LYME-OLD LYME SCHOOLS

Regional School District #18

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

PK-8 Building Committee Meeting
July 21, 2025

Committee Members Present: Susan Fogliano, Chair; Alan Sheiness; Andy Russell; Dan Adanti; John Hartmann, Darren Favello

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

Others Present: Ben Stoner, Scott Scholl and Anthony Mossa of Downes Construction Company; Tanya Cutolo, SP&A

Following a tour of the Mile Creek construction site led by Ben Stoner at 6:01 PM, the meeting was called to order at 6:26PM by Chair Susan Fogliano.

Approval of Minutes from June 11, June 16, and June 25, 2025Meetings
MOTION: John Hartmann made a motion to approve the minutes of June 11, June 16, and June 25, 2025 meetings. The motion was seconded by Alan Sheiness.

VOTE: the committee voted in favor of the motion to approve the minutes of June 11, June 16, and June 25, 2025 meetings.

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.

HVAC Schools: Construction Update
Mr. Stoner highlighted the progress of all school construction developments in regards to the ongoing HVAC projects. At Center School the steel platform to be delivered this week; abatement is complete; ductwork and mechanical installs are ongoing. At the Middle School; AHU's are being installed and ductwork and mechanical installs are ongoing. At Lyme Consolidated; the boiler room reno is in progress, ductwork and mechanical installs are ongoing. All schools' ballistic storefronts are to be installed in August.

Budget Items

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

There being no further discussion, the meeting adjourned at 6:57 p.m. with a motion by Andy Russell and seconded by Darren Favello.

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July 21st, 2025

Region 18 Schools

Subject: Downes Building Committee Agenda - Construction

A. Tour Mile Creek School

Project Update

B. HVAC Schools: Construction Update

- Center School rooftop steel platform fabrication nearing completion and will be delivered to the site this week.
- Center School abatement is complete and the new drywall above ceiling barrier is substantially complete.
- Center School ductwork and mechanical installs on going.
- Center School ballistic storefront to be installed in August.
- Middle School new lower level AHU's are being installed along any required foundation wall modifications required for new ductwork and maintenance access of the equipment.
- Middle School ballistic & blast storefronts to be installed in August
- Middle School DCC met with SP&A and E2 today to review constructability conflicts with existing steel to new steel required
- Middle School ductwork and mechanical installs are on going.
- Consolidated School boiler room renovation in progress
- Consolidated School ductwork and mechanical installs on going
- Consolidated School supplemental steel supports for remaining units field measuring and fabrication in progress.
- Consolidated School blast and ballistic storefronts to be installed in August.

C. HVAC School Change Order Proposals (COPs)

- Nothing to report at this time

D. Center School Monthly Budget Update as of June 2025

Construction GMP:	**$ 7,410,704**	
Approved Owner Change Orders:	**$ (16,500)**	
Total Revised GMP:	**$ 7,394,204**	
Pending Budget Changes:	**$ 110,911**	
Final Anticipated Construction Costs:		**$7,505,115**
Projected Contingency Balance: *(Included in Final Anticp. Construction Costs above)*	$ 200,736	
Owner Soft Costs:		**$ 442,504**
Owner's Contingency:		**$ 408,982**

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Less Pending/Approved Changes	$ (94.411)
Projected Owners Contingency Balance	$ 314,571
Total Project Budget:	***$8,262,190***

E. Consolidated School Monthly Budget Update as of June 2025

▪ **Construction GMP:**	$ 8,577,318	
▪ **Approved Owner Change Orders:**	$ 144,888	
▪ **Total Revised GMP:**	$ 8,722,206	
▪ **Pending Budget Changes:**	$ 71,595	
▪ **Final Anticipated Construction Costs:**		$8,793,801
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		$ (216,483)
Projected Owners Contingency Balance		$ 223,852
Total Project Budget:		***$9,516,946***

F. 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:**	$ 12,723	
▪ **Final Anticipated Construction Costs:**		$13,404,114
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		$ (12,723)
Projected Owners Contingency Balance		$ 672,325
Total Project Budget:		***$15,097,502***

G. HVAC Schools Progress Photos (see Pages 5-10)

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H. Mile Creek School: Construction Update as of July 2025

- Addition roofing membrane installed
- Addition masonry walls substantially complete
- Addition overhead mechanicals/utilities rough in on going
- Phase 1A structural modifications to tie building into addition are on going
- Phase 1A ductwork delivery scheduled for end of July
- Phase 6 (entry vestibule/admin area) renovation in progress
- Blast and Ballistic storefronts to be installed in August
- Phase 2 parking lot reno new drainage and fire service construction on going

I. Change Order Proposals (COPs)

- Nothing to report at this time

J. 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		
Executed PR #004	$ 234,561		
Allowance for SP&A PR #002 & PR #004	$ (400,000)		
Executed Overage SP&A PR #002 & PR #004		**$ 116,860**	
Accepted Alternates #7, #10, #11:		**$ 2,547,600**	
Approved Owner Change Orders:		**$ 337,652**	
Total Revised GMP:		**$22,060,477**	
Pending Budget Changes:		**$ 557,211**	
Final Anticipated Construction Costs:			**$22,617,688**

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	**$ (1,011,723)**
Projected Owners Contingency Balance	**$ 195,379**
Total Project Budget:	***$24,622,439***

