LYME-OLD LYME SCHOOLS

Regional School District #18

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

PK-8 Building Committee Meeting
December 15, 2025
Zoom Virtual Meeting

Committee Members Present: Susan Fogliano, Chair; Andy Russell, Alan Sheiness, Sara Hrinak, Cara Zimmermann, Dan Adanti, Mary Powell-St. Louis, Darren Favello

Administration Present: Ian Neviaser, Superintendent of Schools

Others Present: Ben Stoner, Anthony Massa and Scott Scholl 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.

Approval of Minutes from November 17, 2025 Meeting
MOTION: Mary Powell-St. Louis made a motion to approve the minutes of the November 17, 2025 meeting. The motion was seconded by Sara Hrinak.

VOTE: the committee voted in favor of the motion to approve the minutes of November 17, 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.

<u>HVAC Schools: Construction Update</u>
Mr. Massa highlighted the progress of all school construction developments in regards to the ongoing HVAC projects. Mr. Massa reviewed the 'punch lists' which is compilation of minor unfinished items that need to be corrected before final walk-thrus can be scheduled so as to turn the schools back over to the owner. Mr. Massa summarized the projects with these shared bulleted items:

- Interior finishes – Flooring and painting activities continue to advance to completion
- Mechanical & Ductwork Systems – addressing outstanding items as the building prepares for full system turnover.
- HVAC Commissioning team is performing functionality checks, sequence testing, and system optimization
- Controls and Air balancing – Controls integration and point to point testing remain active

- The committee was informed of the 2-phase commissioning process whereby the systems will be commissioned in the heating season (now) and then another commissioning in the cooling season.
- Separate to Lyme Consolidated is review status of the new boilers that randomly go down and is being addressed with manufacturer and engineers

Mile Creek School Construction Update

Mr. Ben Stoner provided an update on the progress of the construction in multiple areas of the school. The impact of completing the addition on time is critical to the project because it drives the schedule for the rest of the project. By adding more classrooms to the school, it opens up a larger space for construction to occur within the existing building. It is anticipated that a Certificate of Occupancy from the town will be issued this week. This will allow for Region 18 to utilize the holiday break to move into the addition and be ready for students to start classes after the break.

The second milestone achieved for Mile Creek was the delivery of the switchgear which arrived in November, 2 months earlier than the planned January delivery date, and has been placed in the building, thereby accelerating the completion of the overall project.

Mr. Stoner mentioned a glass issue that is being addressed with the Design team, contactor and manufacturer so that Region 18 is satisfied with the end-product.

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 within budget with contingencies remaining.

Progress pictures of the projects were reviewed.

There being no further discussion, the meeting adjourned at 7:23 p.m. upon a motion by Mary Powell-St. Louis and a second by Sara Hrinak.

DOWNES

200 Stanley Street
New Britain, CT 06051
860.229.3755
downesco.com

December 15th 2025

Region 18 Schools

Subject: Downes Building Committee Agenda - Construction

Project Update

A. HVAC Schools: Construction Update

Center School:

- Interior Finishes: Interior finish activities continue to advance, with punch list touch ups and remaining flooring adjustments being completed where existing conditions required additional work.
- Mechanical Systems: The mechanical team is finalizing piping work and addressing outstanding punch list items as the building prepares for full system turnover.
- HVAC Commissioning: With all units installed, powered, and started in accordance with manufacturer protocols, the commissioning team is performing functionality checks, validating operating sequences, and ensuring systems operate as intended.
- Controls & Water / Air Balancing: Controls integration and point to point testing remain active alongside ongoing water / air balancing procedures. These efforts will continue until all environmental systems achieve their specified operating parameters.
- Ceilings: Ceiling grid and acoustic tile installations are complete, with targeted access points left open to support inspections, punch list coordination, and commissioning activities.
- Ballistic Storefront Systems: The ballistic aluminum storefront systems have been installed to a near-final state, allowing punch list review to begin.
- Ambico Wood Doors: The Ambico door package has received final design approval, and procurement is now moving forward. Due to change order timelines and extended factory lead times, fabrication and delivery are expected to align with a spring installation window.
- Cleaning & Turnover Preparation: Second-shift cleaning operations continue to support inspections, punch list closeout efforts, and overall readiness for upcoming turnover milestones.

