LYME-OLD LYME SCHOOLS

Regional School District #18

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

PK-8 Building Committee Meeting
November 17, 2025

Committee Members Present: Susan Fogliano, Chair; Xander Lowry Co-Chair, Andy Russell, Pat Aldrich, Sara Hrinak, Cara Zimmermann, Dan Adanti

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

Others Present: Anthony Massa and Scott Scholl of Downes Construction Company; David Stein of SP&A

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

Approval of Minutes from October 20, 2025 Meeting
MOTION: Andy Russell made a motion to approve the minutes of the October 20, 2025 meeting. The motion was seconded by Xander Lowry.

VOTE: the committee voted in favor of the motion to approve the minutes of October 20, 2025 meeting.

Anthony Massa 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.

HVAC Schools: Construction Update
Mr. Massa highlighted the progress of all school construction developments in regards to the ongoing HVAC projects. The HVAC installs are nearing completion, with 12/4 targeted as the completion date. While the construction is in final stages Mr. Massa summarized the projects with these shared bulleted items:

- Interior finishes – Flooring and painting activities are substantially complete
- Mechanical & Ductwork Systems – continue towards final completion for HVAC integration and commissioning
- HVAC Commissioning activities have commenced which includes verification of equipment functionality, sequence testing, and system optimization
- Controls and Air balancing - Control system calibration, comprehensive testing, and air

balancing activities continue

- Ballistic Storefront Systems – verifying all electronic accessibility features with programming verification underway to confirm devices function as intended. The custom Ambico Wood Doors for Center School have a spring installation time frame.

Mile Creek School Construction Update

Mr. Anthony Massa provided an update on the progress of the construction in multiple areas of the school. Millwork installation, flooring installation, ceiling grid installation, permanent power to the addition are all complete.

Budget Items

Mr. Massa 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.

Progress pictures of the projects were reviewed.

There being no further discussion, the meeting adjourned at 6:36 p.m. upon a motion by Andy Russell and a second by Xander Lowry.

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November 17th, 2025

Region 18 Schools

Subject: Downes Building Committee Agenda - Construction

Project Update

A. HVAC Schools: Construction Update

Center School:

- Interior Finishes: Flooring and painting activities are substantially complete. Downes and SPA are coordinating punch list development while also addressing several minor design modifications required due to unforeseen existing conditions discovered during field installation.
- Mechanical Systems: Installation of the remaining ductwork and final mechanical tie-ins to the air handling units (AHUs) are approaching full completion. These activities position the building for broader HVAC integration and commissioning efforts.
- Ballistic Storefront Systems: The ballistic aluminum storefront systems have been installed to a substantial completion level. Commissioning teams are now reviewing the electronic accessibility components, with programming verification underway to confirm that all operator controls, safety features, and interface devices function as intended.
- Ambico Wood Doors: The Ambico wood door package has received final design approval. Procurement and fabrication release reviews continue with the subcontractor to confirm lead times and installation sequencing. Due to the change-order dependency and the manufacturer's extended lead times, fabrication and delivery are now anticipated for the spring installation window.
- Cleaning & Turnover Preparation: Progressive and final cleaning activities continue during second-shift operations, supporting the project's transition from construction to building readiness.
- HVAC Commissioning: With all mechanical units installed, powered, and successfully started per manufacturer protocols, full HVAC commissioning activities have commenced. This includes verification of equipment functionality, sequence testing, and system optimization.
- Controls & Air Balancing: Controls integration, point-to-point testing, and air balancing procedures are in progress as part of the overall system performance verification process. These activities will remain ongoing until all environmental systems meet their final operational criteria.

Middle School:

- Ballistic / Blast Storefront Systems: Installation of ballistic and blast-rated storefront systems has reached substantial completion. The project team is now focused on verifying all electronic accessibility features, including operator programming and response calibration, as part of the commissioning review.
- Mechanical & Ductwork Systems: Ductwork and mechanical installations continue toward final completion, with remaining tie-ins currently being executed to prepare the building for full HVAC integration.
- Ceilings: Ceiling grid and acoustic pad installations are complete throughout the building, with select access areas intentionally left open to facilitate ongoing inspections, punch list resolution, and commissioning team access.
- Interior Finishes: Flooring and painting activities are substantially complete. Downes and SPA are coordinating punch list development while also addressing several minor design modifications required due to unforeseen existing conditions discovered during field installation.
- Cleaning Operations: Second-shift progressive cleaning is underway to support turnover preparation and facilitate quality inspections.

