LYME-OLD LYME SCHOOLS

Regional School District #18

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

PK-8 Building Committee Meeting
May 19, 2025

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

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

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

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

Approval of Minutes of April 21, 2025 Meeting Minutes
MOTION: Mary Powell-St. Louis made a motion to approve the minutes of the April 21, 2025 meeting. The motion was seconded by Alan Sheiness.

VOTE: the committee voted in favor of the motion to approve the April 21, 2025 meeting minutes.

Ben Stoner of Downes Construction Company discussed the progress and budget updates for all schools. All related backup material for this meeting is attached to these minutes for informational purposes.

1. HVAC Schools: Construction Update

Ben Stoner provided updates on the HVAC projects at the schools. At this time there is a great deal of coordination and preparation for the summer work which is referred to as the 'summer slammer'; the work that has to happen during the summer months. Presently they are draining down the boiler systems so they can be renovated during the summer. Ben Stoner outlined the critical path for Center School which consists of fabricating and installing steel platforms in order to sit the roof top units. At the Middle School; coordination to enable removal and demolition of below level ductwork by creating two temporary openings in the foundation is in progress and scheduled to start right as school lets out.

2. Budget Items

Mr. Stoner reviewed the HVAC budgets for all the schools which can be viewed on the attachment.

3. Mile Creek Construction update

Ben Stoner reported that the addition is on schedule. The completion of the backfilling of the foundation, the concrete slab is in place and the structural steel shell has been erected. Over the next two weeks the steel contractor will conduct detailing. Mr. Stoner discussed the look-ahead schedule for the summer construction period.

Questions by the committee were answered by both Mr. Stoner and Ms. Cutolo of S&PA in regards to the lighting to be installed in the new addition. Mr. Stoner also discussed the abatement required at Center School and the impact on the overall construction schedule.

Mr. Stoner reviewed the progress photos for all schools with the committee, which are included in the attached Downes Construction handout.

There being no further discussion, the meeting adjourned at 6:31 p.m. upon a motion by Andy Russell and a second by Xander Lowry.

DOWNES

200 Stanley Street
New Britain, CT 06051
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May 19th, 2025

Region 18 Schools

Subject: Downes Building Committee Agenda - Construction

Project Update

A. HVAC Schools: Construction Update

- Across the (3) HVAC Schools; Boiler/Heating System has been shut down and undergoing draining (non-potable)
- Phase 1 Units at the Middle School have completed Startup and awaiting balancing/commissioning by end of Summer
- Center School Steel Platform coordination is ongoing / conflicts with existing conditions are being addressed with Design Team.
- **Coordination for Center School's Abatement Activities is continuing with containments to begin placement** June 18th
- Middle School is undergoing coordination for the removal of the AHUs in the basement level; regarding access for removal of existing & installation of new equipment
- Consolidated School is progressing with VRF installs in Phases 2 – 4 but experiencing ductwork conflicts with **existing systems and conditions within Phases 2 - 4. DCC and CES (MEP Engineering Team) are working** through issues via alternate paths/equipment relocation.
- Coordination **for Summer Work has begun with Downe's Summer Slammer Meeting with all Trades to take** place by the end of the month along with other Pre-Installation Meetings to follow (i.e. Rigging, Steel, Front Entrances).

B. HVAC School Change Order Proposals (COPs)

- Nothing to report at this time

C. Center School Monthly Budget Update as of May 2025

Construction GMP:	**$ 7,410,704**	
Approved Owner Change Orders:	**$ (16,500)**	
Total Revised GMP:	**$ 7,394,204**	
Pending Budget Changes:	**$ 78,672**	
Final Anticipated Construction Costs:		**$7,472,876**
Projected Contingency Balance: *(Included in Final Anticp. Construction Costs above)*	$ 215,846	
Owner Soft Costs:		**$ 442,504**
Owner's Contingency:		**$ 408,982**
Less Pending/Approved Changes		**$ (62,172)**
Projected Owners Contingency Balance		**$ 346,810**
Total Project Budget:		***$8,262,190***

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D. Consolidated School Monthly Budget Update as of May 2025

▪ **Construction GMP:**	**$ 8,577,318**	
▪ **Approved Owner Change Orders:**	**$ 152,892**	
▪ **Total Revised GMP:**	**$ 8,730,210**	
▪ **Pending Budget Changes:**	**$ 52,636**	
▪ **Final Anticipated Construction Costs:**		**$8,782,846**
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		**$ (205,528)**
Projected Owners Contingency Balance		**$ 234,807**
Total Project Budget:		***$9,516,946***

