LYME-OLD LYME SCHOOLS

Regional School District #18

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

PK-8 Building Committee Meeting
January 6, 2025

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

Administration Present: Ian Neviaser, Superintendent of Schools; Ron Turner, Director of Facilities & Technology; Brian Howe, Assistant Director of Facilities; Kelly Enoch, Principal, Mile Creek Elementary

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

The meeting was called to order at 6:00 p.m. by Chair Susan Fogliano.

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

HVAC at the schools are still in Phase 1, duct work and piping installation is still in progress. The next task that is being started is the HVAC controller installation; all the low voltage wiring that will control the climate in the schools will start in the next week. Lyme Consolidated required new structural steel to be installed to support the weight of the new Roof Top Units (RTU) and the installation of this occurred during the break. The process for the security entrances have been progressing and fabrication drawings have been developed so framing and glass materials can be completed for summer installation.

2. Mile Creek School Schedule Phase Two

Construction kicked off on December 23rd. During the break temporary walls and abatement were completed. Drawings for the new addition are under review with the design team and will allow plenty of time to procure the materials for fabrication.

3. Mile Creek School ITB#03 Sitework Bid Update

On December 19th 3 bids were received, the low bidder was scoped by Downes and is requesting the committee's approval to move forward in awarding the contract to Colosalle.

MOTION: Alan Sheiness made a motion, that was seconded by Andy Russell to recommend to the Board of Education to accept the sitework 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.

The final item on the agenda was a discussion of a meeting date conflicts on the Martin Luther King Day-January 20 and Presidents Day-February 17. Meeting dates may be rescheduled to January 27th and February 10th.

There being no further discussion, the meeting adjourned at 6:24 p.m. upon a motion by Tom Kelo and a second by Andy Russell.

DOWNES

200 Stanley Street
New Britain, CT 06051
860.229.3755
downesco.com

January 6th 2025

Region 18 Schools

Subject: Downes Building Committee Agenda- Construction

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 starting
- VAV's are being delivered this week
- VRF Equipment is being delivered
- Security Entrance Shop fabrication drawings based on field measuring are in progress

B. Mile Creek Schedule Phase 2

- Temporary Walls and Enabling is in place
- Abatement in Phase 1A completed over school break

C. Mile Creek ITB #03 Sitework Bid Update:

- DCC received three bids as planned on December 19th 2024. See attached sitework bid results.
- DCC scoped out the low bidder Colossale
- See attached LOA

D. Mile Creek ITB#04 Fire Suppression

- Fire suppression to be bid in ITB#04 after the new year.

BP #31.1 Sitework bid date TBD	$2,470,464	($836,654)	Sitework Parking Lot Alt #2	Sitework Sub Add 13 Parking Spaces Alt #3	Sitework Sub Change to Asphalt to Conc Walks Alt #4	JE Shea Site Lighting Alt #10
Subcontractors	**Bids**					
Genovese	$1,792,550		$2,450,000	$91,000	$566,000	
Gerber	$2,400,000		$2,250,000	$30,000	$220,000	
Colosalle	$1,633,810		$2,233,000	$33,000	$383,000	$134,000

DOWNES CONSTRUCTION COMPANY

January 6th 2025

Mr. Ian Neviaser
Superintendent of Schools
Region 18 Mile Creek School Phase 2
tel: 860.434.7238
neviaseri@region18.org

Project: **REGION 18 MILE CREEK SCHOOL**
205 Mile Creek Road Old Lyme, CT

Re: **Letter of Authorization #2 (LOA) for BP#31.1 Sitework**

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
BP#31.1 Sitework	**Colossale Siteworks Corporation** **510 Christian Lane** **Berlin, CT**	**One Million Six Hundred Thirty Three Thousand Dollars and No Cents.....$1,633,810.00**

Major notes on recommendation:

None

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 Amendment #2. By signing this Approval Letter, Regional School District #18 and the Building Committee is authorizing Downes Construction Company, LLC to commence construction phase 2 services and agrees to compensate Downes Construction Company, LLC for this work as a component of GMP Amendment #2 (Phase 2 Construction and General Conditions and Phase) to our contract.

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

Sincerely,
Downes Construction Company, LLC

Ben Stoner
Project Manager

Copy to: File; Budget Update Sheet Attached

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

Agreed by:
Regional School District #18

_____
(Signature)

_____
(Printed name and title)

_____
(Date)

Agreed by:

_____
(Signature)

_____
(Printed name and title)

_____
(Date)

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