LYME-OLD LYME SCHOOLS

Regional School District #18

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

PK-8 Building Committee Meeting
November 18, 2024

Committee Members Present: Xander Lowry, Vice Chair; Daniel Adanti; Darren Favello; Sara Hrinak; Mary Powell St. Louis (via Zoom); Andy Russell; Alan Sheiness Cara Zimmerman
Absent by Previous Arrangement: Susan Fogliano, John Hartmann, Ken Biega, Tom Kelo

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

Others Present: Tom Ivezaj and Ben Stoner, Downes Construction Company; Tanya Cutolo and David Stein, Silver Petrucelli & Associates (SP&A)

The meeting was called to order at 6:02 p.m. by Vice Chair Xander Lowry.
Due to absences of committee members, Dan Adanti and Darren Favello, alternates on the committee, would be voting members on any motions made at the meeting.

Approval of Minutes of November 04, 2024 Special Meeting Minutes
MOTION: Cara Zimmerman made a motion to approve the minutes of November 4, 2024 meeting. The motion was seconded by Andy Russell.

VOTE: the committee voted in favor of the motion to approve the November 4, 2024 meeting minutes.

Ben Stoner of Downes Construction Company gave the following construction manager update. All related backup material for this meeting is attached to these minutes for informational purposes.

1. HVAC Schools: Construction Update
All ceilings scheduled to be removed in Phase 1 has been removed.
Weekly MEP coordination meetings have begun and they have seen excellent progress. Mega Mechanical will provide ductwork and piping shop drawings which is the tool needed to submit for approval to meet the design intent. Once approved Mega Mechanical can begin to install new ductwork. The majority of the equipment has been ordered.

2. Mile Creek School Schedule Phase Two
The approved trades in Phase 2 LOA#1 have been sent Notice to Proceed by Downes Construction and contracts are being prepared for these trades.

Downes Construction Company is prepared to issue contracts to vetted low bidders pending the approvals the Building Committee and the Board of Ed.
proceed with the bid packages indicated in the letter of authorization.
The budget overview sheet was reviewed.

3. Mile Creek School ITB#03 Sitework Bid Update
Sitework bid documents were drafted by SP&A and reviewed by Downes and they are planning to go out to bid by the end of November.

4. Mile Creek School ITB#04 Fire Suppression
Fire suppression bid documents are awaiting a response from the State Building Inspector

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 letters of authorization as written.

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

There being no further discussion, the meeting adjourned at 6:42 p.m. upon a motion by Andy Russell and a second by Sara Hrinak.

DOWNES CONSTRUCTION COMPANY

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November 18, 2024

Region 18 Schools

Subject: Downes Building Committee Agenda- Preconstruction

Project Update

A. **HVAC Schools: Construction Update:**
   - All ceilings in phase 1 scheduled to be removed is complete. Field verification for new ductwork, piping and structural steel is in progress.
   - MEP Coordination for all three schools phase 1 on going.
   - Demo of ductwork and Piping anticipated to start week of 11/25/24
   - New ductwork install anticipated to start in December
   - Most of the major equipment has been released by Mega Mechanical.

B. **Mile Creek Schedule Phase 2**
   - All trades approved in Phase 2 LOA #1 have been sent Notice to Proceed by Downes Construction. DCC is working on contracts for these trades.
   - Review attached updated Budget Overview Sheet.
   - DCC is requesting the approval to proceed with the Bid Packages indicated in the attached Phase 2 Letter of Authorization #2.

C. **Mile Creek ITB #03 Bid Update:**
   - Sitework to be bid in ITB#03.
   - Base bid sitework will be all work necessary for new addition. There are alternates requested for the fire pump house/associated work and parking lot upgrades. DCC, SP&A and Downes met on 11/14 to review draft sitework bid documents.
   - Planning to go out to Bid by Thanksgiving or shortly thereafter.

D. **Mile Creek ITB#04 Fire Suppression**
   - Fire suppression to be bid in ITB#04
   - Status of code modification

BID PACKAGE	DESCRIPTION	MILE CREEK		
		95% CD Estimate	Bids to Date	Variance
1.1	Progress Cleaning & Labor Logisitics	$ 198,299	$ 183,250	$ (15,049)
2.1	Demolition/Abatement	$ 320,946	$ 349,175	$ 28,229
3.1	Concrete	$ 347,306	$ 430,000	$ 82,694
4.1	Masonry	$ 1,116,192	$ 747,000	$ (369,192)
5.1	Structural Steel	$ 783,852	$ 584,000	$ (199,852)
6.1	General Trades	$ 152,843	$ 371,050	$ 218,207
6.2	Millwork	$ 183,395	$ 235,680	$ 52,285
7.1	Roofing	$ 723,933	$ 691,000	$ (32,933)
7.2	Firestopping	$ 24,629	$ 49,000	$ 24,371
8.2	Glass & Glazing	$ 573,965	$ 338,462	$ (235,503)
9.1	Gypsum Drywall	$ 179,118	$ 277,185	$ 98,067
9.3	Acoustical Ceilings	$ 361,655	$ 248,305	$ (113,350)
9.4	Flooring	$ 110,315	$ 91,883	$ (18,432)
9.6	Painting & Wall Coverings	$ 326,832	$ 103,830	$ (223,002)
10.1	Specialties	$ 66,874	$ 75,682	
21.1	Fire Suppression	$ 997,093	$ 997,093	$ -
22.1	Plumbing	$ 265,146	$ 462,000	$ 196,854
23.1	HVAC System	$ 6,049,807	$ 5,442,000	$ (607,807)
26.1	Electrical	$ 1,048,188	$ 920,000	$ (128,188)
26.2	Electrical- Phase 1	$ 465,770		$ (465,770)
27.1	Communications	$ 217,208	$ 170,000	$ (47,208)
28.1	Security	$ 174,625	$ 155,000	$ (19,625)
28.2	Fire Alarm	$ 184,322	$ 154,000	$ (30,322)
31.1	Sitework	$ 2,470,464	$ 2,470,464	$ -
	Value Management Contingency			
	SUBTOTAL (Trade Cost)*	**$ 17,342,777**	**$ 15,546,059**	**$ (1,796,718)**
	Allowances		$ 400,000	$ 400,000
	TOTAL TRADE COSTS	**$ 17,342,777**	**$ 15,946,059**	**$ (1,396,718)**
	Indirect Construction Costs	$ 4,989,885	$ 4,411,241	$ (578,644)
	TOTAL CONSTRUCTION COST	**$ 22,332,662**	**$ 20,357,300**	**$ (1,975,362)**
	Phase 1 / GMP #1		$ 578,341	
	Soft Costs	$ 3,016,474	$ 3,016,474	$ -
	TOTAL PROJECT COST	**$ 25,349,136**	**$ 23,952,115**	**$ (1,397,021)**