E. Middle School Monthly Budget Update as of May 2025

▪ **Construction GMP:**	**$ 13,391,391**	
▪ **Approved Owner Change Orders:**	**$ 0.00**	
▪ **Total Revised GMP:**	**$ 13,391,391**	
▪ **Pending Budget Changes:**	**$ 3,936**	
▪ **Final Anticipated Construction Costs:**		**$13,395,327**
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		**$ (3,936)**
Projected Owners Contingency Balance		**$ 681,112**
Total Project Budget:		***$15,097,502***

F. HVAC Schools Progress Photos (see Pages 4-9)

G. Mile Creek School: Construction Update as of May 2025

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- Addition foundation backfill complete
- Addition Structural steel erection underway
- Mason and Roofing subcontractors are mobilizing early June
- Tree clearing at the parking lot is complete
- Phase 1A MEP Coordination Per PR#004 is wrapping up. DCC anticipates new Phase1A ductwork install to begin early summer.
- Phase 6 Entry Vestibule Renovation anticipated to be completed this summer.

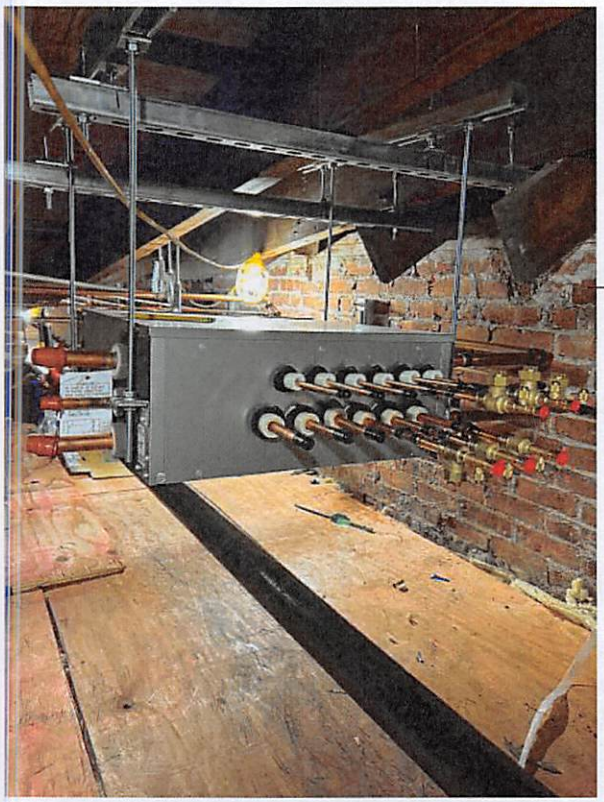
H. Change Order Proposals (COPs)

