LYME-OLD LYME SCHOOLS

Regional School District #18

A Private School Experience *in a Public School Setting*

PK-8 Building Committee Meeting
March 3, 2025

Committee Members Present: Susan Fogliano, Chair; Xander Lowry, Co-Chair; Andy Russell; John Hartmann; Sara Hrinak; Mary Powell-St. Louis; Alan Sheiness; Cara Zimmermann; Dan Adanti
Tom Kelo (via Zoom)

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

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

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

Approval of Minutes of February 10, 2025 Meeting Minutes
MOTION: Andy Russell made a motion to approve the minutes of the February 10, 2025 meetings. The motion was seconded by Mary Powell-St. Louis.

VOTE: the committee voted in favor of the motion to approve the February 10, 2025 meeting minutes. Andy Russell abstained because he was not present.

Tom Ivezaj 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
Phase II of Lyme Consolidated is complete, and phase II of the Middle School is ongoing. The equipment installations and connections, as well as the control devices for all 3 schools is ongoing. A meeting is scheduled to coordinate the rooftop work that will happen during the April break for Lyme and the Middle School. Coordination for the structural steel platform for Center School rooftop units is continuing for an early summer operation. Mr. Ivezaj provided an update on the security entrances that are still in the design process to fit within budget as well as serve the security purpose.

2. Budget Items
Mr. Ivezaj reviewed the budgets for all the schools which can be viewed on the attachment.

3. Mile Creek update

Ben Stoner provided the update for Mile Creek. The addition is well underway. The concrete installer has formally mobilized too the site. The next milestone is May 6 when the actual structure of the building will begin. Mr. Stoner provided an update on the fire suppression bid; conducting a thorough scope review of the low-bidder and presenting a letter of authorization for the committee to approve. Ms. Fogliano requested a motion so that the committee could take the LOA to the Board of Ed for approval.

MOTION: Sara Hrinak made a motion, that was seconded by Alan Sheiness to recommend to the Board of Education to accept the Fire suppression contractor bid for the PreK-8 project as presented in the letter of authorization as written.

VOTE: The committee voted in favor of the motion; none opposed; none abstained.

4. Mile Creek Parking Lot Renovation Alternates

The committee discussed parking lot alternatives and considered the impact of the alternate on the overall budget and community feedback. The importance of addressing traffic and safety concerns was emphasized, with the alternate aligning with the original project scope. The committee moved ahead with a motion for the parking lot renovation.

MOTION: Xander Lowry made a motion that was seconded by Alan Sheiness to approve bid alternate 11, 10 and 7 for the Mile Creek school sitework.

VOTE: The committee voted in favor of the motion; none opposed; none abstained

There being no further discussion, the meeting adjourned at 7:31 p.m. upon a motion by Andy Russell and a second by Xander Lowry.

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March 3, 2025

Region 18 Schools

Subject: Downes Building Committee Agenda - Construction

Project Update

A. HVAC Schools: Construction Update

- Abatement Activities have been completed for Consolidated Schools' Phase 2
- Middle School's VAV installs are continuing through Phase 2
- Equipment installations and connections ongoing throughout the three Schools
- HVAC Control Device installs continuing.
- Coordination of Rooftop Work for April is ongoing.
- Coordination for Installation of Structural Steel Platform scheduled for this summer is nearing completion.
- Middle School Security Entrances have been released

B. HVAC School Change Order Proposals (COPs)

Consolidated School:

UPDATE on COP #09 PR #002 Code Updates per Removal of Fire Protection.

- The Building Committee approved Downes to proceed with directing trades to order materials based on ROM not exceed $178,000 at the 1/27/25 BC Meeting.
- Downes received a firm proposal with back up from Norwalk Glass and will direct Norwalk Glass upon approval from the design team to proceed with ordering the Fire Rated Storefront included in the approved ROM for PR#002.
- DCC is awaiting on final design from SP&A for the Hollow Metal Fire Rated System discussed at the last meeting DCC and anticipates the final cost for PR#002 to be equal or less than approved ROM.

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:	**$ 14,738**	
Final Anticipated Construction Costs:		**$7,425,442**
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		**$ (14,738)**
Projected Owners Contingency Balance		**$ 394,244**
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:**	$ 223,240	
▪ **Final Anticipated Construction Costs:**		$8,800,558
Projected Contingency Balance: *(Included in Final Anticp. Construction Costs above)*	$ 249,825	
Owner Soft Costs:		$ 499,293
Owner's Contingency:		$ 440,335
Less Pending/Approved Changes		$ (223,240)
Projected Owners Contingency Balance		$ 217,095
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:**	$ 2,883	
▪ **Final Anticipated Construction Costs:**		$13,394,274
Projected Contingency Balance: *(Included in Final Anticp. Construction Costs above)*	$ 390,040	
Owner Soft Costs:		$ 1,021,063
Owner's Contingency:		$ 685,048
Less Pending/Approved Changes		$ (2,883)
Projected Owners Contingency Balance		$ 682,165
Total Project Budget:		***$15,097,502***

F. HVAC Schools Progress Photos (see Page 5)

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G. Mile Creek School: Construction Update

- Excavation for new addition foundation in progress
- Concrete foundation footings install starting this week
- MEP Coordination for New Addition ongoing
- MEP Coordination for Phase 1A existing building started upon receipt of clarification drawings on PR#002 last week.
- MEP demolition in Phase 1A on going.
- New MEP installs in Phase 1A is pending coordination, new equipment procurement and cost approvals as a result of PR#002. (this effects the critical path for the project, reference TIA#002 in the monthly report).

H. Mile Creek ITB#04 Fire Suppression

- DCC received two bids for Fire Suppression (see below results)

DOWNES Estimate	$997,093.00	$72,000.00	($925,093.00)
HHS Mechanical	$72,000.00		
Blackwater Services Group	$120,000.00		
W&M Fire Protection	No Bid		

- DCC Scoped low bidder HHS Mechanical
- See attached LOA
- Fire Suppression Contractor and PR #002 Scope of Work will be added to the project as part of GMP Amendment #3. Current projection for GMP #3 total is $19,058,689

I. Change Order Proposals (COPs)

- DCC is reviewing cost proposals that are being submitted by the trades for PR #002 Code Modification Updates. Current ROM is approximately $350,885. PR#002 Cost to be added to the project in GMP#3

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

▪ **Construction GMP:**	**$18,515,495**	
▪ **Approved Owner Change Orders:**	**$ 147,825**	
▪ **Total Revised GMP:**	**$18,663,320**	
▪ **Pending Budget Changes:**	**$ 105,699**	
▪ **Final Anticipated Construction Costs:**		**$18,769,019**
Projected Contingency Balance:	$ 536,969	
(Included in Final Anticp. Construction Costs above)		
Owner Soft Costs:		**$ 1,809,372**
Owner's Contingency:		**$ 1,207,102**
Less Pending/Approved Changes		**$ 253,524**
Projected Owners Contingency Balance		**$ 953,578**
Total Project Budget:		***$21,531,969***

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K. **Discuss Parking Lot Renovation Alternates**

L. **Mile Creek School Progress Photos (see Page 8)**

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1. 

2. 

3. 

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25-01-0533 - Region 18 - Consolidated School

1.



2.



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4.



5.



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25-01-0534 - Region 18 - Middle School

1.



2.



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4.



5.



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25-01-0510 - Region 18 - Mile Creek

Temporary Construction Access Road

1.



2.



Installation of Temporary Electrical Service Conduits

Tree Clearing And Grubbing

3.



4.



Installation of Temporary Electrical Service Conduits

5.



6.

