LYME-OLD LYME SCHOOLS

Regional School District #18

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

PK-8 Building Committee Meeting
December 16, 2024

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

Administration Present: Ian Neviaser, Superintendent of Schools; Brian Howe, Assistant Director of Facilities

Others Present: Scott Scholl, Tom Ivezaj and Ben Stoner of 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 Chair Susan Fogliano.

Approval of Minutes of November 18, 2024 Meeting Minutes
MOTION: Sara Hrinak made a motion to approve the minutes of the November 18, 2024 meeting. The motion was seconded by Andy Russell.

VOTE: the committee voted in favor of the motion to approve the November 18, 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
The demolition work and salvage of existing ceiling tiles in Phase 1 is progressing on schedule. Materials for new ductwork will be delivered at the end of December. Electrical rough and HVAC controls wiring is scheduled to begin at the end of December. During the holiday break work will begin in the bathroom stalls. The security entrances shop drawings are being reviewed by the design team.

2. Letter of Authorization (LOA) to proceed
The three roofing Contractor bids were reviewed and Letters of Authorization were discussed.

3. Mile Creek School Schedule Phase Two

DCC presented the phasing and overall plan for the Mile Creek project to the staff, which was well received. The first day of construction is scheduled for 12/23/2024.

4. Mile Creek School ITB#03 Sitework Bid Update

Sitework bid documents were drafted by SP&A and reviewed by Downes. Sitework bids are due on 12/19/2024

5. Mile Creek School ITB#04 Fire Suppression

Fire suppression bid documents will be bid after the new year.

MOTION: Tom Kelo made a motion, that was seconded by Mary Powell-Saint Louis to recommend to the Board of Education to accept the roofing contractor bid 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 6:44 p.m. upon a motion by Alan Sheiness and a second by Xander Lowry.

DOWNES CONSTRUCTION COMPANY

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December 16th, 2024

Region 18 Schools

Subject: Downes Building Committee Agenda- Preconstruction

Project Update

A. **HVAC Schools: Construction Update Phase 1:**
   - MEP Coordination Complete
   - New ductwork and piping installation in progress
   - Electrical rough and HVAC controls wiring anticipated to start by the end of December
   - VAV's (equipment that is installed in the ductwork) expected on site for install by the end of December.
   - VRF Equipment expected to start arriving in January
   - New bathroom ADA compliant grab bar installs starting December break.
   - Security Entrance Shop drawings have been reviewed by the design team, field measuring in progress.

B. **HVAC Schools Letter of Authorization to proceed with Roofing Contractor.**
   - See attached HVAC Schools LOA #2

C. **Mile Creek Schedule Phase 2**
   - DCC gave a presentation on the project to the School Staff
   - Preinstallation meetings were held for Demolition and Enabling Work.
   - First day of construction is 12/23/2024 in Phase 1A
   - State Code Modification to forego installing fire sprinkler in the existing building was approved

D. **Mile Creek ITB #03 Sitework Bid Update:**
   - DCC/SP&A held a contractor walkthrough on site Thursday 12/12/2024 to review project scope and bidding requirements with the bidders
   - With the State Code Modification approved, the fire protection scope of work regarding sitework has been removed from the bid documents.
   - Bids are due on 12/19/2024.
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E. **Mile Creek ITB#04 Fire Suppression**
   - Fire suppression to be bid in ITB#04 after the new year.