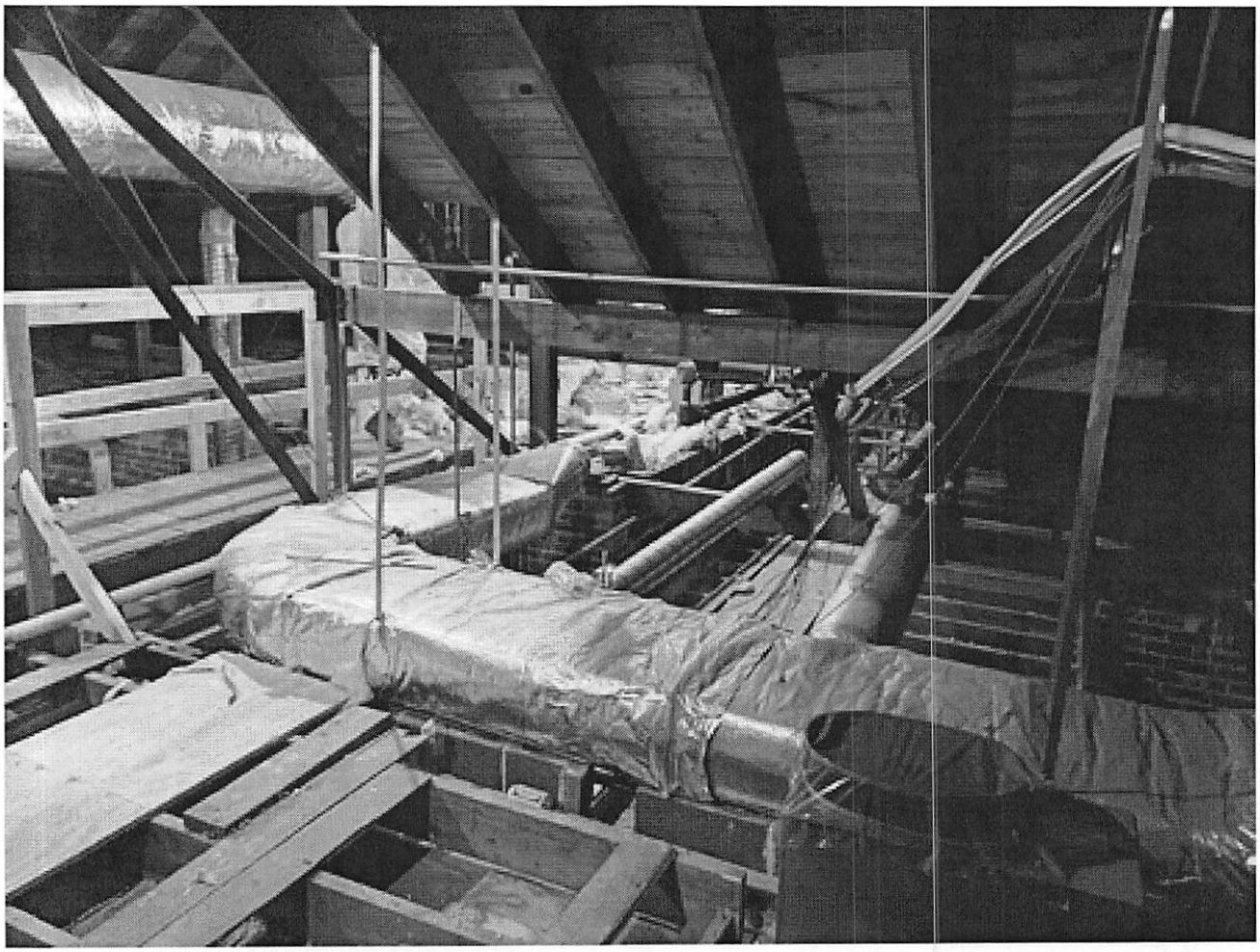
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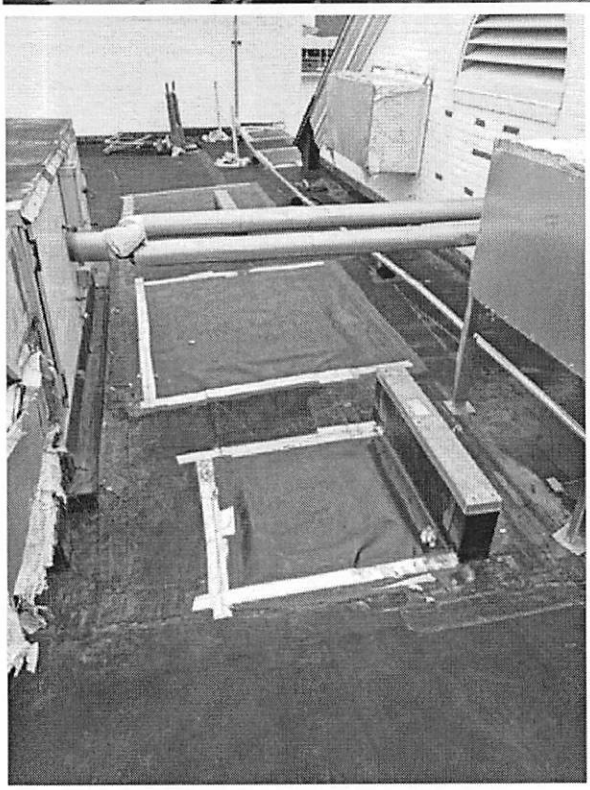
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K. Mile Creek School Progress Photos (starts on page 11)

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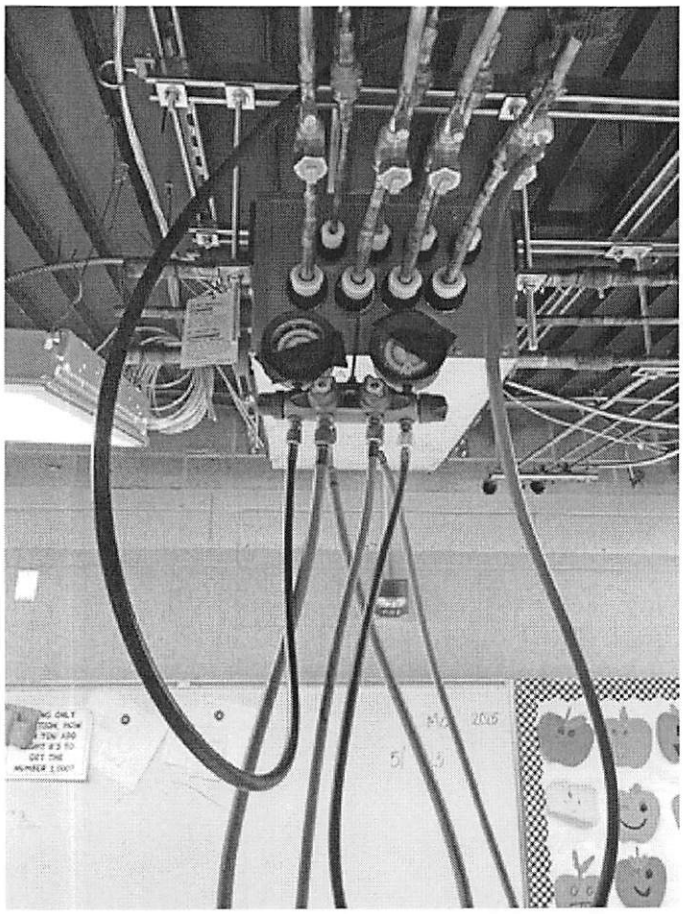


