LYME-OLD LYME SCHOOLS

Regional School District #18

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

PK-8 Building Committee Meeting
May 18, 2026

Committee Members Present: Susan Fogliano, Xander Lowry, John Hartman, Alan Sheiness, Andy Russell, Pat Aldrich

Committee Members Present via Zoom: Dan Adanti, Cara Zimmermann

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

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

The meeting was called to order at 6:00 PM by Susan Fogliano.

Approval of Minutes from April 20, 2026 Meeting
MOTION: Alan Sheiness made a motion to approve the minutes of the April 20, 2026 meeting. The motion was seconded by Andy Russell.

VOTE: the committee voted in favor of the motion to approve the minutes of April 20, 2026 meeting.

HVAC Schools: Construction Update
Ben Stoner highlighted the progress of all school construction developments in regards to the ongoing HVAC project. For more detailed information a copy of Downes Construction report is attached for informational purposes only. Mr. Stoner stated that Final commissioning activities are nearing completion at Center School, Lyme Consolidated and the Middle School. Final balancing adjustments are scheduled for May 29th and 30th. Overall construction progress remains consistent across all three schools as the projects move toward final completion. Financial closeout is projected to be closed out in June.

- Ambico Door for Center School install is scheduled for early summer.
- Lyme Consolidated – The boiler issue is being addressed by Downes issued a formal Contract Notice to the Mechanical Contractor to enforce contractual obligation.

Mile Creek School Construction Update
Mr. Stoner updated the committee on the Mile Creek progress. For more detailed information a copy of Downes Construction report is attached for informational purposes only.

- RTU-6 & 9 curbs installed and final ductwork connections are in progress.
- Lawn seeding and plantings completed.
- The final phase of the parking lot renovation has been formalized and sitework activities will begin June 22nd.
- Mock up glass was reviewed by Downes, SP&A and Region 18 and the glazing contractor has confirmed new glass installation will take place at the end of June.

Mr. Stoner provided budget updates for all schools. Committee member Mr. Sheiness commented that the project is running to budget.

Progress pictures of the projects are attached.

There being no further discussion, the meeting adjourned at 6:26 PM. upon a motion by Xander Lowry and a second by Alan Sheiness.

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May 18, 2026

Region 18 Schools

Subject: Downes Building Committee Agenda - Construction

Project Update

A. HVAC Schools: Construction Update

Center School:

- Ambico Door has been delivered to the installers warehouse. DCC is meeting with the trades involved to coordinate the work required to install and confirm the install schedule for early summer.
- Commissioning Update: Commissioning on site verification of all heating and cooling systems is complete. A final verification that all Cx items are addressed is in process. Final balancing adjustments are scheduled to be performed on May 29th and 30th.
- Financial closeout is in progress and the project is anticipated to be financially closed out in June.

Middle School:

- All condensing units recently started up in April are running and currently being commissioned.
- Commissioning Update: A final verification all Cx items are addressed is in process. Final balancing adjustments are scheduled to be performed on May 29th and 30th.
- Financial closeout is in progress and the project is anticipated to be financially closed out in June.

Consolidated School:

- Boiler #2 is currently running. DCC issued a formal Contract Notice to the Mechanical Contractor enforcing the contractual obligation of the Mechanical Contractor to furnish a fully functional, code-compliant, and properly commissioned boiler system. DCC to send another contract nonconformance letter to reaffirm that Burner #2 is to be replaced.
- Commissioning Update: A final verification all Cx items are addressed is in process. Final balancing adjustments are scheduled to be performed on May 29th and 30th.
- Financial closeout is in progress and the project is anticipated to be financially closed out in June.

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 – Closed
TIA #05 – Existing Fire Protection Code Issues - Closed

Middle School:

TIA #01 - Delayed Start Due to Bid - Closed
TIA #02 - Phase 4 VAV Redesign - Closed
TIA #03 - Existing Steel and MEP Location Issues – Locker Room - Closed
TIA #04 - Existing Steel and MEP Location Issues – Kitchen Area - Pending

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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 May 18, 2026

▪ **Construction GMP:**	**$ 7,410,704**	
▪ **Approved Owner Change Orders:**	**$ 124,120**	
▪ **Total Revised GMP:**	**$ 7,534,824**	
▪ **Pending Budget Changes:**	**$ 62,136**	
▪ **Final Anticipated Construction Costs:**		**$7,596,960**
Original CM Contingency	$ 215,846	
Approved Change Orders	$ 114,494	
Pending Change Orders	$ 31,282	
Projected Contingency Balance:	$ 68,070	
(Included in Final Anticp. Construction Costs above)		
Owner Soft Costs:		**$ 442,504**
Owner's Contingency:		**$ 408,982**
Less Pending/Approved Changes		**$ (186,256)**
Projected Owners Contingency Balance		**$ 222,726**
Total Project Budget:		***$8,262,190***

