LYME-OLD LYME SCHOOLS

Regional School District #18

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

PK-8 Building Committee Meeting
October 20, 2025

Committee Members Present: Susan Fogliano, Chair; Xander Lowry Co-Chair, Andy Russell, Pat Aldrich, Sara Hrinak, Alan Sheiness, Cara Zimmermann, Mary Powell-St. Louis
Via Zoom: Darren Favello, Dan Adanti – Committee Members
David Stein – Silver, Petrucelli & Associates

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

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

The meeting was called to order at 6 PM by Chair Susan Fogliano.

Approval of Minutes from September 15, 2025 Meeting
MOTION: Xander Lowry made a motion to approve the minutes of the September 15, 2025 meeting. The motion was seconded by Mary Powell-St. Louis.

VOTE: the committee voted in favor of the motion to approve the minutes of September 15, 2025 meeting. Sara Hrinak abstained from voting.

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 only.

<u>HVAC Schools: Construction Update</u>
Mr. Stoner highlighted the progress of all school construction developments in regards to the ongoing HVAC projects. The HVAC installs are substantially complete and advancing towards final system completion. They are in discussion with the Design Team to come out to each school and generate a punch list. In regards to the security upgrades there is ongoing fine tuning of the functionality of the systems. The HVAC commissioning has commenced which includes controls integration, testing, and air balancing activities to verify that all systems are working as the design intended.

Mile Creek School Construction Update

Mr. Ben Stoner provided an update on the progress of the construction in multiple areas of the school. The new boilers are running and heat is turned on. The biggest breakthrough for Mile Creek is turning over Phase 1A which helps drive the rest of the project. They have formalized an accelerated schedule and have a new completion date of February 2027.

Budget Items

Mr. Stoner reviewed the HVAC budgets for all the schools as well as the Mile Creek budget. It was noted that the project remains under budget with contingencies remaining.

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.

MOTION: Mary Powell-St. Louis made a motion which was seconded by Sara Hrinak to approve the updated HVAC design PCO #37 for RTU-6 for $137,4111.

VOTE: The committee voted in favor of the motion; none opposed; none abstained.

Progress pictures of the projects were reviewed.

There being no further discussion, the meeting adjourned at 6:44 p.m. upon a motion by Alan Sheiness and a second by Andy Russell.

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October 20th, 2025

Region 18 Schools

Subject: Downes Building Committee Agenda - Construction

Project Update

A. HVAC Schools: Construction Update

Center School:

- Interior flooring and painting finishes have reached substantial completion. Completion and punch lists are currently being developed and coordinated by Downes Construction and Silver / Petrucelli + Associates (SPA).
- Ductwork installation and mechanical tie-ins to the air handling units (AHUs) are ongoing, advancing toward final system completion.
- Ballistic aluminum storefront systems have been substantially completed. Punch list reviews and commissioning of electronic accessibility features are in progress, with programming being verified for proper functionality.
- Ambico wood doors have received full approval; procurement releases are under review with the respective subcontractor to ensure timely delivery and installation.
- Final and progressive cleaning activities continue during the second shift work schedule to support phased turnover and inspection readiness.
- HVAC commissioning is commencing now that all mechanical units have been installed and successfully started up in accordance with manufacturer and commissioning requirements.
- Controls integration, testing, and air balancing activities are being initiated as part of the system verification and final performance process.

Middle School:

- Ballistic and blast-rated storefront installations have achieved substantial completion. Electronic accessibility systems are under final review and programming as part of the commissioning phase.
- Mechanical and ductwork installations continue, with final tie-ins underway at previously rigged equipment units.
- Ceiling grid and pad installations are progressing in areas where above ceiling MEP work has been completed.
- Flooring and painting finishes are substantially complete, with punch list documentation currently being coordinated by Downes and SPA.
- Final and progress cleaning operations are ongoing during the second shift schedule to support phased turnover and maintain cleanliness in completed areas.
- HVAC commissioning is commencing now that all systems have been started per manufacturer specifications and commissioning standards.
- Controls, testing, and balancing procedures are beginning in coordination with the commissioning agent to ensure system performance compliance.