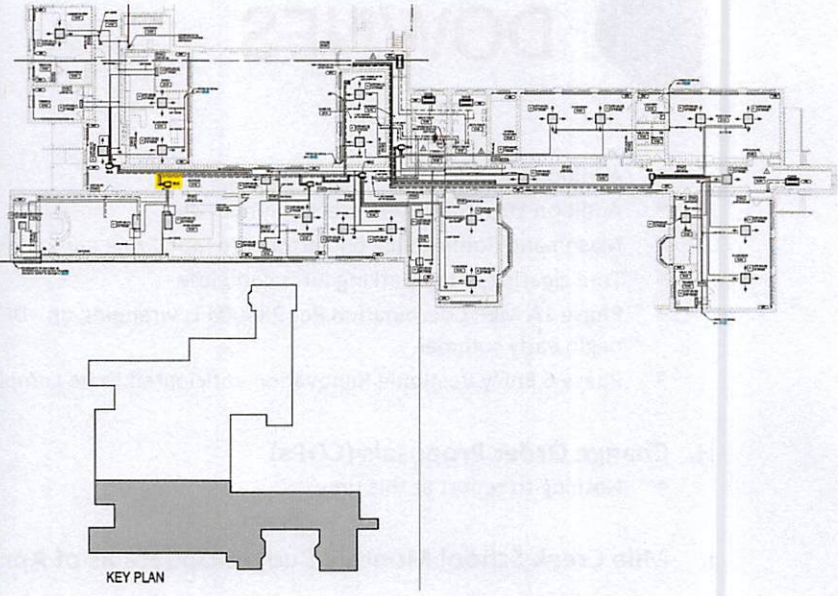
- Nothing to report at this time

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

Construction GMP:	**$19,058,365**	
Accepted Alternates #7, #10, #11:	**$ 2,547,600**	
Approved Owner Change Orders:	**$ 222,607**	
Total Revised GMP:	**$21,828,572**	
Pending Budget Changes:	**$ 566,409**	
Final Anticipated Construction Costs:		**$22,394,981**
Projected Contingency Balance:	$ 538,838	
(Included in Final Anticp. Construction Costs above)		
Owner Soft Costs:		**$ 1,809,372**
Owner's Contingency:		**$ 1,207,102**
Less Pending/Approved Changes		**$ (789,016)**
Projected Owners Contingency Balance		**$ 418,086**
Total Project Budget:		***$24,622,439***

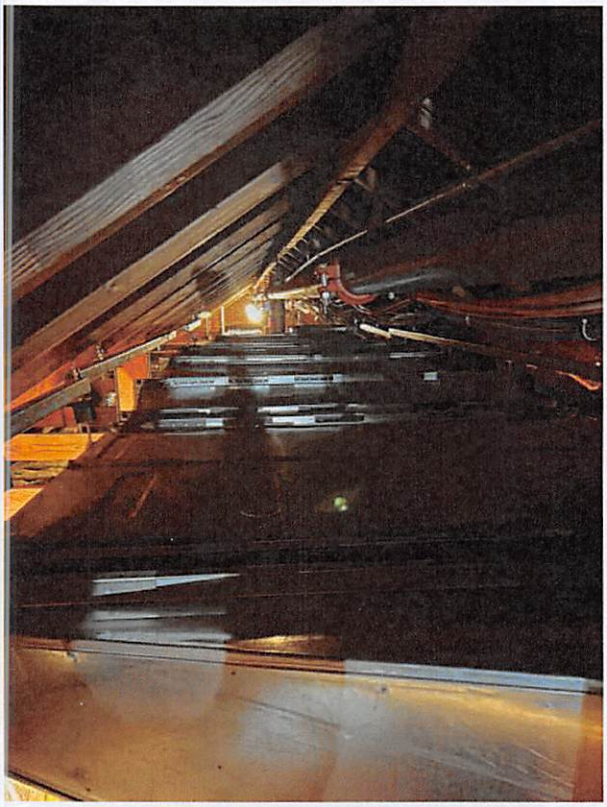
J. Mile Creek School Progress Photos (see Pages 10-11)

