LYME-OLD LYME SCHOOLS

Regional School District #18

A Private School Experience *in a Public School Setting*

PK-8 Building Committee Meeting
March 17, 2025

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

Administration Present: Ian Neviaser, Superintendent of Schools; Ron Turner, Director of Facilities

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

The meeting was called to order at 6:01 p.m. by Chair Susan Fogliano.

Approval of Minutes of March 3, 2025 Meeting Minutes
MOTION: Mary Powell-St. Louis made a motion to approve the minutes of the March 3, 2025 meetings. The motion was seconded by Xander Lowry.

VOTE: the committee voted in favor of the motion to approve the March 3, 2025 meeting minutes.

Tom Ivezaj of Downes Construction Company covered several key updates. All related backup material for this meeting is attached to these minutes for informational purposes.

1. HVAC Schools: Construction Update
The updates included Phase One inspections, demolition activities and coordination of April rooftop work scheduled at Lyme and the Middle School. Coordination for the installation of the steel platform at Center School scheduled for the summer is nearing completion. It was explained that there are 4-5 phases in each school and some phases are further along than others, but all are near completion of Phase One to the point of scheduling the required inspections.

2. Consolidated Change Order Proposal
Code updates to the Fire Protection resulted in design changes by the architect at Lyme Consolidated. The final design was issued by SP&A and a proposal has been received by Downes Construction from Acoustics so that materials can be ordered and paperwork can be submitted for reimbursement.

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

3. Mile Creek update
Mr. Ivezaj provided an update on the excavation for the new addition at Mile Creek. The main footprint for the addition is complete and forming concrete footings at connectors is in progress. The underground plumbing is scheduled for April 4th. Coordination is underway with the design team to align the hot water main piping with the new ductwork. Later in the meeting Scott Scholl provided more detail in regards to the existing hot water main running down the center of the corridor and trying to run the new duct work into the space where the main currently runs. There are inconsistencies in the space above the water main and the result is the design team reworking how to get the new ductwork to fit in with the existing water main.

4. Mile Creek Parking Lot Renovation Alternates
The committee wanted to revisit the parking lot renovation and confirm the spots that will be added. There are currently 85 parking spaces and with the renovation there will be 119.

There being no further discussion, the meeting adjourned at 6:36 p.m. upon a motion by Mary Powell-St. Louis and a second by Alan Sheiness.

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March 17, 2025

Region 18 Schools

Subject: Downes Building Committee Agenda - Construction

Project Update

A. HVAC Schools: Construction Update

- Center School Above Ceiling Inspection for Phase 1 scheduled for 3/20/2025
- Ceiling Grid installs have begun for Consolidated and Middle Schools' Phase 1
- Additional Phases have been entered throughout the three Schools
- Demolition activities for new Phases have begun
- Coordination of Rooftop Work for April is ongoing.
- Coordination for Installation of Structural Steel Platform scheduled for this summer is nearing completion.

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 Acoustics based on the final design issued by SP&A.
- DCC has reached out Norwalk to set a meeting with TSS, storefront vendor, to collect additional backup needed for state reimbursement purposes.

C. Center School Monthly Budget Update as of March 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 March 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 March 2025

▪ **Construction GMP:**	**$ 13,391,391**	
▪ **Approved Owner Change Orders:**	**$ 0.00**	
▪ **Total Revised GMP:**	**$ 13,391,391**	
▪ **Pending Budget Changes:**	**$ 631**	
▪ **Final Anticipated Construction Costs:**		**$13,392.022**
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		**$ (631)**
Projected Owners Contingency Balance		**$ 684,417**
Total Project Budget:		***$15,097,502***

F. HVAC Schools Progress Photos (see Page 4)

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G. Mile Creek School: Construction Update

- Excavation for new addition on going
- Main footprint of addition concrete footing install complete.
- Forming concrete footings at connectors in progress
- Underground plumbing scheduled for 4/4.
- MEP Coordination for New Addition ongoing, all trades are now in the model and working through clash detections.
- MEP Coordination for Phase 1A existing building – Ductwork and piping has been added to the model. There is a major conflict with existing to remain hot water main piping with the new ductwork. Design team is reviewing RFI #44 in regards to this issue.
- 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. 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