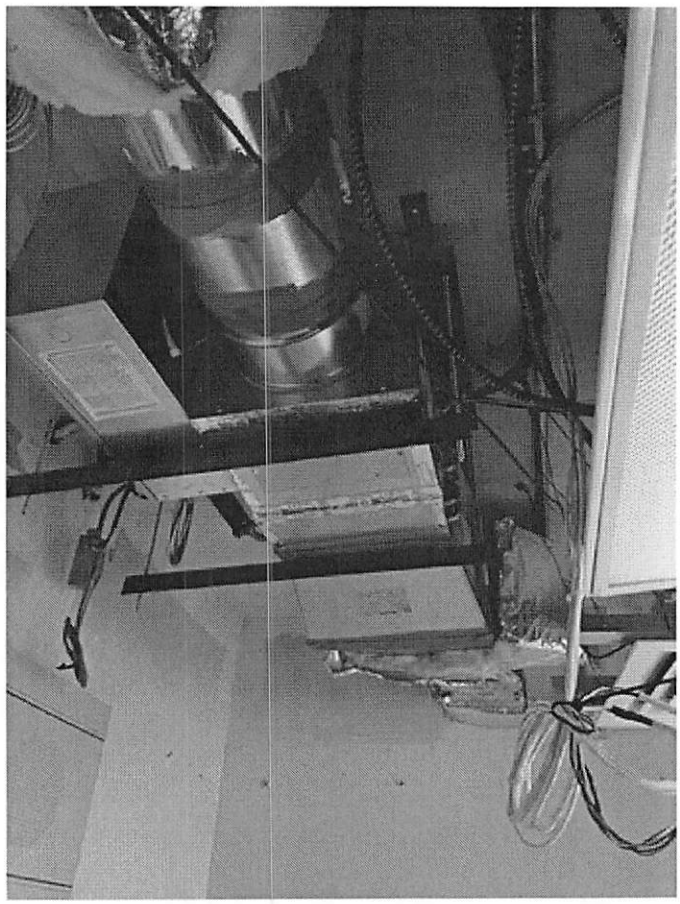


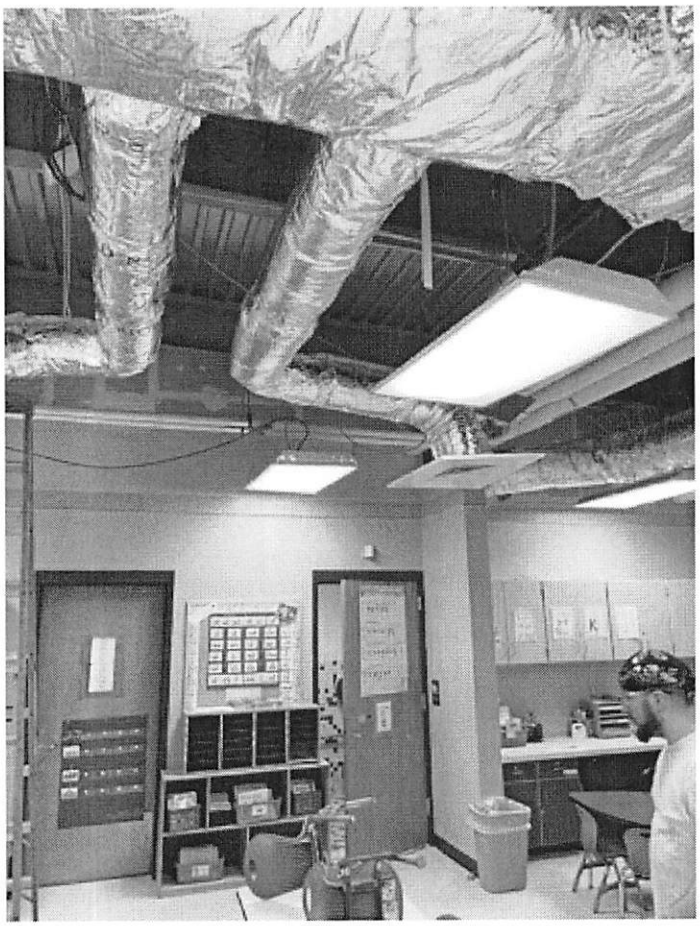


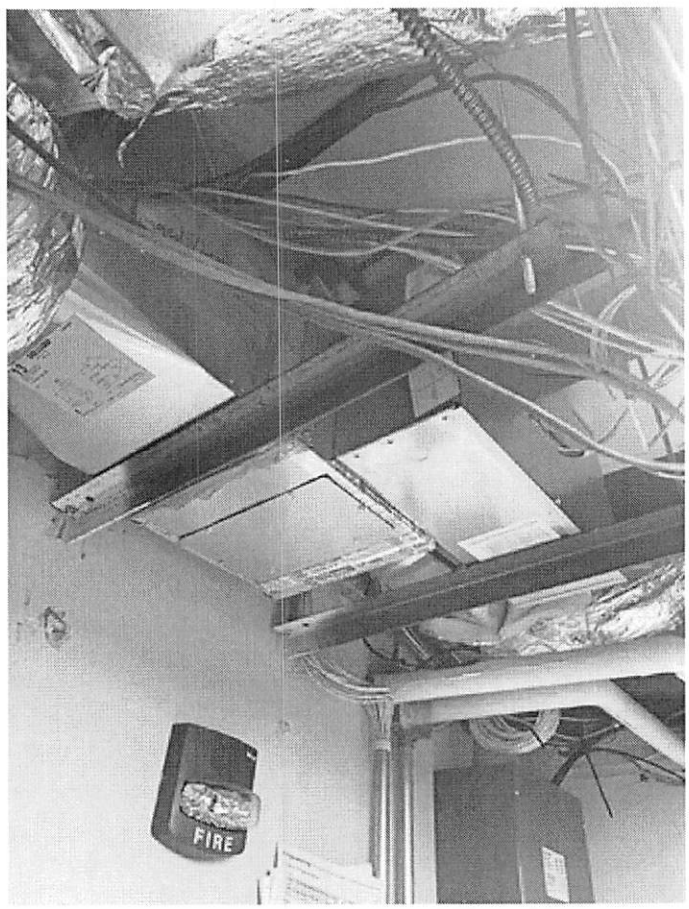


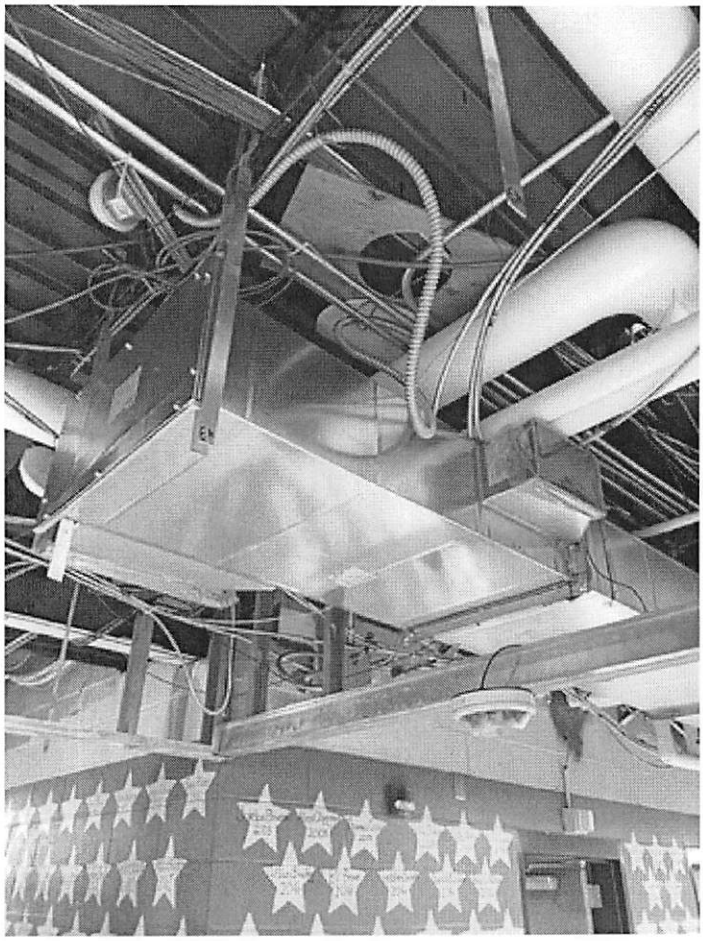