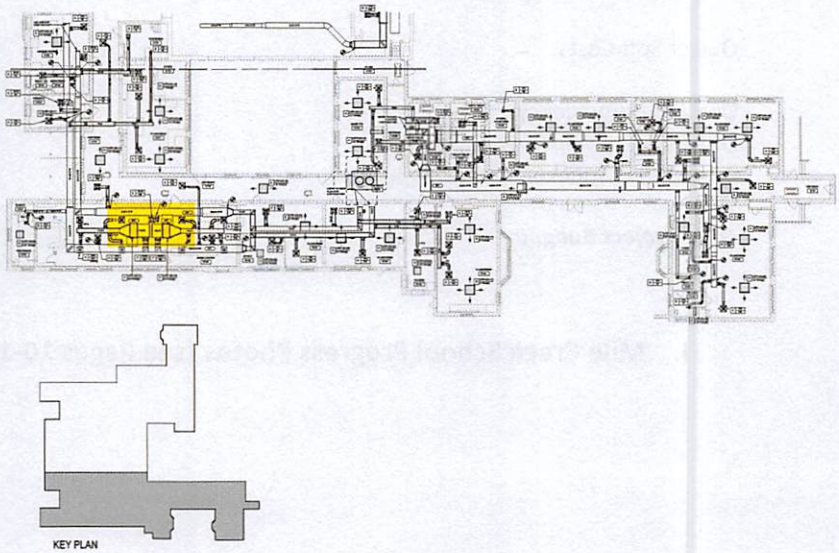




Phase 2: Attic - Prepped and installed Branch Selector Box

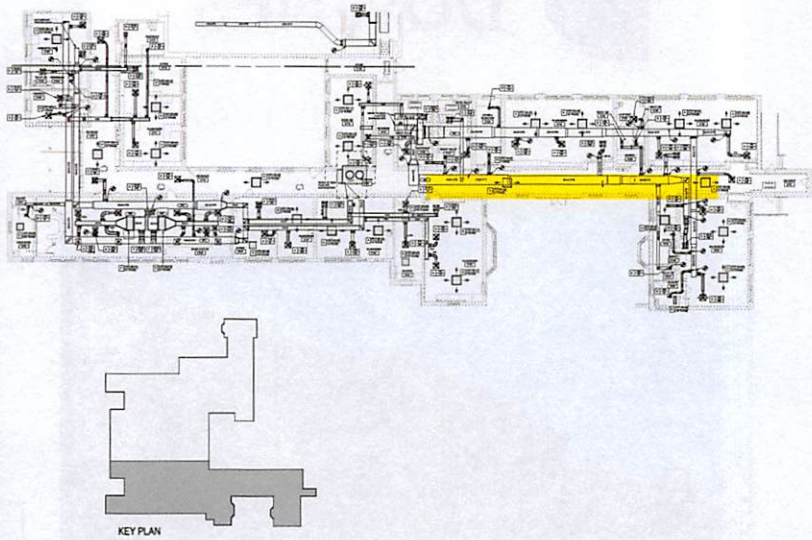
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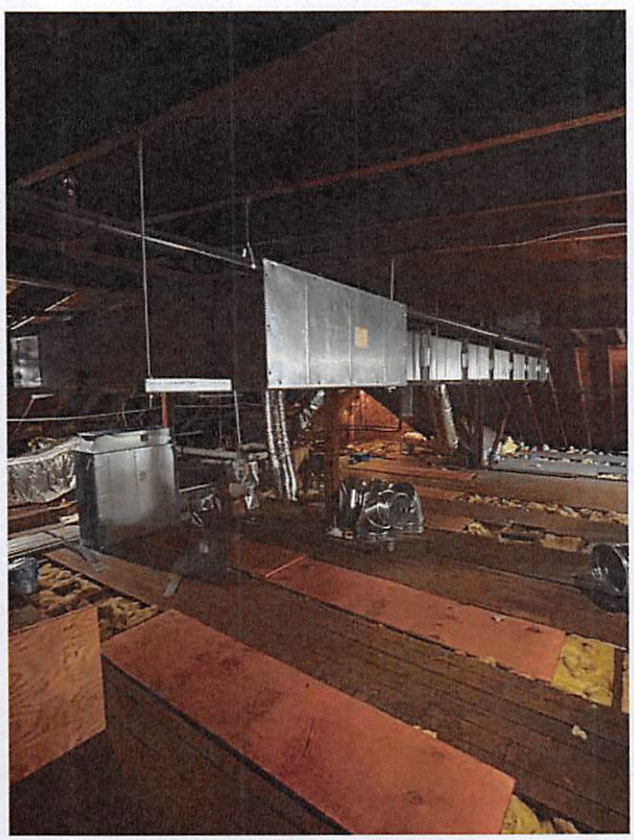
Phase 2: Attic - Installation of ductwork above the Media Center

