# LYME-OLD LYME SCHOOLS

*Regional School District #18*

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

**PK-8 Building Committee Meeting**
**September 15, 2025**

*Committee Members Present*: Susan Fogliano, Chair; Xander Lowry, Andy Russell, Pat Aldrich, John Hartmann, Alan Sheiness, Cara Zimmermann,
*Via Zoom*: Mary Powell-St. Louis, Dan Adanti – Committee Members
Scott Scholl - Downes Construction

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

*Others Present:* Ben Stoner and Anthony Mossa of Downes Construction Company; David Stein and Tanya Cutolo of SP&A

The meeting was called to order at 6 PM by Chair Susan Fogliano. Susan introduced Pat Aldrich, a new member of the PreK-8 Building Committee serving as an alternate.

*Approval of Minutes from August 18, 2025 Meeting*
MOTION: Andy Russell made a motion to approve the minutes of the August 18, 2025 meeting. The motion was seconded by Xander Lowry.

VOTE: the committee voted in favor of the motion to approve the minutes of August 18, 2025 meeting. Alan Sheiness, Andy Russell, and John Hartman 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 only.

<u>HVAC Schools: Construction Update</u>
Mr. Mossa highlighted the progress of all school construction developments in regards to the ongoing HVAC projects. The bulleted lists and reporting for the projects are repetitive in nature for all 3 schools. Mr. Mossa reviewed the list and fielded questions as well as provided clarification to the committee. Of note, all ballistic and blast storefronts are substantially complete at all 3 schools; flooring and painting finishes are substantially complete at all the schools; and ductwork and mechanical installs with final tie ins to AHUs are continuing at all schools. Now that the units will be starting up, Commissioning with the architect will be going on, which allows Downes Construction to move on and turn over the mechanical spaces as designed. Mr. Mossa reviewed Time Impact Analysis

(TIAs) which are items that affect the projected schedule of Center, Middle and Consolidated Schools which can also be viewed on the attached update.

Budget Items

Mr. Mossa reviewed the HVAC budgets for all the schools. It was noted that the project remains under budget with contingencies remaining. David Stein of SP&A offered clarity on the big picture of what has been 'billed' to the projects; the HVAC project is roughly 78% billed, with tracking to finish in early December and the Mile Creek project has been billed at roughly 49%.

Downes Construction reviewed a cost exposures summary of the 3 HVAC schools. For informational purposes the 'Cost Exposure Summary' is attached and highlights costs that have affected the budget numbers of the projects. The changes in project costs are largely due to conditions encountered once construction began which resulted in project scope changes that had to be reengineered.

Mile Creek School Construction Update

Mr. Ben Stoner provided an update on the progress of the construction in multiple areas of the school. Phase 1A of the project is to be completed mid to end of October, which will allow for the start of the next phase. The latest scheduling update is showing May 2027 completion date and they are in the process of formalizing that date with contractors and Region 18. Mr. Stoner reviewed the TIAs and how they are being addresses. He went on to discuss the Change Order Proposals (COPs), how they came to be and how they affected the budget as well as how they will be addressed.

Progress pictures of the projects were reviewed.

There being no further discussion, the meeting adjourned at 7:20 p.m. upon a motion by Xander Lowry and a second by Andy Russe

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September 15th, 2025

**Region 18 Schools**

**Subject: Downes Building Committee Agenda - Construction**

## Project Update

## A. HVAC Schools: Construction Update

**Center School:**

- Center School ceiling grid and pads are continuing with installation where required now that above ceiling inspections and Fire Marshal walkthroughs have taken place in all phases of construction.
- Center School flooring and painting finishes have been substantially complete.
- Center School ductwork and mechanical installs are continuing along with final tie in to AHUs now that all units have been rigged to their final locations.
- Center School ballistic aluminum storefront installations are substantially complete. Punchlist and commission of all electronic accessibility are being reviewed and programmed accordingly. Ambico Wood Doors have been resubmitted for review and approval for the exterior door leafs.
- Center School final cleaning and progress cleaning within select work areas is ongoing during the 2nd shift phasing work.

**Middle School:**

- Middle School supplemental steel has been complete after multiple on site meetings with SP&A and E2. The locker room and kitchen have been completed. Kitchen will be turned back over to the town on
- Middle School ballistic & blast storefronts are substantially complete. Punchlist and commission of all electronic accessibility are being reviewed and programmed accordingly.
- Middle School ductwork and mechanical installs are on going with final ties at newly rigged units.
- Middle School ceiling grid and pads are continuing with installation where required now that above ceiling inspections and Fire Marshal walkthroughs have taken place in all phases of construction.
- Middle School flooring and painting finishes have been substantially complete.
- Middle School final cleaning and progress cleaning within select work areas is ongoing during the 2nd shift phasing work.