Consolidated School:

- Mechanical ductwork and final tie-ins are progressing at all previously rigged units, supporting completion of the primary HVAC infrastructure.
- Ballistic and blast-rated storefront installations have reached substantial completion. Electronic accessibility systems are under review, with programming and commissioning activities underway.

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- Interior finishes, including flooring and painting, are substantially complete. Punch lists are being developed by Downes and SPA to verify full compliance with contract quality standards.
- Progress and final cleaning continue during the second shift work period to maintain turnover readiness within active construction zones.
- HVAC commissioning is commencing now that all major equipment has been installed and successfully started per manufacturer and commissioning protocols.
- Controls calibration, testing, and air balancing will follow, ensuring all systems perform as designed and verified through the commissioning process.

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 October 20th, 2025

Construction GMP:	**$ 7,410,704**	
Approved Owner Change Orders:	**$ 4,214**	
Total Revised GMP:	**$ 7,414,918**	
Pending Budget Changes:	**$ 134,837**	
Final Anticipated Construction Costs:		**$7,549,755**

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**

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Owner's Contingency:	**$ 408,982**
Less Pending/Approved Changes	**$ (139,051)**
Projected Owners Contingency Balance	**$ 269,931**
Total Project Budget:	***$8,262,190***

D. Consolidated School Monthly Budget Update as of October 20th, 2025

▪ **Construction GMP:**	**$ 8,577,318**	
▪ **Approved Owner Change Orders:**	**$ 160,080**	
▪ **Total Revised GMP:**	**$ 8,737,398**	
▪ **Pending Budget Changes:**	**$ 141,251**	
▪ **Final Anticipated Construction Costs:**		**$8,878,649**

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	**$ (301,331)**
Projected Owners Contingency Balance	**$ 139,004**
Total Project Budget:	***$9,516,946***

E. Middle School Monthly Budget Update as of October 20th, 2025

▪ **Construction GMP:**	**$ 13,391,391**	
▪ **Approved Owner Change Orders:**	**$ 13,628**	
▪ **Total Revised GMP:**	**$ 13,405,019**	
▪ **Pending Budget Changes:**	**$ 100,231**	
▪ **Final Anticipated Construction Costs:**		**$13,505,250**

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	**$ (113,859)**
Projected Owners Contingency Balance	**$ 571,189**
Total Project Budget:	***$15,097,502***

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F. HVAC Schools Progress Photos (see Pages 6)

G. Mile Creek School: Construction Update

- New Boilers Running
- Addition overhead mechanicals rough in substantially complete
- Addition ceiling grid install on going
- Addition window and exterior door install complete
- Addition flooring install starts this week
- Addition Millwork starts end of October
- RTU-8 Serving the addition started up
- Final grading and top soil spreading on going
- Phase 1A turned over to Region 18
- Phase 3A and 3B demo and relocation of existing utilities for new ductwork install on going

TIA's:

- TIA #01 Delayed start due to bidding - Pending
- 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 - Closed
- TIA #06 Ductwork conflicts in phase 6 - Pending
- TIA #07 Updated 2025 end of school date - Pending

H. Change Order Proposals (COPs)

- Downes Construction is requesting Building Committee approval too proceed with the updated HVAC design for Phase 5 per PCO #037 Updated Design for RTU-6.

  Total Cost for PCO #037 reviewed and approved by the design team is $137,411.

  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.

I. Mile Creek School Monthly Budget Update as of October 20th, 2025

Construction GMP	**$19,058,365**	
Accepted Parking Lot Alternates #7, #10, #11:	**$ 2,547,600**	
Approved Owner Change Orders:	**$ 522,737**	
Total Revised GMP:	**$22,128,702**	
Pending Budget Changes:	**$ 281,206**	
Final Anticipated Construction Costs:		**$22,409,908**