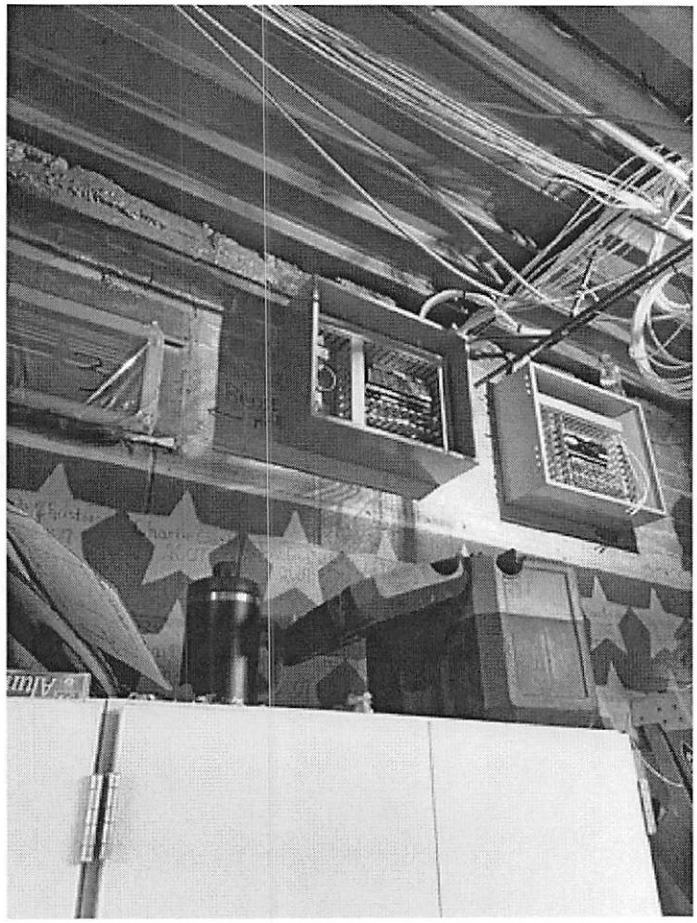


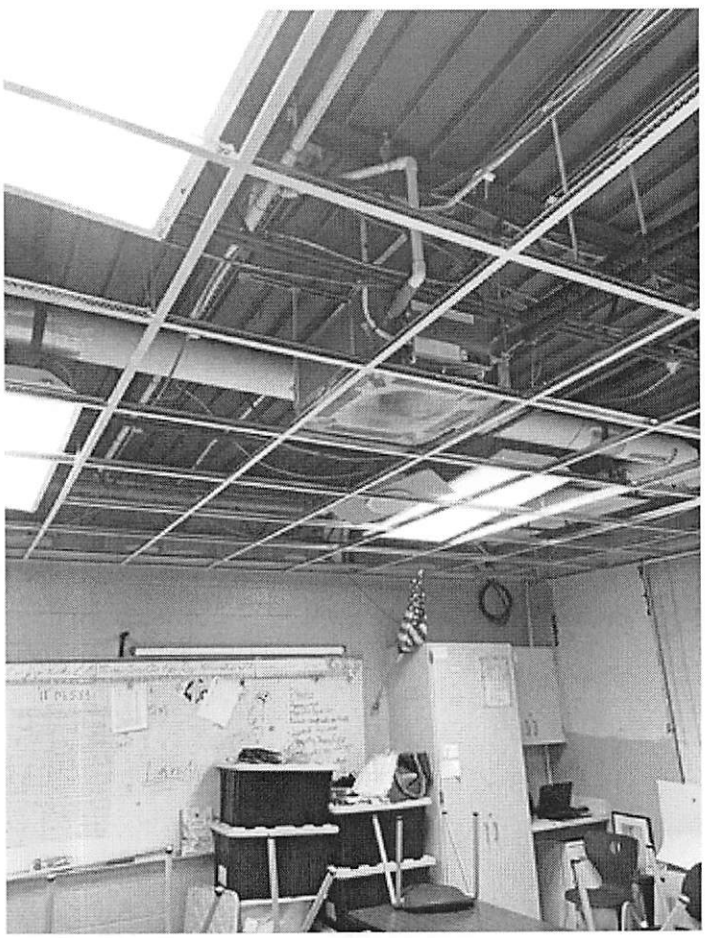


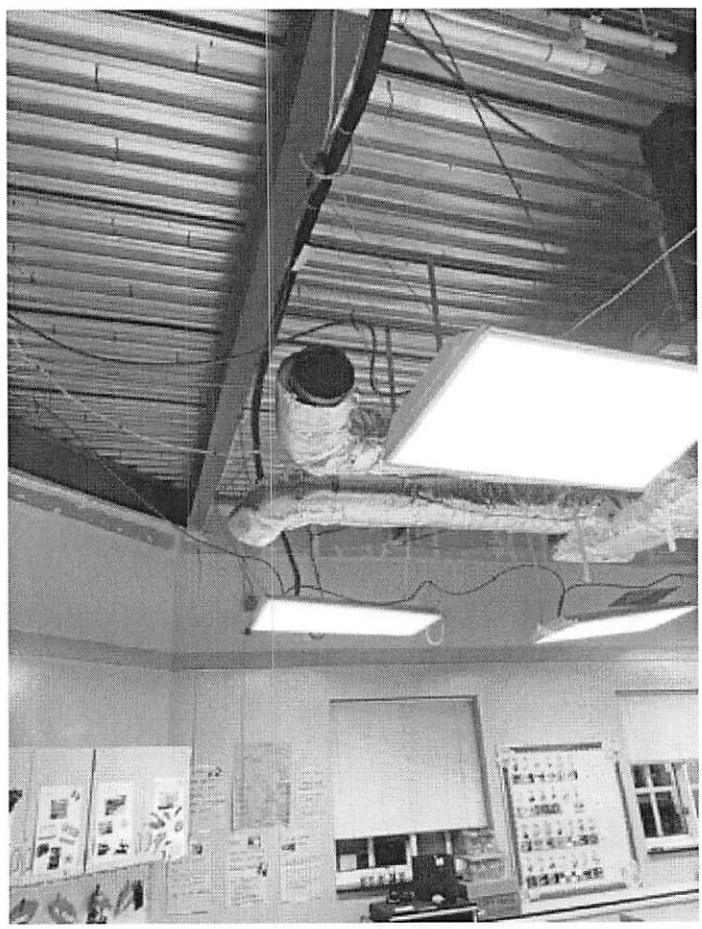



FIRE

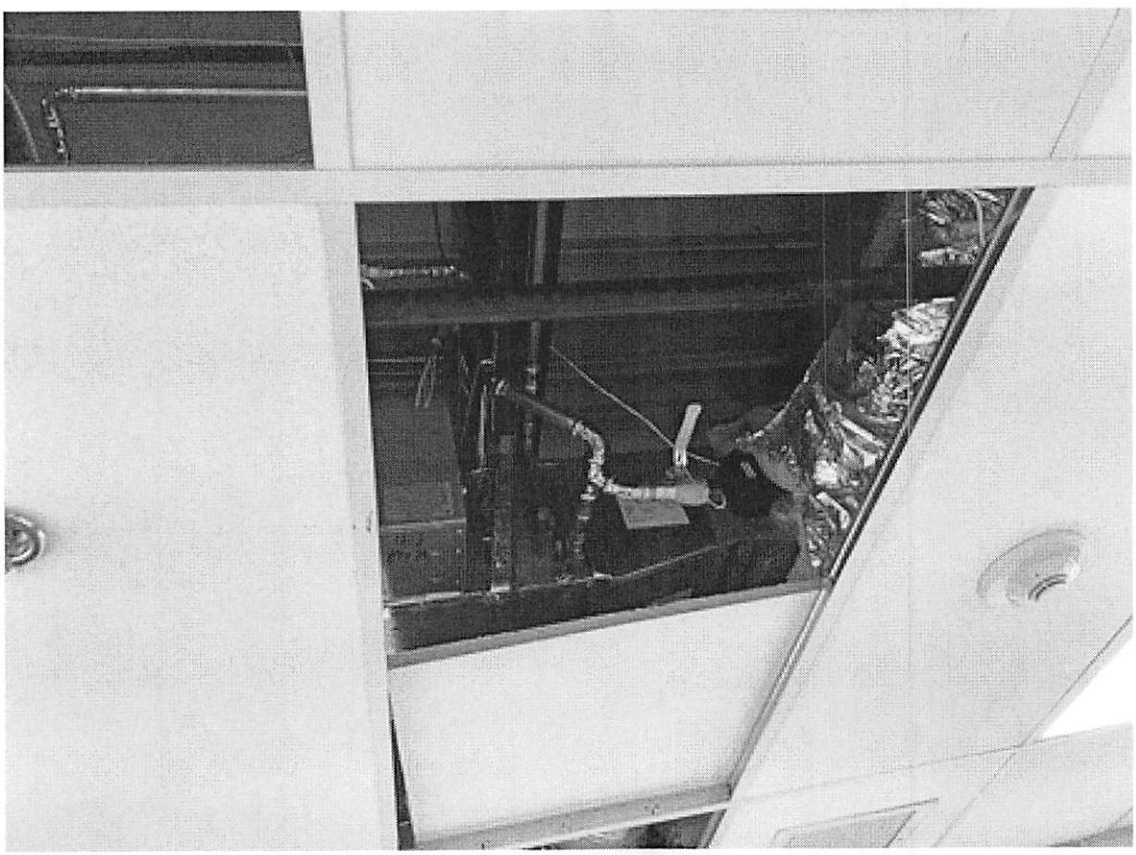


