LYME-OLD LYME SCHOOLS

Regional School District #18

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

PK-8 Building Committee Meeting
August 18, 2025

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

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

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

Approval of Minutes from July 21, 2025 Meeting
MOTION: Sara Hrinak made a motion to approve the minutes of the July 21, 2025 meeting. The motion was seconded by Andy Russell.

VOTE: the committee voted in favor of the motion to approve the minutes of July 21, 2025 meeting. Mary Powell-St. Louis abstained from voting.

Anthony Mossa 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. Mossa highlighted the progress of all school construction developments in regards to the ongoing HVAC projects. A detailed summary with a bulleted punch list is attached to these minutes for informational purposes. A preliminary walk through with the fire marshal was conducted on August 8, 2025 to review life safety issues and existing conditions to prepare for school opening passed with a final walk through scheduled for August 19, 2025. Mr. Mossa reviewed Time Impact Analysis (TIAs) which are items that affect the projected schedule of Center, Middle and Consolidated Schools. At Center School conditions changed once the ceilings were demoed which resulted in a fire code issue that the construction team addressed and remedied to the approval by the fire marshal. At the Middle School Lyme Consolidated some existing steel and MEP (mechanical, electrical and plumbing) Location issues that are being resolved.

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

Mile Creek School Construction Update

Mr. Ben Stoner provided an update on the progress of the construction of the new addition at Mile Creek. The masonry veneer is almost complete and the architect engineer complimented on the quality of masonry installation. The overhead mechanical/utilities are ongoing. Much of the summer work is completed and ready for the start of school. There is additional work in the boiler room which is ongoing. The plantings in the outside area are planned for a September installation per planting season requirements. The parking lot renovation was broken up into 2 phases with the larger one being completed this summer and the remainder will be completed during Summer 2026 which will include milling and planing followed by a top coat on all paved areas.

Progress pictures of the projects were reviewed.

There being no further discussion, the meeting adjourned at 7:00 p.m. with a motion by Mary Powell-St. Louis and seconded by Sara Hrinak.

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August 18th, 2025

Region 18 Schools

Subject: Downes Building Committee Agenda - Construction

Project Update

A. HVAC Schools: Construction Update

Center School:

- Center School rooftop steel platform fabrication has been installed along with partial grating. Select area of grating were left out to complete ductwork and rigging of unit.
- Center School ceiling grid and pads are being installed now that above ceiling inspections and Fire Marshal walkthroughs have taken place.
- Center School flooring and Painting finishes are being installed.
- Center School ductwork and mechanical installs are continuing along with final tie in to AHUs.
- Center School ballistic storefront installations are being completed along with associated hardware.
- Center School final cleaning in select areas being completed.

Middle School:

- Middle School supplemental steel being completed within the remaining locker room areas to allow for installation of HVAC units. Rigging will be taking place this Thursday (8/21)
- Middle School ballistic & blast storefronts being completed along with associated hardware.
- Middle School DCC met with SP&A and E2 have been working through existing condition issues within the Kitchen Area between existing steel and existing mechanical and new steel and mechanical installations.
- Middle School ductwork and mechanical installs are on going with final ties at newly rigged units this week.
- Middle School ceiling grid and pads are being installed now that above ceiling inspections and Fire Marshal walkthroughs have taken place.
- Middle School flooring and Painting finishes are being installed.
- Middle School final cleaning in select areas being completed.

Consolidated School:

- Consolidated School supplemental steel being completed within the remaining areas to allow for installation of HVAC units. Rigging will be taking place this Thursday (8/21)
- Consolidated School ductwork and mechanical installs on going along with required final tie ins.
- Consolidated School supplemental steel being completed within the remaining areas to allow for installation of HVAC units. Rigging will be taking place this Thursday (8/21)
- Consolidated School ballistic & blast storefronts being completed along with associated hardware.
- Consolidated School flooring and Painting finishes are being installed.
- Consolidated School final cleaning in select areas being completed.

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TIA's:

Center School:

TIA #01 - Delayed Start Due to Bid - Void
TIA #02 - Revisions to Blast Door - Pending
TIA #03 - Phase 2 Additional Lead Testing - Void
TIA #04 - Steel Platform Design – Pending
TIA #05 – Existing Fire Protection Code Issues - Pending

Middle School:

TIA #01 - Delayed Start Due to Bid - Void
TIA #02 - Phase 4 VAV Redesign - Void
TIA #03 - Existing Steel and MEP Location Issues – Locker Room - Pending
TIA #04 - Existing Steel and MEP Location Issues – Kitchen Area - Pending

Consolidated School:

TIA #01 - Delayed Start Due to Bid - Void
TIA #02 - PR #2 Removal of Fire Protection Scope - Void
TIA #03 - Unforeseen Top of Wall Conditions - Void
TIA #04 - Area B MEP Drawing Redesigns - Pending
TIA #05 - Existing Steel and MEP Location Issues - Pending

