LYME-OLD LYME SCHOOLS

Regional School District #18

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

PK-8 Building Committee Meeting
January 27, 2026 (rescheduled from January 26, 2026 due to weather)
Zoom Virtual Meeting

Committee Members Present: Susan Fogliano, Chair; Xander Lowry, Alan Sheiness, Sara Hrinak, Pat Aldrich, Dan Adanti

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

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 6:05 PM by Chair Susan Fogliano.

Approval of Minutes from December 15, 2025 Meeting
MOTION: Xander Lowry made a motion to approve the minutes of the December 15, 2025 meeting. The motion was seconded by Sara Hrinak.

VOTE: the committee voted in favor of the motion to approve the minutes of December 15, 2025 meeting.

Reminder: Due to school vacation, the February 16, 2026 PreK-8 Building Committee Meeting will take place on Monday, February 23, 2026 at 6:00 PM

Mile Creek School Construction Update
Mr. Ben Stoner reported that leading into the December break, Downes received Certificate of Occupancy from the town for the new addition; received substantial completion executed by Downes Construction and SP&A and was able to turn the addition back over to the owner.

Construction in Phase 5 started on 01/05/2026. Existing overhead demo is complete and installing ductwork hangers is ongoing. Phase 5 ductwork delivery is scheduled for the end of January and installation of the new ductwork can begin. Scheduling of the temporary electrical switchgear to the permanent electrical service will be completed during the February break. Installation of the Ballistic Storefront is also scheduled for the February break. The glazing contractor is ordering new glass to conform to the contract specifications and it will be reviewed by all parties.

HVAC Schools: Construction Update

Mr. Massa highlighted the progress of all school construction developments in regards to the ongoing HVAC projects. Mr. Massa summarized the projects with these shared bulleted items:

- Completing architecture and mechanical punch list items are continuing
- Air and water balancing is in different stages of completion; completed at Center School; in progress at Lyme Consolidated; will start at the Middle School once Lyme is completed.
- Corrections and adjustments to ceiling tiles and ceiling grids are in process at all 3 schools
- Commissioning will start in the field once air and water balancing is completed. Commissioning at Center School has started.
- Ambico Door for Center School is in fabrication.
- Separate to Lyme Consolidated the boilers that randomly go down will have field adjustments made to align with the sequence of operations.

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.

Progress pictures of the projects are attached.

There being no further discussion, the meeting adjourned at 6:53 p.m. upon a motion by Xander Lowry and a second by Alan Sheiness.

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January 26th 2026

Region 18 Schools

Subject: Downes Building Committee Agenda - Construction

Project Update

A. HVAC Schools: Construction Update

Center School:

- Completion of all architecture and mechanical punchlist items are continuing.
- Ambico Door is in fabrication. Confirmation of delivery date required.
- Air and Water balancing is complete.
- Ceiling corrections and adjustments being made.
- Commissioning has started in the field of the all verification of mechanical systems.

Middle School:

- Completion of all architecture and mechanical punchlist items are continuing.
- Air and Water balancing will start once Consolidated School is done.
- ACR piping required for the cooling season has been pushed until the spring time due to the existing roof conditions and to avoid potential damage to the roof.
- Ceiling corrections and adjustments being made.
- Commissioning will start in the field once air and water balancing is completed.

Consolidated School:

- Completion of all architecture and mechanical punchlist items are continuing.
- Air and Water balancing is in progress.
- Boiler issue updates:
    - CES issued an implementation checklist outlining the items required to complete the boiler restart as part of their performance directive. The checklist was reviewed and completed by the equipment manufacturer and the mechanical subcontractor. A coordination meeting with all stakeholders was held on January 22, 2026. Outstanding data within the manufacturer's startup reports is currently under review. The collective determination is that the sequence of operations specified in the contract documents was not fully implemented at the factory level. Field adjustments will be made to align the sequence of operations with the contract requirements, with ongoing monitoring to verify proper boiler performance and operation.
- Ceiling corrections and adjustments being made.
- Commissioning will start in the field once air and water balancing is completed.

