LYME-OLD LYME SCHOOLS

Regional School District #18

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

PK-8 Building Committee Meeting
February 10, 2025

Committee Members Present: Susan Fogliano, Chair; Xander Lowry, Co-Chair; Tom Kelo; Alan Sheiness; Cara Zimmermann; Dan Adanti
Darren Favello (via Zoom)

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

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

The meeting was called to order at 6:03 p.m. by Chair Susan Fogliano.

Approval of Minutes of January 27, 2025 Meeting Minutes
MOTION: Tom Kelo made a motion to approve the minutes of the January 27, 2025 meetings. The motion was seconded by Cara Zimmermann.

VOTE: the committee voted in favor of the motion to approve the January 27, 2025 meeting minutes. Xander Lowry abstained because he was not present.

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

Equipment installation is ongoing. All pieces of equipment for all the schools is either on-site being installed or at the contractor's awaiting future phases. Larger pieces of rooftop equipment are scheduled for delivery for phase one equipment on the roof for April. The control devices for the equipment will start this month. Above ceiling inspections are targeted for the end of this month, which will allow for ceiling tiles to be put back in place. Coordination of the rooftop work that needs to be done at the Middle School and Lyme Consolidated is taking place to synchronize cranes removing old units and placing the new equipment to happen during the April break. Ben Stoner also briefly discussed the role of the third part commissioning agent which inspects and certifies 'SMACNA' (hospital grade level of cleanliness) in the installed ductwork and the coordination of those inspections.

2. Budget Items

Ben Stoner reviewed how Downes Construction will present the project budgets for all the HVAC Schools at the Building Committee meetings (see attached agenda Item C, D, E). The committee proceeded to review the update budgets for each school and also discussed certain design details that may fine tune the budgets. The last package to go out to bid for Mile Creek is the fire suppression bid and that is scheduled for February 14, 2025.

3. Mile Creek update

Tree clearing for the new addition starts during the school break. Excavation for the addition's foundation is scheduled for the end of February. The addition is tracking right to the original master schedule. The drawings for the ductwork redesign due to the Sprinkler code modification are complete.

There being no further discussion, the meeting adjourned at 6:56 p.m. upon a motion by Tom Kelo and a second by Xander Lowry.

DOWNES

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February 10, 2025

Region 18 Schools

Subject: Downes Building Committee Agenda - Construction

Project Update

A. HVAC Schools: Construction Update

- All the VRV's and VAV's for all Phases are now accounted for.
- Equipment installations and connections ongoing.
- Pipe and duct insulating ongoing.
- HVAC Control Device installs starting.
- Targeting Above Ceiling Inspections for the end of the month.
- Coordination of Rooftop Work for April has begun.
- Coordination for Installation of Structural Steel Platform scheduled for this summer is ongoing.

B. HVAC School Change Order Proposals (COPs)

- Nothing to report at this time

C. Center School Monthly Budget Update as of January 2025

▪ **Construction GMP:**	**$ 7,410,704**	
▪ **Approved Owner Change Orders:**	**$ 0.00**	
▪ **Total Revised GMP:**	**$ 7,410,704**	
▪ **Pending Budget Changes:**	**$ 15,067**	
▪ **Final Anticipated Construction Costs:**		**$7,425,771**
Projected Contingency Balance:	$ 215,846	
(Included in Final Anticp. Construction Costs above)		
Owner Soft Costs:		**$ 442,504**
Owner's Contingency:		**$ 408,982**
Less Pending/Approved Changes		**$ (15,067)**
Projected Owners Contingency Balance		**$ 393,915**
Total Project Budget:		***$8,262,190***

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D. Consolidated School Monthly Budget Update as of January 2025

▪ **Construction GMP:**	$ 8,577,318	
▪ **Approved Owner Change Orders:**	$ 0.00	
▪ **Total Revised GMP:**	$ 8,577,318	
▪ **Pending Budget Changes:**	$ 224,548	
▪ **Final Anticipated Construction Costs:**		$8,801,866
Projected Contingency Balance:	$ 249,825	
(Included in Final Anticp. Construction Costs above)		
Owner Soft Costs:		$ 499,293
Owner's Contingency:		$ 440,335
Less Pending/Approved Changes		$ (224,548)
Projected Owners Contingency Balance		$ 215,787
Total Project Budget:		*$9,516,946*

E. Middle School Monthly Budget Update as of January 2025

▪ **Construction GMP:**	$ 13,391,391	
▪ **Approved Owner Change Orders:**	$ 0.00	
▪ **Total Revised GMP:**	$ 13,391,391	
▪ **Pending Budget Changes:**	$ 13,553	
▪ **Final Anticipated Construction Costs:**		$13,404,944
Projected Contingency Balance:	$ 390,040	
(Included in Final Anticp. Construction Costs above)		
Owner Soft Costs:		$ 1,021,063
Owner's Contingency:		$ 685,048
Less Pending/Approved Changes		$ (13,553)
Projected Owners Contingency Balance		$ 671,495
Total Project Budget:		*$15,097,502*

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F. HVAC Schools Progress Photos

G. Mile Creek School: Construction Update

- Tree Clearing for New Addition starting 2/17/25
- MEP Coordination for New Addition ongoing
- Excavation for Addition's 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 finalizing Revision #1 of the Existing Building HVAC System therefore coordination and ultimately fabrication of new ductwork can begin (this effects the critical path for the project).