**Consolidated School:**

- Consolidated School supplemental steel has been completed.
- Consolidated School ductwork and mechanical installs on going along with required final tie ins now that all of the mechanical units have been set in place.
- Consolidated School ballistic & blast storefronts are substantially complete. Punchlist and commission of all electronic accessibility are being reviewed and programmed accordingly.
- Consolidated School flooring and painting finishes have been substantially complete.
- Consolidated School final cleaning and progress cleaning within select work areas is ongoing during the 2nd shift phasing work.

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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 September 15th, 2025

| | | |
|---|---|---|
| **Construction GMP:** | **$ 7,410,704** | |
| **Approved Owner Change Orders:** | **$ (19,704)** | |
| **Total Revised GMP:** | **$ 7,391,000** | |
| **Pending Budget Changes:** | **$ 202,934** | |
| **Final Anticipated Construction Costs:** | | **$7,593,934** |

| | |
|---|---|
| Original CM Contingency | $ 215,846 |
| Approved Change Orders | $ 0 |
| Pending Change Orders | $ 15,989 |
| Projected Contingency Balance: | $ 199,857 |
| *(Included in Final Anticp. Construction Costs above)* | |

| | |
|---|---|
| Owner Soft Costs: | **$ 442,504** |
| Owner's Contingency: | **$ 408,982** |
| Less Pending/Approved Changes | **$ (183,230)** |
| Projected Owners Contingency Balance | **$ 225,752** |
| ***Total Project Budget:*** | ***$8,262,190*** |

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## D. Consolidated School Monthly Budget Update as of September 15th, 2025

| | | |
|---|---|---|
| ▪ **Construction GMP:** | **$ 8,577,318** | |
| ▪ **Approved Owner Change Orders:** | **$ 160,080** | |
| ▪ **Total Revised GMP:** | **$ 8,737,398** | |
| ▪ **Pending Budget Changes:** | **$ 144,077** | |
| ▪ **Final Anticipated Construction Costs:** | | **$8,881,475** |
| 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 | | **$ (304,157)** |
| Projected Owners Contingency Balance | | **$ 136,178** |
| ***Total Project Budget:*** | | ***$9,516,946*** |

## E. Middle School Monthly Budget Update as of September 15th, 2025

| | | |
|---|---|---|
| ▪ **Construction GMP:** | **$ 13,391,391** | |
| ▪ **Approved Owner Change Orders:** | **$ 13,628** | |
| ▪ **Total Revised GMP:** | **$ 13,405,019** | |
| ▪ **Pending Budget Changes:** | **$ 97,107** | |
| ▪ **Final Anticipated Construction Costs:** | | **$13,502,126** |
| 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 | | **$ (110,735)** |
| Projected Owners Contingency Balance | | **$ 574,313** |
| ***Total Project Budget:*** | | ***$15,097,502*** |

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## F. HVAC Schools Progress Photos (see Pages 6)

## G. Mile Creek School: Construction Update as of September 15th, 2025

- Addition masonry veneer complete
- Addition overhead mechanicals/utilities rough in on going
- Addition window and exterior door install on going
- Addition painting on going
- Final grading and top soil spreading started
- Phase 1A new ductwork install nearing completion
- Phase 1A mechanical piping in progress
- Phase 1A to be completed mid to end of October
- Phase 8 boiler room fit out on going. Boiler startups scheduled for first week of October.
- 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)

- PCO #037 Updated Design for RTU-6. MEP Coordination confirmed conflicts with RTU-6 contract location and architectural/structural existing conditions. SP&A provided and new design for RTU-6 with new location. The current cost Downes is tracking associated with the design change is approx. $121,477 which includes additional demo, ductwork, mechanical piping, plumbing, electrical and structural steel.

  It should be noted that a bulk of the cost is associated with the mechanical contractor who originally submitted a proposal for $102,894. Through Downes and SP&A's review of the proposals, we have been able to substantially reduce the cost exposure to the Region by approx.. $42,000. A final review of all cost is in process and Downes plans to submit a formal proposal for approval at the next BC meeting.