Original CM Contingency $ 552,781

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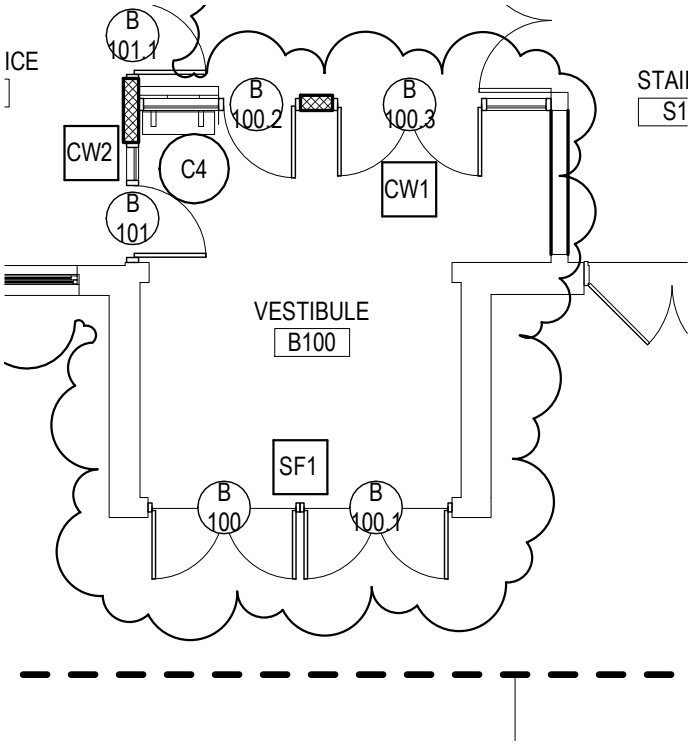
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Approved Change Orders	$	13,943
Pending Change Orders	$	283,148
Projected Contingency Balance:	$	255,690
(Included in Final Anticp. Construction Costs above)		

Owner Soft Costs:	**$ 1,809,372**
Owner's Contingency:	**$ 1,207,102**
Less Pending/Approved Changes	**$ (803,943)**
Projected Owners Contingency Balance	**$ 403,159**
Total Project Budget:	***$24,622,439***

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

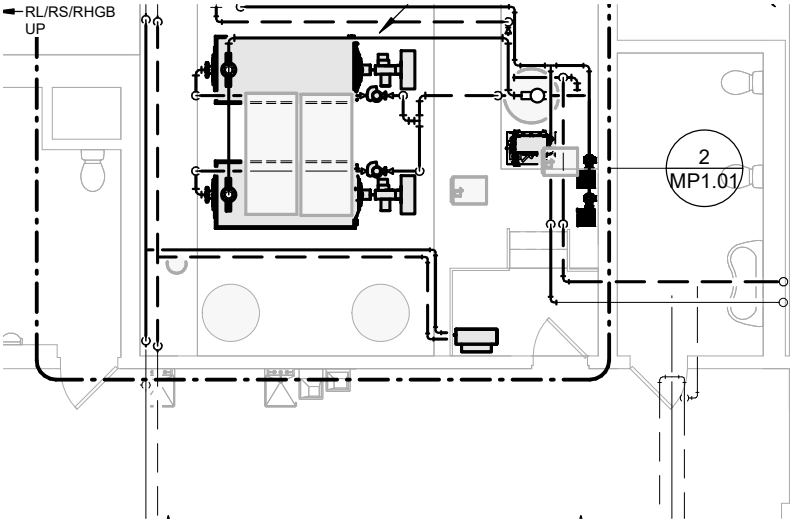






Front entrance blast and ballistic storefronts installed.