D. Consolidated School Monthly Budget Update as of May 18, 2026

▪ **Construction GMP:**	**$ 8,577,318**	
▪ **Approved Owner Change Orders:**	**$ 237,715**	
▪ **Total Revised GMP:**	**$ 8,815,033**	
▪ **Pending Budget Changes:**	**$ 65,629**	
▪ **Final Anticipated Construction Costs:**		**$8,880,662**
Original CM Contingency	$ 249,825	
Approved Change Orders	$ 35,786	
Pending Change Orders	$ 33,044	
Projected Contingency Balance:	$ 180,995	
(Included in Final Anticp. Construction Costs above)		
Owner Soft Costs:		**$ 499,293**

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Owner's Contingency:	**$ 440,335**
Less Pending/Approved Changes	**$ (303,344)**
Projected Owners Contingency Balance	**$ 136,991**
Total Project Budget:	***$9,516,946***

E. Middle School Monthly Budget Update as of May 18, 2026

▪ **Construction GMP:**	**$ 13,391,391**	
▪ **Approved Owner Change Orders:**	**$ 67,055**	
▪ **Total Revised GMP:**	**$ 13,458,446**	
▪ **Pending Budget Changes:**	**$ 174,108**	
▪ **Final Anticipated Construction Costs:**		**$13,632,554**
Original CM Contingency	$ 390,040	
Approved Change Orders	$ 60,750	
Pending Change Orders	$ 37,010	
Projected Contingency Balance:	$ 292,280	
(Included in Final Anticp. Construction Costs above)		

Owner Soft Costs:	**$ 1,021,063**
Owner's Contingency:	**$ 685,048**
Less Pending/Approved Changes	**$ (241,163)**
Projected Owners Contingency Balance	**$ 443,885**
Total Project Budget:	***$15,097,502***

F. HVAC Schools Progress Photos (starts on page 8)

G. Mile Creek School: Construction Update

- RTU-6 & 9 curbs installed
- Fabrication of final ductwork connections to RTU 6 & 9 in progress.
- Phase 5 Existing unit ventilator removals and associated wall/floor infills in progress.
- Lawn seeding behind the addition and associated plantings completed
- Phase 7 equipment support steel erection drawings to be reviewed by structural engineer this week. This will complete the review fabrication of all remaining steel required for the project.
- New addition glass issue update: Mock up glass was reviewed and approved by SP&A, DCC and R18. DCC directed the Glazing Contractor to replace all of the glass installed at the new addition. DCC received confirmation from the Glazing Contractor that the new glass will be delivered to the site for install at the end of June.
- Schedule to complete final phase of parking lot renovation has been formalized. Sitework activities to start on June 22nd. There will be some rock hammering associated with this work at the beginning of the summer.

TIA's:

- TIA #01 Delayed start due to bidding - Closed

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- 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 - Closed
- TIA #07 Updated 2025 end of school date – Closed
- TIA #08 Sanitary line install – Closed
- TIA #09 Weather delay 2/23 & 2/24 – Pending
- TIA #10 updated last day of school 2026 – pending
- TIA #11 Phase 5 heating season conflict

H. Change Order Proposals (COPs)

- No changes to report at this time

I. Mile Creek School Monthly Budget Update as of May 18, 2026

Construction GMP	**$19,058,365**
Accepted Parking Lot Alternates #7, #10 & #11	**$ 2,547,601**
Approved Owner Change Orders:	**$ 898,549**
Total Revised GMP:	**$22,504,515**
Pending Budget Changes:	**$ 13,006**

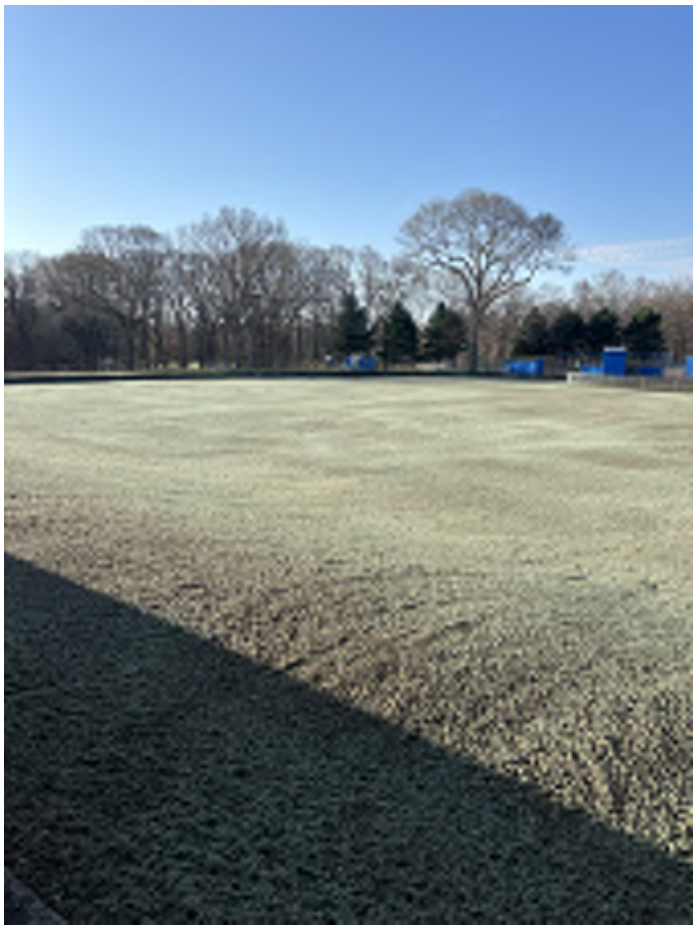
Final Anticipated Construction Costs: $ 22,517,521

