

LYME-OLD LYME SCHOOLS

Regional School District #18

A Private School Experience



in a Public School Setting

PK-8 Building Committee Meeting

October 1, 2024

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

Others Present: Darren Favello via Zoom

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

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

I. Architect and Construction Manager Update

- *Scott Scholl from Downes Construction* provided a Preconstruction project update which began with itemizing Value Engineering HVAC Savings that were captured at Center, Middle and Lyme Schools due to reviewing bid items and resulted in items that could be eliminated and items that had to remain. *(Please refer to the attached document for informational purposes only).*

1. MOTION: Alan Sheiness made a motion and seconded by Andy Russell to approve the Value Engineering solutions at Center, Middle, and Lyme Schools.

VOTE: The committee voted unanimously in favor of the motion.

An update on the results of re-bidding the General Trades packages was presented which realized a savings of \$251,079 at Center, Middle, and Lyme Schools.

At the September 16th committee meeting five scenarios were reviewed in order to bring the project within budget. Through scope reductions and savings from the re-bids, the project is currently \$119,612 under budget.

The next item discussed was the completion of the security vestibules for all three HVAC Schools (Lyme, Middle and Center). Mrs. Fogliano explained to the committee of the potential for the security vestibules to be managed and completed concurrently with the project under a separate

LYME-OLD LYME SCHOOLS

Regional School District #18

A Private School Experience



in a Public School Setting

contract with DCC.

Mr. Scholl reviewed the attachment of three Letters of Authorization outlining each scope of work and their bid costs for HVAC for ALL Bids. The building committee is tasked to review, vote on and bring to the Board of Ed for final approval in order to permit Downes to release the Notice to Proceed to the subcontractors to get all three projects started.

MOTION: Alan Sheiness made a motion, that was seconded by Sara Hrinak to recommend to the Board of Education to accept all bids for the PreK-8 project as presented in the attached letters of authorization.

VOTE: The committee voted unanimously in favor of the motion.

Ben Stoner, the project manager for the Mile Creek addition, provided an update on procuring the Switchgear. Due to the lead time in receiving the Switchgear, 2 scenarios were proposed and discussed to provide a temporary Switchgear to feed power to the Mile Creek project in order for construction to begin. Downes is requesting approval to move forward on renting the temporary Switchgear Equipment so that bidding can take place. Contractors bid costs would be affected because of a delay in the install of our own purchased Switchgear.

Mile Creek Phase 2 bidding is underway.

MOTION: A motion was made by Sara Hrinak, and seconded by Tom Kelo that as a concept we recommend to Downes Construction Scenario I for a temporary Switchgear to feed the new addition until the permanent Switchgear arrives.

VOTE: The committee voted unanimously in favor of the motion

The meeting was adjourned at 6:55 PM upon a motion by Tom Kelo and a second by Sara Hrinak.

October 1, 2024

Region 18 Schools

Subject: Downes Building Committee Agenda- Preconstruction

Project Update

A. HVAC Schools: HVAC Value Engineering

- Center School HVAC Savings: (\$31,785)
- Consolidated School HVAC Savings: (\$18,900)
- Middle School HVAC Savings: (\$176,400)

B. HVAC Schools: General Trades Re-bid:

- There was a total savings of (\$251,079) between rebidding General Trades at all three (3) Schools, (See attached Bid Tab).

C. HVAC Schools Bid Results and Actions

- **Scenario #4:**
Value Management deduct costs for HVAC & Ceilings, remove all Security Vestibule work to be funded through another source, Fire Protection work is removed from Consolidated School and Sitework is removed from all three HVAC Schools.
Total Savings of \$4,016,967.

D. Complete of Security Vestibules for All Three HVAC Schools

- Potentially hold current bids for Glass & Glazing and have DCC manage under a separate contract to enable current costs to be held.

E. Letter of Authorization for HVAC Schools for ALL Bids.

F. Mile Creek Phase 1

Temporary Switchgear is being proposed to feed power to the New Addition so this construction can start at the beginning of the project.

- **Scenario One** – Start Addition In December 2024 and rent temporary switchgear to allow for school to occupy new building in October 2025.
Order of Magnitude cost to install temporary switchgear, rent for 7 months and remove once permanent switchgear arrives is \$165,000.
- **Scenario Two** – Start Addition in May 2025 to coincide with the delivery of the switchgear scheduled for January 2026. Building occupancy will be March 2026.
Estimated Potential Escalation Cost to start addition later:
The addition is approximately 36% - 38% of the cost which averages \$965/sf totaling \$8,300,000 x 2% escalation = \$262,500 for six months.

G. Mile Creek Schedule Phase 2

Phase 2 bidding is underway and bids are currently due on October 10, 2024.

Region 18 Center School

DATE 9/20/2024

Contractor/Vendor	Budget	Apparent Low Bid	Over/(Under)	Region 18 Combo Bid
1.1 Construction Cleaning & Labor Logistics (M/WBE)	\$200,000	\$173,573	(\$26,428)	
Subcontractors	Bids			
Orissa LLC	\$173,573			
P&J Cleaning Services	\$185,662			
YJ Cleaning	\$214,356			
6.1 General Trades (Re-Bid)	\$758,232	\$556,917	(\$201,315)	
Subcontractors	Bids			
Acoustics, Inc.	\$556,917			
Noble Construction				BID NOT RECEIVED
31.1 Sitework (Re-Bid)	\$225,021	\$324,557	\$99,536	
Subcontractors	Bids			
Colassale Concrete, Inc	\$733,110			
Genovesi Construction LLC	\$428,000			
Gerber Construction Inc.	\$390,000			\$1,211,000
Martin Laviero	\$324,557			
Mather Corp	\$427,000			
G. Donovan Associates				BID NOT RECEIVED

