

LYME-OLD LYME SCHOOLS

Regional School District #18

A Private School Experience



in a Public School Setting

PK-8 Building Committee Meeting

January 27, 2025

Committee Members Present: Susan Fogliano, Chair; Sara Hrinak; John Hartman; Darren Favello; Mary Powell-St. Louis; Andy Russell; Alan Sheiness; Cara Zimmermann; Dan Adanti

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

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

Scott Scholl (via Zoom)

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

Approval of Minutes of December 16, 2024 and January 6, 2025 Meeting Minutes

MOTION: Mary Powell-St. Louis made a motion to approve the minutes of the December 16, 2024 and January 6, 2025 meetings. The motion was seconded by Andy Russell.

VOTE: the committee voted in favor of the motion to approve the December 16, 2024 and January 6, 2025 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

New equipment is arriving at the sites and being installed. Pipe fitters, Controls contractors and electricians are mobilized at the sites. As the work above the ceilings is completed the ceiling contractor will mobilize and begin replacing ceiling tiles into the ceiling grid and drop lighting into the grid. Insulation, piping and duct work above the ceiling will be completed and then the above ceiling inspections will be conducted with local inspectors.

2. Mile Creek School Construction Update

The Groundbreaking ceremony is scheduled for February 13, 2025. Tree clearing for the new addition is scheduled during the week of February 18th which is the week of school break. Excavation and foundation are scheduled for the end of February. The code modification of the sprinkler system was

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accepted and the drawings were updated by SP&A. The updated drawings will allow for the fire suppression bid to happen in early February. The fire suppression bid results will finalize the Mile Creek Project budget.

3. Cost Items for Lyme Consolidated and Mile Creek

Due to the Code Updates a discussion of the updated drawings; changes to the cost and overall scheduling of the project by adding the fire dampers and revised duct work placement occurred to assure that the project stays on schedule. Downes is requesting approval to move forward with the purchasing of materials due to these code changes.

MOTION: Sara Hrinak made a motion, that was seconded by John Hartman to approve Lyme Consolidated School COP #09 PR #002 Code Updates per removal of fire protection and giving Downs Construction approval to proceed on ordering materials and proceeding with work based on a ROM not to exceed \$178,000. PR #002 includes adding fire dampers throughout the school, upgraded ballistic security storefront to fire rated, upgrading HM Frames and door to 1 hour rated.

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

Mile Creek Costs – due to code modifications to the fire sprinklers there will be changes to the duct work and therefore changes to the drawings and budget. The fire suppression bid results for the addition will finalize the Mile Creek Project budget. The fire suppression bid is scheduled to be bid in early February. Once the budget is finalized the committee can decide on whether to complete the sitework portion of the project.

There being no further discussion, the meeting adjourned at 6:59 p.m. upon a motion by Andy Russell and a second by Sara Hrinak.



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January 27th 2025

Region 18 Schools

Subject: Downes Building Committee Agenda- Construction

Project Update

A. HVAC Schools: Construction Update Phase 1:

- New equipment installs in progress (VAV's and VRF's)
- Mechanical Piping to new equipment in progress
- Power to new equipment in progress
- Control wiring to new equipment in progress
- Phase 2 all three schools planning to start mid-February

B. Mile Creek Schedule Phase 2

- Ground breaking ceremony scheduled for February 13th
- Tree clearing for new addition starting February break
- Excavation for addition foundation scheduled to start end of February
- Construction in existing building is on hold pending redesign of ductwork due to code modification requirements. The design team is currently working on locating the fire smoke dampers which are now required due to the existing building not being sprinklered (this effects the critical path for the project).

C. Mile Creek ITB#04 Fire Suppression

- Fire suppression to be bid in ITB#04 early February

D. Overall Project Budget Update (see page #3)

E. Cost Items

- **HVAV Schools**
 - 1) Consolidated School COP #09 PR#002 Code Updates per removal of fire protection.

Downes is Requesting Approval to proceed on ordering materials and proceeding with work based on a ROM not to exceed \$178,000.00. PR #002 includes adding fire dampers throughout the school, upgraded ballistic security storefront to fire rated, upgrading HM Frames and door to 1 hr rated.

- **Mile Creek**

- 1) COP #04 PR#002 Code Modification Updates. Downes Construction is working the trades to formalize a proposal for review and approval. Current budgeting for PR #002 is \$221,000.00



REGION 18: HVAC SCHOOLS & MILE CREEK

Date: 1/27/2025

| PROJECT SUMMARY | 95% CD ESTIMATE | Budget Update 1/27/2025 |
|------------------------------------|----------------------|----------------------------|
| Center (GMP #1 Executed) | \$ 7,737,143 | \$ 7,410,704 |
| Consolidated (GMP #1 Executed) | \$ 8,307,407 | \$ 8,578,805 |
| Middle School (GMP #1 Executed) | \$ 12,679,906 | \$ 13,392,878 |
| Mile Creek (GMP #2, Under Review) | \$ 22,332,662 | \$ 18,783,889 |
| Mile Creek (GMP 3 Budget) | | \$ 1,418,276 |
| Recommended Cost Management | | w/above |
| Total Construction Cost | \$ 51,057,118 | \$ 49,584,552 |
| Soft Costs | \$ 6,513,700 | \$ 6,513,700 |
| Total Project Cost | \$ 57,570,818 | \$ 56,098,252 |
| Approved Referendum | \$ 57,555,000 | \$ 57,555,000 |
| Total | \$ 15,818 | \$ (1,456,748) |