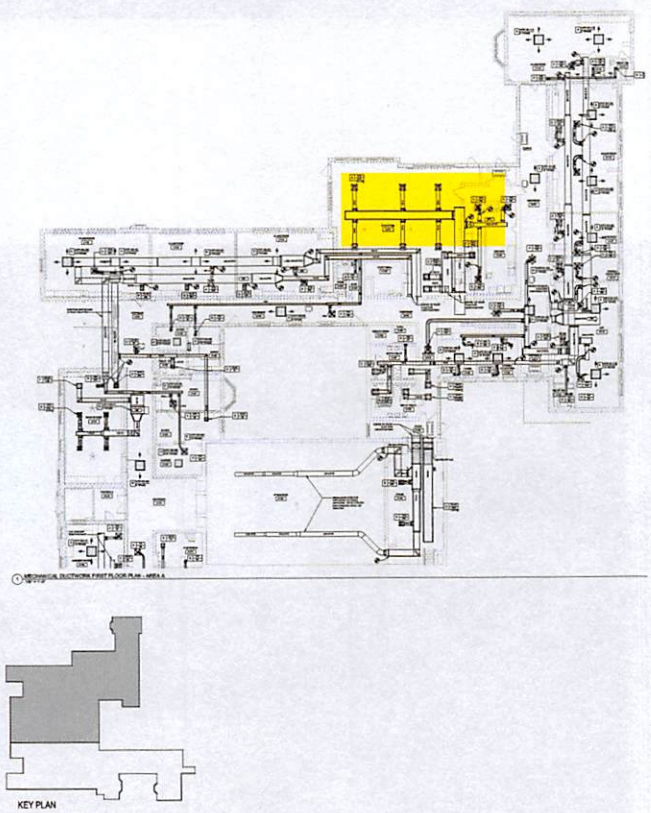




Phase 3: Corridor B176 - Ceiling tiles removed for Abatement Coordination

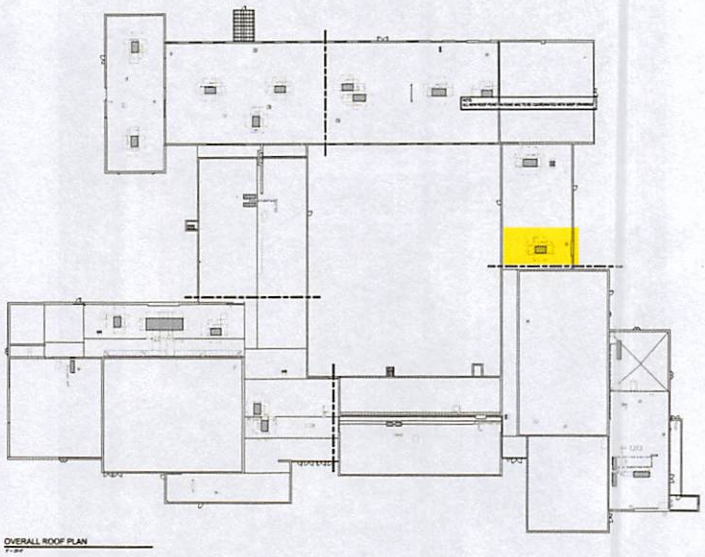
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Phase 4: Attic - Existing ductwork demoed and new ductwork installed



