LYME-OLD LYME SCHOOLS

Regional School District #18

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

PK-8 Building Committee Meeting
June 16, 2025

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

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

Others Present: Scott Scholl 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 May 19, 2025 Meeting Minutes
MOTION: Sara Hrinak made a motion to approve the minutes of the May 19, 2025 meeting. The motion was seconded by Andy Russell.

VOTE: the committee voted in favor of the motion to approve the May 19, 2025 meeting minutes.

Scott Scholl of Downes Construction Company provided construction updates; highlighting progress on rooftop platforms, boiler rooms and vestibule installations. Revised budget updates were reviewed. All related backup material for this meeting is attached to these minutes for informational purposes.

1. HVAC Schools: Construction Update
Scott Scholl provided updates on the HVAC projects at the schools to include the summer work plans and the rooftop platform at Center School; the rooftop units at the Middle school; the boiler room work at both Middle and Lyme schools. Also discussed was the bullet proof entrance work summer schedule at all schools. The plan is that the entrances will be completed by the start of school.

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

3. Mile Creek Construction update
Scott Scholl reported that the steel erection is complete and that the masonry is going up on the addition. The additions' roofing and boiler room renovation will begin this week.

Mr. Scholl 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 6:36 p.m. upon a motion by Sara Hrinak and a second by Andy Russell.

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June 16th, 2025

Region 18 Schools

Subject: Downes Building Committee Agenda - Construction

Project Update

A. HVAC Schools: Construction Update

- Center School rooftop steel platform is currently being fabricated.
- Middle School boiler room work in progress.
- Consolidated School boiler room renovation in progress
- Throughout the last two months, Downes has work closely with the trades and Region 18 to plan critical summer construction activities with respect to procurement, schedule and manpower. Full blown summer look ahead schedules have been developed for each school detailing out all of the construction activities which must be completed before school is back in session.

B. HVAC School Change Order Proposals (COPs)

- Nothing to report at this time

C. Center School Monthly Budget Update as of June 2025

Construction GMP:	$ 7,410,704	
Approved Owner Change Orders:	$ (18,194)	
Total Revised GMP:	$ 7,392,510	
Pending Budget Changes:	$ 118,843	
Final Anticipated Construction Costs:		$7,511,353
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		$ (100,649)
Projected Owners Contingency Balance		$ 308,333
Total Project Budget:		*$8,262,190*

D. Consolidated School Monthly Budget Update as of June 2025

Construction GMP:	$ 8,577,318	
Approved Owner Change Orders:	$ 154,933	
Total Revised GMP:	$ 8,732,251	
Pending Budget Changes:	$ 47,099	
Final Anticipated Construction Costs:		$8,779,350

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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		**$ (202,032)**
Projected Owners Contingency Balance		**$ 238,303**
Total Project Budget:		***$9,516,946***

E. Middle School Monthly Budget Update as of June 2025

▪ **Construction GMP:**	**$ 13,391,391**	
▪ **Approved Owner Change Orders:**	**$ 0.00**	
▪ **Total Revised GMP:**	**$ 13,391,391**	
▪ **Pending Budget Changes:**	**$ 12,697**	
▪ **Final Anticipated Construction Costs:**		**$13,404,088**
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		**$ (12,697)**
Projected Owners Contingency Balance		**$ 672,351**
Total Project Budget:		***$15,097,502***

F. HVAC Schools Progress Photos (see Pages 4-10)

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

- Addition structural steel erection complete
- Addition masonry wall construction on going
- Addition roofing activities starting this week
- Boiler room reno starting
- New ductwork for Phase 1A anticipated to be on site end of June.

H. Change Order Proposals (COPs)

- Nothing to report at this time

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

▪ **Construction GMP #1&2**			**$18,515,495**
▪ **Construction GMP #3**			
- Fire Suppression Contractor	$ 72,000		
- Allowance for SP&A PR#002 & PR#004	$400,000		
- Code Maintenance Allowance	$ 10,000		
- Downes Indirect Cost	$ 45,058		
- CM Contingency	$ 15,812		
		$ 542,870	
▪ **Executed PR #002**	$ 282,298		
▪ **Approved not exceed cost PR #004**	$ 240,788		
▪ **Allowance for SP&A PR #002 & PR #004**	$ (400,000)		
▪ **Projected Overage on SP&A PR #002 & PR #004**		**$ 127,951**	
▪ **Accepted Alternates #7, #10, #11:**		**$ 2,547,600**	
▪ **Approved Owner Change Orders:**		**$ 243,048**	
▪ **Total Revised GMP:**		**$21,976,964**	
▪ **Pending Budget Changes:**		**$ 520,088**	
▪ **Final Anticipated Construction Costs:**			**$22,497,052**

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	**$ (891,087)**
Projected Owners Contingency Balance	**$ 316,015**
Total Project Budget:	***$24,622,439***