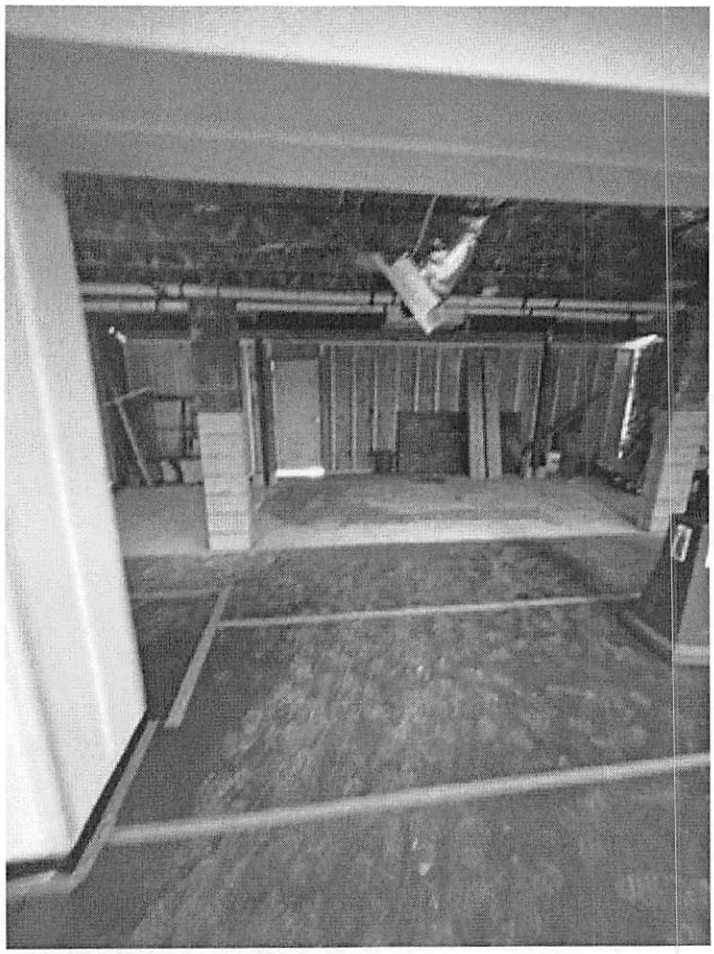


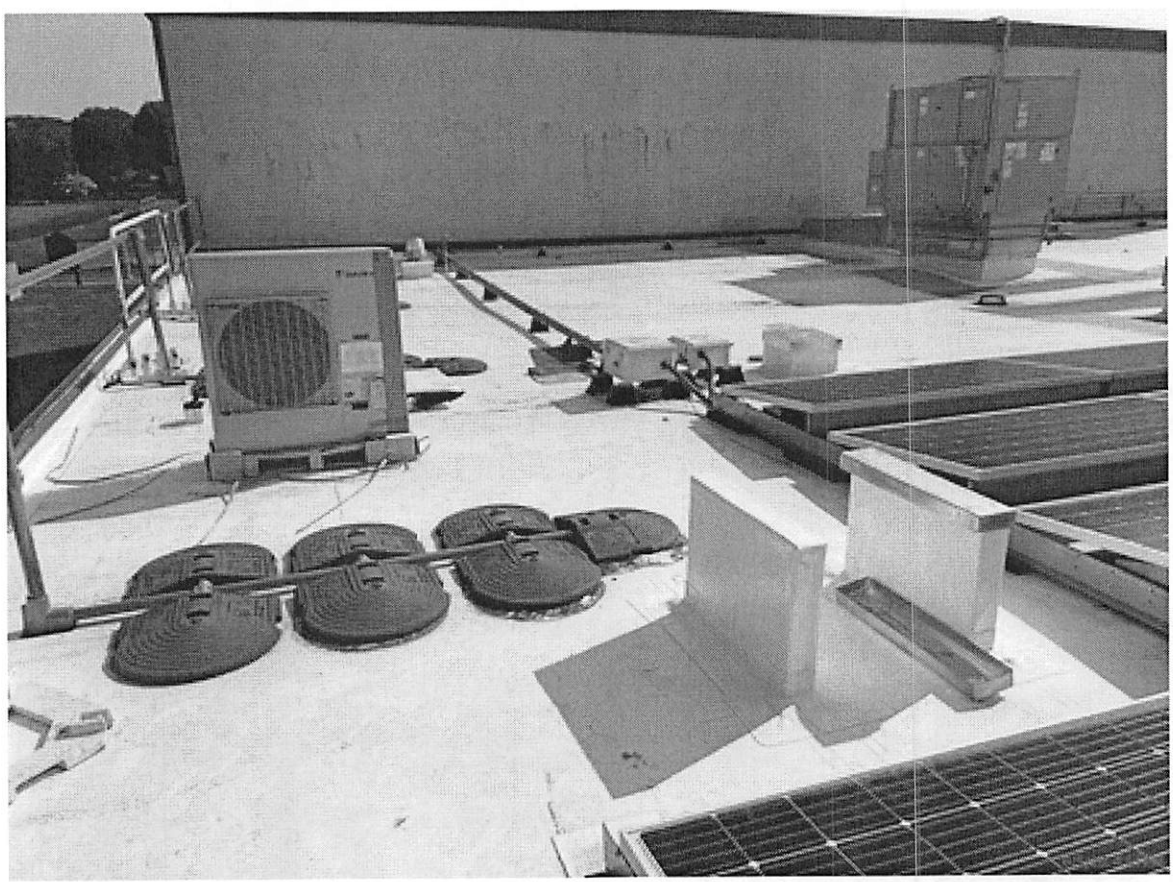


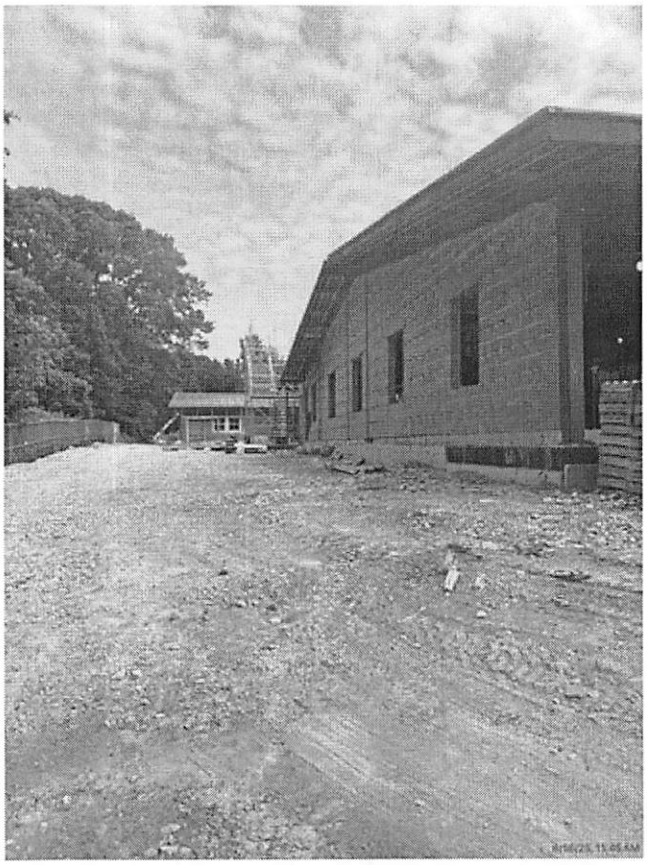


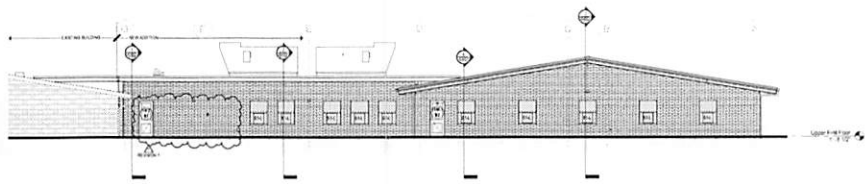




