LYME-OLD LYME SCHOOLS

Regional School District #18

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

PK-8 Building Committee Meeting
October 21, 2024

Committee Members Present: Susan Fogliano, Chair; Xander Lowry, Cara Zimmerman, Sara Hrinak, Tom Kelo, Ken Biega, John Hartman, Andy Russell, Alan Sheiness, Dan Adanti

Others Present: Darren Favello via Zoom

Administration Present: Ian Neviaser, Superintendent of Schools; Ron Turner, Director of Facilities & Technology; Brian Howe, Assistant Director of Facilities & Technology

The meeting was called to order by Susan Fogliano at 6:01 PM.

Approval of Minutes of September 16, 2024
MOTION: Alan Sheiness made a motion to approve the minutes of September 16, 2024 meeting. The motion was seconded by Xander Lowry.

VOTE: the committee voted in favor of the motion to approve the September 16, 2024 meeting minutes.

I. *Architect and Construction Manager Update*
- *Ben Stoner from Downes Construction* provided a Preconstruction project update for the 3 HVAC Schools (Lyme, Center and Middle). The project is moving in to the construction phase of the contract. On October 3, 2024 *Notice to Proceed* were issued to bids that were approved by the Building Committee at the last meeting. Downes Construction is in the process of writing contracts to all the trades. Pre-install meetings with Downes are scheduled to be held with the design team and subcontractors for one last sit-down with the contractors to review all aspects of the tasks they've been assigned. A meeting was also held with the school staff to provide an update on expectations. A construction mobilization date has been set for November 4, 2024 for all 3 schools for the HVAC project.

Ben Stoner updated the committee on Mile Creek Phase 1 which is the procurement of the electrical equipment. Downes Construction has gone through the submittal process for the Switchgear package which was reviewed and approved by the design team, which allows for the electrical equipment to be ordered.

Ben Stoner went on to review Mile Creek Schedule Phase 2. The results of the bid packages that were received on October 17, 2024 were discussed and the impact of the results on the project budget were deliberated. (Please see the attached document-for informational purposes only). Scope reviews will be conducted on the bids before being awarded. Mr. Stoner lead a brief discussion on the upcoming bids of sitework and electrical and their possible impact on Mile Creek Phase 2 budget. Also discussed was the temporary switchgear that is currently under review with the design team and the projected reduction in cost from the original estimate.

A motion to adjourn the meeting was made by Sara Hrinak and seconded by Tom Kelo.

All voted in favor of the motion.

The meeting was adjourned at 6:55 PM

DOWNES CONSTRUCTION COMPANY

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October 21, 2024

Region 18 Schools

Subject: Downes Building Committee Agenda- Preconstruction

Project Update

A. HVAC Schools: Construction Update:

- Notice to proceed to all trades was issued on 10/03/2024 – Substantial completion for all three schools is 12/04/2025 per Building Committee Approval received on 10/2/2024
- DCC is in the process of issuing Subcontracts to all trades
- Kickoff Meeting with Design Team/Owner was last week
- Subcontractor Kick Off Meeting was held last week
- Demolition Preinstallation Meeting is schedule for 10/25.
- DCC met with School Staff today to review construction activities and expectations
- Construction Mobilization date for all three schools is 11/04/2024

B. Mile Creek Phase 1 Schedule Update:

- Switchgear package submittal was approved by the design team today. DCC is waiting on confirmation that Custom Electric has released the equipment.

C. Mile Creek Schedule Phase 2

- See attached Bid Tab with results from packages taken on 10/17. Scope reviews are being scheduled for these packages to confirm completeness.
- Below packages will be taken on 10/24
  - General Trades
  - Roofing
  - Painting
  - Electrical
  - Communications
  - Security
  - Fire Alarm
- Fire Suppression and Sitework will be bid in ITB #3

D. Mile Creek Cost Items

- PCO #002 Phase 2 Electrical Panel Schedule Updates – Currently under review with the design team. Cost submitted is $3,590.00.
- PCO #003 Temporary Switchgear. Currently under review with the design team. Order of magnitude reviewed at the last BC meeting was $165,00.00. Final cost submitted is $144,235.00. See attached PCO#003 cover sheet for the verbiage that will be included in the change order issued to Custom Electric.