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- HVAC Commissioning: HVAC systems are now undergoing commissioning following successful equipment startup in accordance with manufacturer and commissioning agent requirements.
- Controls, Testing & Balancing: Building controls integration, testing, and air balancing efforts are ongoing. The commissioning agent continues to work alongside the mechanical contractor to validate operational performance and ensure compliance with contract specifications.

Consolidated School:

- Mechanical Systems: Mechanical ductwork installations and final tie-ins have reached substantial completion, positioning the building for full system startup and commissioning activities.
- Ballistic / Blast Storefront Systems: The ballistic and blast-resistant storefront installations are substantially complete. Electronic accessibility systems are currently under programming review, with commissioning teams verifying proper operation and interface performance.
- Interior Finishes: Flooring and painting scopes are substantially complete, and Downes and SPA are actively generating punch lists to ensure all finishes satisfy the contract's aesthetic and quality requirements.
- Cleaning & Turnover Support: Second-shift progressive and final cleaning operations remain ongoing, enabling clear access for inspections, punch list reviews, and commissioning teams.
- HVAC Commissioning: With all major HVAC equipment installed and successfully brought online per manufacturer and commissioning standards, the commissioning process is now underway, including sequences of operation testing and equipment performance verification.
- Controls & Air Balancing: Control system calibration, comprehensive testing, and air balancing activities continue as the building moves toward its final operational configuration. These steps ensure that all mechanical and environmental systems perform reliably and meet the design-intent criteria established at project onset.

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

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C. Center School Monthly Budget Update as of November 17th, 2025

▪ **Construction GMP:**	**$ 7,410,704**	
▪ **Approved Owner Change Orders:**	**$ 4,214**	
▪ **Total Revised GMP:**	**$ 7,414,918**	
▪ **Pending Budget Changes:**	**$ 154,170**	
▪ **Final Anticipated Construction Costs:**		**$7,569,088**
Original CM Contingency	$ 215,846	
Approved Change Orders	$ 0	
Pending Change Orders	$ 27,989	
Projected Contingency Balance:	$ 187,857	
(Included in Final Anticp. Construction Costs above)		
Owner Soft Costs:		**$ 442,504**
Owner's Contingency:		**$ 408,982**
Less Pending/Approved Changes		**$ (158,384)**
Projected Owners Contingency Balance		**$ 250,598**
Total Project Budget:		***$8,262,190***

D. Consolidated School Monthly Budget Update as of November 17th, 2025

▪ **Construction GMP:**	**$ 8,577,318**	
▪ **Approved Owner Change Orders:**	**$ 178,481**	
▪ **Total Revised GMP:**	**$ 8,755,799**	
▪ **Pending Budget Changes:**	**$ 87,300**	
▪ **Final Anticipated Construction Costs:**		**$8,843,099**
Original CM Contingency	$ 249,825	
Approved Change Orders	$ 0	
Pending Change Orders	$ 2,650	
Projected Contingency Balance:	$ 247,175	
(Included in Final Anticp. Construction Costs above)		
Owner Soft Costs:		**$ 499,293**
Owner's Contingency:		**$ 440,335**
Less Pending/Approved Changes		**$ (265,781)**
Projected Owners Contingency Balance		**$ 174,554**
Total Project Budget:		***$9,516,946***

E. Middle School Monthly Budget Update as of November 17th, 2025

▪ **Construction GMP:**	**$ 13,391,391**
▪ **Approved Owner Change Orders:**	**$ 25,976**