I. Mile Creek School Monthly Budget Update as of March 2025

Construction GMP:	**$18,515,495**	
Pending Revision from GMP #3:	**$ 542,870**	
Accepted Alternates #7, #10, #11:	**$ 2,547,600**	
Approved Owner Change Orders:	**$ 159,611**	
Total Revised GMP:	**$18,675,184**	
Pending Budget Changes:	**$ 140,447**	
Final Anticipated Construction Costs:		**$21,906,022**
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		**$ 300,058**
Projected Owners Contingency Balance		**$ 907,044**
Total Project Budget:		***$24,622,438***

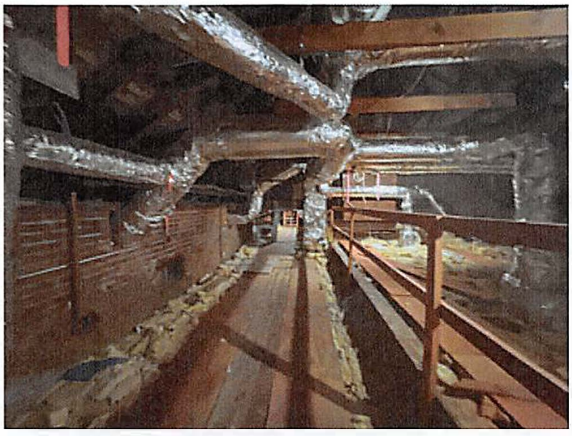
J. Mile Creek School Progress Photos (see Page 7)

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25-01-0532 - Region 18 - Center School

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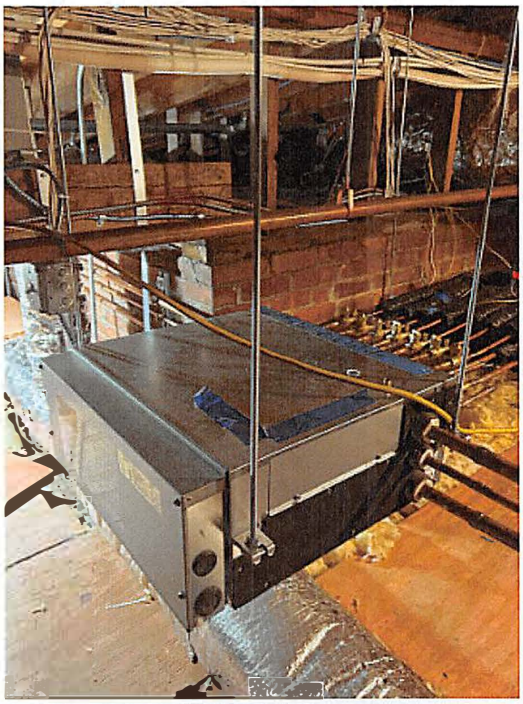
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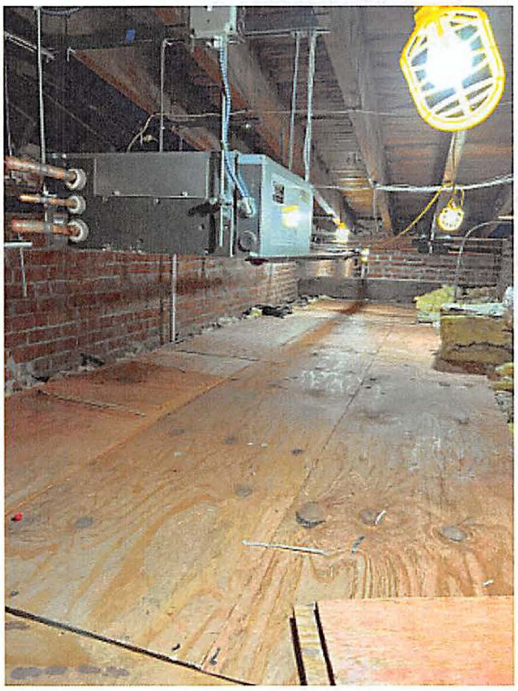
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25-01-0533 - Region 18 - Consolidated School

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25-01-0534 - Region 18 - Middle School

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25-01-0510 - Region 18 - Mile Creek