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

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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 January 23rd, 2026

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 January 23rd, 2026

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	$ 2,650
Pending Change Orders	$ 25,587

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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***

E. Middle School Monthly Budget Update as of January 23rd, 2026

▪ **Construction GMP:**	**$ 13,391,391**	
▪ **Approved Owner Change Orders:**	**$ 34,200**	
▪ **Total Revised GMP:**	**$ 13,425,591**	
▪ **Pending Budget Changes:**	**$ 146,695**	
▪ **Final Anticipated Construction Costs:**		**$13,572,286**
Original CM Contingency	$ 390,040	
Approved Change Orders	$ 31,661	
Pending Change Orders	$ 20,104	
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		**$ (180,895)**
Projected Owners Contingency Balance		**$ 504,153**
Total Project Budget:		***$15,097,502***

F. HVAC Schools Progress Photos

G. Mile Creek School: Construction Update

- New addition was turned over to Region 18 on 12/18/2025
- Construction in Phase 5 started on 1/5/2026 as planned. Existing overhead demo is complete. Ductwork hangers installation on going. Coordination and field verification of RTU-6 steel platform nearly complete. RTU-9 support steel and AHU-1 support steel was installed. Phase 5 ductwork delivery anticipated for the end of Jan or early Feb.
- DCC held several schedule/coordination meetings with Eversource and the Electrical Subcontractor to confirm the schedule switchover to the permanent service which will be completed during the schools February school break.
- PR#2 Fire Rated Ballistic Storefront scheduled to be installed February break.
- New addition glass issue update: The glazing contractor has confirmed they are ordering new glass to conform the contract specifications to be installed at two locations designated by R18, DCC and SP&A for all

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parties to review how it compares to the installed glass. A final determination on a final acceptable solution for this issue will be made by R18, DCC & SP&A after the review.

TIA's:

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

H. Change Order Proposals (COPs)

- No changes to report at this time

I. 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:	**$ 792,041**
Total Revised GMP:	**$22,398,007**
Pending Budget Changes:	**$ 160,795**

Final Anticipated Construction Costs: $ 22,558,802

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)

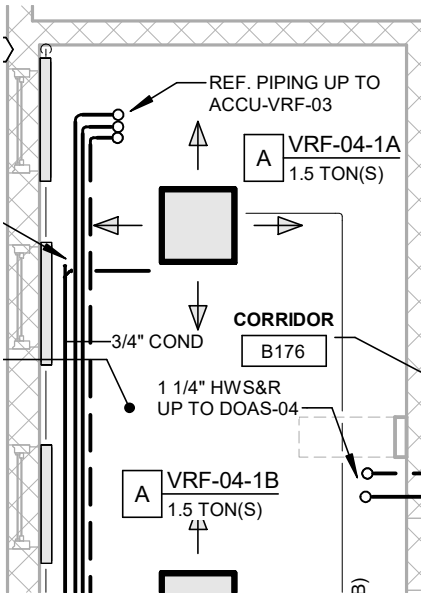
Owner Soft Costs:	**$ 1,809,373**
Owner's Contingency:	**$ 1,207,102**
Less Pending/Approved Changes	**$ (952,836)**
Projected Owners Contingency Balance	**$ 254,266**
Total Project Budget:	***$24,622,440***