Region 18 Consolidated School

DATE 9/20/2024

Contractor/Vendor	Budget	Apparent Low Bid	Over/(Under)	Region 18 Combo Bid
1.1 Construction Cleaning & Labor Logistics (M/WBE)	\$200,000	\$215,000	\$15,000	
Subcontractors	Bids			
Orissa LLC	\$237,031			
P&J Cleaning Services	\$253,975			
YJ Cleaning	\$215,000			
6.1 General Trades (Re-Bid)	\$909,992	\$766,872	(\$143,120)	
Subcontractors	Bids			
Acoustics, Inc.	\$766,872			
Noble Construction	\$1,205,806			
31.1 Sitework (Re-Bid)	\$277,356	\$650,000	\$372,644	
Subcontractors	Bids	Alt 1	Alt 2	
Colassale Concrete, Inc	\$744,600	-\$52,000	\$1,500,000	Base w/ ALTs \$2,192,600
Genovesi Construction LLC	\$815,000	-\$40,000	\$415,000	\$1,190,000
Gerber Construction Inc.	\$821,000	-\$40,000	\$355,000	\$1,136,000
Martin Laviero	\$863,777	-\$287,750	\$647,832	\$1,223,859
Mather Corp	\$650,000	-\$40,000	\$845,000	\$1,455,000
G. Donovan Associates				BID NOT RECEIVED

Region 18 Middle School

DATE 9/20/2024

Contractor/Vendor	Budget	Apparent Low Bid	Over/(Under)	Region 18 Combo Bid
1.1 Construction Cleaning & Labor Logistics (M/WBE)	\$200,000	\$237,031	\$37,031	
Subcontractors	Bids			
Orissa LLC	\$237,031			\$634,895.00
P&J Cleaning Services	\$253,975			
YJ Cleaning	\$268,283			
6.1 General Trades (Re-Bid)	\$634,704	\$728,060	\$93,356	
Subcontractors	Bids			
Acoustics, Inc.	\$728,060			
Noble Construction	\$1,170,237			



REGION 18: HVAC SCHOOLS & MILE CREEK

Date: 9/27/2024

PROJECT SUMMARY	95% CD ESTIMATE	8/19/2024	9/16/2024	9/27/2024
		PROJECTED BUDGET	PROJECTED BUDGET W/ RE-BIDS & SCENARIO 5	PROJECTED BUDGET W/ RE-BIDS & SCENARIO 4
Center	\$ 7,737,143	\$ 9,398,449	\$ 7,953,215	\$ 7,934,257
Consolidated	\$ 8,307,407	\$ 12,213,574	\$ 10,322,079	\$ 11,045,504
Middle School	\$ 12,679,906	\$ 14,885,001	\$ 13,401,773	\$ 13,642,051
Mile Creek	\$ 22,332,662	\$ 22,332,662	\$ 22,332,662	\$ 22,332,662
Recommended Cost Management		\$ (7,348,596)	\$ (3,570,015)	\$ (4,016,967)
Total Construction Cost	\$ 51,057,118	\$ 51,481,090	\$ 50,439,714	\$ 50,937,507
Soft Costs	\$ 6,513,700	\$ 6,513,700	\$ 6,513,700	\$ 6,513,700
Total Project Cost	\$ 57,570,818	\$ 57,994,790	\$ 56,953,414	\$ 57,451,207
Approved Referendum	\$ 57,555,000	\$ 57,555,000	\$ 57,555,000	\$ 57,555,000
Variance (Over)/Under	\$ (15,818)	\$ (439,790)	\$ 601,586	\$ 103,793

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

*2 Recommended cost management is from Scenario #4.

