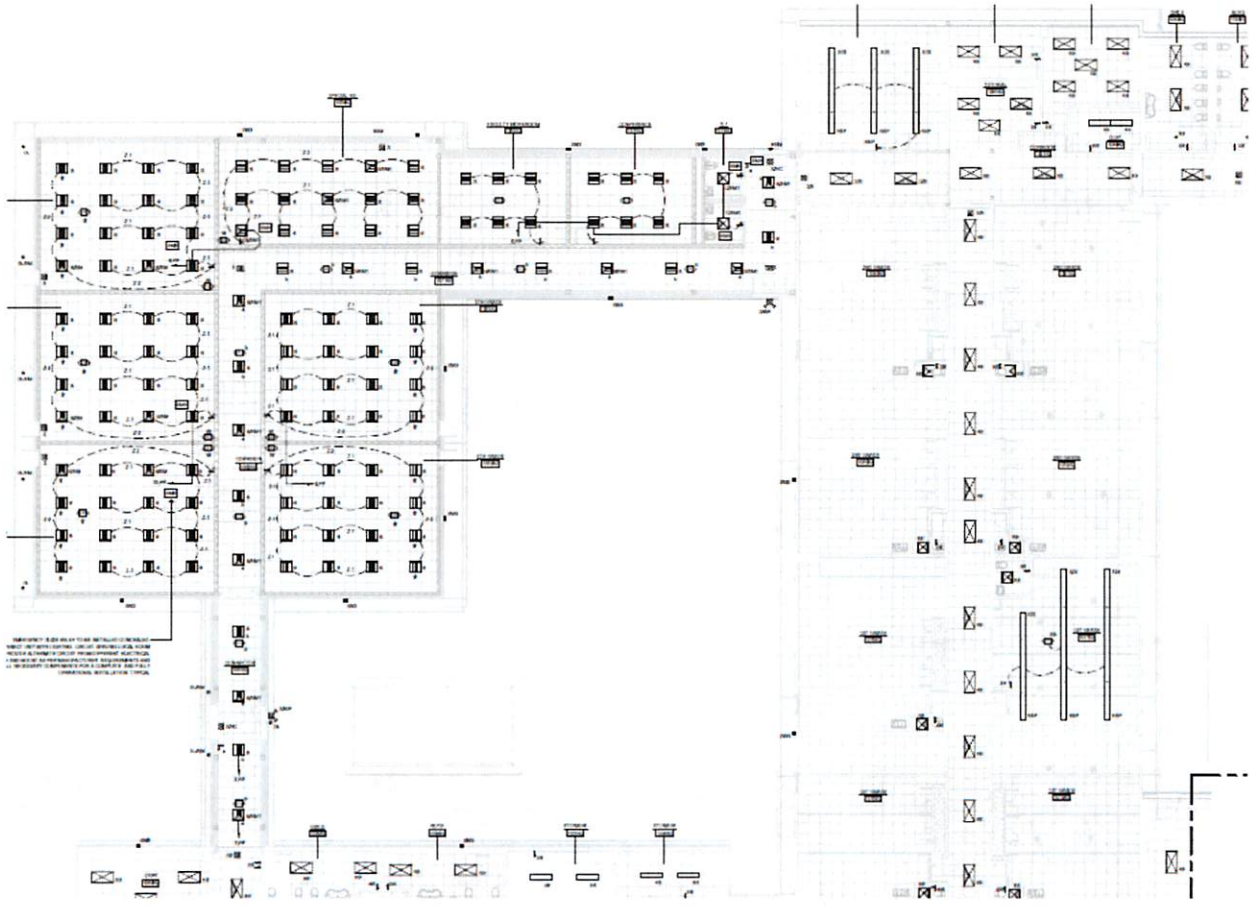


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Mile Creek School New Lighting/Ceilings:



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CT DAS PCR Review for Mile Creek School Addition & Renovations

Mile Creek School Project approval proposed verbiage:

We hereby certify that these final plans and project manual(s) as prepared for bidding and dated 5/23/24 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 5/23/24, have been reviewed and approved for this project on the dates shown above.

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DOWNES CONSTRUCTION COMPANY

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DOWNES CONSTRUCTION COMPANY

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June 17, 2024

Region 18 Schools

Subject: Downes Building Committee Agenda- Preconstruction

Project Update

A. Mile Creek Phase 1

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

• Bid Period	6/10/2024 – 7/2/2024
• GMP #1 Review/Execute	7/10/2024 – 7/17/2024

B. Mile Creek Schedule Phase 2

• PCR Checklist	6/17/2024
• 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 – 9/17/2026

C. 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:

• ITB #1 Bid Period	5/29/24 – 7/9/24
• Scope Review	7/10/24 – 8/6/24
• GMP #1 Development	7/19/24 – 8/15/24
• GMP #1 Review/Execute	8/16/24 – 8/29/24
• Notice to Proceed	8/30/24 – 9/13/24

The Non-Priority / Priority Grants offered by the State of Connecticut are still being deliberated on with Regional School District #18. The affected Bid Packages are BP #2.1 Demo/Abatement, BP #21.1 Fire Protection and BP #31.1 Earthwork.