J. Mile Creek School Progress Photos

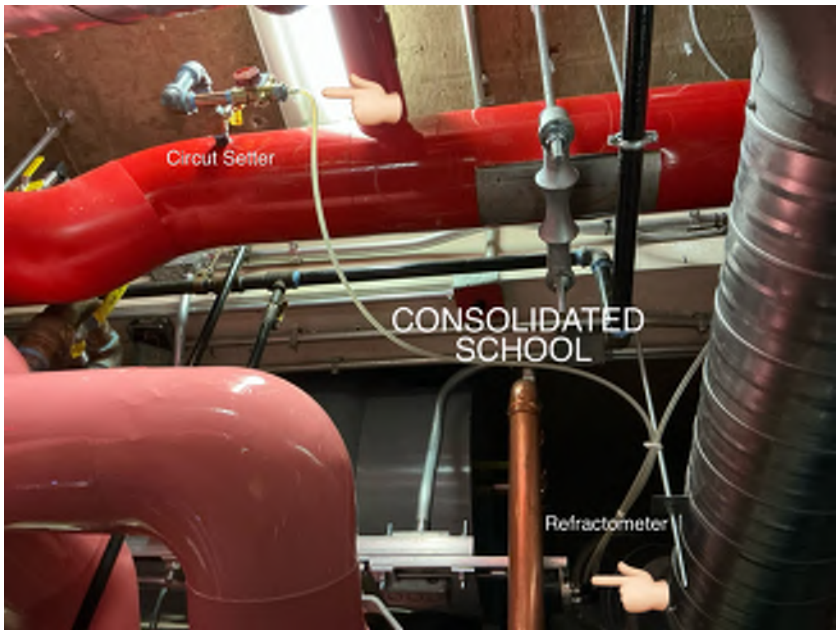


Fully Installed and Sealed Insulation at the Chimney



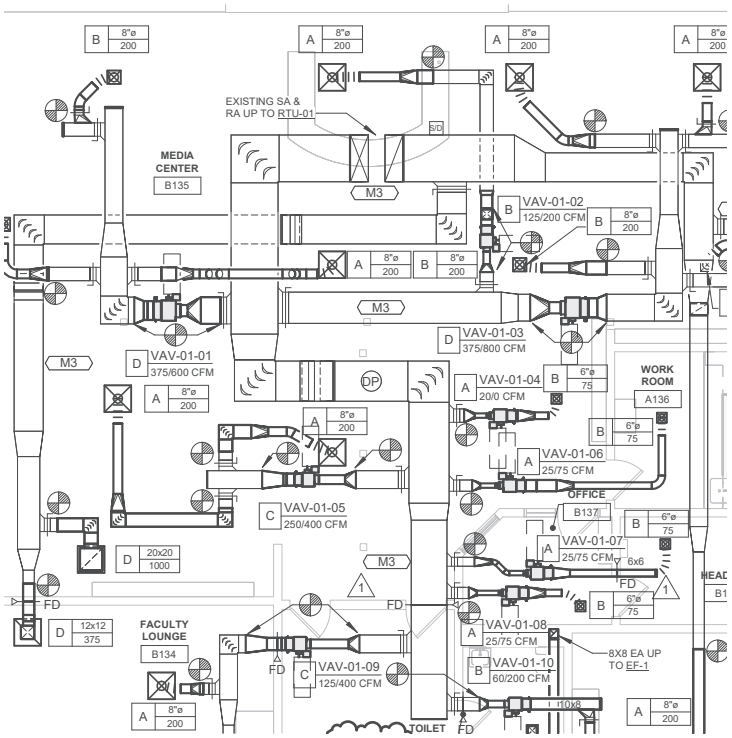


Refrigerant piping installed on ACCU-VRF-03 & 04



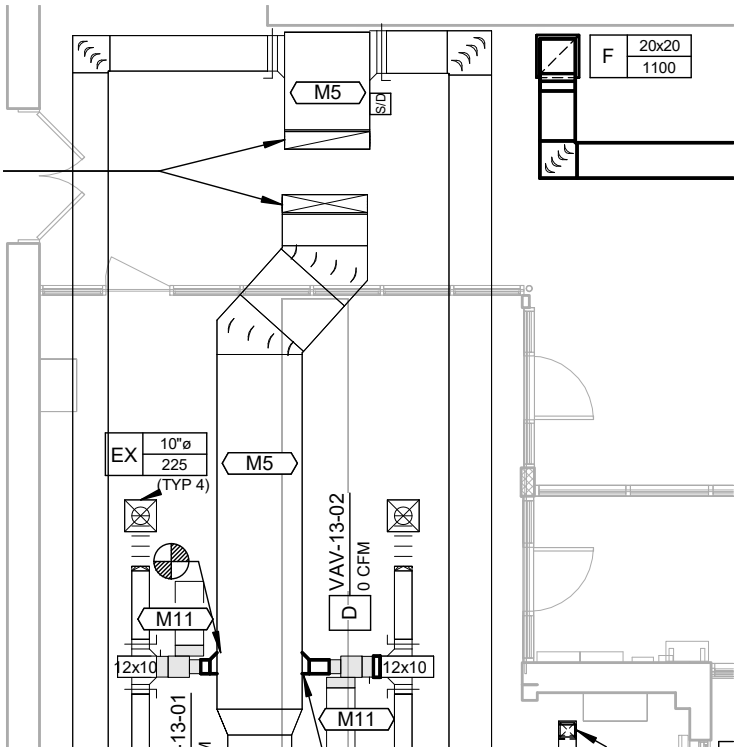