J. Mile Creek School Progress Photos (starts on page 11)



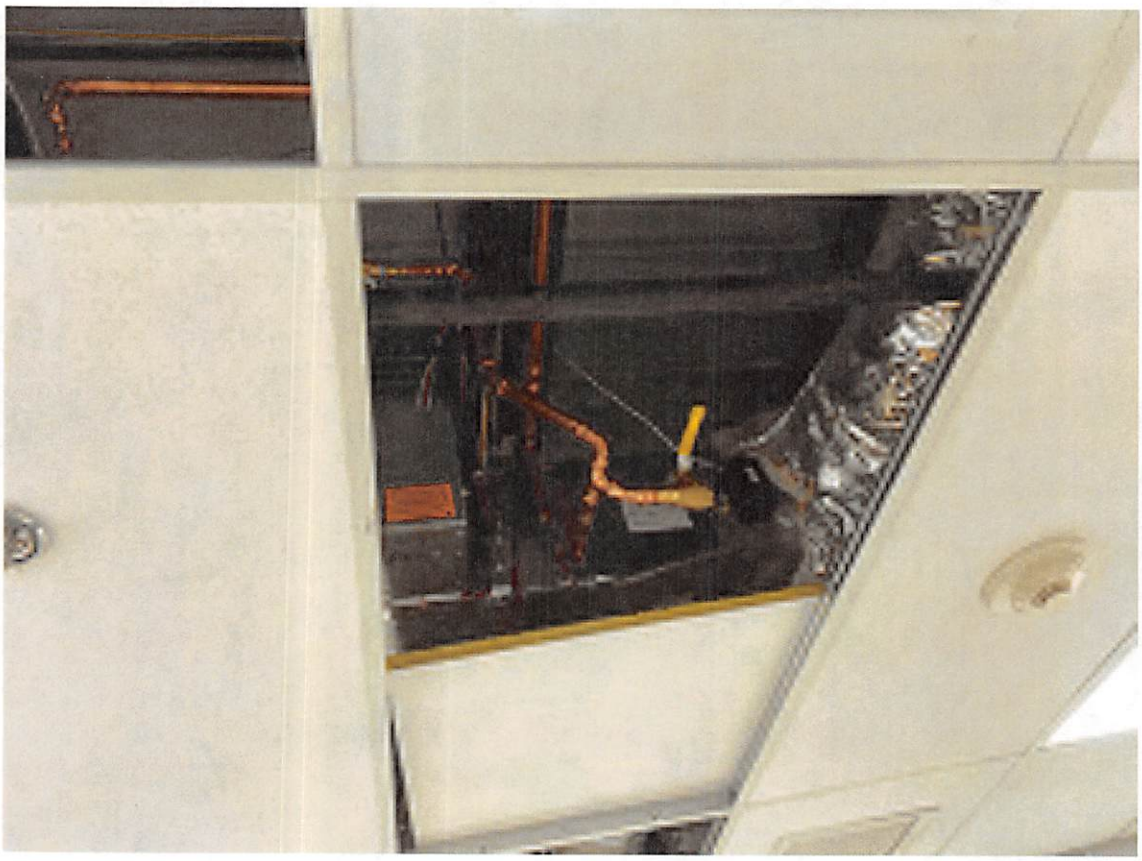






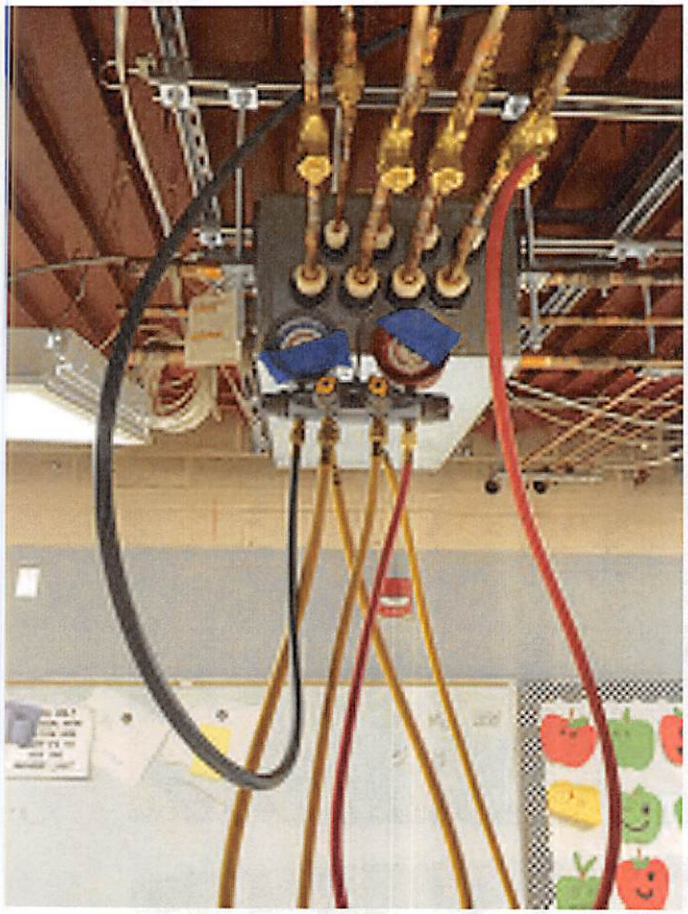
















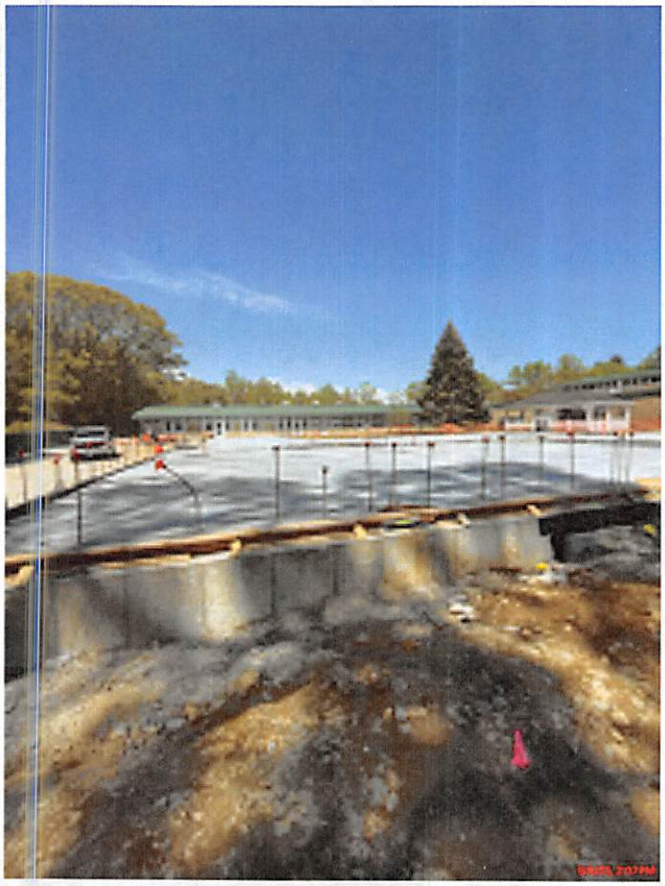

FIRE

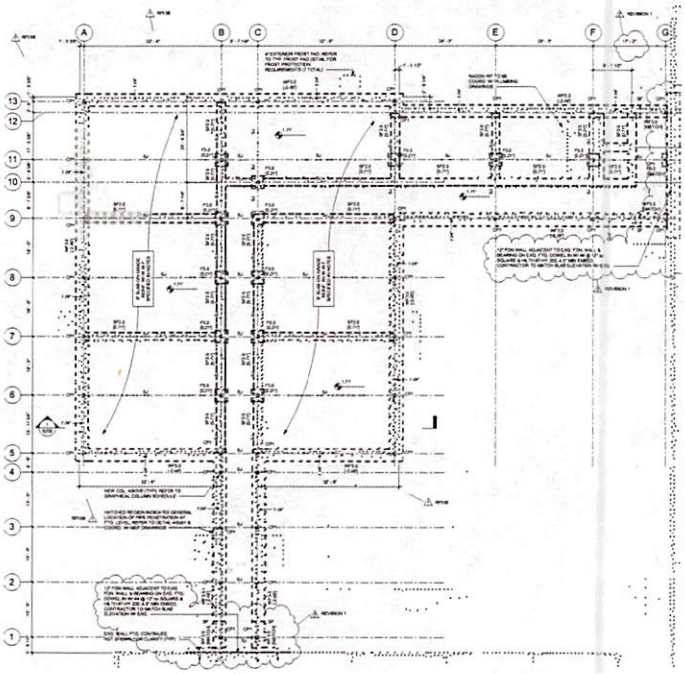












Concrete foundation poured at the addition

1.



