LYME-OLD LYME SCHOOLS

Regional School District #18

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

PK-8 Building Committee Meeting
August 17, 2026

Committee Members Present: Patricia Aldrich, Cara Zimmermann, Sara Hrinak, Andy Russell, Mary Powell-St. Louis

Committee Members Present via Teams: Michael Hansen, Alan Sheiness

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

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

The meeting was called to order at 6:03 PM by Michael Hansen.

Approval of Minutes from July 20, 2026 Meeting
MOTION: Mary Powell-St. Louis made a motion to approve the minutes of the July 20, 2026 meeting. The motion was seconded by Sara Hrinak.

VOTE: the committee voted in favor of the motion to approve the minutes of July 20, 2026 meeting. Andy Russell abstained from the vote.

<u>HVAC Schools: Construction Update</u>
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.

- Ambico Door Install is complete
- DCC, HVAC Contractor, S&PA, and Commissioning Agent met to review ongoing control issues. SES issued action items to be addressed and are expected to be completed by 8/21.
- Lyme Consolidated replacement burner is shipping this week. A brief discussion took place regarding extended warranty concerns once installation as well as the HVAC project is complete. Extended equipment warranties will be forwarded for review.

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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.

- Rooftop equipment is in place and has been started up.
- All areas of the school, except the gym will be re-occupied by R18 next week.
- Air balancing is in progress and once completed will be followed by water balancing,
- Commissioning will begin in the fall.
- Parking lot renovation will be completed this week.

Mr. Stoner provided budget updates for all schools.

Progress pictures of the projects are attached.

There being no further discussion, the meeting adjourned at 6:26 PM. upon a motion by Mary Powell-St. Louis and a second by Andy Russell.

DOWNES

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August 17, 2026

Region 18 Schools

Subject: Downes Building Committee Agenda - Construction

Project Update

A. HVAC Schools: Construction Update

Region 18 Schools General Update:

- Ambico Door installation complete.
- DCC, HVAC Contractor, Design Team and Commissioning Agent & SES (DCC Consultant) met to review and resolve on going controls issues and outstanding Cx items. SES issued an action items list for the Mechanical Contractor to address. All items to be addressed by 8/21. In addition, Mega Mechanical to provide a plan for completing all remaining project closeout items by end of this week.
- Mega Mechanical's burner vendor confirmed Consolidated replacement burner is shipping this week.
- Mega Mechanical to forward extended equipment warranties proposed by Daikin for review.

B. HVAC School Change Order Proposals (COPs)

- No changes to report at this time

C. Center School Monthly Budget Update as of August 17, 2026

Construction GMP:	**$ 7,410,704**	
Approved Owner Change Orders:	**$ 77,599**	
Total Revised GMP:	**$ 7,488,303**	
Pending Budget Changes:	**$ 15,023**	
Final Anticipated Construction Costs:		**$7,503,326**
Original CM Contingency	$ 215,846	
Approved Change Orders	$ 157,538	
Pending Change Orders	$ 0	
Projected Contingency Balance:	$ 58,308	
(Included in Final Anticp. Construction Costs above)		
Owner Soft Costs:		**$ 442,504**
Owner's Contingency:		**$ 408,982**
Less Pending/Approved Changes		**$ (92,622)**
Projected Owners Contingency Balance		**$ 316,360**
Total Project Budget:		***$8,262,190***

D. Consolidated School Monthly Budget Update as of August 17, 2026

Construction GMP:	**$ 8,577,318**
Approved Owner Change Orders:	**$ 69,849**

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▪ **Total Revised GMP:**	**$ 8,647,167**	
▪ **Pending Budget Changes:**	**$ 2,082**	
▪ **Final Anticipated Construction Costs:**		**$8,648,249**

Original CM Contingency	$ 249,825
Approved Change Orders	$ 41,555
Pending Change Orders	$ 23,701
Projected Contingency Balance:	$ 184,569
(Included in Final Anticp. Construction Costs above)	

Owner Soft Costs:	**$ 499,293**
Owner's Contingency:	**$ 440,335**
Less Pending/Approved Changes	**$ (71,930)**
Projected Owners Contingency Balance	**$ 368,405**
Total Project Budget:	***$9,516,946***

