

LYME-OLD LYME SCHOOLS

Regional School District #18

A Private School Experience



in a Public School Setting

PK-8 Building Committee Meeting October 19, 2026

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

Committee Members Present via Teams: Dan Adanti

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

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

The meeting was called to order at 6:10 PM by Superintendent Neviaser.

Approval of Minutes from August 17, 2026 Meeting

MOTION: Mary Powell-St. Louis made a motion to approve the minutes of the August 17, 2026 meeting. The motion was seconded by Alan Sheiness.

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

- Commissioning of the HVAC systems is wrapping up.
- Lyme Consolidated burner #2 is having a pump issue which DCC is working through with the design team and contractor.
- Certificates of Acceptance have been issued for each school by the Town of Old Lyme Building Department.

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.

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- HVAC system installs are complete and operating. Commissioning is ongoing and anticipate being completed by the end of November.
- The glass manufacturer will replace 23 pieces of glass deemed as unacceptable.

Mr. Stoner provided budget updates for all schools. Mr. Sheiness commented on the budget and currently the project is well under budget.

Progress pictures of Mile Creek are attached.

There being no further discussion, the meeting adjourned at 6:35 PM. upon a motion by Mary Powell-St. Louis and a second by Alan Sheiness.



200 Stanley Street
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October 19, 2026

Region 18 Schools

Subject: Downes Building Committee Agenda - Construction

Project Update

A. HVAC Schools: Construction Update

Region 18 Schools General Update:

- Commissioning of the new HVAC systems is wrapping up. All HVAC systems are operating as intended.
- DCC is coordinating owner training schedule with R18.
- Lyme/Consolidated School burner #2 replacement complete. Manufacturer startup is complete. Boiler #2 is currently in operation as the lead boiler as designed and is being monitored for performance. Formal Manufacturer startup documentation to be submitted to design team for final review to confirm the new burner is operating as intended.
- Close out packages for each school are being finalized for formal submission to R18.
- Certificates of Acceptance have been issued for each School by the Town of Old Lyme Building Dept formally closing all building permits.
- All CM and Trade allowances have been reconciled and balances credited back to R18.

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:	\$ 70,700	
■ Total Revised GMP:	\$ 7,481,404	
■ Pending Budget Changes:	\$ 0	
■ Final Anticipated Construction Costs:		\$7,481,404

Original CM Contingency	\$ 215,846
Approved Change Orders	\$ 162,635
Pending Change Orders	\$ 0
Projected Contingency Balance:	\$ 53,211
<i>(Included in Final Anticipated Construction Costs above)</i>	

Owner Soft Costs: \$ 442,504

Owner's Contingency: \$ 408,982

Less Pending/Approved Changes \$ (70,700)

Projected Owners Contingency Balance \$ 338,282

Total Project Budget: \$8,262,190



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

▪ Construction GMP:	\$ 8,577,318	
▪ Approved Owner Change Orders:	<u>\$ 75,336</u>	
▪ Total Revised GMP:	\$ 8,652,654	
▪ Pending Budget Changes:	<u>\$ 0</u>	
▪ Final Anticipated Construction Costs:		\$8,652,654

Original CM Contingency	\$ 249,825
Approved Change Orders	\$ 58,443
Pending Change Orders	\$ 0
Projected Contingency Balance:	\$ 191,382
<i>(Included in Final Anticipated Construction Costs above)</i>	

Owner Soft Costs: \$ 499,293

Owner's Contingency: \$ 440,335
Less Pending/Approved Changes \$ (75,336)
Projected Owners Contingency Balance \$ 364,999

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:	<u>\$ 14,977</u>	
▪ Total Revised GMP:	\$ 13,406,368	
▪ Pending Budget Changes:	<u>\$ 0</u>	
▪ Final Anticipated Construction Costs:		\$13,406,368

Original CM Contingency	\$ 390,040
Approved Change Orders	\$ 86,845
Pending Change Orders	\$ 0
Projected Contingency Balance:	\$ 303,195
<i>(Included in Final Anticipated Construction Costs above)</i>	

Owner Soft Costs: \$ 1,021,063

Owner's Contingency: \$ 685,048
Less Pending/Approved Changes \$ 14,977
Projected Owners Contingency Balance \$ 670,071

Total Project Budget: \$15,097,502



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F. Mile Creek School: Construction Update

- All new HVAC systems installations are complete and currently operating.
- Commissioning of all new HVAC systems on going. Anticipated to be completed by end of November 2026.
- Preliminary air and water balancing report received. Final balancing report pending.
- DCC/SP&A/Owner Punchlist Update: 371 punch list items have been created for the entire Mile Creek School project. As of 10/16/2026, only 19 items still require corrective work. DCC is working with the applicable trades to close out the remaining items.
- Glass manufacturer has agreed to replace the 23 pieces of glass deemed as unacceptable after the glass replacement was completed at the addition this past summer.

