LYME-OLD LYME SCHOOLS

Regional School District #18

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

PK-8 Building Committee Meeting
August 19, 2024

Committee Members Present: Susan Fogliano, Chair; Xander Lowry, Cara Zimmerman, Tom Kelo, Andy Russell, Alan Sheiness, Mary Powell-St. Louis, Darren Favello, Dan Adanti

Others Present: Jason Kemp, Chairman, Board of Education

Administration Present: Ian Neviaser, Superintendent of Schools; Ron Turner, Director of Facilities & Technology; Brian Howe, Assistant Director of Facilities & Technology, Kelly Enoch, Principal - Mile Creek; Allison Hine, Principal - Lyme Consolidated; Mark Ambruso, Principal - Middle School; Noah Ventola, Principal - Center School

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

Approval of Minutes of July 15, 2024
MOTION: Mary Powell – St. Louis made a motion to approve the minutes of July 15, 2024 meeting. The motion was seconded by Alan Sheiness.

VOTE: the committee voted in favor of the motion to approve the July 15, 2024 meeting minutes. Andy Russell abstained from voting.

I. *Architect and Construction Manager Update*
- *Scott Scholl from Downes Construction* provided a project update which included briefly noting the bid categories that went out to bid on May 29, 2024 and were received on July 9, 2024. The categories of Demolition & Abatement, Fire Protection and Sitework went out to bid on July 12, 2024 and received on August 8, 2024. He went on to explain the scope reviews that were completed for all bid packages. (A copy of the categories, bidders and bid results are attached).

Considerations were discussed on cost management strategies, re-evaluating scopes of work as well as re-bidding certain bid categories for various reasons (See attached Project Cost Summary).

Following a discussion on expenditures and areas of cost management the committee established a working group to meet more frequently than the monthly meeting which will allow for more detailed analysis of budget line items and explore recommendations for cost savings.

II. Ian Neviaser updated the Committee on Project Bonding (see attached).

The meeting was adjourned at 6:47 PM upon a motion by Tom Kelo and a second by Andy Russell.

DOWNES CONSTRUCTION COMPANY

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August 19, 2024

Region 18 Schools

Subject: Downes Building Committee Agenda- Preconstruction

Project Update

A. HVAC Schools Bid Results and Actions

Center, Consolidated and Middle School went out to bid on May 29, 2024 for Steel, General Trades, Glass & Glazing, Acoustic Ceilings, Painting, HVAC and Electrical. Bids were received on July 9, 2024.

Demolition & Abatement, Fire Protection and Sitework went out to bid on July 12, 2024. Bids were received on August 8, 2024.

Extensive scope reviews have been completed for all bid packages. Bid packages that are over budget are General Trades, HVAC and Sitework.

Downes is reducing scope for General Trades and breaking out packages for Construction Cleaning & Labor Logistics to rebid as well as seeking out Roofing proposals to form a CM Allowance.

The HVAC scope review led to the following considerations on high costs:

- Added equipment/materials from previous budget.
- Escalation was affected due to bids going out in June and July vs April of 2024.
- Revised equipment due to refrigerant upgrades.
- Single Source Vendor for Controls did not provide enough competition in the market.
- Six bids received for each school has confirmed the actual market of HVAC and it is much higher than anticipated.

B. Project Cost Summary

See attached cost summary.

C. Bridge From CD to Bid Results

See attached cost summary.

D. Cost Management Strategies

Downes is currently reviewing the following cost management strategies to achieve the budget for all three schools. These possible solutions include the following:

- Eliminating scope of work not essential to HVAC such as Sitework, Fire Protection and reallocating the Security Vestibule to a separate budget.
- Reducing scope of work for General Trades.

- Reduce HVAC scope for added equipment and other savings on reducing ductwork and equipment.

E. Mile Creek Phase 1

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

- Letter of Authorization has been released.
- Coordination Study for Switchgear has begun.