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▪ **Total Revised GMP:**	**$ 13,417,367**	
▪ **Pending Budget Changes:**	**$ 58,258**	
▪ **Final Anticipated Construction Costs:**		**$13,475,625**
Original CM Contingency	$ 390,040	
Approved Change Orders	$ 0	
Pending Change Orders	$ 31,661	
Projected Contingency Balance:	$ 358,379	
(Included in Final Anticp. Construction Costs above)		
Owner Soft Costs:		**$ 1,021,063**
Owner's Contingency:		**$ 685,048**
Less Pending/Approved Changes		**$ (84,234)**
Projected Owners Contingency Balance		**$ 600,814**
Total Project Budget:		***$15,097,502***

F. HVAC Schools Progress Photos (see Pages 6)

G. Mile Creek School: Construction Update

- Addition millwork install complete
- Additon flooring install complete
- Addition ceiling grid and ceiling device install complete
- Permanent power (fed off temporary switchgear) to the addition is complete
- Above ceiling inspections in the addition with SP&A Mechanical Engineers, Building Inspector and Fire Marshall completed
- Sitework contractor is working to complete the sanitary line install so final grading and sidewalk install can be completed this season.
- Phase 3A and 3B ductwork install on going.
- Enabling work in Phase 2 (next phase to be completed) in progress to accelerate the construction of the next phase

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
- TIA #08 Sanitary line install - Pending

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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 November 17th, 2025

Construction GMP	**$19,058,365**
Accepted Parking Lot Alternates #7, #10 & #11	**$ 2,547,601**
Approved Owner Change Orders:	**$ 749,826**
Total Revised GMP:	**$22,355,792**
Pending Budget Changes:	**$ 119,507**

Final Anticipated Construction Costs: $ 22,475,299

CM Construction Contingency-	$ 552,781
Approved Proposed Change Orders:	$ 13,943
Remaining Contingency:	$ 538,838
Pending Change Order Proposals:	$ 283,148
Projected Contingency Balance:	$ 255,690

(Included in Final Anticipated. Construction Costs above)

Owner Soft Costs:	**$ 1,809,373**
Owner's Contingency:	**$ 1,207,102**
Less Pending/Approved Changes	**$ (869,334)**
Projected Owners Contingency Balance	**$ 337,768**
Total Project Budget:	***$24,622,440***