Bid Packages 9.27.2024

BID PACKAGE	DESCRIPTION	Center School				Consolidated				Middle School			
		95% CD Estimate	Revised Budgets	Bids to Date w/Rebid	Variance	95% CD Estimate	Revised Budgets	Bids to Date w/Rebid	Variance	95% CD Estimate	Revised Budgets	Bids to Date w/Rebid	Variance
1.1	Progress Cleaning & Labor Logistics	\$ -	\$ 200,000	\$ 173,532	\$ 173,532	\$ -	\$ 200,000	\$ 215,000	\$ 215,000	\$ -	\$ 200,000	\$ 237,031	w/ Gen Trades
2.1	Demolition/Abatement	\$ 524,970	\$ 524,970	\$ 450,000	\$ (34,970)	\$ 321,293	\$ 321,293	\$ 300,000	\$ (21,293)	\$ 445,980	\$ 445,980	\$ 400,000	\$ (45,980)
4.1	Masonry	w/ Gen Trades	w/ Gen Trades	w/ Gen Trades		w/ Gen Trades	w/ Gen Trades			w/ Gen Trades	w/ Gen Trades		
5.1	Structural Steel	\$ 334,008	\$ 334,008	\$ 412,250	\$ 78,242	\$ 87,363.00	\$ 87,363.00	\$ 147,235.00	\$ 59,872.00	\$ 337,827	\$ 337,827	\$ 274,000	\$ (63,827)
6.1	General Trades	\$ 544,448	\$ 758,232	\$ 556,517	\$ 12,469	\$ 745,807.00	\$ 909,992.00	\$ 766,872.00	\$ 21,065.00	\$ 814,634	\$ 634,704	\$ 728,060	\$ (86,574)
7.1	Roofing	\$ 192,229	\$ 192,229	\$ 135,400	\$ (56,829)	\$ 215,000	\$ 215,000	w/ Gen Trades		\$ -	\$ 175,000	\$ 100,000	\$ 100,000
8.2	Glass & Glazing	\$ 192,229	\$ 192,229	\$ 135,400	\$ (56,829)	\$ 240,720.00	\$ 240,720.00	\$ 180,000.00	\$ (60,720.00)	\$ 286,723	\$ 286,723	\$ 295,668	\$ 8,945
9.1	Gypsum Drywall	w/ Gen Trades	w/ Gen Trades	w/ Gen Trades	w/ Gen Trades	w/ Gen Trades	w/ Gen Trades	w/ Gen Trades	w/ Gen Trades	w/ Gen Trades	w/ Gen Trades	w/ Gen Trades	w/ Gen Trades
9.3	Acoustical Ceilings	\$ 116,169	\$ 116,169	\$ 179,769	\$ 63,600	\$ 111,923.00	\$ 111,923.00	\$ 190,063.00	\$ 78,140.00	\$ 286,584	\$ 286,584	\$ 467,647	\$ 181,063
9.5	Painting & Wall Coverings	\$ 70,912	\$ 70,912	\$ 5,000	\$ (65,912)	\$ 59,435.00	\$ 59,435.00	\$ 7,200.00	\$ (52,235.00)	\$ 95,925	\$ 11,900	\$ 11,900	\$ (84,025)
21.1	Fire Suppression	\$ 37,740	w/ Allow	w/ Allow	w/ Allow	\$ 902,992.00	\$ 902,992.00	\$ 1,064,000.00	\$ 161,008.00	\$ -	\$ -	\$ -	\$ -
23.1	HVAC System	\$ 3,794,483	\$ 3,794,483	\$ 3,527,000	\$ (267,483)	\$ 3,287,882.00	\$ 3,287,882.00	\$ 4,240,000.00	\$ 952,118.00	\$ 7,235,616	\$ 7,235,616	\$ 8,230,000	\$ 994,384
26.1	Electrical	\$ 526,799	\$ 526,799	\$ 364,000	\$ (162,799)	\$ 611,188.00	\$ 611,188.00	\$ 589,000.00	\$ (22,188.00)	\$ 1,152,000	\$ 784,000	\$ 784,000	\$ (368,000)
31.1	Sitework	\$ 225,021	\$ 225,021	\$ 324,557	\$ 99,536	\$ 277,356.00	\$ 527,356.00	\$ 1,136,000.00	\$ 858,644.00	\$ 142,812	\$ 142,812	\$ 121,852	\$ (20,960)
	Value Management Contingency	\$ -	\$ 12,628	\$ -	\$ -								
SUBTOTAL (Trade Cost)*		\$ 6,366,779	\$ 6,885,452	\$ 6,268,425	\$ (617,027)	\$ 6,645,959	\$ 7,475,144	\$ 8,935,370	\$ 2,289,411	\$ 10,798,101	\$ 10,541,146	\$ 11,650,158	\$ 852,057
Allowances		\$ -	\$ 157,740	\$ 227,740	\$ 70,000	\$ -	\$ 155,600	\$ 230,000	\$ 230,000	\$ -	\$ 80,600	\$ 150,000	\$ 150,000
TOTAL TRADE COSTS		\$ 6,366,779	\$ 7,043,192	\$ 6,496,165	\$ (547,027)	\$ 6,645,959	\$ 7,630,744	\$ 9,165,370	\$ 2,519,411	\$ 10,798,101	\$ 10,621,746	\$ 11,800,158	\$ 1,002,057
Indirect Construction Costs		\$ 1,370,365	\$ 1,396,370	\$ 1,438,092	\$ 41,722	\$ 1,661,448	\$ 1,771,563	\$ 1,880,134	\$ 218,686	\$ 1,881,805	\$ 1,851,280	\$ 1,841,893	\$ (39,912)
TOTAL CONSTRUCTION COST		\$ 7,737,144	\$ 8,439,562	\$ 7,934,257	\$ 197,113	\$ 8,307,407	\$ 9,402,307	\$ 11,045,504	\$ 2,738,097	\$ 12,679,906	\$ 12,473,026	\$ 13,642,051	\$ 962,145
Soft Costs		\$ 851,486	\$ 851,486	\$ 851,486	\$ -	\$ 939,628	\$ 939,628	\$ 939,628	\$ -	\$ 1,706,111	\$ 1,706,111	\$ 1,706,111	\$ -
TOTAL PROJECT COST		\$ 8,588,630	\$ 9,291,048	\$ 8,785,743	\$ (505,305)	\$ 9,247,035	\$ 10,341,935	\$ 11,985,132	\$ 2,738,097	\$ 14,386,017	\$ 14,179,137	\$ 15,348,162	\$ 962,145

Scenario #1

Rebid General Trades and Sitework (Center/Consolidated/Middle), HVAC & Acoustical Ceilings

	Budgets	Re-Bids	HVAC Scope Revisions	Acoustical Ceiling Revisions	Revised Budget	Variance
Center School	\$ 8,588,630	\$ 8,785,743	\$ (31,785)	\$ (9,479)	\$ 8,744,479	\$ (155,849)
Consolidated School	\$ 9,247,035	\$ 11,985,132	\$ (18,900)	\$ (19,544)	\$ 11,946,688	\$ (2,699,653)
Middle School	\$ 14,386,017	\$ 15,348,162	\$ (176,400)	\$ (14,871)	\$ 15,156,891	\$ (770,874)
Totals	\$ 32,221,683	\$ 36,119,038	\$ (227,085)	\$ (43,894)	\$ 35,848,059	\$ (3,626,376)

Total Savings \$ (270,979)
(Over)/Under

Scenario #2

Rebid General Trades and Sitework (Center/Consolidated/Middle), HVAC & Acoustical Ceilings, Security Vestibule

	Budgets	Bids	HVAC Scope Revisions	Acoustical Ceiling Revisions	Security Vestibule	Revised Budget	Variance
Center School	\$ 8,588,630	\$ 8,785,743	\$ (31,785)	\$ (9,479)	\$ (217,575)	\$ 8,526,904	\$ 61,726
Consolidated School	\$ 9,247,035	\$ 11,985,132	\$ (18,900)	\$ (19,544)	\$ (315,322)	\$ 11,631,366	\$ (2,384,331)
Middle School	\$ 14,386,017	\$ 15,348,162	\$ (176,400)	\$ (14,871)	\$ (431,278)	\$ 14,725,613	\$ (339,596)
Totals	\$ 32,221,683	\$ 36,119,038	\$ (227,085)	\$ (43,894)	\$ (964,175)	\$ 34,883,884	\$ (2,662,201)

Total Savings \$ (1,235,154)
(Over)/Under

Scenario #3

Rebid General Trades and Sitework (Center/Consolidated/Middle), HVAC & Acoustical Ceilings, Security Vestibule, Fire Protection