F. Mile Creek Schedule Phase 2

• OAG Approval to Bid	TBD for August 2024
• Bid Period	9/4/2024 – 9/26/2024
• Scope Reviews	9/27/2024 – 10/18/2024
• GMP #2 Review/Execute	10/21/2024 – 11/1/2024
• Notice to Proceed	11/8/2024
• Construction Period	11/12/2024 – 10/23/2026

DOWNES CONSTRUCTION COMPANY

REGION 18: HVAC SCHOOLS & MILE CREEK

Date: 8/19/2024

PROJECT SUMMARY	95% CD ESTIMATE	PROJECTED BUDGET
Center	$ 7,737,143	$ 9,398,449
Consolidated	$ 8,307,407	$ 12,213,574
Middle School	$ 12,679,906	$ 14,885,001
Mile Creek	$ 22,332,662	$ 22,332,662 *1
Recommended Cost Management		$ (7,348,596)
Total Construction Cost	**$ 51,057,118**	**$ 51,481,090**
Soft Costs	$ 6,513,700	$ 6,513,700
Total Project Cost	**$ 57,570,818**	**$ 57,994,790**
Approved Referendum	$ 57,555,000	$ 57,555,000
Variance Over/(Under)	**$ 15,818**	**$ 439,790**

**1 The Projected GMP cost for Mile Creek is based on the 95% CD estimate because Phase 2 bids have not been subı*

DOWNES CONSTRUCTION COMPANY

8/19/2024

REGION 18 - Summary of Changes: 95% CD to Bid

		CENTER	CONSOLIDATED	MIDDLE SCHOOL	TOTAL
	BID Over / (Under)	(1,330,102)	(3,468,014)	(2,036,940)	(6,835,056)
	List of Scope Changes Effecting Cost: CD to BID				
1	**HVAC:** Equip - (3) AHU wrap around coils, (16) Modulating hot gas reheat, Refrigerant monitoring sensor pk	NA	NA	135,000	**135,000**
2	**HVAC:** Upgraded 18" Curbs18" Seismic Curbs	NA	NA	66,000	**66,000**
3	**HVAC:** Replacement of Boiler Piping	NA	NA	55,000	**55,000**
4	**HVAC:** Single Sourced Controls	110,000	235,000	221,000	**566,000**
5	**HVAC:** Misc Sheetmetal, (2) Ex. Fans, (1) Split Sys, (2) VRF's & Layout Revs.	NA	116,000	NA	**116,000**
6	**GEN. TRADES:** Masonry Bid Incls. More Scope than Shown in Design Documents	116,000	10,000	250,000	**376,000**
7	**GEN. TRADES:** Roofing Bid Included more scope than the design documents showed.	205,000	100,000	560,000	**865,000**
8	**GEN. TRADES:** Attic Safety Plywood	393,000	358,000	NA	**751,000**
9	**GEN. TRADES:** Drywall Ceilings & Soffit Changes Throughout	115,000	10,000	17,000	**142,000**
10	**GEN. TRADES / SITEWORK:** Bid Analysis	300,000	400,000	500,000	**1,200,000**
11	**ACOUSTICAL CEILINGS:** Shown as Salvage & Reinstall	80,000	95,000	215,000	**390,000**
12	**SITEWORK:** French Drains, 60' 6" HDPE, Planters & Conc Panels at Courtyards 1 & 2	16,500	NA	NA	**16,500**
13	**SITEWORK:** Shoring for underground tank at parking lot	NA	TBD	NA	**TBD**
14	**ESCALATION & MARKET CONDITIONS:** 2 Months	200,000	200,000	200,000	**600,000**
15	**10 ADDENDUMS BETWEEN INVITATION TO BID 1 & 2**	TBD	TBD	TBD	
	TOTAL OF ALL CHANGES	**1,535,500**	**1,524,000**	**2,219,000**	**5,278,500**

** The above figures include indirect costs such as Insurance, P&P Bonds, State Ed Fund, Contingencies and Fees. All costs are rounded figures.*

DOWNES CONSTRUCTION COMPANY

PROJECT: Region 18 HVAC Schools

COST MANAGEMENT LOG

Date: 08/19/2024

	CENTER	CONSOL.	MIDDLE
Total Const. Costs To Date	$9,398,449	$12,213,574	$14,885,001
Total Cost Management	($1,774,866)	($3,551,387)	($2,022,342)
Rev Total Construction Cost	$7,623,583	$8,662,187	$12,862,659
Approved HVAC Budgets	$7,737,144	$8,307,407	$12,679,906
Amt Needed to Meet Budget	($113,562)	$354,780	$182,753