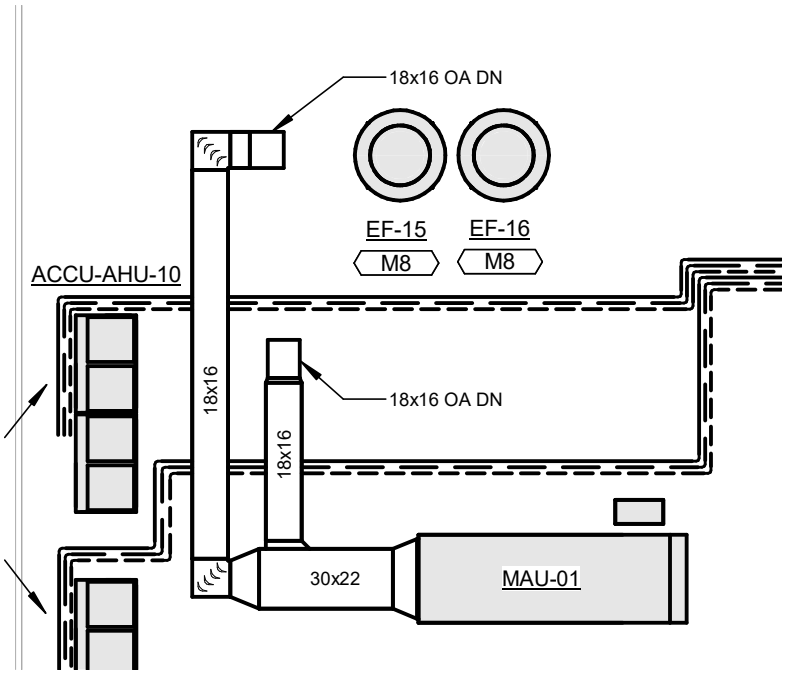




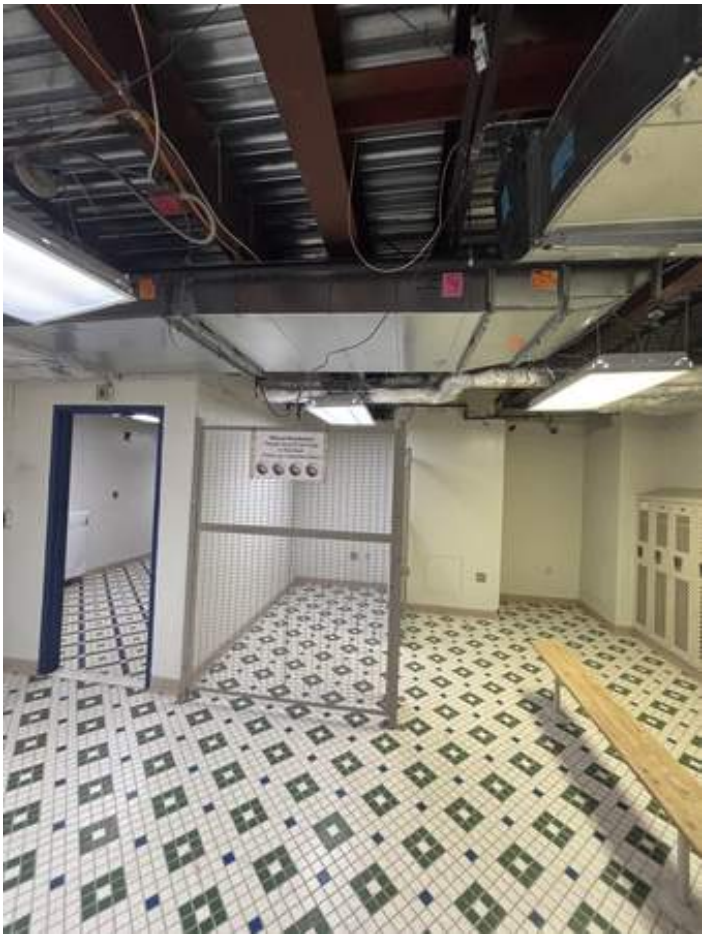


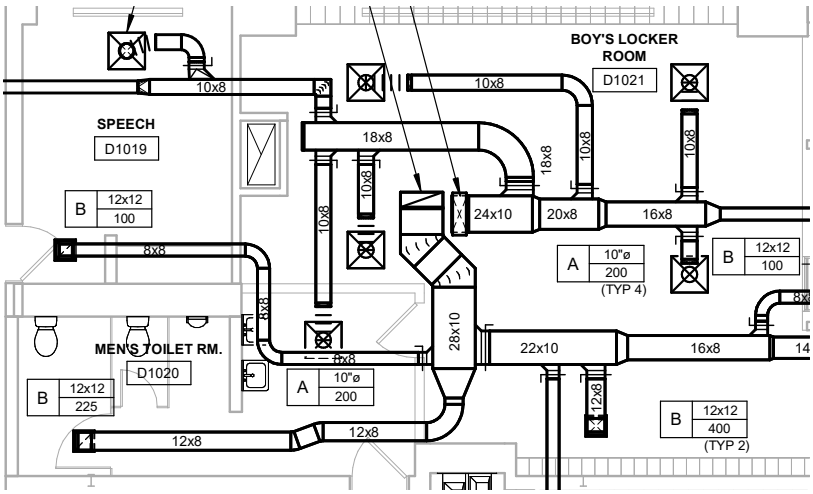
Boilers and ductwork installed in the basement.