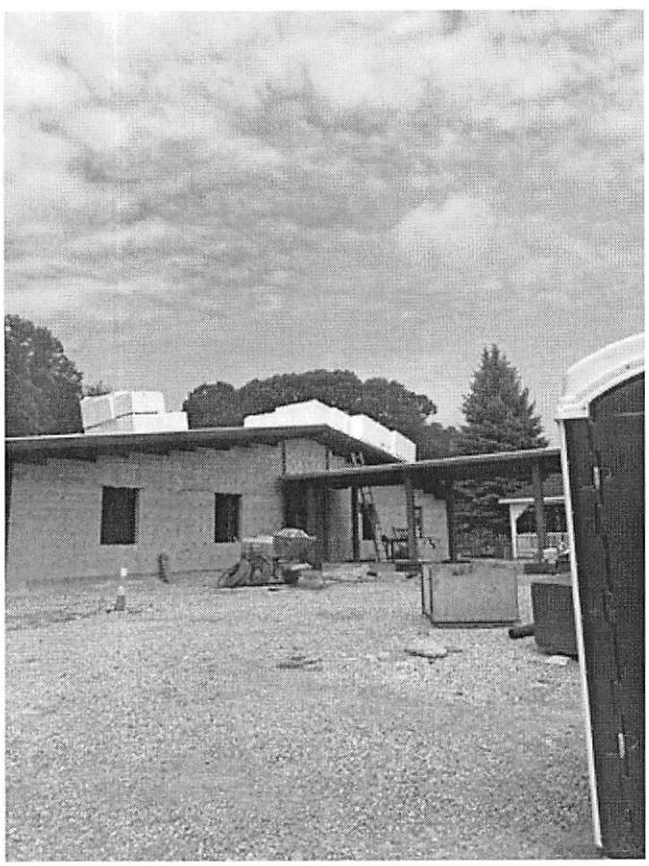


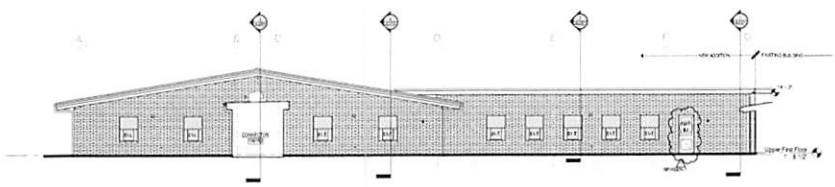






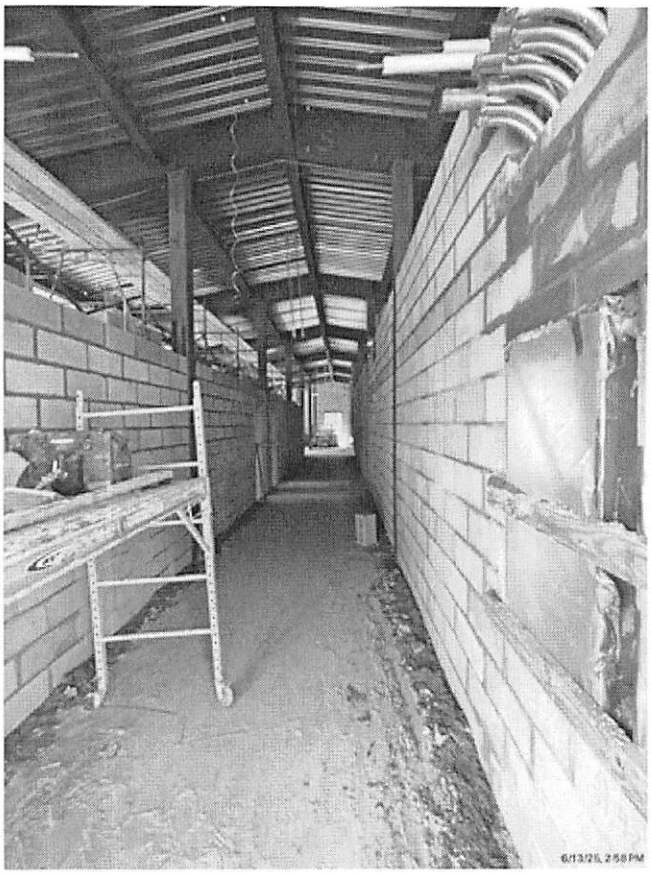
West Elevation Exterior CMU Wall Construction

