LYME-OLD LYME SCHOOLS

Regional School District #18

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

PK-8 Building Committee Meeting
April 21, 2025

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

Administration Present: Ian Neviaser, Superintendent of Schools; Ron Turner, Director of Facilities; Brian Howe, Assistant Director of Facilities; Kelly Enoch, Principal Mile Creek Elementary School; Mark Ambruso, Principal L-OL Middle School; Allison Hine, Principal Lyme Consolidated School

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

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

As a matter of note, Tom Kelo has stepped down from serving on the committee and Darren Favello has been appointed as a permanent member.

Approval of Minutes of March 17, 2025 Meeting Minutes
MOTION: John Hartman made a motion to approve the minutes of the March 17, 2025 meeting. The motion was seconded by Darren Favello.

VOTE: the committee voted in favor of the motion to approve the March 3, 2025 meeting minutes. Andy Russell abstained from voting.

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

Tom Ivezaj reported on the HVAC installations of Rooftop Units (RTUs) for Middle and Consolidated Schools as well as the Ductwork and VAV Installations for the Middle School. Mr. Ivezaj also reported on the MEP redesign of VAV units in Phase 4 of the Middle School installation. Downes Construction is waiting on the updated drawings in order to price and coordinate with the Summer Work planned.

2. HVAC School Change Order Proposals (COPs)
Code updates to the Fire Protection have been finalized and approved for Consolidated.

Budget Items
Mr. Ivezaj reviewed the HVAC budgets for all the schools which can be viewed on the attachment.
Mr. Stoner reported on Mile Creek Budget which can be viewed on the attachment.

3. Mile Creek Construction update
Ben Stoner reported that the backfilling of the foundation is in progress while tree clearing and erosion controls install for parking lot renovation is complete. The steel erection for the addition is scheduled to begin May 6. Mr. Stoner also reported on the redesign required to accommodate new ductwork trunk lines with existing heating mains in the corridors. The design team issued a new HVAC design which is currently being reviewed by Downes for the impact of costs and project completion timeline.

MOTION: Alan Sheiness made a motion, that was seconded by Sara Hrinak to approve PCO#4 to transfer from an allowance to the subcontractor line item.

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

In the attached document there are progress photos of the ongoing projects.

There being no further discussion, the meeting adjourned at 6:49 p.m. upon a motion by Alan Sheiness and a second by Sara Hrinak.

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April 21st, 2025

Region 18 Schools

Subject: Downes Building Committee Agenda - Construction

Project Update

A. HVAC Schools: Construction Update

- Installations for the Phase 1 Rooftop Units for Middle and Consolidated School were completed during the April Break as planned.
- Phase 1 Units at the Middle School to undergo Startup this week
- Center School Above Ceiling Inspection for Phase 1 completed
- Middle School's Phase 3 Ductwork and VAV installs are advancing
- Middle School Phase 4 Summer Work – Mechanical Subcontractor submitted RFI #20 notifying the Design Team that the VAVs in Phase 4 do not fit in the ceiling. This resulted in a MEP redesign, Downes is waiting on updated Drawings to price and coordinate so that the Summer Work can start as planned. This is being tracked as TIA #02 for the Middle School
- Consolidated School has entered Phase 4 for MEP Coordination
- Coordination for Boiler Room work to continue for Middle and Consolidated Schools
- MEP Coordination nearing completion

B. HVAC School Change Order Proposals (COPs)

Consolidated School:

- Consolidated School COP #09 PR #002 Code Updates per Removal of Fire Protection has been finalized and approved at $153,022. This is $29,978 UNDER the approved Not-to-Exceed of $178,000 per 1/27/25 BC Meeting. This is being tracked in TIA #02 due to the Fire Rated Storefront missing the Summer's Install Date.
- Center School COP #01 & COP #09 are being tracked for the Blast Door Opening and Blast Door Redesign. This is being tracked in TIA #02 due to the Blast Front Entry Door missing the Summer's Install Date.