	Budgets	Bids	HVAC Scope Revisions	Acoustical Ceiling Revisions	Security Vestibule	Fire Protection	Revised Budget	Variance
Center School	\$ 8,588,630	\$ 8,785,743	\$ (31,785)	\$ (9,479)	\$ (217,575)	\$ -	\$ 8,526,904	\$ 61,726
Consolidated School	\$ 9,247,035	\$ 11,985,132	\$ (18,900)	\$ (19,544)	\$ (315,322)	\$ (1,447,950)	\$ 10,183,416	\$ (936,381)
Middle School	\$ 14,386,017	\$ 15,348,162	\$ (176,400)	\$ (14,871)	\$ (431,278)	\$ -	\$ 14,725,613	\$ (339,596)
Totals	\$ 32,221,683	\$ 36,119,038	\$ (227,085)	\$ (43,894)	\$ (964,175)	\$ (1,447,950)	\$ 33,435,934	\$ (2,683,104)

Total Savings \$ (2,683,104)
(Over)/Under

Scenario #4

Rebid General Trades and Sitework (Center/Consolidated/Middle), HVAC & Acoustical Ceilings, Security Vestibule, Fire Protection, Sitework

	Budgets	Bids	HVAC Scope Revisions	Acoustical Ceiling Revisions	Security Vestibule	Fire Protection	Sitework	Revised Budget	Variance
Center School	\$ 8,588,630	\$ 8,785,743	\$ (31,785)	\$ (9,479)	\$ (217,575)	\$ -	\$ (343,868)	\$ 8,183,036	\$ 405,594
Consolidated School	\$ 9,247,035	\$ 11,985,132	\$ (18,900)	\$ (19,544)	\$ (315,322)	\$ (1,447,950)	\$ (862,050)	\$ 9,321,366	\$ (74,331)
Middle School	\$ 14,386,017	\$ 15,348,162	\$ (176,400)	\$ (14,871)	\$ (431,278)	\$ -	\$ (127,945)	\$ 14,597,669	\$ (211,651)
Totals	\$ 32,221,683	\$ 36,119,038	\$ (227,085)	\$ (43,894)	\$ (964,175)	\$ (1,447,950)	\$ (1,333,863)	\$ 32,102,071	\$ (119,612)

Total Savings \$ (4,016,967)
(Over)/Under

Scenario #5

Rebid General Trades and Sitework (Center/Consolidated/Middle), HVAC & Acoustical Ceilings, Security Vestibule, Fire Protection, Sitework, Reduce CM Contingency .5%, Apply Owner Cont.

	Budgets	Bids	HVAC Scope Revisions	Acoustical Ceiling Revisions	Security Vestibule	Fire Protection	Sitework	Reduce Const Cont .5%*	Apply Owner Contingency*	Revised Budget	Variance
Center School	\$ 8,588,630	\$ 8,785,743	\$ (31,785)	\$ (9,479)	\$ (217,575)	\$ -	\$ (343,868)	\$ -	\$ -	\$ 8,183,036	\$ 405,594
Consolidated School	\$ 9,247,035	\$ 11,985,132	\$ (18,900)	\$ (19,544)	\$ (315,322)	\$ (1,447,950)	\$ (862,050)	\$ (41,149)	\$ (80,797)	\$ 9,199,420	\$ 47,615
Middle School	\$ 14,386,017	\$ 15,348,162	\$ (176,400)	\$ (14,871)	\$ (431,278)	\$ -	\$ (127,945)	\$ (62,374)	\$ (80,797)	\$ 14,454,498	\$ (68,480)
Totals	\$ 32,221,683	\$ 36,119,038	\$ (227,085)	\$ (43,894)	\$ (964,175)	\$ (1,447,950)	\$ (1,333,863)	\$ (103,523)	\$ (161,594)	\$ 31,836,954	\$ 384,729

Total Savings \$ (4,282,084)
(Over)/Under

Scenario #1

Rebid General Trades and Sitework (Center/Consolidated/Middle), HVAC & Acoustical Ceilings

	Budgets	Re-Bids	HVAC Scope Revisions	Acoustical Ceiling Revisions	Revised Budget	Variance
Center School	\$ 8,588,630	\$ 8,980,242	\$ (54,054)	\$ (9,300)	\$ 8,916,888	\$ (328,258)
Consolidated School	\$ 9,247,035	\$ 12,084,699	\$ (27,027)	\$ (19,348)	\$ 12,038,323	\$ (2,791,288)
Middle School	\$ 14,386,017	\$ 15,240,539	\$ (176,715)	\$ (14,722)	\$ 15,049,102	\$ (663,084)
Totals	\$ 32,221,683	\$ 36,305,480	\$ (257,796)	\$ (43,371)	\$ 36,004,313	\$ (3,782,631)

Total Savings \$ (301,167)
(Over)/Under

Scenario #2

Rebid General Trades and Sitework (Center/Consolidated/Middle), HVAC & Acoustical Ceilings, Security Vestibule

	Budgets	Bids	HVAC Scope Revisions	Acoustical Ceiling Revisions	Security Vestibule	Revised Budget	Variance
Center School	\$ 8,588,630	\$ 8,980,242	\$ (54,054)	\$ (9,300)	\$ (213,468)	\$ 8,703,420	\$ (114,790)
Consolidated School	\$ 9,247,035	\$ 12,084,699	\$ (27,027)	\$ (19,348)	\$ (312,169)	\$ 11,726,154	\$ (2,479,119)
Middle School	\$ 14,386,017	\$ 15,240,539	\$ (176,715)	\$ (14,722)	\$ (426,965)	\$ 14,622,137	\$ (236,119)
Totals	\$ 32,221,683	\$ 36,305,480	\$ (257,796)	\$ (43,371)	\$ (952,602)	\$ 35,051,711	\$ (2,830,029)

Total Savings \$ (1,253,769)
(Over)/Under

Scenario #3

Rebid General Trades and Sitework (Center/Consolidated/Middle), HVAC & Acoustical Ceilings, Security Vestibule, Fire Protection

	Budgets	Bids	HVAC Scope Revisions	Acoustical Ceiling Revisions	Security Vestibule	Fire Protection	Revised Budget	Variance
Center School	\$ 8,588,630	\$ 8,980,242	\$ (54,054)	\$ (9,300)	\$ (213,468)	\$ -	\$ 8,703,420	\$ (114,790)
Consolidated School	\$ 9,247,035	\$ 12,084,699	\$ (27,027)	\$ (19,348)	\$ (312,169)	\$ (1,475,051)	\$ 10,251,104	\$ (1,004,069)
Middle School	\$ 14,386,017	\$ 15,240,539	\$ (176,715)	\$ (14,722)	\$ (426,965)	\$ -	\$ 14,622,137	\$ (236,119)
Totals	\$ 32,221,683	\$ 36,305,480	\$ (257,796)	\$ (43,371)	\$ (952,602)	\$ (1,475,051)	\$ 33,576,661	\$ (1,354,978)