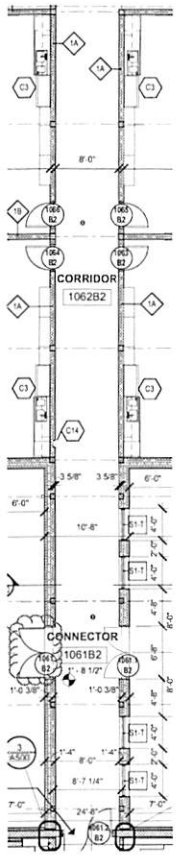




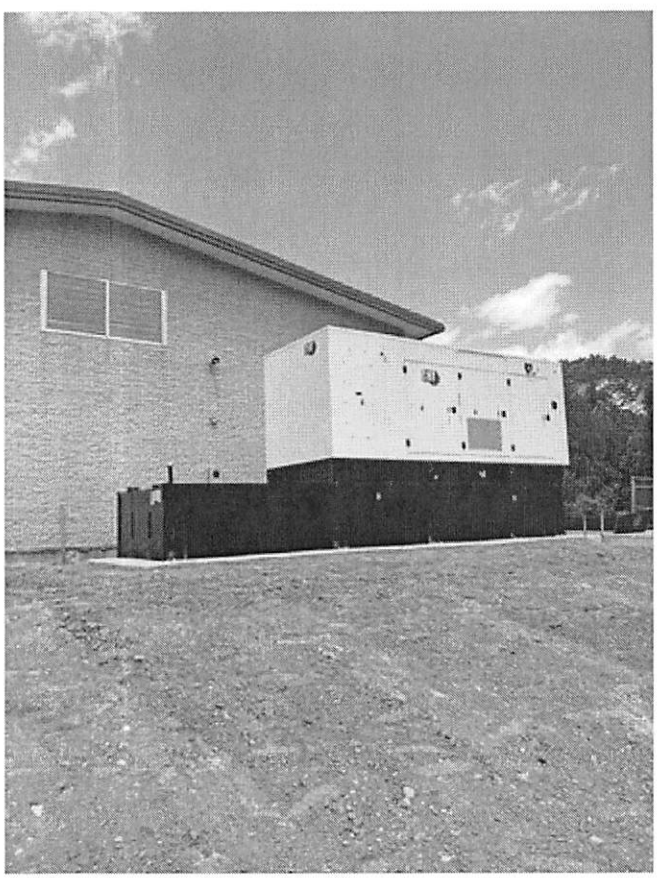
3 EAST ELEVATION - B2 - FROM COURTYARD

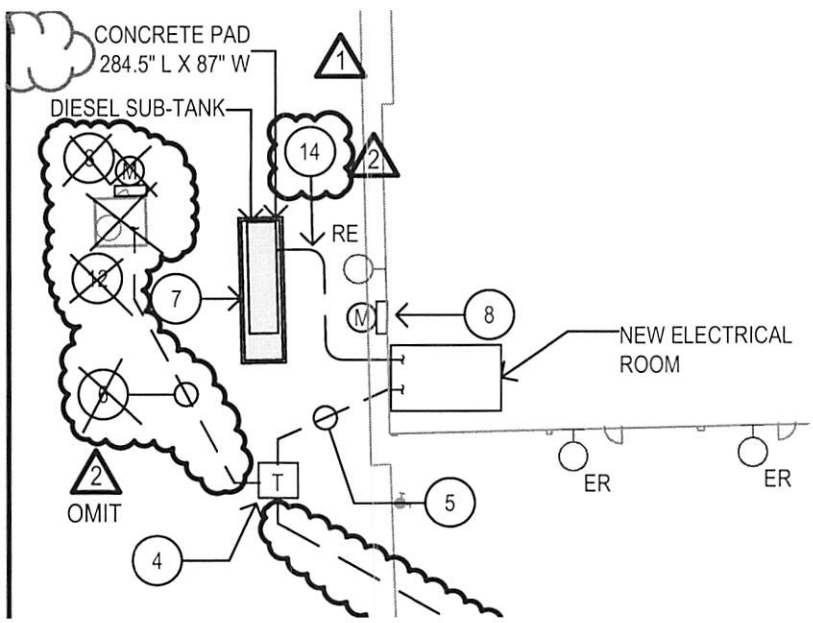
East Elevation Exterior CMU Wall Construction





Interior CMU Wall Construction in Corridor 1062B2





New Generator Installed

Parking Lot Demolition Work