Middle School:

- Interior Finishes: Finish activities are being wrapped up through punch list review, including final flooring corrections tied to existing field conditions.
- Mechanical Systems: Completion of final piping and mechanical punch list work is in progress across the building.
- HVAC Commissioning: All mechanical equipment has been installed and successfully started, enabling full commissioning to proceed. The team is now verifying proper equipment functionality, testing programmed sequences, and optimizing performance.
- Controls & Water / Air Balancing: Active controls integration, point to point verification, and water / air balancing continue as part of the systemwide performance validation process.
- Ceilings: Ceiling grid and acoustical tile work is complete, with isolated openings maintained for inspection access and commissioning support.
- Ballistic / Blast Storefront Systems: Ballistic aluminum storefront installations have reached a substantial completion stage, with final adjustments pending commissioning review.
- Cleaning Operations: Second shift progressive cleaning remains ongoing to aid inspections, punch list operations, and general turnover preparation.

DOWNES

200 Stanley Street
New Britain, CT 06051
860.229.3755
downesco.com

Consolidated School:

- Interior Finishes: Finish work is entering final punch list review, with flooring and painting activities largely complete and minor corrective work now being addressed.
- Mechanical Systems: Mechanical piping, ductwork tie ins, and remaining punch list items are being finalized in preparation for continuous commissioning activity.
- HVAC Commissioning: With all major equipment installed, energized, and started per manufacturer requirements, the commissioning team is engaged in operational testing, sequence validation, and performance confirmation.
- Controls & Water / Air Balancing: Controls programming, detailed point to point testing, and building wide water / air balancing are underway and will continue until environmental systems reach their final design performance.
- Ceilings: Ceiling systems are fully installed throughout the building, with selective access points kept open to support inspections and commissioning team access.
- Ballistic / Blast Storefront Systems: Installation of ballistic and blast rated storefronts is substantially complete, and electronic access components are undergoing programming checks and commissioning review.
- Cleaning & Turnover Support: Second shift cleaning efforts remain active to maintain inspection-ready conditions and support punch list development and commissioning activities.
- Review status of new boilers.

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

DOWNES

200 Stanley Street
New Britain, CT 06051
860.229.3755
downesco.com

C. Center School Monthly Budget Update as of December 15th, 2025

▪ **Construction GMP:**	**$ 7,410,704**	
▪ **Approved Owner Change Orders:**	**$ 82,654**	
▪ **Total Revised GMP:**	**$ 7,493,358**	
▪ **Pending Budget Changes:**	**$ 123,283**	
▪ **Final Anticipated Construction Costs:**		**$7,616,641**

Original CM Contingency	$ 215,846
Approved Change Orders	$ 0
Pending Change Orders	$ 40,599
Projected Contingency Balance:	$ 175,247
(Included in Final Anticp. Construction Costs above)	

Owner Soft Costs:	**$ 442,504**
Owner's Contingency:	**$ 408,982**
Less Pending/Approved Changes	**$ (205,937)**
Projected Owners Contingency Balance	**$ 203,045**
Total Project Budget:	***$8,262,190***

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

▪ **Construction GMP:**	**$ 8,577,318**	
▪ **Approved Owner Change Orders:**	**$ 185,282**	
▪ **Total Revised GMP:**	**$ 8,762,600**	
▪ **Pending Budget Changes:**	**$ 114,097**	
▪ **Final Anticipated Construction Costs:**		**$8,876,697**

Original CM Contingency	$ 249,825
Approved Change Orders	$ 0
Pending Change Orders	$ 28,237
Projected Contingency Balance:	$ 221,588
(Included in Final Anticp. Construction Costs above)	

Owner Soft Costs:	**$ 499,293**
Owner's Contingency:	**$ 440,335**
Less Pending/Approved Changes	**$ (299,379)**
Projected Owners Contingency Balance	**$ 140,956**
Total Project Budget:	***$9,516,946***

DOWNES

200 Stanley Street
New Britain, CT 06051
860.229.3755
downesco.com

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

▪ **Construction GMP:**	**$ 13,391,391**	
▪ **Approved Owner Change Orders:**	**$ 34,176**	
▪ **Total Revised GMP:**	**$ 13,425,591**	
▪ **Pending Budget Changes:**	**$ 125,929**	
▪ **Final Anticipated Construction Costs:**		**$13,551,520**

Original CM Contingency	$ 390,040
Approved Change Orders	$ 0
Pending Change Orders	$ 51,765
Projected Contingency Balance:	$ 338,275
(Included in Final Anticp. Construction Costs above)	

Owner Soft Costs:	**$ 1,021,063**
Owner's Contingency:	**$ 685,048**
Less Pending/Approved Changes	**$ (160,129)**
Projected Owners Contingency Balance	**$ 524,919**
Total Project Budget:	***$15,097,502***