Total Savings \$ (2,728,820)
(Over)/Under

Scenario #4

Rebid General Trades and Sitework (Center/Consolidated/Middle), HVAC & Acoustical Ceilings, Security Vestibule, Fire Protection, Sitework

	Budgets	Bids	HVAC Scope Revisions	Acoustical Ceiling Revisions	Security Vestibule	Fire Protection	Sitework	Revised Budget	Variance
Center School	\$ 8,588,630	\$ 8,980,242	\$ (54,054)	\$ (9,300)	\$ (213,468)	\$ -	\$ (337,377)	\$ 8,366,043	\$ 222,587
Consolidated School	\$ 9,247,035	\$ 12,084,699	\$ (27,027)	\$ (19,348)	\$ (312,169)	\$ (1,475,051)	\$ (853,430)	\$ 9,397,674	\$ (150,639)
Middle School	\$ 14,386,017	\$ 15,240,539	\$ (176,715)	\$ (14,722)	\$ (426,965)	\$ -	\$ (126,665)	\$ 14,495,471	\$ (109,454)
Totals	\$ 32,221,683	\$ 36,305,480	\$ (257,796)	\$ (43,371)	\$ (952,602)	\$ (1,475,051)	\$ (1,317,472)	\$ 32,259,189	\$ (37,506)

Total Savings \$ (4,046,292)
(Over)/Under

Scenario #5

Rebid General Trades and Sitework (Center/Consolidated/Middle), HVAC & Acoustical Ceilings, Security Vestibule, Fire Protection, Sitework, Reduce CM Contingency .5%, Apply Owner Cont.

	Budgets	Bids	HVAC Scope Revisions	Acoustical Ceiling Revisions	Security Vestibule	Fire Protection	Sitework	Reduce Const Cont. .5%*	Apply Owner Contingency*	Revised Budget	Variance
Center School	\$ 8,588,630	\$ 8,980,242	\$ (54,054)	\$ (9,300)	\$ (213,468)	\$ -	\$ (337,377)	\$ (36,340)	\$ -	\$ 8,329,703	\$ 258,927
Consolidated School	\$ 9,247,035	\$ 12,084,699	\$ (27,027)	\$ (19,348)	\$ (312,169)	\$ (1,475,051)	\$ (853,430)	\$ (41,149)	\$ (80,797)	\$ 9,275,728	\$ (28,693)
Middle School	\$ 14,386,017	\$ 15,240,539	\$ (176,715)	\$ (14,722)	\$ (426,965)	\$ -	\$ (126,665)	\$ (62,374)	\$ (80,797)	\$ 14,352,300	\$ 33,717
Totals	\$ 32,221,683	\$ 36,305,480	\$ (257,796)	\$ (43,371)	\$ (952,602)	\$ (1,475,051)	\$ (1,317,472)	\$ (139,863)	\$ (161,594)	\$ 31,957,732	\$ 263,951