E. Middle School Monthly Budget Update as of August 17, 2026

▪ **Construction GMP:**	**$ 13,391,391**	
▪ **Approved Owner Change Orders:**	**$ 174,185**	
▪ **Total Revised GMP:**	**$ 13,565,576**	
▪ **Pending Budget Changes:**	**$ (147,581)**	
▪ **Final Anticipated Construction Costs:**		**$13,417,995**

Original CM Contingency	$ 390,040
Approved Change Orders	$ 85,979
Pending Change Orders	$ 2,215
Projected Contingency Balance:	$ 301,846
(Included in Final Anticp. Construction Costs above)	

Owner Soft Costs:	**$ 1,021,063**
Owner's Contingency:	**$ 685,048**
Less Pending/Approved Changes	**$ 26,604**
Projected Owners Contingency Balance	**$ 658,444**
Total Project Budget:	***$15,097,502***

F. Mile Creek School: Construction Update

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- All new major rooftop equipment to be is set in place and started up.
- All areas of the school except the gym will be re-occupied by R18 next week.
- Air Balancing in progress. Water balancing will commence upon completion of air balancing
- Commissioning to begin in the fall.
- All paving, line stripping and signage installation to be completed this week.
- New addition glass issue update: Glazing contractor is confirming with the Manufacturer that the portion of newly installed glazing deemed unsatisfactory will be replaced.

TIA's:

- TIA #10 updated last day of school 2026 – Pending
- TIA #13 Weather delays to paving - Pending

G. Change Order Proposals (COPs)

- No changes to report at this time

H. Mile Creek School Monthly Budget Update as of August 17, 2026

Construction GMP	**$19,058,365**
Accepted Parking Lot Alternates #7, #10 & #11	**$ 2,547,601**
Approved Owner Change Orders:	**$ 879,198**
Total Revised GMP:	**$22,485,164**
Pending Budget Changes:	**$ 118,682**

Final Anticipated Construction Costs: $ 22,603,846

CM Construction Contingency-	$ 552,781
Approved Proposed Change Orders:	$ 13,943
Remaining Contingency:	$ 538,838
Pending Change Order Proposals:	$ 283,848
Projected Contingency Balance:	$ 254,990

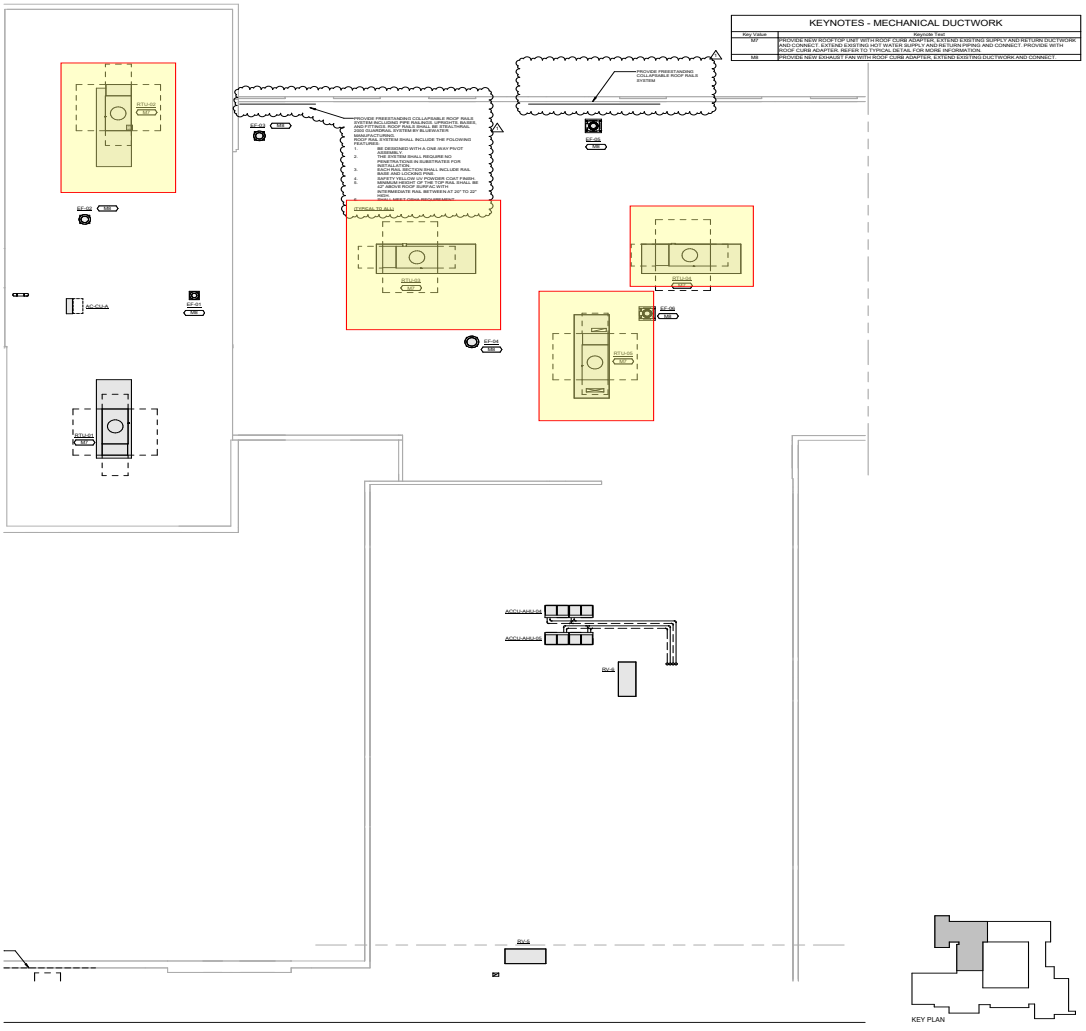
(Included in Final Anticipated. Construction Costs above)