TIA's:

- Nothing to report as of this meeting.

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:	<u>\$ 945,807</u>
▪ Total Revised GMP:	\$22,551,773
▪ Pending Budget Changes:	<u>\$ (20,467)</u>

Final Anticipated Construction Costs: \$ 22,531,306

CM Construction Contingency-	\$ 552,781
▪ Approved Proposed Change Orders:	\$ 13,943
▪ Remaining Contingency:	\$ 538,838
▪ Pending Change Order Proposals:	<u>\$ 283,848</u>
Projected Contingency Balance:	\$ 254,990
<i>(Included in Final Anticipated Construction Costs above)</i>	

Owner Soft Costs: **\$ 1,809,373**

Owner's Contingency: **\$ 1,207,102**

Less Pending/Approved Changes **\$ (925,340)**

Projected Owners Contingency Balance **\$ 281,762**

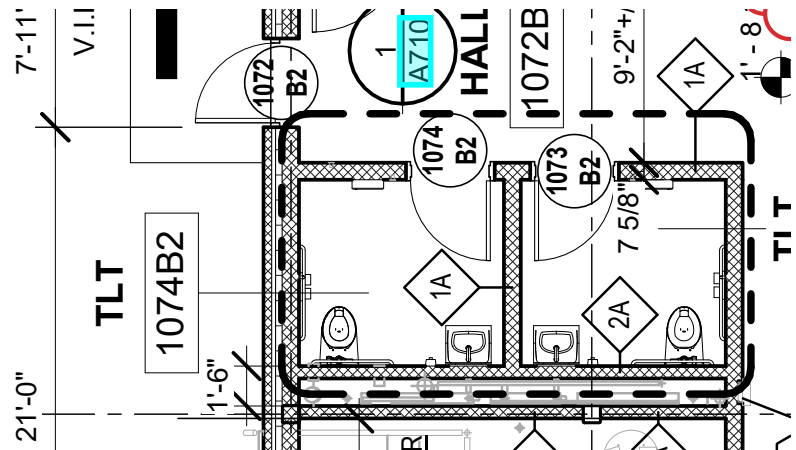
Note: There is currently \$170,029 in uncommitted subcontractor allowances

Total Project Budget: \$ 24,622,440

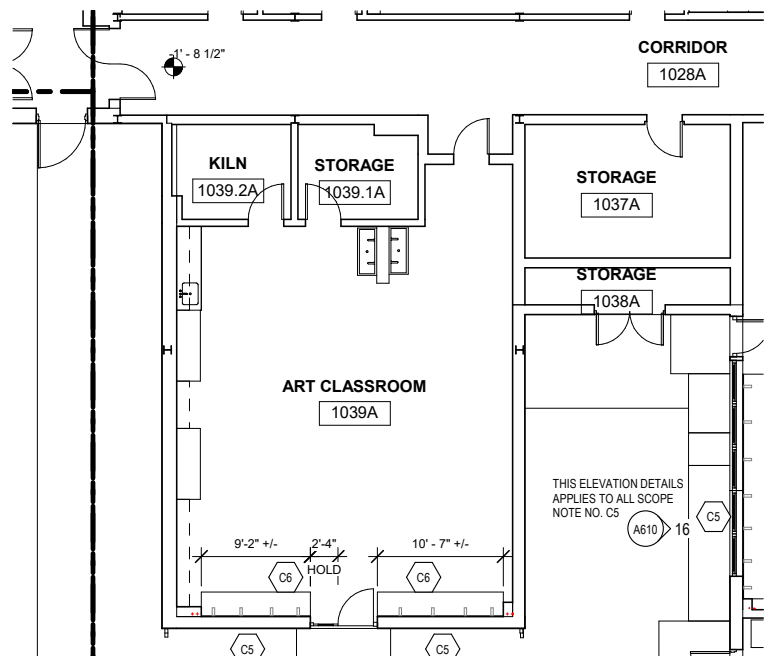
I. Mile Creek School Progress Photos (starts on page 4)



Epoxy floor finish installed in the restrooms at the addition.