Status
* = Partially Incorporated in CD
1 = Incorporated in CD
2 = Reccommended
3 = Pending
4 = Rejected

Item #	Description	Subcontr.	Status Code	Center School Estim.	Consolidated School Estim.	Middle School Estimate	Estimated Total	Comment
	CENTER SCHOOL							
CENT 1	**SECURITY VESTIBULE - Delete entire scope of work**			($205,356)			($205,356)	
CENT 2	**GENERAL TRADES - Scope Reductions**	Acoustics		($1,436,938)			($1,436,938)	
CENT 3	**HVAC - Scope Reductions**	Mega		$0			$0	
CENT 4	**SITEWORK - Delete entire scope of work**	Gerber	A	($431,000)			($431,000)	
CENT 5	**MISC. - Scope Changes / Reallocations**			$0				
5.01	Progress Cleaning - Added Labor & Logistics	TBD	B	$200,000			$200,000	
5.02	Roofing Added Allowance	TBD	B	$130,000			$130,000	
5.03	Ceilings - Bidder to remove ceiling demo from their bid.	MCM	A	($14,000)			($14,000)	
5.04	Attic Safety Plywood	TBD	B	See Allow			$0	
	CONSOLIDATED SCHOOL							
CONS 1	**SECURITY VESTIBULE - Delete entire scope of work**				($300,307)		($300,307)	
CONS 2	**GENERAL TRADES - Scope Reductions**				($1,268,918)		($1,268,918)	
CONS 3	**HVAC - Scope Reductions**				($48,000)		($48,000)	
CONS 4	**FIRE PROTECTION - Delete Entire Scope of Work** (not required by code)	HHS	A		($1,064,000)		($1,064,000)	FM - Not required by code
CONS 5	**SITEWORK - Delete entire scope of work**	Gerber	A		($1,250,000)		($1,250,000)	
CONS 6	**MISC. - Scope Changes**				$0		$0	
6.01	Progress Cleaning - Added Labor & Logistics	TBD	A		$200,000		$200,000	
6.02	Roofing Added Allowance.	TBD	A		$215,000		$215,000	
6.03	Ceiling - Bidder to remove ceiling demo from their bid.	MCM			TBD		$0	
							$0	
	MIDDLE SCHOOL							
MS 1	**SECURITY VESTIBULE - Delete entire scope of work**					($410,741)		
MS 2	**GENERAL TRADES - Scope Reductions**					($1,637,726)	($1,637,726)	
MS 3	**HVAC - Scope Reductions**					($197,000)	($197,000)	
MS 4	**SITEWORK - Delete entire scope of work**	Martin Laviero	A			($121,852)	($121,852)	
MS 5	**MISC. - Scope Changes**					$0	$0	
5.01	Progress Cleaning - Added Labor & Logistics	TBD	B			$200,000	$200,000	
5.02	Roofing Added Allowance	TBD	B			$175,000	$175,000	
5.03	Ceiling - Bidder to remove ceiling demo from their bid.	MCM	B			($10,000)	($10,000)	
	SUBTOTAL COST MANAGEMENT SAVINGS:			($1,757,294)	($3,516,225)	($2,002,319)	($7,275,838)	
	Cost Management Contingency			($17,573)	($35,162)	($20,023)	($72,758)	
	REVISED TOTAL SAVINGS			($1,774,866)	($3,551,387)	($2,022,342)	($7,348,596)	