Structural steel delivered to the site.

2.

3. 

Structural steel erection at the new addition

4. 

Roof Decking installed and Concrete Masonry Units delivered to the site.

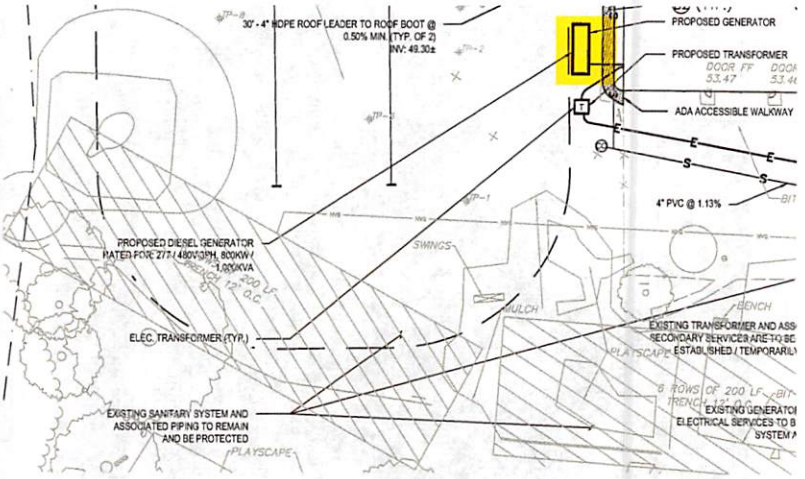
5.



Scaffold stair tower erected to safely access the roof.

6.





Generator pad formed and poured.