J. Mile Creek School Progress Photos (starts on page 9)








HEATING RETURN


DAIKIN
VRV







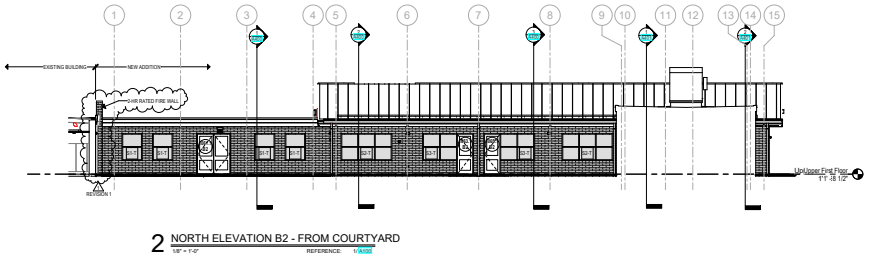






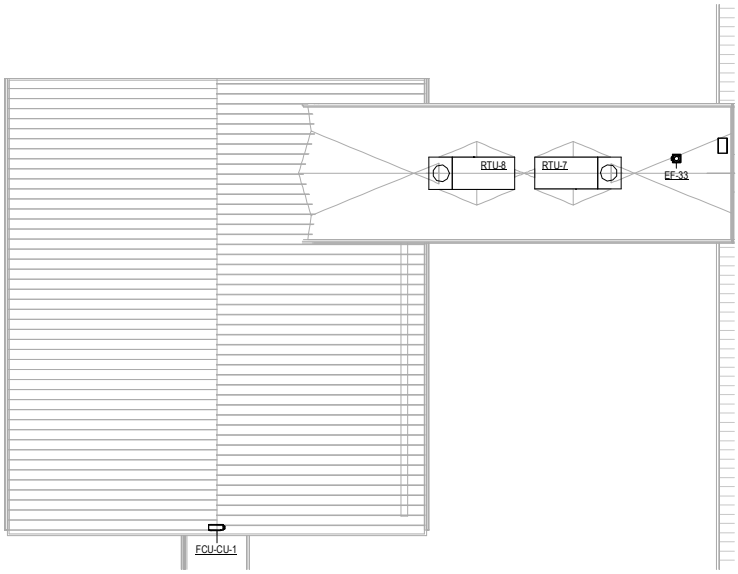






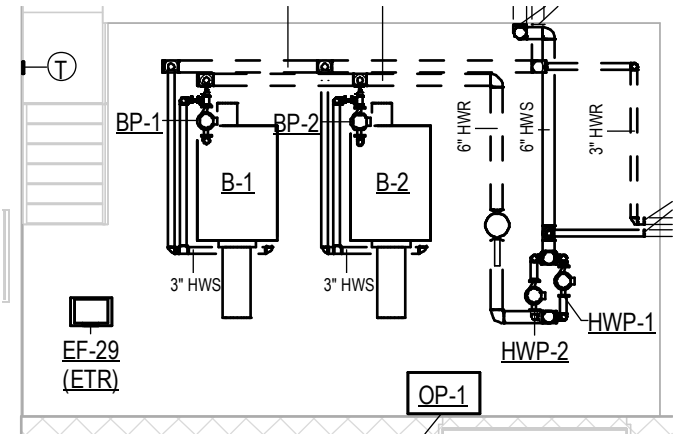
Roofing Installation Complete.