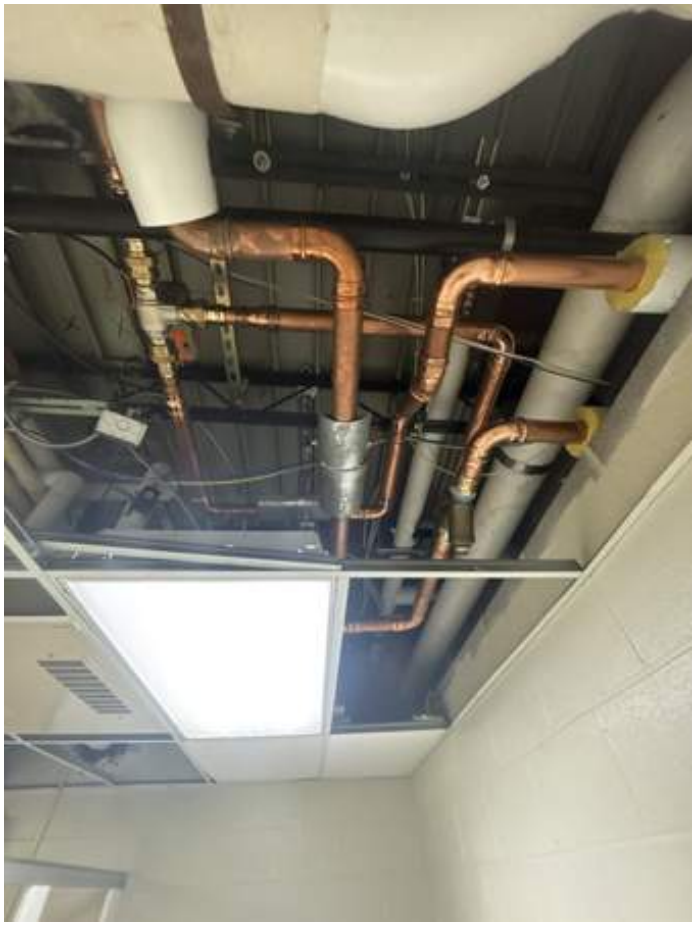
Ductwork installation of the roof





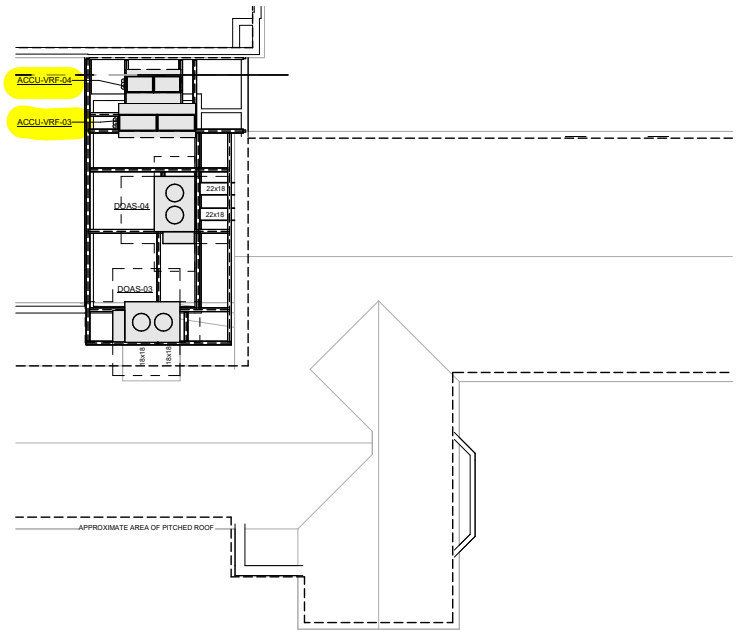
Ductwork installation in the Boy's Lockers Room