H. Mile Creek ITB#04 Fire Suppression

- Bids are due on 2/14/25
- (4) confirmed Bidders as of 2/10/25
- Fire Suppression Contractor and PR #002 Scope of Work will be added to the project as part of GMP Amendment #3

I. Change Order Proposals (COPs)

- **DCC is reviewing cost proposals that are being submitted by the trades for PR #002 Code Modification Updates. Projected cost is approximately $360,000. HVAC proposal is pending final PR #002 design.**

J. Mile Creek School Monthly Budget Update as of January 2025

Construction GMP:	**$20,199,407 (Based on draft GMP#2 & #3 Construction)**	
Approved Owner Change Orders:	**$ 147,825**	
Total Revised GMP:	**$20,347,232**	
Pending Budget Changes:	**$ 68,096**	
Final Anticipated Construction Costs:		**$20,415,328**
Projected Contingency Balance:	$ 586,015	
(Included in Final Anticp. Construction Costs above)		
Owner Soft Costs:		**$ 1,809,372**
Owner's Contingency:		**$ 1,207,102**
Less Pending/Approved Changes		**$ 215,921**
Projected Owners Contingency Balance		**$ 991,181**
Total Project Budget:		***$23,215,881***

K. Mile Creek School Progress Photos



VRF Cassette Installed
Center School

1.



New line sets and ductwork
installed in Center School
Attic

2.



Hot water supply and
return water piping
installed

3.



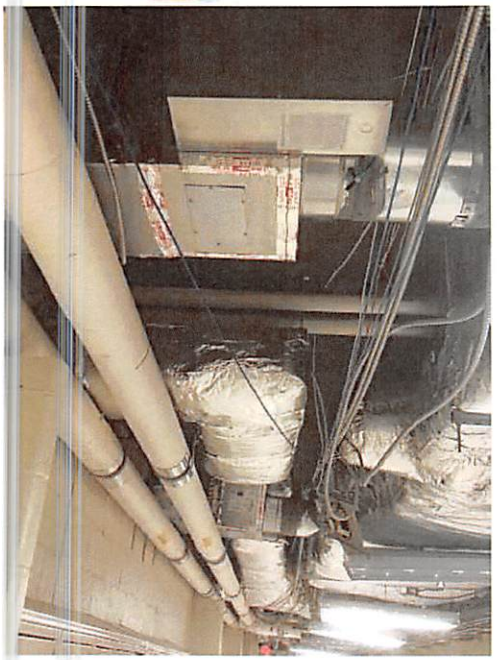
1. Above ceiling VRF installed above ceiling at Consolidated school



2. Exhaust fan duct work installed at consolidated school

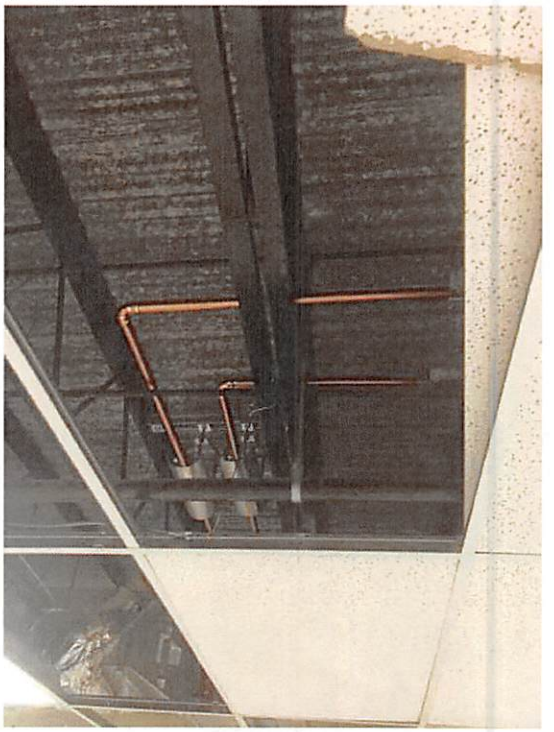


3. Above ceiling VRF installed and connected to new duct work above ceiling at Consolidated school



New VAV installed with control box

1.



Hydronic Piping Install

2.



New VAV controllers ready for install

3.



Architectural and
structural demo
Phase 1A

1.



2.



Saw cutting for new concrete piers
and steel columns in Phase 1A

3.