Total Savings \$ (4,347,749)
(Over)/Under

Item	Description	Subcontract	Budget / Actual	Status Code	Center School Estim.	Consolidated School Estim.	Middle School Estimate	Estimated Total	Recommended	Pending	Rejected	Comment
CENTER SCHOOL												
CENT	SECURITY VESTIBULE - Delete entire scope of work				\$0			\$0				
1.0	Delete Demo at Security Vestibule	American Vets	A	2	(\$9,000)			(\$9,000)	(\$9,000)			
1.0	Delete M/work at Security Vestibule	Acoustics	A	2	(\$9,143)			(\$9,143)	(\$9,143)			Update required for Acoustics latest breakout costs.
1.0	Delete Glass & Glazing at Security Vestibule	Norwalk	A	2	(\$135,400)			(\$135,400)	(\$135,400)			
1.0	Delete Flooring at Security Vestibule	Acoustics	A	2	(\$5,313)			(\$5,313)	(\$5,313)			Update required for Acoustics latest breakout costs.
1.0	Delete Ceilings at Security Vestibule	MCV	A	2	(\$3,000)			(\$3,000)	(\$3,000)			
1.0	Delete Painting at Security Vestibule	Mackenzie	A	2	(\$5,000)			(\$5,000)	(\$5,000)			
1.0	Delete HVAC at Security Vestibule	Mega	A	2	(\$2,000)			(\$2,000)	(\$2,000)			
1.0	Delete Electrical Scope of work	IF Shea	A	2	(\$40,000)			(\$40,000)	(\$40,000)			
CENT	HVAC - Scope Reductions	Mega Mechanical	B					\$0				
3.1	Controls - CES & Mega to Rev. potential deducts, reducing Points and/or add 1 Mfr's?	Mega Mechanical	B		TBD			\$0				No further points can be reduced.
3.2	Remove PICCV Valves at AHU/DOAD and install pressure dependent 3-way valves	Mega Mechanical	A	4	(\$19,000)			(\$19,000)	(\$19,000)			(\$19,000) CES advises not to accept this item as it is integral to the system.
3.3	Delete laptops at each school. Software to be loaded on school IT server.	Mega Mechanical	A	2	(\$4,000)			(\$4,000)	(\$4,000)			
3.4	Deduct for 1 year warranty on microprocessors labor/material in lieu of 5	Mega Mechanical	A	2	(\$17,000)			(\$17,000)	(\$17,000)			
3.5	LHs and CUHs to non DDC with integral Thermostat/Acuastat (incl DDC Monitor Status)	Mega Mechanical	A	2	(\$9,000)			(\$9,000)	(\$9,000)			CES advises this is possible but would need further review.
3.6	Leverage Credit of \$50/Ton (cannot be utilized to meet budget) (\$32,000)	Mega Mechanical	B		TBD			\$0				To be addressed outside of project budget.
CENT	SITWORK - Delete entire scope of work (\$431,000)	Gerber	A	2	(\$431,000)			(\$431,000)	(\$431,000)			
CENT	MISC - Scope Changes / Reallocations				\$273,573			\$273,573				
5.0	Ceilings - Bidder to remove ceiling demo from their bid	MCV	A	2	(\$8,947)			(\$8,947)	(\$8,947)			
	Delete Exterior Metal Railings at Proposed Ramps	Promem Steel										
SUBTOTAL COST MANAGEMENT SAVINGS:									(\$568,360)	\$0	(\$19,000)	
Lost Management Contingency												\$5,689
REVISED TOTAL SAVINGS:									(\$568,360)			(\$13,311)
CONSOLIDATED SCHOOL												
CON	SECURITY VESTIBULE - Delete entire scope of work				\$0			\$0				
1.0	Delete Demo at Security Vestibule	American Vets	A	2	(\$11,000)			(\$11,000)	(\$11,000)			
1.0	Delete M/work at Security Vestibule	Acoustics	A	2	(\$25,607)			(\$25,607)	(\$25,607)			Update required for Acoustics latest breakout costs.
1.0	Delete Glass & Glazing at Security Vestibule	Norwalk	A	2	(\$180,000)			(\$180,000)	(\$180,000)			
1.0	Delete Flooring at Security Vestibule (Budget)	Acoustics	A	2	(\$20,000)			(\$20,000)	(\$20,000)			Update required for Acoustics latest breakout costs.
1.0	Delete Ceilings at Security Vestibule	MCV	A	2	(\$5,000)			(\$5,000)	(\$5,000)			
1.0	Delete Painting at Security Vestibule	Professional	A	2	(\$7,200)			(\$7,200)	(\$7,200)			
1.0	Delete HVAC at Security Vestibule	Mega	A	2	(\$6,000)			(\$6,000)	(\$6,000)			
1.0	Delete Electrical scope of Work	IF Shea	A	2	(\$50,000)			(\$50,000)	(\$50,000)			
CON	HVAC - Scope Reductions							\$0				
3.0	Controls - CES & Mega to Rev. potential deducts, reducing Points and/or add 1 Mfr's?	Mega Mechanical	B		TBD			\$0				No further points can be reduced.
3.1	Reduce / Existing to Remain equip. & ductwork at Admin & Media Center	Mega Mechanical	A		(\$19,000)			(\$19,000)	(\$19,000)			
3.2	Change new curbs from seismic to wind resistant (No Ducts)	Mega Mechanical	B		TBD			\$0				
3.3	Eliminate some ductwork in favor of castles.	Mega Mechanical	B	4	TBD			\$0				SCS advised there is not enough work to warrant a deduct.
3.4	CFM - Work with CES to reduce if possible	Mega Mechanical	B	4	TBD			\$0				SCS advised the CFM's cannot be reduced any further.
3.5	Remove PICCV Valves at AHU/DOAD and install pressure dependent 3-way valves	Mega Mechanical	A	4	(\$6,000)			(\$6,000)	(\$6,000)			(\$6,000) CES advises not to accept this item as it is integral to the system.
3.6	Delete laptops at each school. Software to be loaded on school IT server.	Mega Mechanical	A	2	(\$4,000)			(\$4,000)	(\$4,000)			
3.7	Deduct for 1 year warranty on microprocessors labor/material in lieu of 5	Mega Mechanical	A	2	(\$10,000)			(\$10,000)	(\$10,000)			
3.8	LHs and CUHs to non DDC with integral Thermostat/Acuastat	Mega Mechanical	A	2	(\$4,000)			(\$4,000)	(\$4,000)			CES advises this is possible but would need further review.
3.9	Leverage Credit of \$50/Ton (cannot be utilized to meet budget) (\$25,000)	Mega Mechanical	B		TBD			\$0				To be addressed outside of project budget.
CON	FIRE PROTECTION - Delete Entire Scope of Work (not required by code)	HHS	A	2	(\$1,064,000)			(\$1,064,000)	(\$1,064,000)			FM - Not required by code.
CON	SITWORK - Delete entire scope of work (\$1,250,000)	Gerber	A	2	(\$1,250,000)			(\$1,250,000)	(\$1,250,000)			
CON	MISC - Scope Changes				\$315,000			\$315,000				
6.1	Ceiling - Bidder to remove ceiling demo from their bid	MCV	A	2	(\$18,613)			(\$18,613)	(\$18,613)			
SUBTOTAL COST MANAGEMENT SAVINGS:									(\$1,336,920)	\$0	(\$6,000)	
Lost Management Contingency												\$25,360
REVISED TOTAL SAVINGS:									(\$1,336,920)			(\$11,311)
MIDDLE SCHOOL												
M	SECURITY VESTIBULE - Delete entire scope of work				\$0			\$0				
1.1	Delete Demo at Security Vestibule	American Vets	A	2	(\$15,000)			(\$15,000)	(\$15,000)			
1.1	Delete M/work at Security Vestibule	Acoustics	A	2	(\$3,890)			(\$3,890)	(\$3,890)			Update required for Acoustics latest breakout costs.
1.1	Delete Glass & Glazing at Security Vestibule	ME Glass	A	2	(\$295,068)			(\$295,068)	(\$295,068)			
1.1	Delete Flooring at Security Vestibule	Acoustics	A	2	(\$16,677)			(\$16,677)	(\$16,677)			Update required for Acoustics latest breakout costs.
1.1	Delete Ceilings at Security Vestibule	MCV	A	2	(\$6,000)			(\$6,000)	(\$6,000)			
1.1	Delete Painting at Security Vestibule	Mackenzie	A	2	(\$11,900)			(\$11,900)	(\$11,900)			
1.1	Delete HVAC at Security Vestibule	Mega	A	2	(\$17,000)			(\$17,000)	(\$17,000)			
1.1	Delete Electrical at Security Vestibule	IF Shea	A	2	(\$50,000)			(\$50,000)	(\$50,000)			
M	HVAC - Scope Reductions							\$0				
3.1	Controls - CES & Mega to Rev. potential deducts, reducing Points and/or add 1 Mfr's?	Mega Mechanical	B		TBD			\$0				CES to review.