Glycol Refractometer is Installed





Supply Duct in Media Center has been Insulated



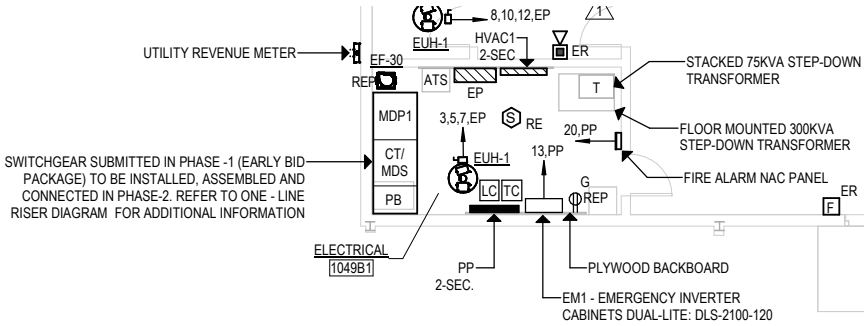


Return Grille installed in Main Office



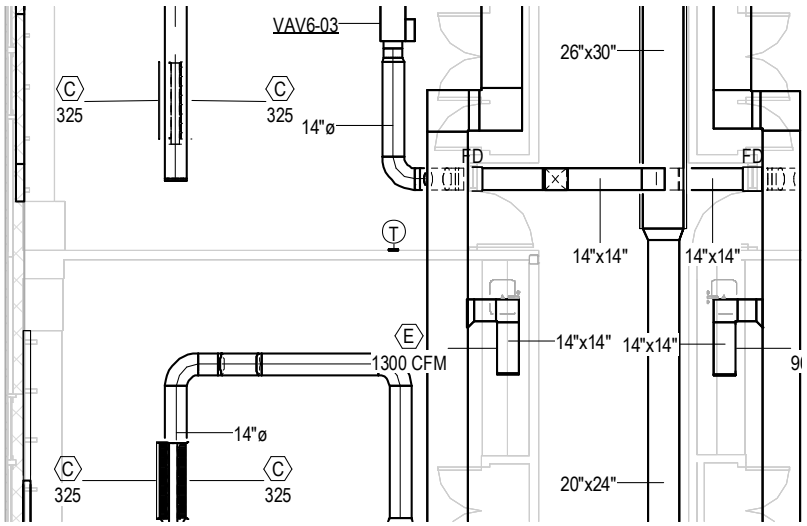
EF-1 Tilt Base Base Installed





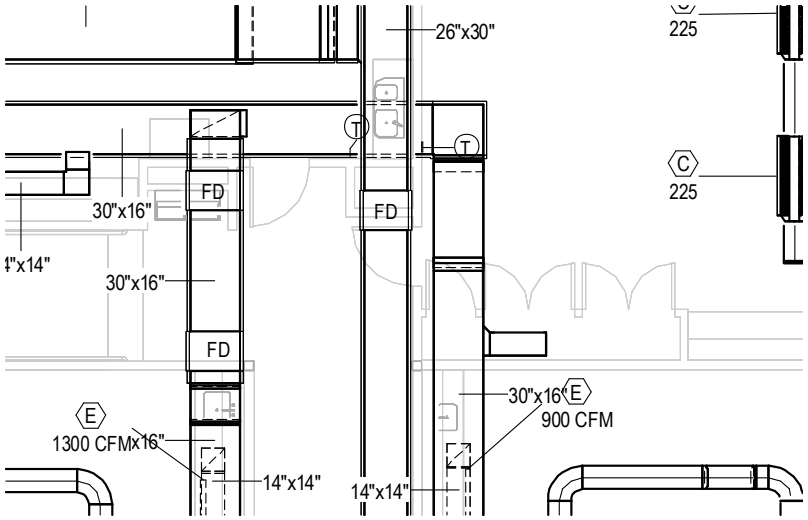