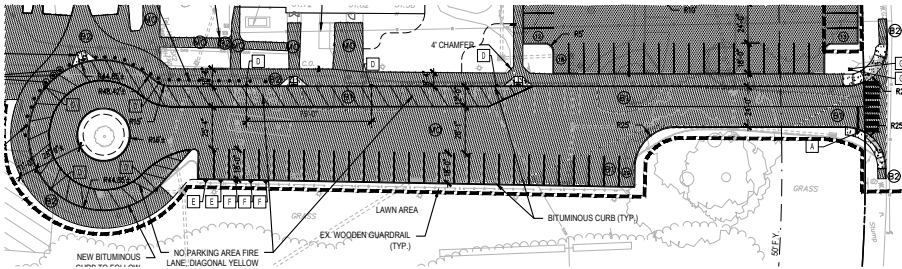


Structural Steel in the art room installed





Milling of the remaining pf phase 2 parking lot



Unit Ventilator demolition and infill.

Photos From Daily Log

Description

Taken Date

08/24/2026 at 01:52 pm

Upload Date

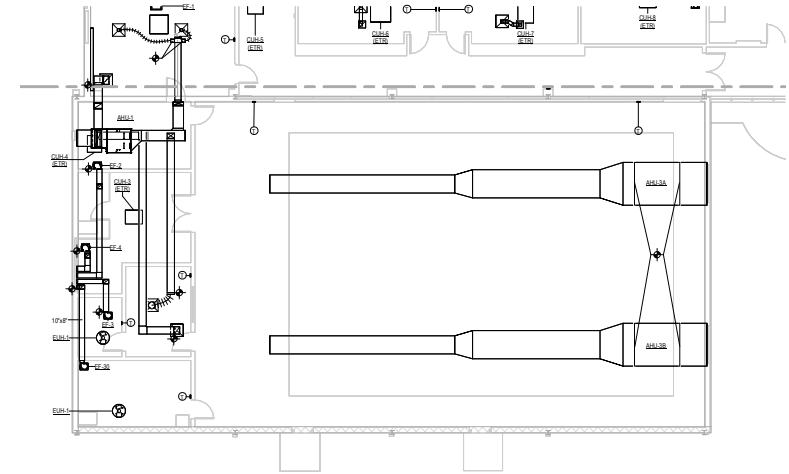
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Melvin Strauss

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Installation of AHUs 3A & 3B in the Gym

Photos From Daily Log

Description

Taken Date

08/24/2026 at 09:53 am

Upload Date

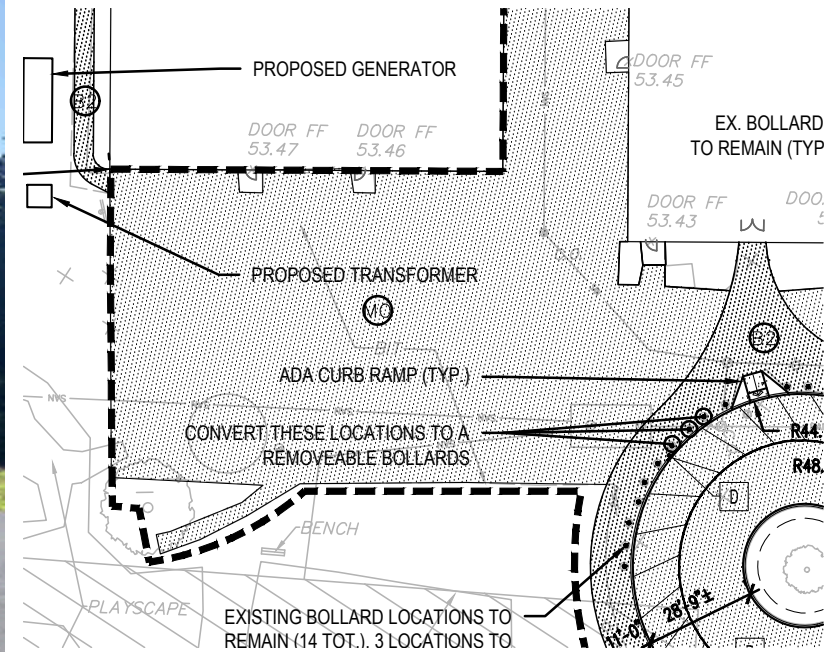
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New bituminous paving at playground area