October 1st 2024

Mr. Ian Neviaser
 Superintendent of Schools
 Region 18 Center School
 Tel: 860.434.7238
 neviaseri@region18.org

Project: REGION 18 Center School
 49 Lyme Street Old Lyme, CT

Re: Letter of Authorization (LOA)
 ITB #1 Bids taken on 7/18/2024
 ITB #2 Bids taken on 8/8/2024
 ITB #3 Bids taken on 9/20/2024

Based on the attached bid results and subsequent scope review with the apparent low bidder(s), Downes Construction Company, LLC recommends the contract for the above referenced Bid Package be awarded to:

Bid Package	Subcontractor Name & Address	Contract Sum
1.1 Construction Cleaning & Labor Logistics (MWBE)	Orissa LLC Tejal Vallam Ph: 860-983-6999 45 Andover Drive Rocky Hill, CT	One Hundred Seventy-Three Thousand Five Hundred Thirty-Two Dollars and Fifty Cents\$ 173,533
2.1 Demolition & HAZMAT Removal (SBE)	American Vets Abatement Experts LLC Alexander Saurez Ph: 860-871-5910 965 Hartford Turnpike Vernon, CT 06066	Four Hundred Ninety Thousand Dollars and Zero Cents.....\$ 490,000.00
5.1 Structural Steel	Promein Steel LLC Derek Cote Ph: 860-828-1944 76 Depot Rd Building 18, Kensington, CT 06037	Four Hundred Twelve Thousand Two Hundred Fifty Dollars and Zero Cents.....\$ 412,250.00
6.1 General Trades	Acoustics Inc. Chris Filomeno Ph: 860-462-1374 58 Alna Lane East Hartford, CT 06108	Five Hundred Fifty-Six Thousand Nine Hundred Seventeen Dollars and Zero Cents.....\$ 556,917.00
8.2 Glass & Glazing	Norwalk Glass Chris Gillotte 4 Testa Pl Norwalk, CT 06854	One Hundred Thirty Five Thousand Four Hundred Dollars and Zero Cents.....\$135,400.00

9.3 Acoustical Ceiling (MWBE)	MCM Acoustics LLC Michael Gallimore Ph: 860-231-6275 151 New Park Ave Unit 1 Hartford, CT, 06106	One Hundred Seventy-Nine Thousand Seven Hundred Sixty-Nine Dollars and Zero Cents.....\$ 179,769.00
9.6 Painting (MWBE)	MacKenzie Painting Company Brenden Luddy Ph: 203-380-9000 60 Mead St Stratford, CT 06615	Five Thousand Dollars and Zero Cents.....\$ 5,000.00
23.1 HVAC	Mega Mechanical Systems Corp Shane Grigas Ph: 860-633-3008 98 Commerce St Glastonbury, CT 06033	Three Million Five Hundred Twenty-Seven Thousand Dollars and Zero Cents.....\$ 3,527,000.00
26.1 Electrical	J.E. Shea Electric Inc. John Shea Ph: 860-621-7709 45 E Summer St Plantsville, CT 06479	Three Hundred Sixty-Four Thousand Dollars and Zero Cents.....\$ 364,000.00

Major notes on recommendation:

*BP #8.2 Glass & Glazing is subject to Funding from an undefined source.

We believe that the above contractor(s) are the lowest responsible qualified bidder for the bid packages listed and request your agreement to issue contracts. This value will be included in our future GMP. By signing this Approval Letter, Regional School District #18 and the Building Committee is authorizing Downes Construction Company, LLC to commence construction phase services and agrees to compensate Downes Construction Company, LLC for this work as a component of GMP Amendment #1 (Construction and General Conditions) to our contract.

If there are any questions or concerns, please contact me at your earliest convenience.

Sincerely,
Downes Construction Company, LLC

Scott Scholl
Project Executive

Copy to: File; Bid Results Spreadsheet attached

I hereby authorize Downes Construction to proceed with construction in accordance with our agreement.

Agreed by:
Regional School District #18

Agreed by:

(Signature)

(Signature)

(Printed name and title)

(Printed name and title)

(Date)

(Date)

Please return one (1) signed copy of this letter indicating your approvals of the above



October 1st 2024

Mr. Ian Neviaser
 Superintendent of Schools
 Region 18 Consolidated School
 Tel: 860.434.7238
 neviaseri@region18.org

Project: REGION 18 Consolidated School
 478 Hamburg Road Lyme, CT

Re: Letter of Authorization (LOA)
 ITB #1 Bids taken on 7/18/2024
 ITB #2 Bids taken on 8/8/2024
 ITB #3 Bids taken on 9/20/2024

Based on the attached bid results and subsequent scope review with the apparent low bidder(s), Downes Construction Company, LLC recommends the contract for the above referenced Bid Package be awarded to:

Bid Package	Subcontractor Name & Address	Contract Sum
1.1 Construction Cleaning & Labor Logistics (MWBE)	Y J Cleaning & Maintenance LLC Willie Jones Ph: 860-299-3340 27 Kibbe Street Hartford, CT 06106	Two Hundred Fifteen Thousand Dollars and Zero Cents.....\$ 215,000.00
2.1 Demolition & HAZMAT Removal (SBE)	American Vets Abatement Experts LLC Alexander Saurez Ph: 860-871-5910 965 Hartford Turnpike Vernon, CT 06066	Three Hundred Thousand Dollars and Zero Cents.....\$ 300,000.00
5.1 Structural Steel	Eastern Metal Works Michael Buswell Ph: 203-364-7764 636 Nutmeg Rd N South Windsor, CT 06074	One Hundred Forty-Seven Thousand Two Hundred Thirty-Five Dollars and Zero Cents.....\$ 147,235.00
6.1 General Trades	Acoustics Inc. Chris Filomeno Ph: 860-462-1374 58 Alna Lane East Hartford, CT 06108	Seven Hundred Sixty-Six Thousand Eight Hundred Seventy-Two Dollars and Zero Cents..... \$ 766,872.00
*8.2 Glass & Glazing	Norwalk Glass Chris Gillotte 4 Testa Pl Norwalk, CT 06854	One Hundred Eighty Thousand Dollars and Zero Cents.....\$180,000.00