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

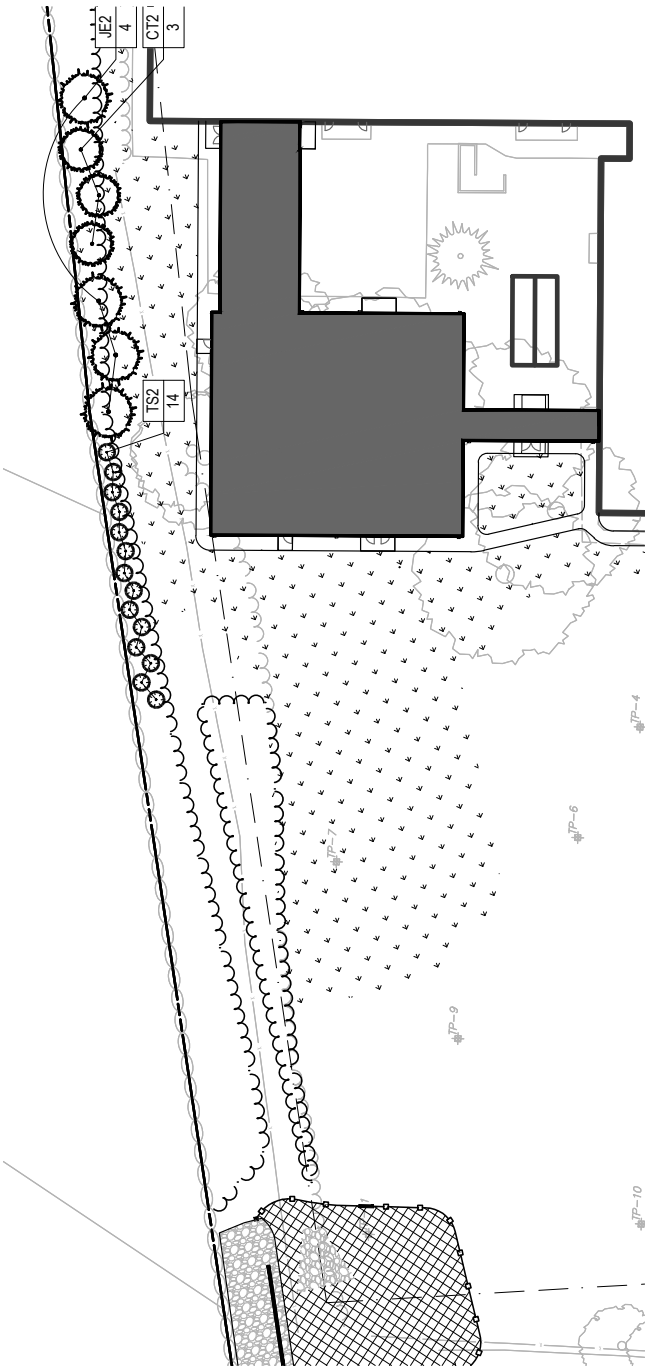
(Included in Final Anticipated. Construction Costs above)

Owner Soft Costs:	**$ 1,809,373**
Owner's Contingency:	**$ 1,207,102**
Less Pending/Approved Changes	**$ (911,555)**
Projected Owners Contingency Balance	**$ 295,547**
Total Project Budget:	***$ 24,622,440***

J. Mile Creek School Progress Photos (starts on page 5)



Field seeded behind Addition.

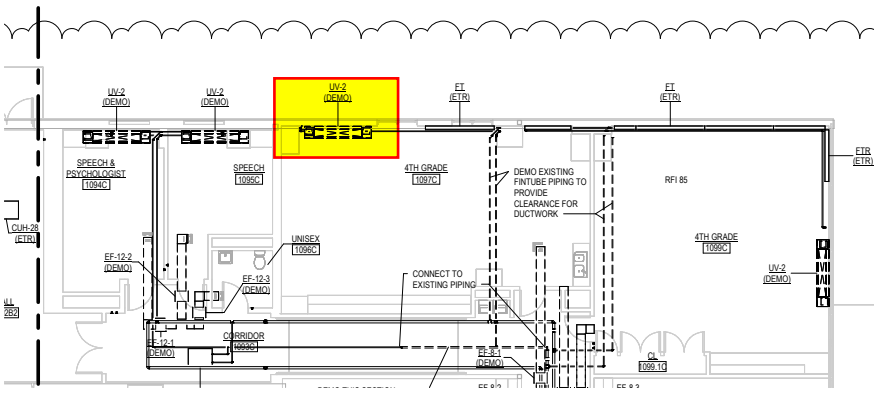




Plantings along the property line.



Unit ventilator demolition in Phase 5.





Roof curb for RTU-9 installed