Region 18 Mile Creek School

DATE 10/17/2024

Contractor/Vendor	Budget	Apparent Low Bid	Over/(Under)				Region 18 Combo Bid
1.1 Construction Cleaning & Labor Logistics (M/WBE)	**$198,299**	**$82,200**	**($116,099)**				
Subcontractors	**Bids**						
YJ Cleaning	$183,250						
J&L Precision	**BID NOT RECEIVED**						
P&J Cleaning Services	**BID NOT RECEIVED**						
Capital Cleaning	$217,000						
News LLC	$82,200						
Orissa	$220,700						
American Vets	$510,000						
BP #2.1 -Demolition & HAZMAT Removal (SBE)	**$320,946**	**$349,175**	**$28,229**				
Subcontractors	**Bids**	**Alt 1**	**Alt 6**				
Accurate Insulation	$349,175	$10,360	$1,500				
American Vets	$721,000	**N/A**	**N/A**				
Bestech Clean Energy, LLC	$489,000	$49,000	$2,500				
Sil/Carr Corporation	**BID NOT RECEIVED**						
News LLC	$349,200	$16,000	$3,900				
BP #3.1 Concrete	**$347,306**	**$430,000**	**$82,694**				
Subcontractors	**Bids**	**Alt 3**					
Camputaro & Son	$443,990	$15,407					
Capasso Enterprises/Joe Capasso Mason Ent.	$430,000	$10,000					BP#3.1/BP#4.1 $1469,000
Carvalho & McDowell Construction, Inc.	$713,000	$15,000					
Marguerite	$651,000	$5,500					
Mt Ford	$436,000	$19,035.0					
Sil/Carr Corporation	$432,000	$16,000.0					
Manafort	$494,000	$17,917.0					
BP #4.1 Masonry	**$1,116,192**	**$747,000**	**($369,192)**				
Subcontractors	**Bids**	**Alt 5**					
Connecticut Mason Contractors, Inc.	$817,000	$2,000					
John Filloramo Construction	$747,000	-$5,000.00					
Mid-State Mason Contractors	$1,198,500	**N/A**					
Giliberto & Sons	$1,697,800	**N/A**					
Dexter Masonry	$978,887	$700					
Capasso	$1,069,000	-$7,500					
BP #5.1 Structural Steel	**$783,852**	**$584,000**	**($199,852)**				
Subcontractors	**Bids**						
Eastern Metal Works	$699,847						
General Welding	$699,585						
Promein Steel LLC	$704,215						
Steel Tech	$584,000						
United Steel	$867,200						
BP #6.1 General Trades biiding on 10/24	**$152,843**	**$0**	**($152,843)**				
Subcontractors	**Bids**						
Acoustics, Inc.							
Giliberto & Sons							
Noble Construction							
Century Drywall							
BP# 6.2 Architectural Woodwork	**$183,395**	**$235,680**	**$52,285**				
Subcontractors	**Bids**	**Alt 1**	**Alt 2**	**Alt 4**	**Alt 5**	**Alt 6**	
Desco Professional Builders	**BID NOT RECEIVED**						
Petrunti	$235,680	$170,500	($10,872)	$56,175	$4,480	$14,477	
Wall Systems	$259,975	$187,900	($10,800)	$74,455	$2,640	$13,700	
BP#7.1 Roofing bidding on 10/24	**$723,933**	**$0**	**($723,933)**				
Subcontractors	**Bids**						
Armani Restoration/Gold Seal							
Greenwood							
Silktown							
Young Developers							
BP#7.2 Firestopping (SBE)	**$24,629**	**$47,770**	**$23,141**				
Subcontractors	**Bids**						
Barber Firestop	$47,770						
New Haven Firestop Systems LLC	$49,000						
BP #8.2 Glass & Glazing	**$573,965**	**$338,462**	**($235,503)**				
Subcontractors	**Bids**	**Alt 5**					
Accurate Door & Window	**BID NOT RECEIVED**						
Cherry Hill Glass Company	$474,700	$20,542					
New England Glass	$397,978	$29,895					
Norwalk Glass	$338,462	$12,995					
BP#9.1 Gypsum Drywall	**$179,118**	**$277,185**	**$98,067**				
Subcontractors	**Bids**	**Alt 5**					
Acoustics Inc	$277,185	$1,200					
Century Drywall	$577,000	$2,000					
GDS Contracting	**BID NOT RECEIVED**						
BP #9.3 Acoustical Ceilings (MWBE)	**$361,655**	**$248,305**	**($113,350)**				
Subcontractors	**Bids**						
MCM- Acoustics	$280,204						
Connecticut Ceiling Solutions	$248,305						
J&J Acoustics	$265,969						