9.3 Acoustical Ceiling (MWBE)	MCM Acoustics LLC Michael Gallimore Ph: 860-231-6275 151 New Park Ave Unit 1 Hartford, CT, 06106	One Hundred Ninety Thousand Sixty-Three Dollars and Zero Cents.....\$ 190,063.00
9.6 Painting (MWBE)	Professional Painting William Ianniello Ph: 203-789-0326 PO Box 7554 60 Orchard Street New Haven, CT 06519	Seven Thousand Two Hundred Dollars and Zero Cents.....\$ 7,200.00
23.1 HVAC	Mega Mechanical Systems Corp Shane Grigas Ph: 860-633-3008 98 Commerce St Glastonbury, CT 06033	Four Million Two Hundred Forty Thousand Dollars and Zero Cents.....\$ 4,240,000.00
26.1 Electrical	J.E. Shea Electric Inc. John Shea Ph: 860-621-7709 45 E Summer St Plantsville, CT 06479	Five Hundred Eighty-Nine Thousand Dollars and Zero Cents.....\$ 589,000.00

Major notes on recommendation:

*BP #8.2 Glass & Glazing is subject to Funding from an undefined source.

We believe that the above contractor(s) are the lowest responsible qualified bidder for the bid packages listed and request your agreement to issue contracts. This value will be included in our future GMP. By signing this Approval Letter, Regional School District #18 and the Building Committee is authorizing Downes Construction Company, LLC to commence construction phase services and agrees to compensate Downes Construction Company, LLC for this work as a component of GMP Amendment #1 (Construction and General Conditions) to our contract.

If there are any questions or concerns, please contact me at your earliest convenience.

Sincerely,
Downes Construction Company, LLC

Scott Scholl
Project Executive

Copy to: File; Bid Results Spreadsheet attached

I hereby authorize Downes Construction to proceed with construction in accordance with our agreement.

Agreed by:
Regional School District #18

Agreed by:

(Signature)

(Signature)

(Printed name and title)

(Printed name and title)

(Date)

(Date)

Please return one (1) signed copy of this letter indicating your approvals of the above



October 1st 2024

Mr. Ian Neviasher
 Superintendent of Schools
 Region 18 Middle School
 Tel: 860.434.7238
 neviasher@region18.org

Project: REGION 18 Middle School
 53 Lyme Street Old Lyme, CT

Re: Letter of Authorization (LOA)
 ITB #1 Bids taken on 7/18/2024
 ITB #2 Bids taken on 8/8/2024
 ITB #3 Bids taken on 9/20/2024

Based on the attached bid results and subsequent scope review with the apparent low bidder(s), Downes Construction Company, LLC recommends the contract for the above referenced Bid Package be awarded to:

Bid Package	Subcontractor Name & Address	Contract Sum
1.1 Construction Cleaning & Labor Logistics (MWBE)	Orissa LLC Tejal Vallam Ph: 860-983-6999 45 Andover Drive Rocky Hill, CT	Two Hundred Thirty-Seven Thousand Thirty-One and Twenty-Five Cents.....\$ 237,031.25
2.1 Demolition & HAZMAT Removal (SBE)	American Vets Abatement Experts LLC Alexander Saurez Ph: 860-871-5910 965 Hartford Turnpike Vernon, CT 06066	Four Hundred Thousand Dollars and Zero Cents.....\$ 400,000.00
5.1 Structural Steel	Steeltech Building Products, Inc. Shawn Keohane Ph: 860-290-8930 636 Nutmeg Rd N South Windsor, CT 06074	Two Hundred Seventy-Four Thousand Dollars and Zero Cents.....\$ 274,000.00
6.1 General Trades	Acoustics Inc. Chris Filomeno Ph: 860-462-1374 58 Alna Lane East Hartford, CT 06108	Seven Hundred Twenty-Eight Thousand Sixty Dollars and Zero Cents.....\$ 728,060.00
*8.2 Glass & Glazing	Norwalk Glass Chris Gillotte 4 Testa Pl Norwalk, CT 06854	Two Hundred Ninety Five Thousand Six Hundred Sixty Eight Dollars and Zero Cents.....\$295,668.00

9.3 Acoustical Ceiling (MWBE)	MCM Acoustics LLC Michael Gallimore Ph: 860-231-6275 151 New Park Ave Unit 1 Hartford, CT, 06106	Four Hundred Sixty-Seven Thousand Six Hundred Forty-Seven Dollars and Zero Cents.....\$ 467,647.00
9.6 Painting (MWBE)	MacKenzie Painting Company Brenden Luddy Ph: 203-380-9000 60 Mead St Stratford, CT 06615	Eleven Thousand Nine Hundred Dollars and Zero Cents.....\$ 11,900.00
23.1 HVAC	Mega Mechanical Systems Corp Shane Grigas Ph: 860-633-3008 98 Commerce St Glastonbury, CT 06033	Eight Million Two Hundred Thirty Thousand Dollars and Zero Cents.....\$ 8,230,000.00
26.1 Electrical	J.E. Shea Electric Inc. John Shea Ph: 860-621-7709 45 E Summer St Plantsville, CT 06479	Seven Hundred Eighty-Four Thousand Dollars and Zero Cents.....\$ 784,000.00

Major notes on recommendation:

*BP #8.2 Glass & Glazing is subject to funding from an undefined source.

We believe that the above contractor(s) are the lowest responsible qualified bidder for the bid packages listed and request your agreement to issue contracts. This value will be included in our future GMP. By signing this Approval Letter, Regional School District #18 and the Building Committee is authorizing Downes Construction Company, LLC to commence construction phase services and agrees to compensate Downes Construction Company, LLC for this work as a component of GMP Amendment #1 (Construction and General Conditions) to our contract.

If there are any questions or concerns, please contact me at your earliest convenience.

Sincerely,
Downes Construction Company, LLC

Scott Scholl
Project Executive

Copy to: File; Bid Results Spreadsheet attached

I hereby authorize Downes Construction to proceed with construction in accordance with our agreement.

Agreed by:
Regional School District #18

Agreed by:

(Signature)

(Signature)

(Printed name and title)

(Printed name and title)

(Date)

(Date)

Please return one (1) signed copy of this letter indicating your approvals of the above