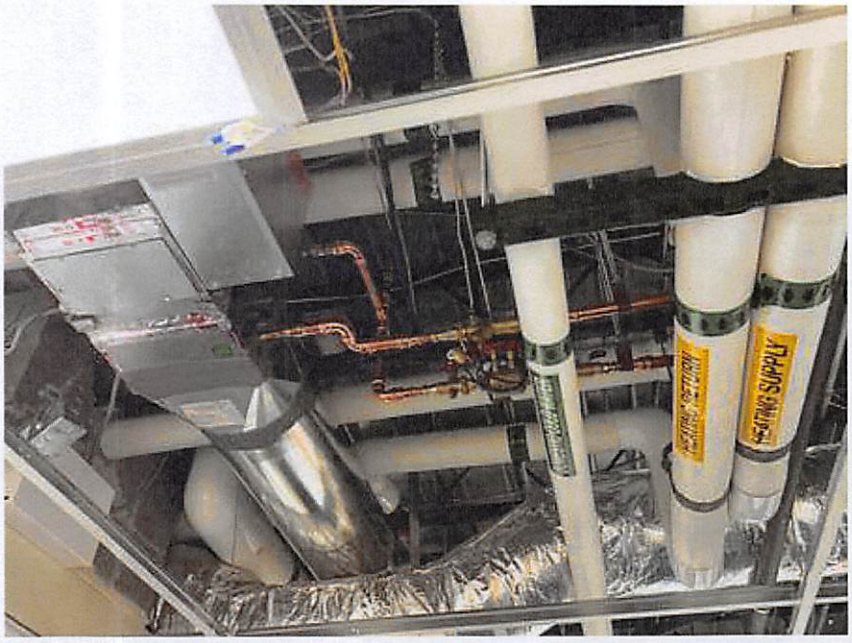


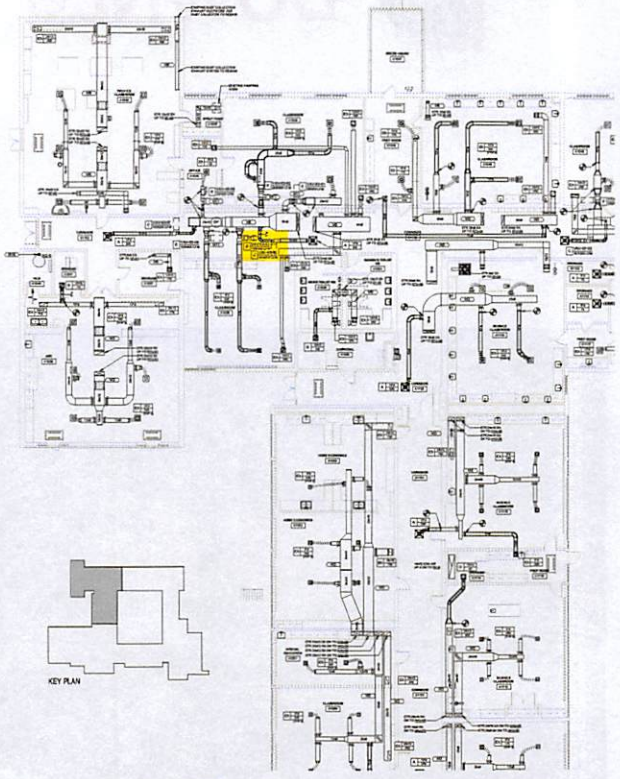
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Phase 1: Area B Rooftop - RTU 11 installed with new roof curb adapter



Phase 1: Area B Rooftop - New RTUs being delivered to the site.

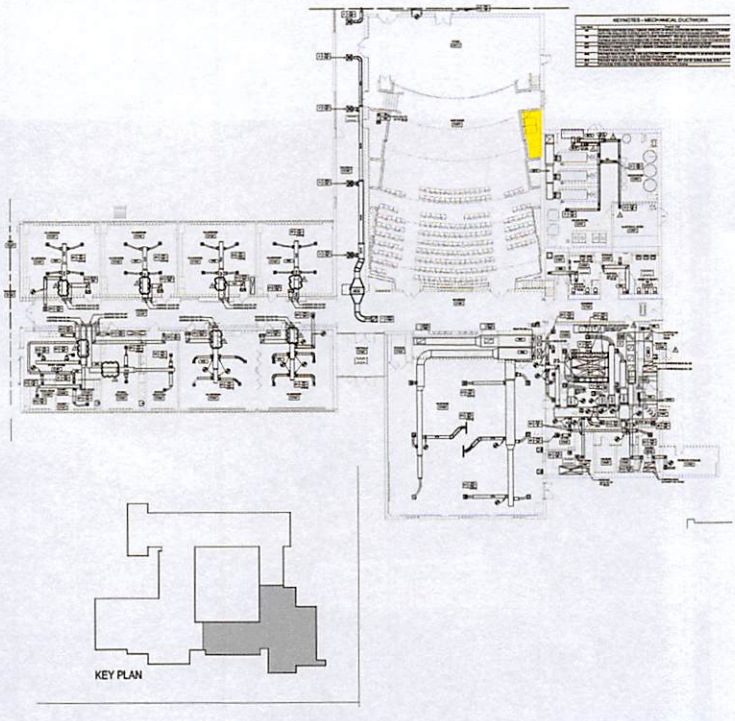




Phase 2: Corridor A1132 - Newly installed VAV with supply and return piping

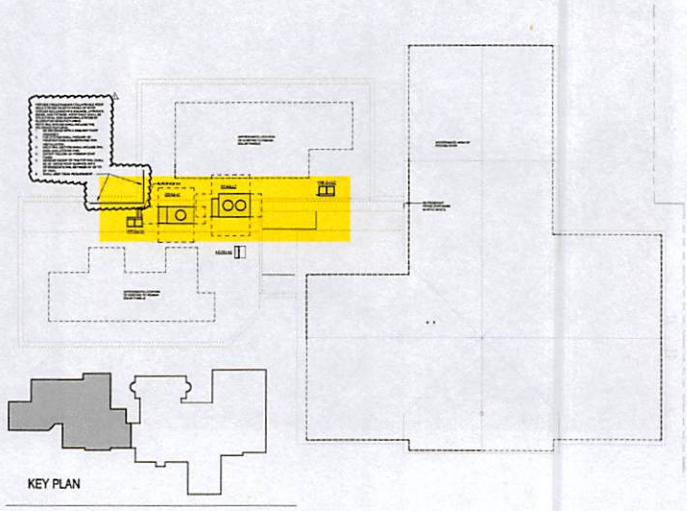
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Phase 1: Area C/Auditorium Closet - New feeder conduits for RTUs 6-11