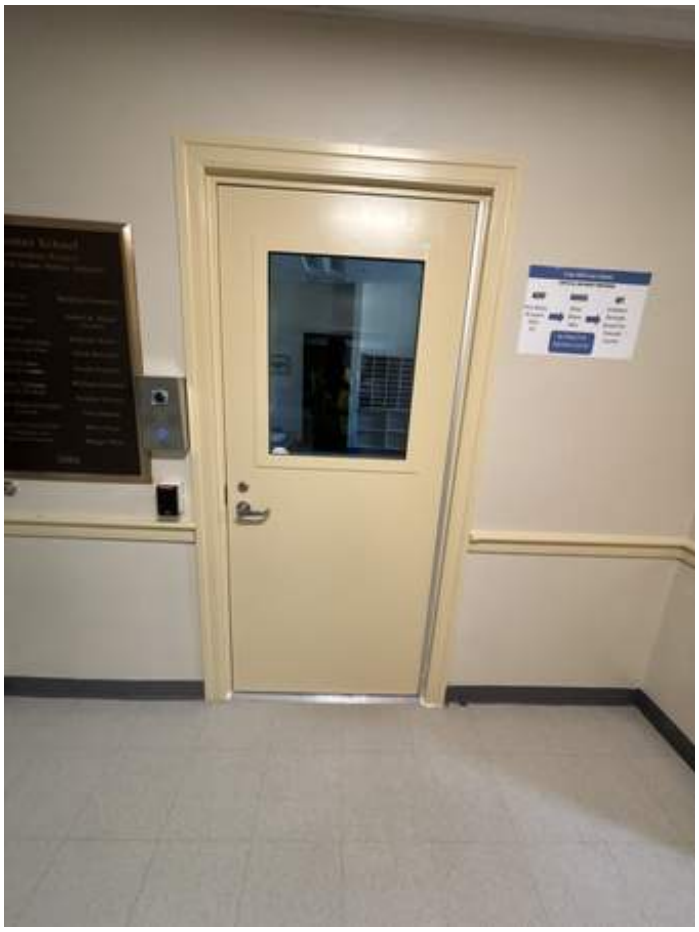


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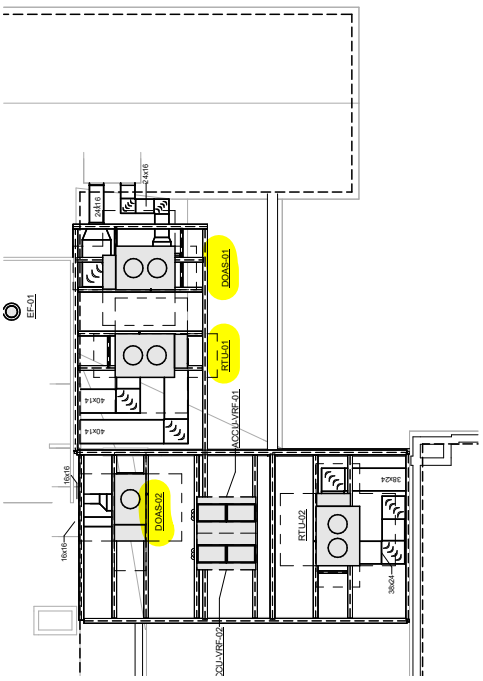