AMENDMENT #1.0

A.3.1.1 - SUPPLEMENTARY AND OTHER CONDITIONS

Region 18 Center School

DATE 7/18/2024

Contractor/Vendor	Base Bid	Apparent Low Bid	Over/(Under)	Region 18 Combo Bid	Breakdown - HVAC Controls	Alternate #1 Painting The Building	Alternate #2 Coated Condensing Coils
2.1 Demolition/Abatement (SBE)	**$524,970**	**$490,000**	**($34,970)**				
Bestech	$726,000						
American Vets	$490,000						
5.1 Structural Steel	**$334,008**	**$412,250**	**$78,242**				
Eatern Metal Works	$537,402						
Promein Steel LLC	$412,250						
Steel Tech	$424,000						
6.1 General Trades	**$544,448**	**$2,145,170**	**$1,600,722**				
Acoustics	$2,145,170						
G Donovan Associates							
Noble Construction							
Total Interiors							
Tri Star Construction							
8.2 Glass & Glazing	**$192,229**	**$135,400**	**($56,829)**				
Accurate Door & Window	$204,000						
Acorn Glass	$278,400						
Cherry Hill Glass Company	$167,750						
New England Glass & Mirror (Bidder missed the Front D&F)	$114,609			$609,000.00			
Norwalk Glass	$135,400						
9.3 Ceilings (MWBE)	**$116,169**	**$179,769**	**$63,600**				
MCM Acoustics	$179,769						
Connecticut Ceiling Solutions	$219,200						
J&J Acoustics	$355,286.32						
9.6 Painting (MWBE	**$70,912**	**$5,000**	**($65,912)**				
Mackenzie Painting	$5,000					**$91,500.00**	
Decco Painting	$28,950			$81,000.00		**$285,000.00**	
M&P Painting	$40,488					**$70,000.00**	
Professional Painting	$7,200					**$123,000.00**	

1.23.1 HVAC	**$3,794,483**	**$3,527,000**	**($267,483)**				
Action Air Systems	$3,797,000			$18,157,000.00			$43,000.00
All State Construction Inc.	$4,797,000				$484,000.00		$40,000.00
Encon Heating and Air Conditioning	$6,800,000						
Ferguson Contractors	$4,592,000			$18,700,000.00	$405,000.00		$35,000.00
Mega Mech. Sys. Corp.	$3,577,000			$15,997,000.00	$440,000.00		$40,000.00
Mega Mech. Sys. Corp. Combo Breakout	$3,527,000						
P&D Mechanical	$4,256,435				$446,042.00		$41,300.00
1.26.1 Electrical	**$526,799**	**$364,000**	**($162,799)**				
Ferguson Electrical	$439,000			$1,918,000.00			
JE Shea Electric	$368,000			$1,737,000.00			
JE Shea Electric Combo Breakout	$364,000						
McBride Electrical Contractors, LLC							
31.1 Sitework	**$225,021**	**$431,000**	**$205,979**				
Gerber	$431,000						
Gerber Combo, 1,975,000							
Colossale Concrete, Inc.							
DiCioccio Brothers, Inc.							
G. Donovan Associates, Inc.							
			$1,360,551				

Total Center School Trade Budgets	**$6,329,038**		
Total Apparent Low Bidders		**$7,689,589**	
Over/(Under) Budget			**$1,360,551**

AMENDMENT #1.0

A.3.1.1 - SUPPLEMENTARY AND OTHER CONDITIONS

Region 18 Consolidated School

DATE 7/17/2024

Contractor/Vendor	Base Bid	Apparent Low Bid	Over/(Under)	Region 18 Combo Bid	Breakdown - HVAC Controls	Alternate #1 Painting	Alternate #3 Chimney Liner	Alternate #4 Coated Condensing Coils
2.1 Demolition/Abatement (SBE)	**$321,293**	**$300,000**	**($21,293)**					
Bestech	$449,000							
American Vets	$300,000							
5.1 Structural Steel	**$87,363**	**$147,235**	**$59,872**					
Eatern Metal Works	$147,235							
Promein Steel LLC	$207,000			$905,000				
Steel Tech	$174,900							
6.2 General Trades	**$745,807**	**$2,119,565**	**$1,373,758**					
Acoustics	$2,119,565							
G Donovan Associates								
Noble Construction								
Total Interiors								
Tri Star Construction								
8.1 Glass & Glazing	**$240,720**	**$180,000**	**($60,720)**					
Accurate Door & Window	$212,600							
Acorn Glass	$320,800							
Cherry Hill Glass Company	$220,962							
New England Glass & Mirror	$199,383			$609,000				
Norwalk Glass	$180,000							
9.3 Ceilings (MWBE)	**$111,922**	**$190,063**	**$78,141**					
MCM Acoustics	$190,063							
Connecticut Ceiling Solutions	$198,000							
J&J Acoustics	$241,412.09							
9.6 Painting (MWBE	**$59,435**	**$7,200.0**	**($52,235)**					
Mackenzie Painting	$8,400					$95,875		
Decco Painting	$25,900					$301,000		
M&P Painting	$41,488					$80,000		
Professional Painting	$7,200					$109,800		