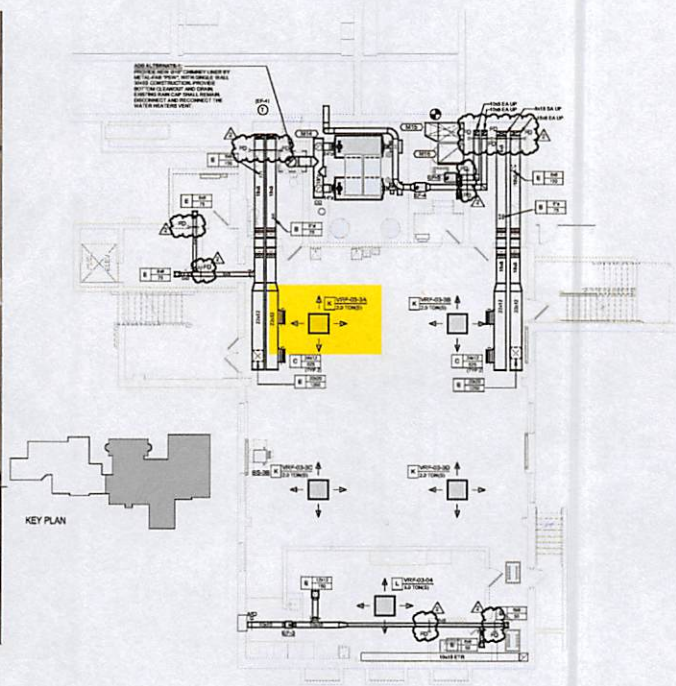




Phase 1: Area A Rooftop - DOAS-1, DOAS-2 & Condensing Units installed with new curbs

1.