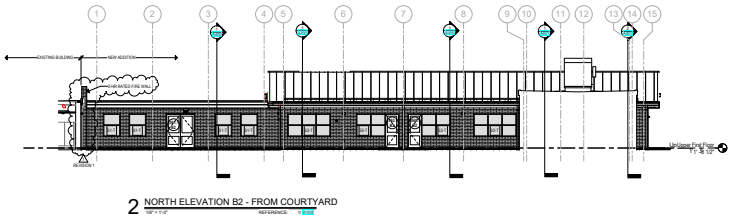






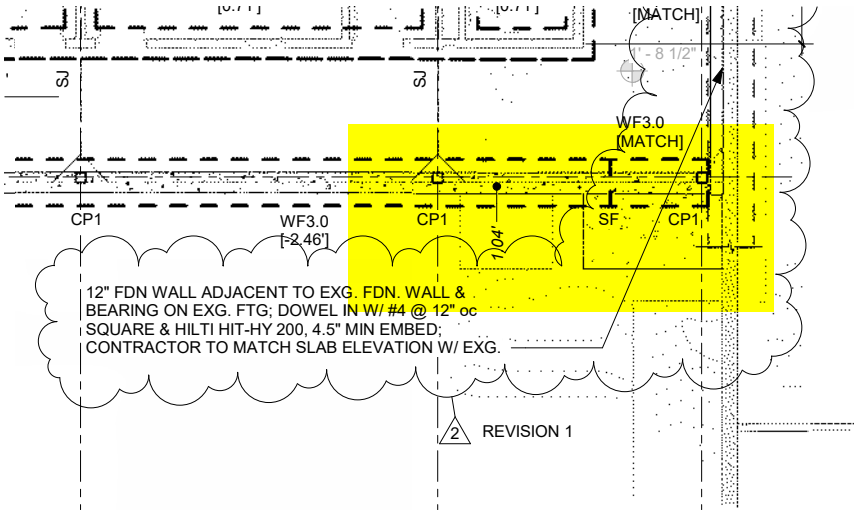

EF-01
DOAS-01
RTU-01
ACCU-VRF-01
DOAS-02
RTU-02
ACCU-VRF-02
4'x16'
40'x14'
16'x16'
38'x24'





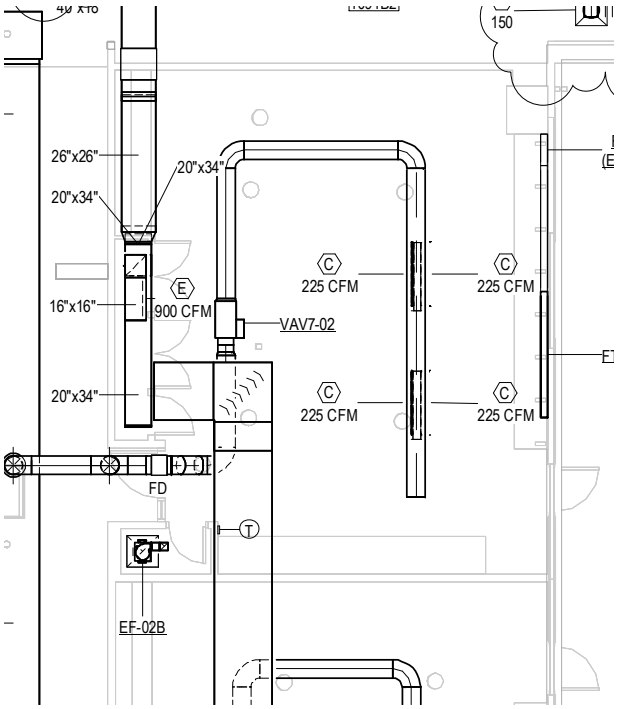
Storefront systems installed





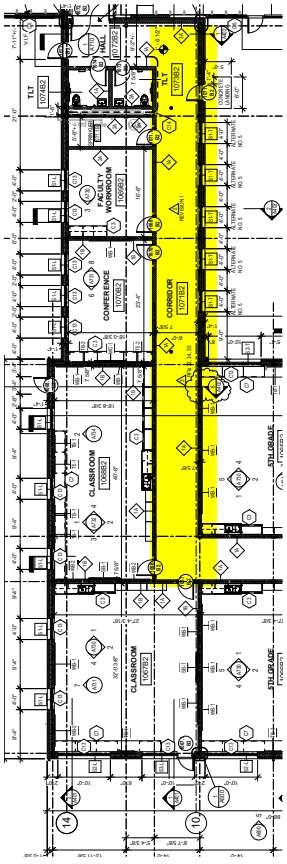
Concrete stoops formed





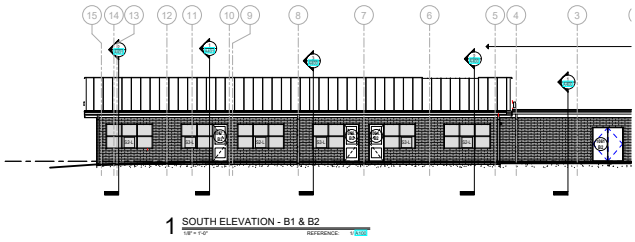
Ductwork installed in Phase 1A classrooms prepped for finish paint