B. HVAC School Change Order Proposals (COPs)

- No changes to report at this time

C. Center School Monthly Budget Update as of July 2025

▪ **Construction GMP:**	**$ 7,410,704**	
▪ **Approved Owner Change Orders:**	**$ (16,500)**	
▪ **Total Revised GMP:**	**$ 7,394,204**	
▪ **Pending Budget Changes:**	**$ 125,352**	
▪ **Final Anticipated Construction Costs:**		**$7,519,556**

Original CM Contingency	$ 215,846
Approved Change Orders	$ 0
Pending Change Orders	$ 55,384
Projected Contingency Balance:	$ 160,462
(Included in Final Anticp. Construction Costs above)	

Owner Soft Costs:	**$ 442,504**
Owner's Contingency:	**$ 408,982**
Less Pending/Approved Changes	**$ (108,852)**
Projected Owners Contingency Balance	**$ 300,130**
Total Project Budget:	***$8,262,190***

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D. Consolidated School Monthly Budget Update as of July 2025

▪ **Construction GMP:**	**$ 8,577,318**	
▪ **Approved Owner Change Orders:**	**$ 144,888**	
▪ **Total Revised GMP:**	**$ 8,722,206**	
▪ **Pending Budget Changes:**	**$ 93,288**	
▪ **Final Anticipated Construction Costs:**		**$8,815,494**
Original CM Contingency	$ 249,825	
Approved Change Orders	$ 0	
Pending Change Orders	$ 0	
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		**$ (238,176)**
Projected Owners Contingency Balance		**$ 202,159**
Total Project Budget:		***$9,516,946***

E. Middle School Monthly Budget Update as of July 2025

▪ **Construction GMP:**	**$ 13,391,391**	
▪ **Approved Owner Change Orders:**	**$ 0.00**	
▪ **Total Revised GMP:**	**$ 13,391,391**	
▪ **Pending Budget Changes:**	**$ 68,797**	
▪ **Final Anticipated Construction Costs:**		**$13,460,188**
Original CM Contingency	$ 390,040	
Approved Change Orders	$ 0	
Pending Change Orders	$ 0	
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		**$ (68,797)**
Projected Owners Contingency Balance		**$ 616,251**
Total Project Budget:		***$15,097,502***

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F. HVAC Schools Progress Photos (see Pages 5-7)

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

- Addition masonry veneer substantially complete
- Addition overhead mechanicals/utilities rough in on going
- Addition window install starting in September
- Phase 1A structural modifications to tie building complete
- Phase 1A ductwork install on going
- Phase 6 (entry vestibule/admin area) renovation is substantially complete ready for Owner move in at the end of the week
- Phase 8 Boiler room build out in progress
- Phase 2 parking lot binder course and curbing installed. Line stripping and signage install is this week. Seeding and plantings will be installed mid to late September per planting season requirements
- General Note All 4 Schools: DCC walked all for schools with the Fire Marshall today to confirm all necessary life safety systems are active and the sites are safe for school reopening

TIA's:

- TIA #01 Delayed start to bidding - Void
- TIA #02 PR#002 - Pending
- TIA #03 Addition connector steel design change - Pending
- TIA #04 PR #004 - Pending
- TIA #05 Weather delay to slab pour - Void
- TIA #06 Ductwork conflicts in phase 6 - Pending
- TIA #07 Updated 2025 end of school date - Pending

H. Change Order Proposals (COPs)

- Nothing to report at this time

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

Construction GMP #1&2	**$19,058,365**	
Accepted Parking Lot Alternates #7, #10, #11:	**$ 2,547,600**	
Approved Owner Change Orders:	**$ 454,512**	
Total Revised GMP:	**$22,060,477**	
Pending Budget Changes:	**$ 323,876**	
Final Anticipated Construction Costs:		**$22,384,353**

Original CM Contingency	$	552,781
Approved Change Orders	$	13,943
Pending Change Orders	$	486,427
Projected Contingency Balance:	$	52,411
(Included in Final Anticp. Construction Costs above)		

Owner Soft Costs: **$ 1,809,372**

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Owner's Contingency:	**$ 1,207,102**
Less Pending/Approved Changes	**$ (778,388)**
Projected Owners Contingency Balance	**$ 428,714**
Total Project Budget:	***$24,622,439***

J. Mile Creek School Progress Photos (starts on page 8)

Steel Platform for New HVAC Equipment





Ballistic Storefront Entry and Transaction Window





Blast Rated Storefront Entry



Blast and Ballistic Storefront Systems Installed In Secure Vestibule





New ductwork completed in lower level along with installation of new air handling units



Structural support steel for new roof top equipment



New Rooftop Condensing Unit



Rooftop Ductwork Installed inside new ductwork enclosure



Blast Rated Storefront Entry

Parking lot reno phase 2 binder course installed. Top coat paving to be completed as part of Phase 3 parking lot reno summer of 2026









New sidewalk at front entrance to the building





Blast Rated Storefront Systems Installed





Masonry Veneer Installation At Addition