Photos From Daily Log

Description

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08/24/2026 at 08:44 am

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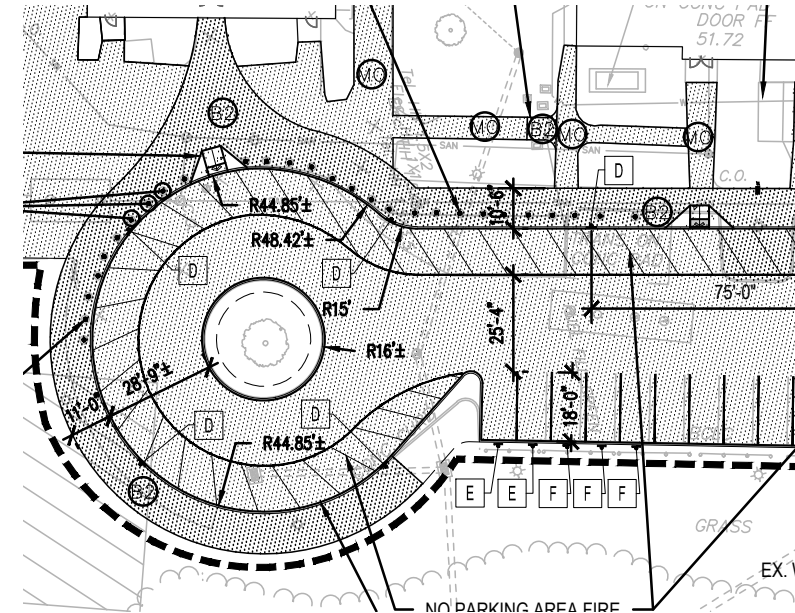
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Line striping on new pavement

Photos From Daily Log

Description

Taken Date

08/14/2026 at 12:30 pm

Upload Date

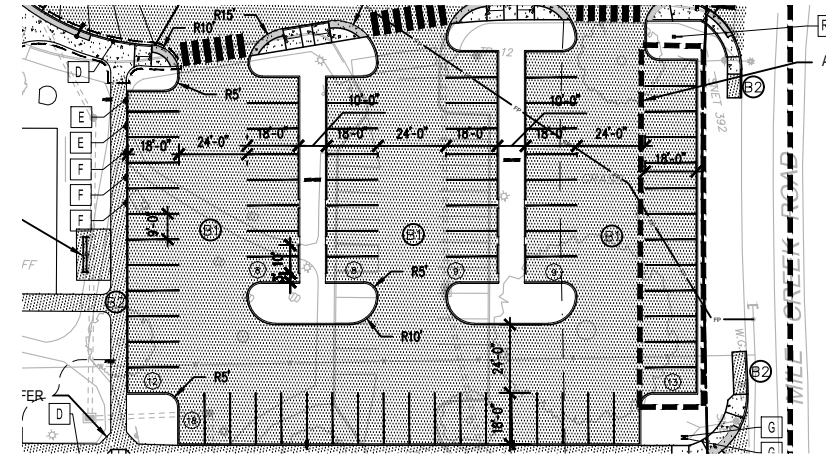
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Final paving and striping of phase 1 parking lot

Photos From Daily Log

Description

Taken Date

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Upload Date

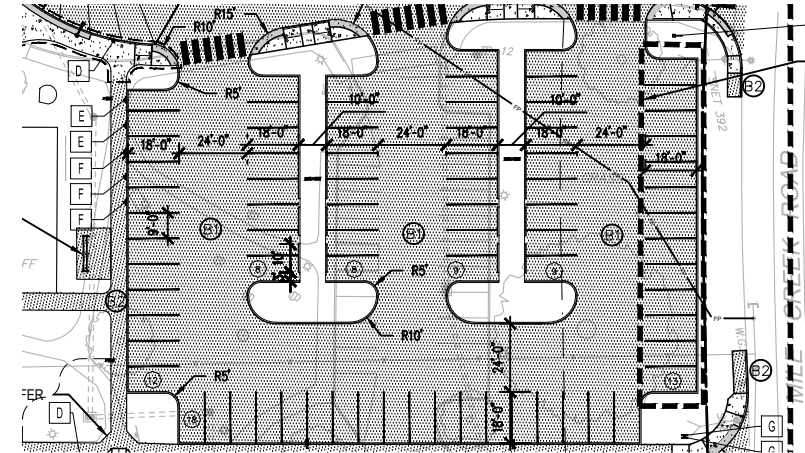
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Final paving and striping of phase 1
parking lot