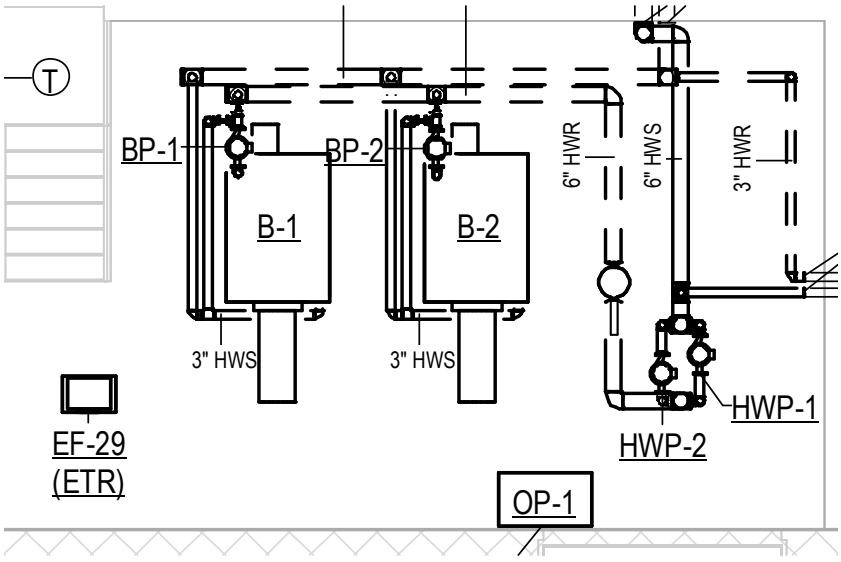
Addition corridor walls painted and overhead utilities installed





Roof drainage system install in progress





Boiler Room Progress

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:
- COP #01 SP&A Proposal Request #1 Blast Door: $19,127
- COP #09 Blast Door Revisions to Opening (RFI #134): $12,861
- COP #14 Replacement of Existing Condensing Units with (2) New Units on Rooftop (RFI #46): $30,665
- COP #16 VRV Installation Attic (RFI #33): $36,071
- COP #26 Code compliance upgrades to the sprinkler system: $25,237
- COP #28 Installation of additional sheetrock above existing windows: $10,675
- COP #31 Expanded AiPhone system requirements: $7,400

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

Please note there have been no major changes to report since the 9/15/2025 BC Meeting

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:
- COP #08 Relocate Phase 4 Area VAV's to Lower Level (RFI #120): 13,628
- COP #08 Replace Existing Exhaust Fan in Area D (RFI #15): $8,323
- COP #18 AHU #5 Relocation (RFI #40): $50,796
- COP #20 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.

Please note there have been no major changes to report since the 9/15/2025 BC Meeting

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:
- COP #09 PR #002 - Removal of Fire Protection Scope: $144,888
- COP #22 Phase 2 & 3: Top of Wall Conditions (RFI #39): $16,632
- COP #29 Media Center VAVs (RFI #32): $7,796
- COP #35 Added Ballistic Panel to Side of Entryway: $9,475

- COP #38 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.

Please note there have been no major changes to report since the 9/15/2025 BC Meeting

Mile Creek School

At Mile Creek School, 75 Change Order Proposals (COPs) have been established with subcontractors, of which 37 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:
- COP #04 Temporary Switchgear: $144,235
- COP #09 West Elevation Connector MEP's Vs Ceiling (RFI #22): 23,051
- COP #11 Alternate #5 Corridor 1071B2 Windows: $14,215
- COP #16 Existing Unknown UG Electric Utilities (RFI #31): $21,940
- COP #17 Unsuitable Soils at Addition (RFI #59): $22,135
- COP #04 PR#004 (RFI #44): $116,860
- COP #037 RTU-6 Ductwork Conflicts (RFI #85): $137,411 – updated from 9/15/25 BC Meeting
- COP #044 ETR Storm Line Replacement (RFI#79): $86,087

Updates as of 10/20/2025
- COP #40 Fin Tube Enclosures (RFI #147): $16,301
- COP #55 Additional Rock Removal (above and beyond contractor and CM allowances): $19,042
- COP #67 Modify Existing Tapered Roof (RFI #67): $20,095

These listed COPs make up $621,372 of the total $803,943 (pending/approved) which is about 77% 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.