## I. Mile Creek School Monthly Budget Update as of September 2025

| | | |
|---|---|---|
| **Construction GMP #1&2** | **$19,058,365** | |
| **Accepted Parking Lot Alternates #7, #10, #11:** | **$ 2,547,600** | |
| **Approved Owner Change Orders:** | **$ 496,546** | |
| **Total Revised GMP:** | **$22,102,511** | |
| **Pending Budget Changes:** | **$ 252,156** | |
| **Final Anticipated Construction Costs:** | | **$22,354,667** |

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| | | |
|---|---|---|
| Original CM Contingency | $ | 552,781 |
| Approved Change Orders | $ | 13,943 |
| Pending Change Orders | $ | 486,527 |
| Projected Contingency Balance: | $ | 52,311 |
| *(Included in Final Anticp. Construction Costs above)* | | |

| | |
|---|---|
| Owner Soft Costs: | **$ 1,809,372** |
| Owner's Contingency: | **$ 1,207,102** |
| Less Pending/Approved Changes | **$ (748,702)** |
| Projected Owners Contingency Balance | **$ 458,400** |
| ***Total Project Budget:*** | ***$24,622,439*** |

**J. See attached cost exposure worksheet for the Region 18 Schools**

**K. Mile Creek School Progress Photos (starts on page 17)**



Attic ductwork installation



Rated ceiling construction at abated plaster ceilings



Rooftop equipment installed on the Center School roof



Roof openings for new ductwork cut open at Center School.



Rated ceiling construction at abated plaster ceilings



AHU-VRF installation on the steel platform



Ductwork installed in the attic at Center School.



Steel platform installation while in progress.



Front entrance security window installed at Center School



RTU-1, DOAS-01 and DOAS-1 installation.



Steel platform, grating & curbs installed.



Concrete pads being formed in the basement



Rooftop units installed



Progress of ductwork installation in the basement



New CMU columns constructed
for new secure glazing system



Concrete saw cutting in Middle School basement for new AHUs



Mechanical equipment and units installed on the roof at Middle School



Front entrance blast frames and doors installed




Ductwork installation in the basement



Ductwork installation in the basement



Ductwork installation in the basement




Ductwork installation in the boiler room



Front entrance vestibule new floor plan construction



Ductwork installation.



Rooftop mechanical unit installed on the roof.



Ductwork installation.



Rooftop Ductwork installed.



Front entrance new floor plan construction



New structural steel beams for new rooftop equipment installed at Consolidated School.



DOAS units installed on the roof at Consolidated.




Mechanical piping installed at rooftop units

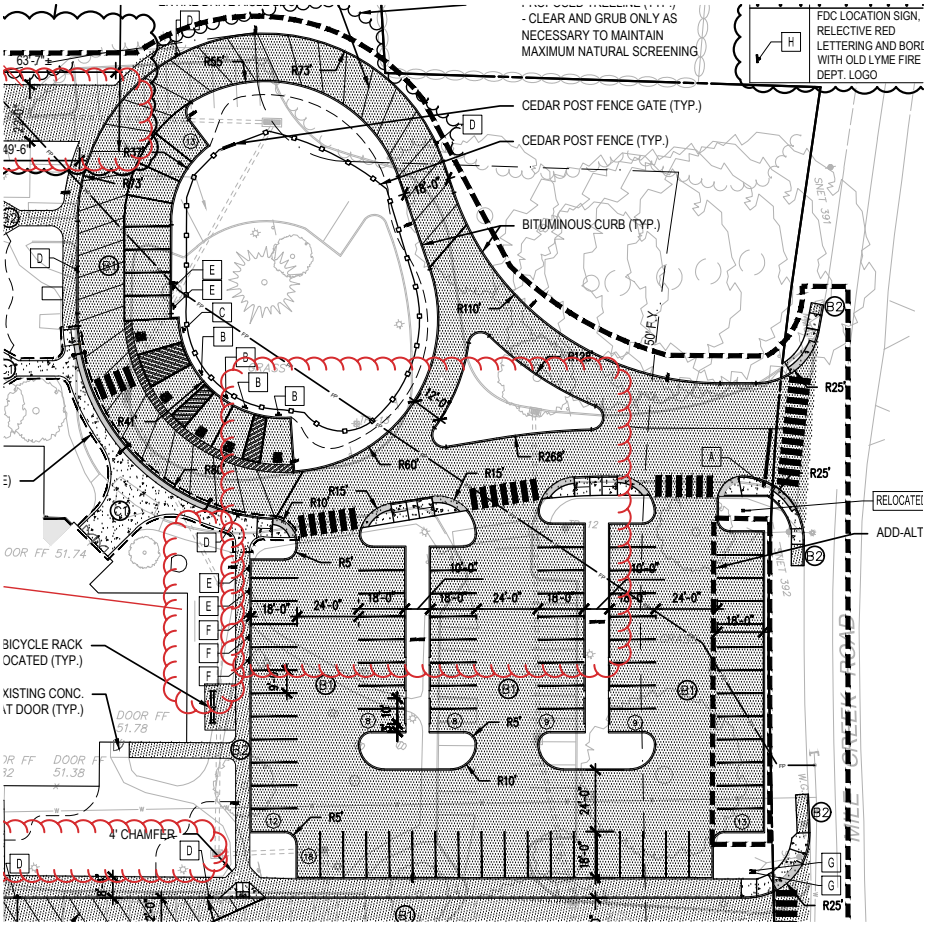


Front entrance desk and floor at Consolidated



Ductwork and wiring work ongoing in corridor.