Owner Soft Costs:	**$ 1,809,373**
Owner's Contingency:	**$ 1,207,102**
Less Pending/Approved Changes	**$ (997,880)**
Projected Owners Contingency Balance	**$ 209,222**
Total Project Budget:	***$ 24,622,440***

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

Remainder of rooftop equipment on site ready for install





.VER PETRUCELLI + ASSOCIATES

0 WHITNEY AVENUE HAMDEN CT 06518
STATE STREET NEW LONDON CT 06320
230 9007 silverpetrucelli.com

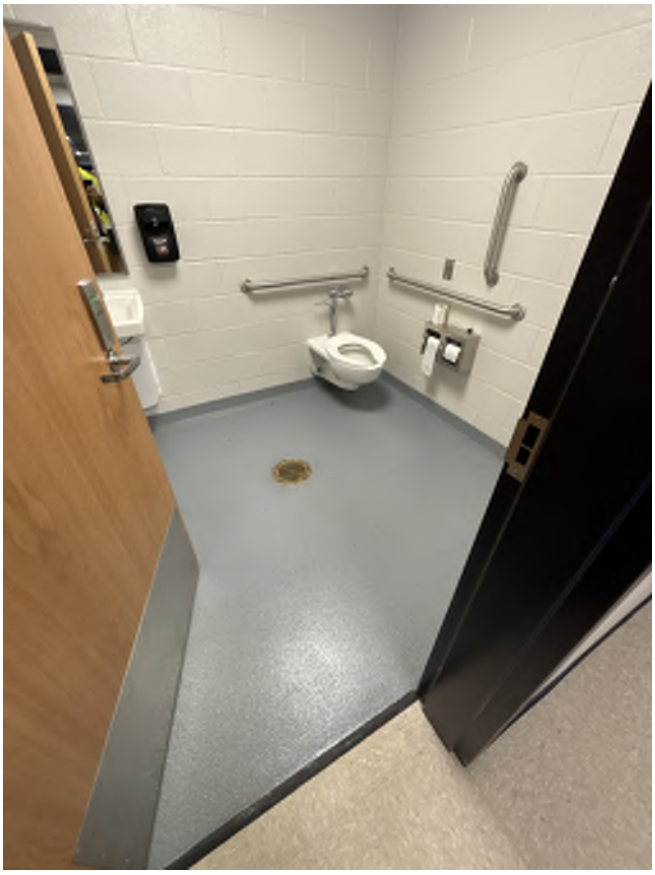
Revision	Description	Date	Revised By
	100% CD SUBMISSION	04/25/2024	
1	Bulletin #2	06/28/2024	