Switchgear Installation



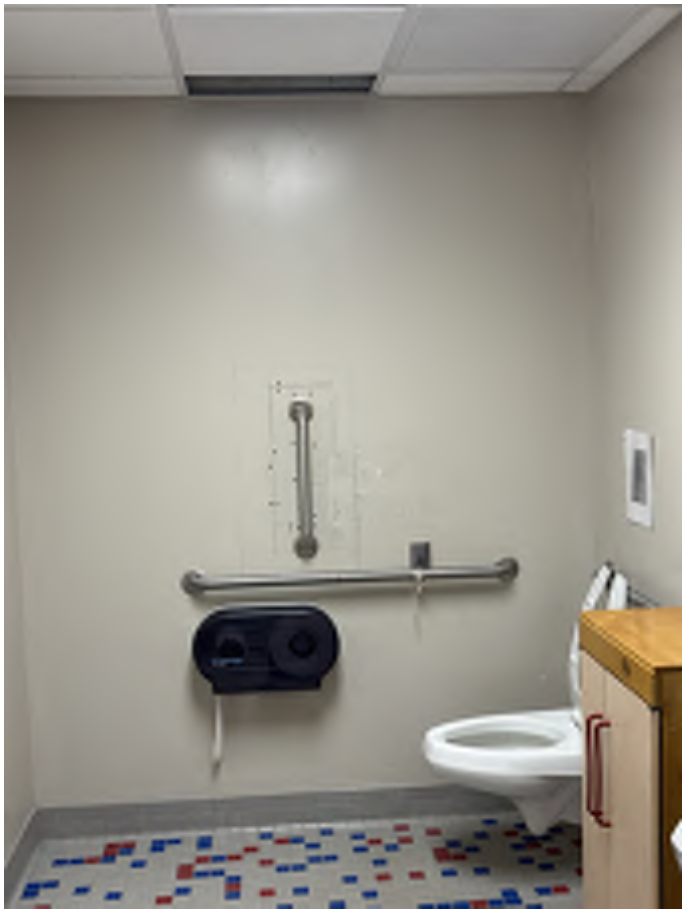


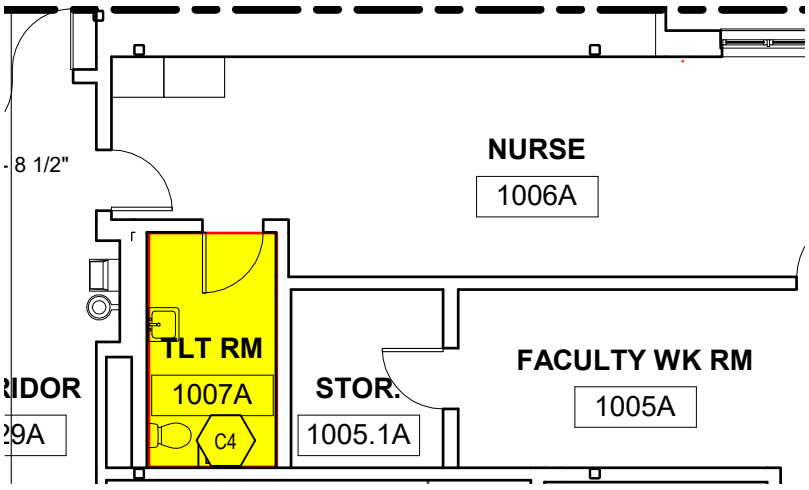
Piping and Ductwork Penetrations in Phase 5





Piping and Ductwork Penetrations in Phase 5





Wood blocking and new ADA Grab Bar installed at nurses toilet room in Phase 6