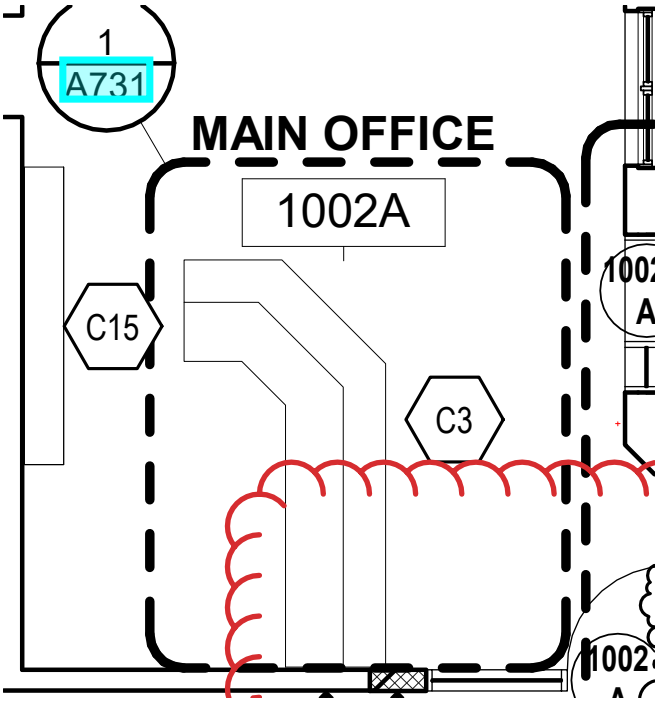






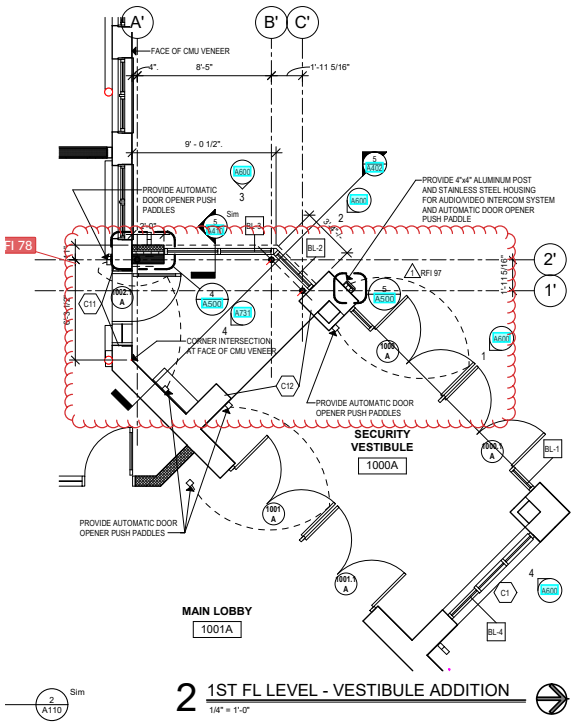

Parking lot binder course paved





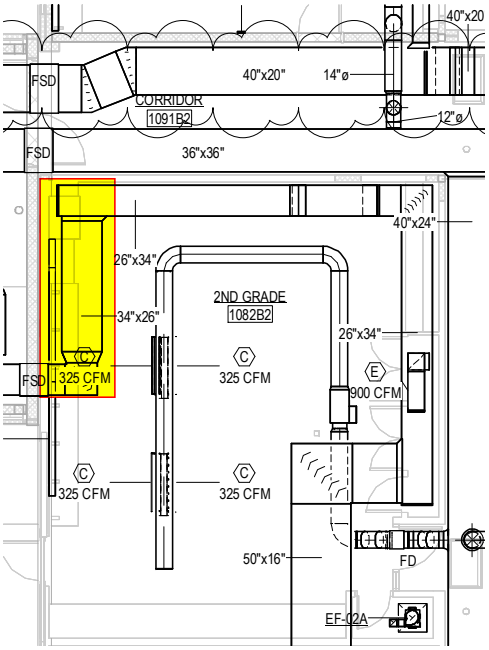

Main office desk installed as well as finished flooring and paint.