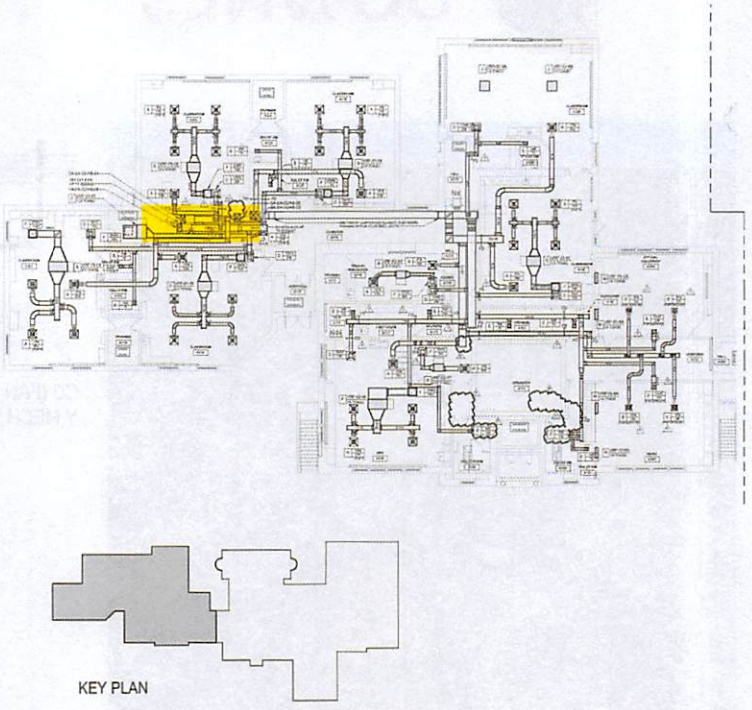




Phase 4: Cafeteria - Newly hung VRF units

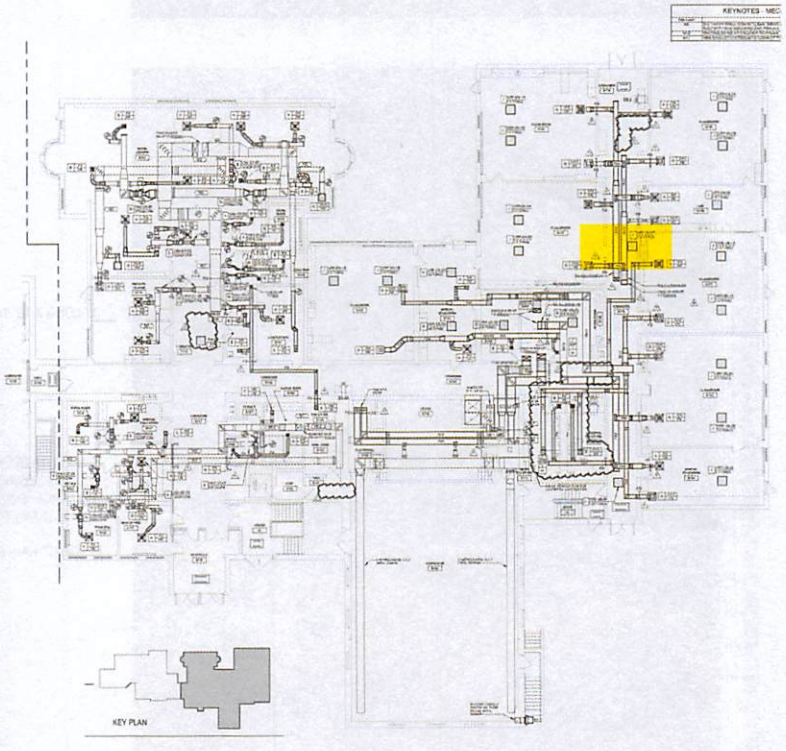
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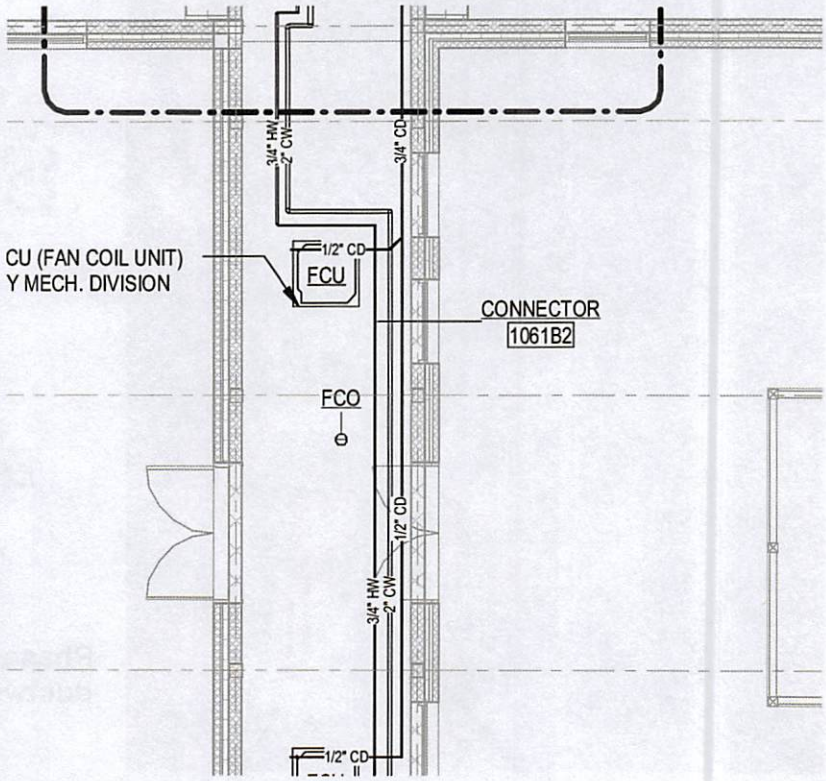
Phase 1: Corridor A173 - Supply and return ductwork for installed rooftop units





Phase 3: Corridor B176 - Newly installed VRF system





1.



35' LONG X 10" WIDE CONCRETE LIP WALL INSIDE RIPRAP OUTLET WEIR
(SEE DETAIL)
LEVEL ELEVATION = 41.50

POND 3
- EXCAVATE ENTIRE POND FOOTPRINT AT LEAST 4.5 FT BELOW EXISTING GRADE AND DISPOSE OF NATIVE SOILS
- PLACE SANDY LOAM ON THE EMBANKMENTS AND AS NECESSARY FOR POND BEDDING TO 12" BELOW FINISH GRADE ACROSS THE ENTIRE POND
- PLACE 12" RAIN GARDEN SOIL MIX ACROSS ENTIRE POND TO FINAL GRADE (SEE DETAIL)