F. Mile Creek School: Construction Update

- All trades working to complete CM/Design Team/Owner punch list items for the addition
- Additon final cleaning complete
- DCC is working with the local AHJ's to receive final signoffs required to obtain CO for the addition. The CO is anticipated to be issued by the Building Dept this week.
- SP&A to issue a formal letter of substantial completion for the addition on 12/18. This letter combined with the issuance of the CO will allow Region 18 to Occupy the addition.
- The new switchgear was delivered to the site. The electrical subcontractor is currently working on the interconnections of the main switchboard to the electrical branch panels. Downes, Eversource and the Electrical Subcontractor are working together to coordinate the switchover to the permanent electrical equipment scheduled for February 2027 school break.

  The switchgear arrived almost two months earlier than the original Manufacturer promised date of 1/9/2026. It should be noted that Region 18's decision to buy out this extremely long lead equipment as an early bid package prior to completing the design and bid for the construction has paid dividends for accelerating the completion of the overall project

- New ductwork install complete in phase 2, 3A and 3B. Construction to begin in Phase 5 after new years.

TIA's:

- TIA #01 Delayed start due to bidding - Closed
- TIA #02 PR#002 - Closed
- TIA #03 Addition connector steel design change - Pending
- TIA #04 PR #004 - Closed

DOWNES

200 Stanley Street
New Britain, CT 06051
860.229.3755
downesco.com

- 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 - Closed

G. Change Order Proposals (COPs)

- No changes to report at this time

H. Mile Creek School Monthly Budget Update as of December 15th, 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:	**$22,355,792**
Pending Budget Changes:	**$ 127,379**

Final Anticipated Construction Costs: $ 22,483,171

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	**$ (877,205)**
Projected Owners Contingency Balance	**$ 329,897**
Total Project Budget:	***$24,622,440***

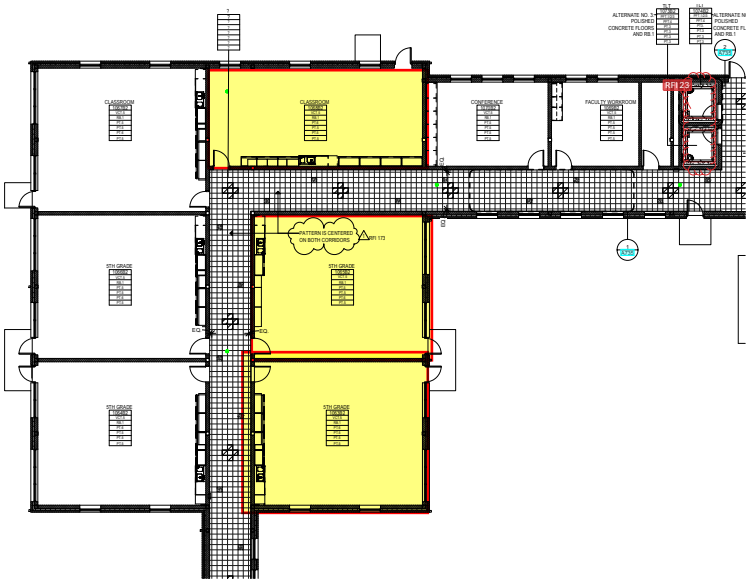
I. Mile Creek School Progress Photos (starts on page 6)







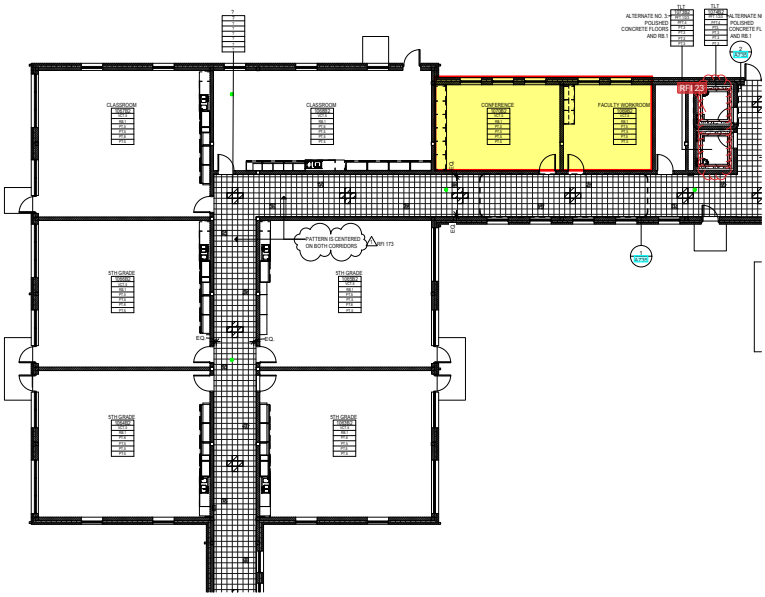
Flooring has been waxed. Mark boards and tack boards have been installed.