21.1 Fire Protection	**$902,992**	**$1,064,000**	**$161,008**					
Blackwater	$1,398,000							
HHS	$1,064,000							
1.23.1 HVAC	**$3,287,882**	**$4,240,000**	**$952,118**					
Action Air Systems	$4,582,000			$18,157,000	MISSING		$26,000	$50,000
All State Construction Inc.								
Encon Heating and Air Conditioning	$7,200,000				MISSING		$140,000	$45,000
Ferguson Contractors	$5,442,000			$18,700,000	$1,000,000		$20,000	$40,000
Mega Mech. Sys. Corp.	$4,314,000			$15,997,000	$530,000		$30,000	$45,000
Mega Mech. Sys. Corp. Combo Breakout	$4,240,000							
P&D Mechanical	$5,215,398			MISSING	$532,929			$48,000
1.26.1 Electrical	**$611,188**	**$589,000**	**($22,188)**					
Ferguson Electrical	$658,000			$1,918,000.00				
JE Shea Electric	$594,000			$1,737,000.00				
JE Shea Electric Combo Breakout	$589,000							
McBride Electrical Contractors, LLC								
1.31.1 Sitework	**$277,356**	**$1,250,000**	**$972,644**					
Gerber	$1,250,000							
Gerber Combo, 1,975,000								
Colossale Concrete, Inc.								
DiCioccio Brothers, Inc.								
G. Donovan Associates, Inc.								
			$3,441,104					

Total Consolidated Trade Budgets	$6,645,959	
Total Apparent Low Bidders		$10,087,063
Over/(Under) Budget		$3,441,104

0% 0%

Variance (OVER)/Under

Total Trade Bids

$23,773,098	Total of Trade Budget
$30,634,149	Total of Low Bids
$6,861,051	

Total Variance for all three schools

$ 6,861,051	Total of all Variances

Combo Bids

$ 14,317,980.59	HVAC Combo Budget
$ 15,997,000.00	HVAC Combo
$ (1,679,019.41)	Variance
$ 2,289,986.51	Electrical Combo Budget
$1,737,000.00	Electrical Combo
$ 552,986.51	Variance

General Trades Budget Review

$6,537,165	General Trades
$927,906	Roofing Deduct

AMENDMENT #1.0

A.3.1.1 - SUPPLEMENTARY AND OTHER CONDITIONS

Region 18 Middle School

DATE 7/18/2024

Contractor/Vendor	Base Bid	Apparent Low Bid	Over/(Under)	Region 18 Combo Bid	Breakdown - HVAC Controls	Alternate #1 Paint Entire School	Alternate #3 Replacement of Existing Feeders
2.1 Demolition/Abatement (SBE)	**$445,980**	**$400,000**	**($45,980)**				
Bestech	$527,000						
American Vets	$400,000						
5.1 Structural Steel	**$337,827**	**$274,000**	**($63,827)**				
Eatern Metal Works	$287,367						
Promein Steel LLC	$315,750						
Steel Tech	$274,000						
6.1 General Trades	**$814,634**	**$2,272,430**	**$1,457,796**				
Acoustics	$2,272,430						
G Donovan Associates							
Noble Construction							
Total Interiors							
Tri Star Construction							
8.1 Glass & Glazing	**$286,723**	**$295,668**	**$8,945**				
Accurate Door & Window	$366,600						
Acorn Glass	$527,900						
Cherry Hill Glass Company	$388,331						
New England Glass & Mirror	$295,668			$609,000.00			
Norwalk Glass	$322,000						
9.3 Ceilings (MWBE)	**$286,584**	**$467,647**	**$181,063**				
MCM Acoustics	$467,647						
Connecticut Ceiling Solutions	$554,100						
J&J Acoustics	$842,389.28						
9.6 Painting (MWBE	**$95,925**	**$11,900**	**($84,025)**				
Mackenzie Painting	$11,900					$139,875.00	
Decco Painting	$28,000			$81,000.00		$422,000.00	
M&P Painting	$56,488					$278,000.00	
Professional Painting	$16,950					$173,000.00	