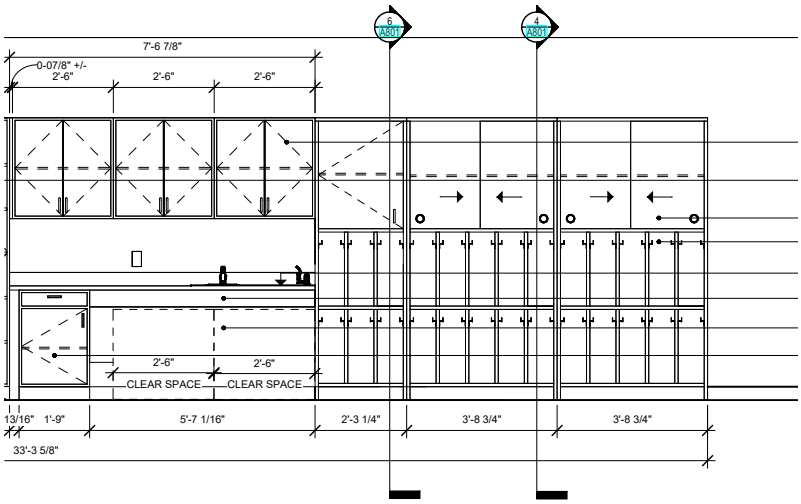
RTU-7 & 8 Installed



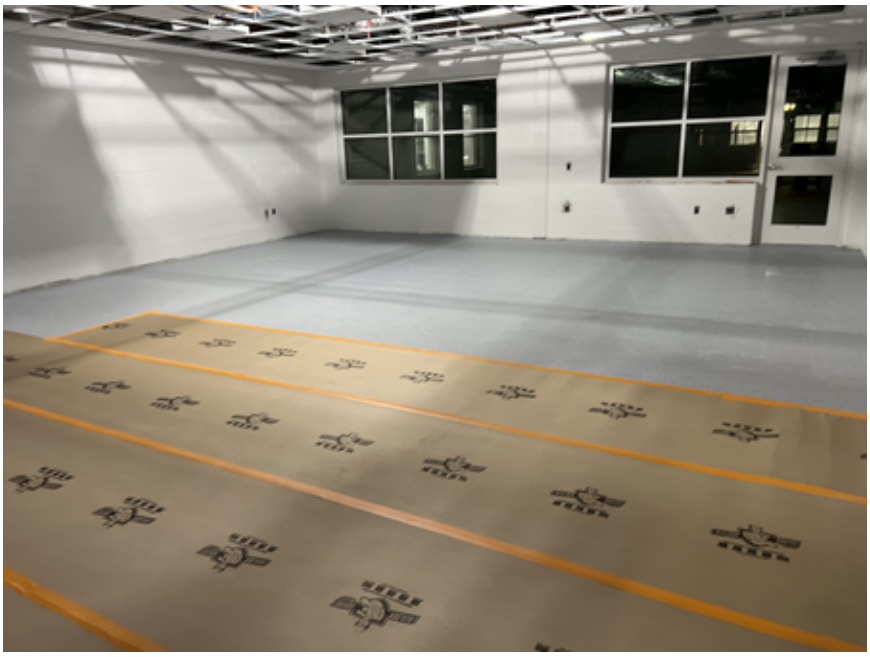


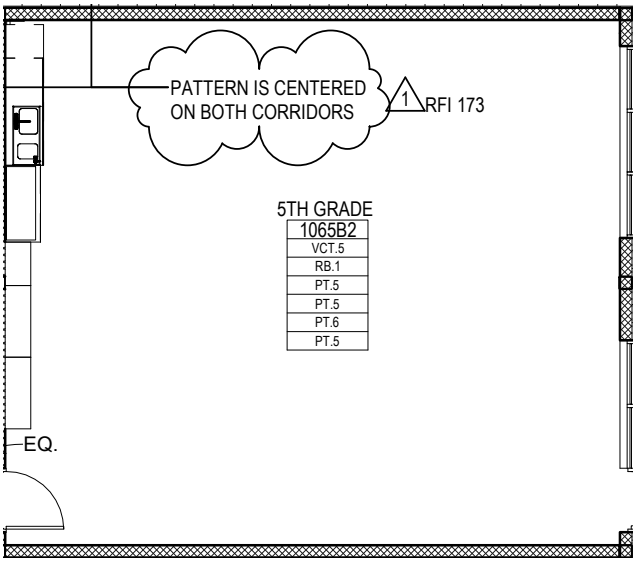
Boiler Room Progress





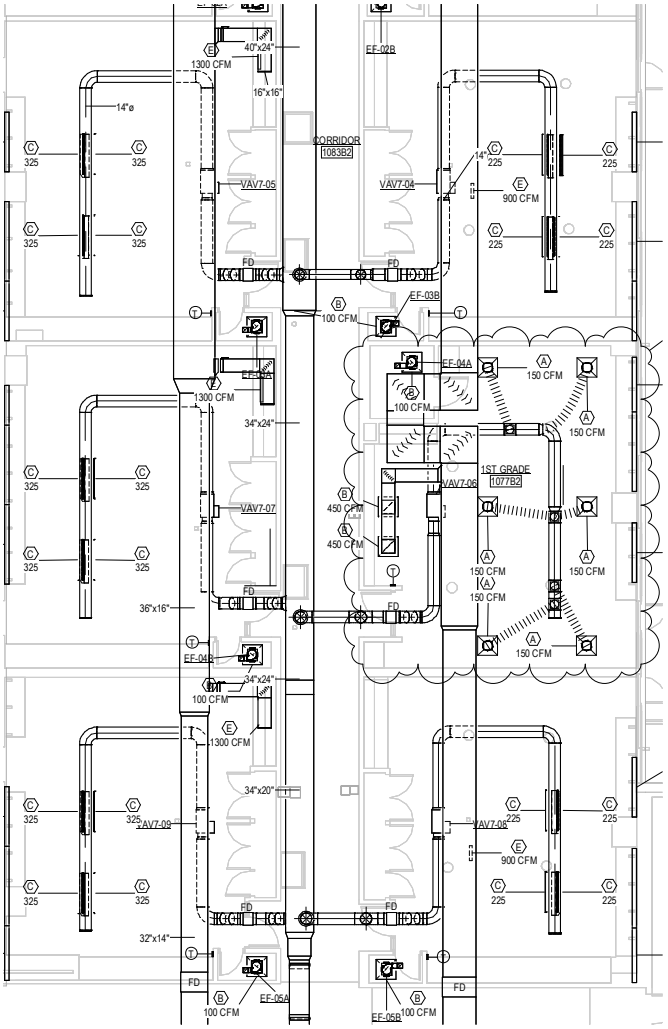
Millwork Installed in Phase 1 Addition





Flooring Installed in Phase 1 Addition





Phase 3 Ductwork Installation in Progress