BP#9.4 Flooring (M/WBE)	**$110,315**	**$91,883**	**($18,432)**				
Subcontractors	**Bids**	**Alt 2**	**Alt 3**	**Alt 6**			
AEG Contractors	$91,883		($4,171)				
Barall & Konover Floors	$131,725		($4,385)				
M. Frank Higgins & Co., Inc.	$103,997	$2,689	$6,957	$750			
R&B Ceramic Tile & Floor Covering, Inc.	$165,000		($8,000)				
BP #9.6 Painting & Wallcoverings (MWBE) bidding on 10/24	**$326,832**	**$0**	**($326,832)**				
Subcontractors	**Bids**						
Mackenzie Painting							
Professional Painting							
M&P Painting							
BP #10.1 Specialties (M/WBE)	**$66,874**	**$75,682**	**$8,808**				
Subcontractors	**Bids**	**Alt 2**					
CSNE LLC	$75,682	$51,476					
J&J Acoustics	**BID NOT RECEIVED**						
MCM- Acoustics	**BID NOT RECEIVED**						
Noble	$82,830	$32,670					
BP #21.1 Fire Supression bid date TBD	**$997,093**	**$0**	**($997,093)**				
Subcontractors	**Bids**						
BP #22.1 Plumbing System	**$265,146**	**$414,295**	**$149,149**				
Subcontractors	**Bids**						
Advanced Sheetmetal	$414,295						BP#22.1/BP#23.1 $5,700,850
Ferguson Contractors	$777,000						BP#22.1/BP#23.1 $6,142,000
L&R Plumbing & Heating, LLC	$462,000						BP#22.1/BP#23.1 $6,983,000
P&D Mechanical	$1,453,308						
BP #23.1 HVAC	**$6,049,807**	**$5,442,000**	**($607,807)**				
Subcontractors	**Bids**						
Action Air Systms, Inc.	$5,794,600						
Advanced Sheetmetal	**Combo Only**						BP#22.1/BP#23.1 $5,700,850
ENCON Heating and Air Conditioning	**BID NOT RECEIVED**						
Ferguson Contractors	$5,442,000						BP#22.1/BP#23.1 $6,142,000
Mega Mechanical Systems Corp.	$5,827,000						
P&D Mechanical	$7,382,141						
L& R Mechanical	$6,593,000						BP#22.1/BP#23.1 $6,983,000
BP #26.1 Electrical Equipment Package	**$465,770**	**$400,000**	**($65,770)**				
Subcontractors	**Bids**						
Custom Electric - Contract Awarded	$ 400,000.00						
BP #26.2 Electrical bidding on 10/24	**$1,048,188**	**$0**	**($1,048,188)**				
Subcontractors	**Bids**						
Custom Electric							
Dicin Electric							
Ferguson Electric							
J.E. Shea Electric							
BP #27.1 Communications System (SBE) biding on 10/24	**$217,208**	**$0**	**($217,208)**				
Subcontractors	**Bids**						
Fiber Optic Plus							
J.E. Shea Electric							
System One							
WC McBride Electrical Contractors, LLC							
BP #28.1 Security (M/WBE) bidding on 10/24	**$174,625**	**$0**	**($174,625)**				
Subcontractors	**Bids**						
J.E. Shea Electric							
WC McBride Electrical Contractors, LLC							
BP #28.2 Fire Alarm (M/WBE) bidding on 10/24	**$184,322**	**$0**	**($184,322)**				
Subcontractors	**Bids**						
J.E. Shea Electric							
WC McBride Electrical Contractors, LLC							
BP #31.1 Sitework bid date TBD	**$2,470,464**	**$0**	**($2,470,464)**				
Subcontractors	**Bids**						