1.23.1 HVAC	**$7,235,616**	**$8,230,000**	**$994,384**				
Action Air Systems	$9,878,000			$18,157,000.00			
All State Construction Inc.	$10,049,000				$1,186,000.00		
Encon Heating and Air Conditioning							
Ferguson Contractors	$8,917,000			$18,700,000.00	$1,000,000.00		
Mega Mech. Sys. Corp.	$8,377,000			$15,997,000.00	$1,100,000.00		
Mega Mech. Sys. Corp. Combo Breakout	$8,230,000						
P&D Mechanical	$9,780,766				$1,105,412.00		
1.26.1 Electrical	**$1,152,000**	**$784,000**	**($368,000)**				
Ferguson Electrical	$919,000			$1,918,000.00			$632/LFT
JE Shea Electric	$795,000			$1,737,000.00			$295,000.00
JE Shea Electric Combo Breakout	$784,000						
McBride Electrical Contractors, LLC							
1.31.1 Sitework	**$142,812**	**$121,852**	**($20,960)**				
Gerber	$294,000						
Martin Laviero	$121,852						
Gerber Combo, 1,975,000							
Colossale Concrete, Inc.							
DiCioccio Brothers, Inc.							
G. Donovan Associates, Inc.							
			$2,059,396				

Total Middle School Trade Budgets	**$10,798,101**		
Total Apparent Low Bidders		**$12,857,497**	
Over/(Under) Budget			**$2,059,396**

Regional School District 18, State of Connecticut
$17,335,000* General Obligation Bonds, Issue of 2024
$15,140,000 General Obligation Bond Anticipation Notes
August 1, 2024

FY	Projected Bonds Debt Service	Actual Bonds Debt Service	Difference	Projected Notes Interest Only	Actual Notes Interest Only	Difference	Total Difference
2025		$550,350	$550,350				$550,350
2026	$1,992,675	1,547,925	(444,750)	$679,408	$641,663	($37,745)	(482,495)
2027	1,567,700	1,506,175	(61,525)				(61,525)
2028	1,524,200	1,464,425	(59,775)				(59,775)
2029	1,480,700	1,422,675	(58,025)				(58,025)
2030	1,437,200	1,380,925	(56,275)				(56,275)
2031	1,393,700	1,339,175	(54,525)				(54,525)
2032	1,350,200	1,297,425	(52,775)				(52,775)
2033	1,301,825	1,255,675	(46,150)				(46,150)
2034	1,262,900	1,218,100	(44,800)				(44,800)
2035	1,228,300	1,184,500	(43,800)				(43,800)
2036	1,193,700	1,151,300	(42,400)				(42,400)
2037	1,159,100	1,117,900	(41,200)				(41,200)
2038	1,124,500	1,084,500	(40,000)				(40,000)
2039	1,089,900	1,051,100	(38,800)				(38,800)
2040	1,055,300	1,017,700	(37,600)				(37,600)
2041	1,020,700	979,400	(41,300)				(41,300)
2042	986,100	946,200	(39,900)				(39,900)
2043	951,500	913,000	(38,500)				(38,500)
2044	916,900	879,800	(37,100)				(37,100)
2045	882,300	846,000	(36,300)				(36,300)
Total	$24,919,400	$24,154,250	(765,150)	$679,408	$641,663	($37,745)	($802,895)
Premium	$660,611.00	$663,551.27	2,940	$110,068.00	$149,734.60	$39,666.60	$42,606.87
TIC	3.73%	3.29%	-0.44%				-0.44%
NIC				3.77%	3.26%	-0.51%	-0.51%