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C. Center School Monthly Budget Update as of April 2025

▪ **Construction GMP:**	**$ 7,410,704**	
▪ **Approved Owner Change Orders:**	**$ (16,500)**	
▪ **Total Revised GMP:**	**$ 7,394,204**	
▪ **Pending Budget Changes:**	**$ 34,578**	
▪ **Final Anticipated Construction Costs:**		**$7,428,782**
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		**$ (18,078)**
Projected Owners Contingency Balance		**$ 394,904**
Total Project Budget:		***$8,262,190***

D. Consolidated School Monthly Budget Update as of April 2025

▪ **Construction GMP:**	**$ 8,577,318**	
▪ **Approved Owner Change Orders:**	**$ 151,326**	
▪ **Total Revised GMP:**	**$ 8,728,644**	
▪ **Pending Budget Changes:**	**$ 14,235**	
▪ **Final Anticipated Construction Costs:**		**$8,742,879**
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		**$ (165,561)**
Projected Owners Contingency Balance		**$ 274,774**
Total Project Budget:		***$9,516,946***

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E. Middle School Monthly Budget Update as of April 2025

▪ **Construction GMP:**	**$ 13,391,391**	
▪ **Approved Owner Change Orders:**	**$ 0.00**	
▪ **Total Revised GMP:**	**$ 13,391,391**	
▪ **Pending Budget Changes:**	**$ 28,479**	
▪ **Final Anticipated Construction Costs:**		**$13,419,870**
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		**$ (28,479)**
Projected Owners Contingency Balance		**$ 656,569**
Total Project Budget:		***$15,097,502***

F. HVAC Schools Progress Photos (see Page 5)

G. Mile Creek School: Construction Update

- Addition foundation backfilling in progress
- Addition concrete slab install scheduled for 4/23
- Structural steel erection starting 5/6 (major milestone)
- Tree clearing and erosion controls install for Phase 2 parking lot renovation complete.
- Phase 1A/ And overall existing building update: At the 3/17 Building Committee meeting, Downes reported that the mechanical system contractor submitted RFI #44 to Downes and the design team regarding a major clash uncovered between new ductwork trunk lines and existing to remain heating mains in the corridors. The mechanical system contractor provided a solution to the design issue that called for the existing to remain piping to be demoed and new piping installed below ductwork. Corridor ceilings would also need to be lowered substantially to allow for all the above ceiling systems to be concealed above the ceiling. The design team proposed an alternate solution attempting to change the orientation of the ductwork to provide room for the piping to stay in place and ceiling height not to change but this approach was deemed to also have constructability issues. The design team proposed a second solution to split the main return duct trunk line into two smaller trunk lines and routed out of the corridor and through the classrooms so the piping can remain in place in the corridors. The design team issued PR#004 for a new existing building HVAC design based on the split return duct concept to Downes on 4/9. The MEP trades are currently working on formal price proposals for approval for PR#004. The mechanical contractor completed above ceiling scanning throughout the existing building corridors during the April break. The scan will be used to verify constructability of the PR#004 HVAC design. RFI#44 and the HVAC redesign is impacting the overall schedule and is being tracked by Downes in TIA#4. The overall project completion is currently behind by approximately 3 months.
- New MEP installs in Phase 1A is pending coordination of the new design, new equipment procurement and cost approvals as a result of PR#004. RFI#44 and the HVAC redesign is impacting the overall schedule and is

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being tracked by Downes in TIA #4. The overall project completion is currently behind by approximately 3 months. Downes is currently analyzing the critical path schedule to formalize a recovery plan to reduce the time impact to the project completion.

H. Change Order Proposals (COPs)

- PCO #04 SP&A PR#002 final cost is $293,450 approved by the design team. The cost will be funded through an allowance carried in GMP#3. GMP#3 will also include the fire suppression subcontractor. Downes is requesting Building Committee approval for PCO#04.
- PCO #29 SP&A PR#004 current projected cost is $153,967. Downes is waiting on price proposals from the applicable contractors.

I. Mile Creek School Monthly Budget Update as of April 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:	**$ 185,702**	
Total Revised GMP:	**$21,791,667**	
Pending Budget Changes:	**$ 658,594**	
Final Anticipated Construction Costs:		**$22,450,261**
Projected Contingency Balance: *(Included in Final Anticp. Construction Costs above)*	$ 536,969	
Owner Soft Costs:		**$ 1,809,372**
Owner's Contingency:		**$ 1,207,102**
Less Pending/Approved Changes		**$ (844,296)**
Projected Owners Contingency Balance		**$ 362,806**
Total Project Budget:		***$24,622,439***

J. Mile Creek School Progress Photos (see Page 8)

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25-01-0532 - Region 18 - Center School







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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

1.



Foundation Walls Installed

Underground Plumbing Installed

2.



3.



Ceiling Pads Removed in Corridors For Building Scan

Tree Removal For Parking Lot Reno

4.



5.



New Primary Service Conduit Install

6.