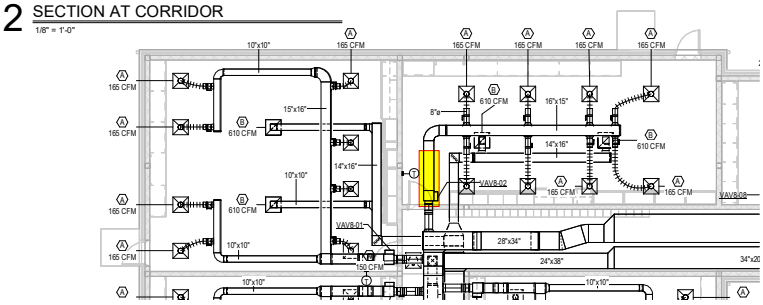

Front entrance blast and ballistic storefronts installed.






Phase 1A existing roof deck removed, over framed roof extension installed and new ductwork installed






Duct leakage testing being performed in the addition

# Region 18 Cost Exposure Summary

## *Center School*

At Center School, 26 Change Order Proposals (COPs) have been established with subcontractors, of which 5 have been formally approved and accepted as change orders. We continue to monitor, track, and refine cost impacts through our change order log.

Several noteworthy cost drivers have arisen due to constructability concerns and considerations:
- Proposal Request #1 Blast Door: $19,127
- Blast Door Revisions to Opening: $12,861
- Replacement of Existing Condensing Units with (2) New Units on Rooftop (RFI #46): $30,665
- VRV Installation Attic (RFI #33): $36,071
- Installation of additional sheetrock above existing windows: $10,675
- Expanded AiPhone system requirements: $7,400
- Code compliance upgrades to the sprinkler system: $25,237

These listed COPs make up $142,036 of the total $183,230 (pending/approved) which is about 77% of the costs.

## *Middle School*

At Middle School, 23 Change Order Proposals (COPs) have been established with subcontractors, of which 4 have been formally approved and accepted as change orders. We continue to monitor, track, and refine cost impacts through our change order log.

Several notable cost drivers have arisen due to constructability concerns and considerations:
- Relocate Phase 4 Area VAV's to Lower Level: 13,628
- Replace Existing Exhaust Fan in Area D (RFI #15): $8,323
- AHU #5 Relocation (RFI #40): $50,796
- Frame Modifications due to Unforeseen Steel Columns: $8,199

These listed COPs make up $80,946 of the total $110,735 (pending/approved) which is about 73% of the costs.

## *Consolidated School*

At Consolidated School, 39 Change Order Proposals (COPs) have been established with subcontractors, of which 8 have been formally approved and accepted as change orders. We continue to monitor, track, and refine cost impacts through our change order log.

Several notable cost drivers have arisen due to constructability concerns and considerations:
- PR #002 - Removal of Fire Protection Scope: $144,888
- Phase 2 & 3: Top of Wall Conditions: $16,632
- Media Center VAVs (RFI #32): $7,796
- Added Ballistic Panel to Side of Entryway: $9,475
- Modifications to Existing System to Allow for New Steel Installations: $47,454

These listed COPs make up $226,245 of the total $304,157 (pending/approved) which is about 74% of the costs.

## *Mile Creek School*

At Mile Creek School, 59 Change Order Proposals (COPs) have been established with subcontractors, of which 29 have been formally approved and accepted as change orders. We continue to monitor, track, and refine cost impacts through our change order log.

Several noteworthy cost drivers have arisen due to constructability concerns and considerations:
- Temporary Switchgear: $144,235
- West Elevation Connector MEP's Vs Ceiling (RFI #22): 23,051
- Alternate #5 Corridor 1071B2 Windows: $14,215
- Existing Unknown UG Electric Utilities (RFI #31): $21,940
- Unsuitable Soils at Addition (RFI #59): $22,135
- PR#004 (RFI #44): $116,860
- RTU-6 Ductwork Conflicts (RFI #85): $121,447
- ETR Storm Line Replacement (RFI#79): $86,087

These listed COPs make up $549,790 of the total $748,704 (pending/approved) which is about 73% of the costs.

## *Looking Ahead / Next Steps*

-Continue review and negotiation of open COPs to minimize project exposure.
-Monitor and document cost impacts to maintain transparency with the committee.
-Coordinate closely with design teams and subcontractors to resolve existing condition challenges efficiently.