Subtotal Trade Cost per 95% Est.:	$17,342,777
Project Requirements per 95% Est.:	$914,294
Total Budget per 95% Est.:	$18,257,071
Updated Budget per Bids Taken on 10/17:	$16,059,145
Budget Variance	-$1,283,632
Total Amount of Bids Received to Date:	$9,763,637
Total Amount Remaining Bid Package Budgets to Bid:	$6,295,508

DOWNES
CONSTRUCTION COMPANY

PCO #003

Downes Construction Company
200 Stanley St
New Britain, Connecticut 06051
Phone: (860) 229-3755

Project: 25-01-0510 - Region 18 Old Lyme Mile Creek School

Prime Contract Potential Change Order #003: Temporary Switchgear

TO:	Regional School District No. 18 49 Lyme Street Old Lyme, Connecticut 06371	**FROM:**	Downes Construction Company 200 Stanley St New Britain, Connecticut 06051
PCO NUMBER/REVISION:	003 / 0	**CONTRACT:**	25-01-0510 - Region 18 Mile Creek School
REQUEST RECEIVED FROM:		**CREATED BY:**	Benjamin Stoner **(Downes Construction Company)**
STATUS:	Pending - Proceeding	**CREATED DATE:**	10/18/2024
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$144,235.00

POTENTIAL CHANGE ORDER TITLE: Temporary Switchgear

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
Furnish all labor, materials, tools, equipment, coordination with Eversource, startup, testing, maintenance, service, materials and workmanship warranty work necessary for all items furnished as part of this change order to install temporary switchgear equipment and wiring, maintenance of the temporary switch gear equipment, review/confirmation that all existing mechanical and electrical equipment are working properly with the temporary switch gear and removal of the temporary switchgear equipment and associated wiring upon completion of the rental period. Included in the cost of this PCO are rental fees for the equipment from the execution of this change order to February 28, 2026. Downes Construction reserves the right to extend the rental beyond February 2026 n a month to month basis for $3,000 per month in accordance with the attached electrical proposal. Downes also reserves the right to terminate the rental agreement earlier and a credit of ($2,750) per month shall be provided for all contracted months not utilized.

This Subcontractor shall maintain and guarantee the performance of the temporary switchgear by providing any and all additional labor on call 24/7, materials, tools and equipment necessary to ensure a properly functioning temporary electrical switchgear system to allow for occupancy of the New Addition for the duration of the rental period so as not to interrupt daily school operations or additional school functions.

Cost is based on the attached RFI #2 Temporary Switchgear response, Revised Temporary Switchgear Plan Dated 10/3/2024 and Custom Electric Change Order #01 dated 10/15/2024.

ATTACHMENTS:
CO #01 Temp Power Rental Equipment Revision 2.pdf , _Revised Temp Switchgear Plan.pdf , _region_18_old_lyme_mile_creek_school-rfi#2-temporary_switchgear-202410012014.pdf

#	Budget Code	Description	Amount
1	001.26-100.S Construciton.Electrical.Subcontractor	Temp Switchgear install, rental and removal	$138,809.00
2	001.60-505.M Construciton.Payment & Performance Bond.Material (Procore)	Bond	$930.00
3	001.60-500.M Construciton.General Liability Insurance.Material (Procore)	General Liability Insurance	$978.00
4	001.90-001.M Construciton.Construction Management Fee.Material (Procore)	CM Fee	$3,518.00
		Grand Total:	**$144,235.00**