Erosion Control blankets put down and walkways have been paved.

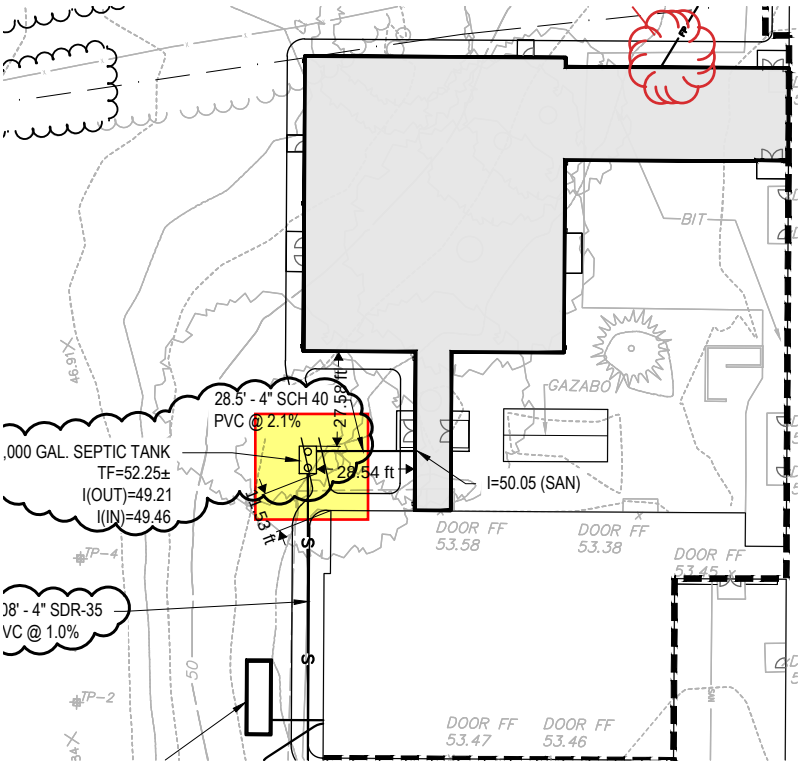




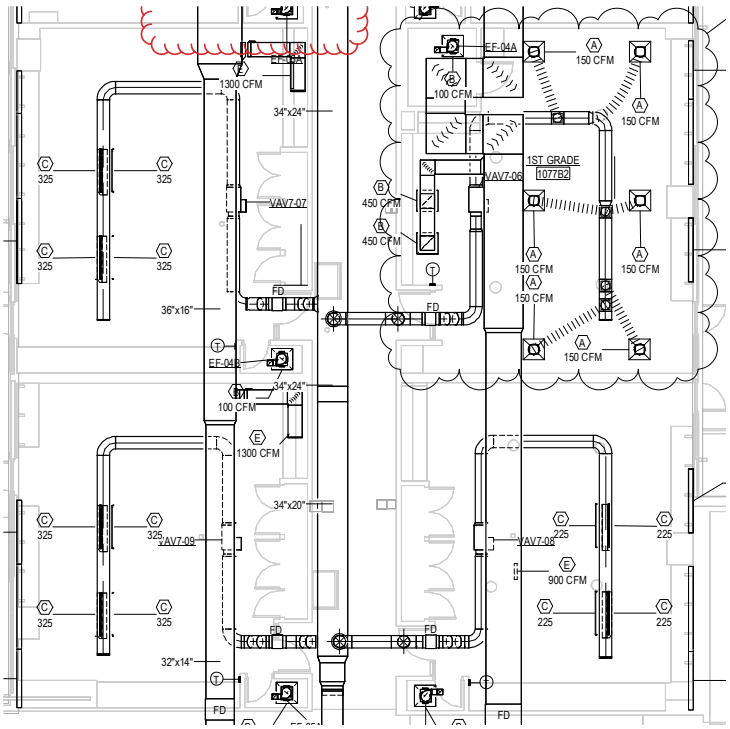
Wood Doors installed at all rooms in the addition.



Septic Tank installed in the back of the addition.







Ductwork Hung and Painted in phase 3