Photos From Daily Log

Description

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10/05/2026 at 02:46 pm

Upload Date

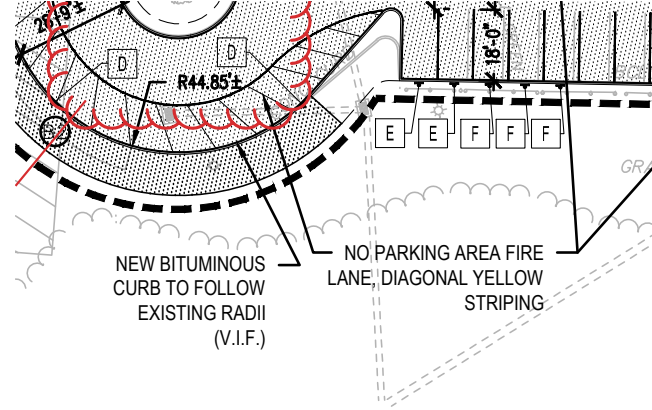
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Lawn Restoration

Photos From Daily Log

Description

Taken Date

10/05/2026 at 02:46 pm

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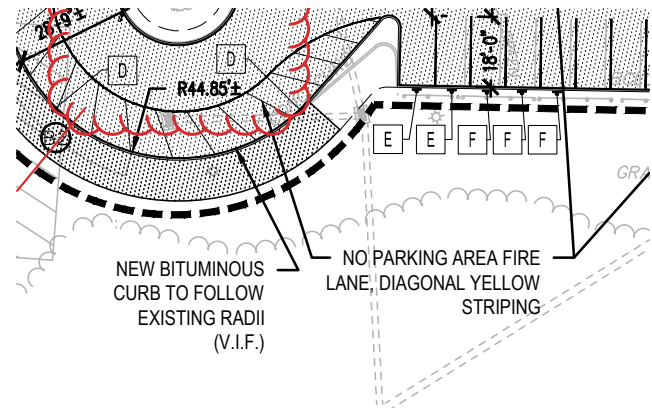
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Lawn Restoration

Photos From Daily Log

Description

Taken Date

10/02/2026 at 09:29 am

Upload Date

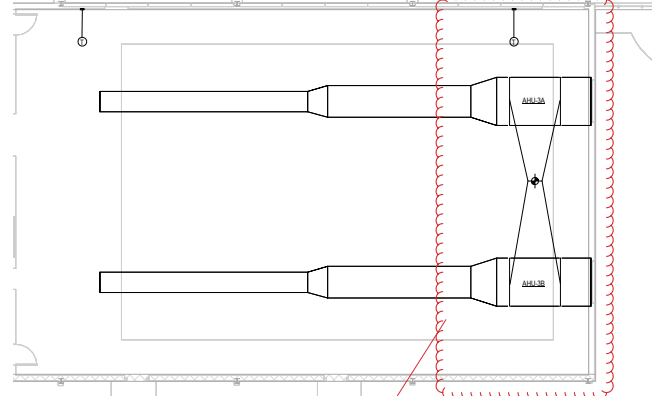
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AHU-3B installation in the Gym

Photos From Daily Log

Description

Taken Date

10/02/2026 at 09:29 am

Upload Date

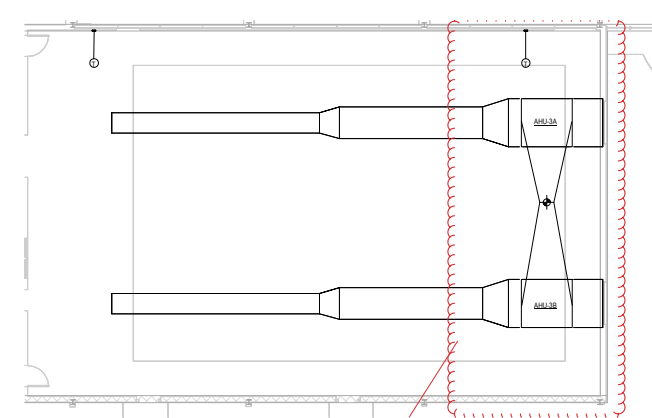
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AHU-3A installation in the Gym