Drawing Title: MECHANICAL ROOF PLAN - AREA A

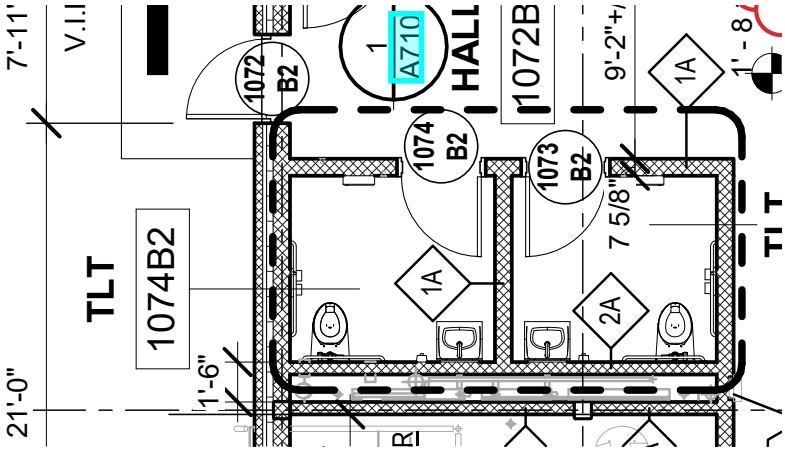
STATE PROJECT #: 218-0004 HVACN

Date: 04/25/2024
Scale: 1/8" = 1'-0"
Drawn By: WSH/CLB
Project Number: 2023261.00

Drawing Number: M1.07

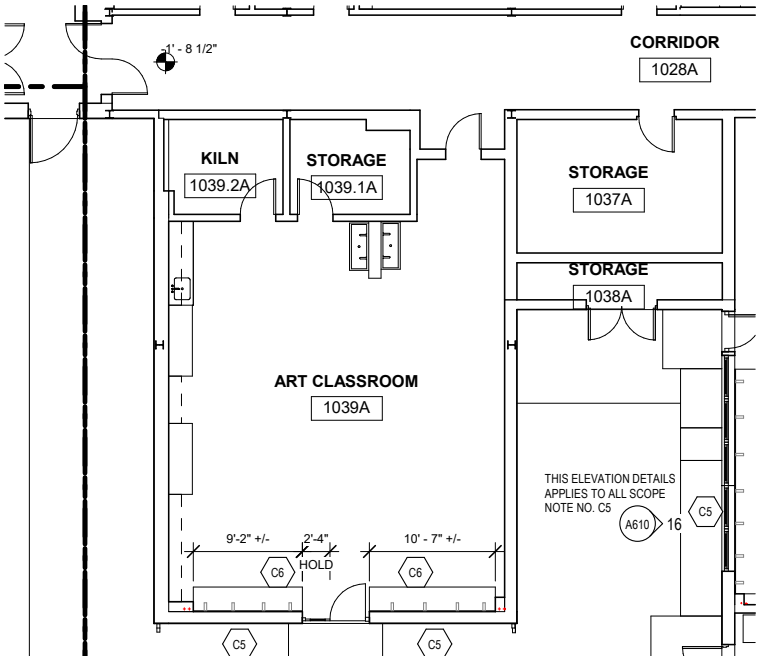


Epoxy floor finish installed in the restrooms at the addition.



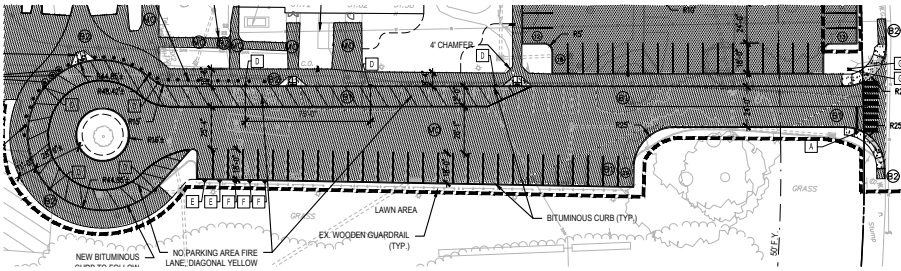


Structural Steel in the art room installed





Milling of the remaining parking lot





Unit Ventilator demolition has been in filled.