



STATE OF CONNECTICUT – COUNTY OF TOLLAND  
INCORPORATED 1786

# TOWN OF ELLINGTON

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[www.ellington-ct.gov](http://www.ellington-ct.gov)

**PERMANENT BUILDING COMMITTEE (PBC)  
SPECIAL MEETING  
TUESDAY, JUNE 13, 2023  
NICHOLAS J. DICORLETO, JR. MEETING ROOM  
6:00 PM**

## **MINUTES**

**Members Present:** Peter Welti – Chairman, Gary Magnuson – Vice Chairman, James Fay, Sean Kelly, Ronald Stomberg, Patrick Stavens, Gary Blanchette, Gary Feldman

**Others Present:** Brian Greenleaf, Arcadis, Michael Skapczynski - O&G, Greg – DRA, Jim Barrett, Jack – Arcadis

**Members Absent:** Dale Gerber, Thomas Adams, Guy Burns

### **1. Call to order**

Chairman Peter Welti called the meeting to order at 6:00 PM.

### **2. Citizens Forum (Non agenda items)**

NA

### **3. Approval of minutes - 5/24/2023**

MOVED (G. Magnuson), SECONDED (G Feldman) AND PASSED UNANIMOUSLY TO APPROVE THE MINUTES OF THE May 24, 2023 SPECIAL MEETING.

### **4. Windermere Project**

Jim Barrett – provided update on project – looking to get support and approval from OSCGR for phase 1 scope of work and purchase some of the long lead items. Had opportunity to have two meetings with OSCGR, got word yesterday, approved to move forward. The only other item to report on this evening is safety and security relative to the site, which will be discussed later

Peter Welti – there continues to be ongoing meetings with school group.

Greg – We met with the student playground task force – 3<sup>rd</sup> graders wrote a persuasive essays. Met with those students yesterday – kids want a long curvy slide that is covered – One of the most highly ranked items is shade for when they are outside. Will have initial

designs soon. Jenn Hill will stay in touch with the kid planners over the summer via email to provide input and feedback

Brian Greenleaf – we continue to refine the schedule. Lot of checkpoints and a lot of things that have to happen in a logical order for phase 2 to begin. Working to refine all that. Still pushing for mid-late fall to start for phase 2 construction. Should still keep us on schedule to have a full building for September 2025.

Jack – w/ letter we received from State yesterday - Plan review with state for phase 2 already set. One step to getting to that point is to do the plan review and the consultant would be hired through Arcadis for expediency. Have a proposal through a reviewer that Arcadis is familiar with (Joe Pierz - consultant). \$25,850 to include Arcadis 10% markup – if can get approved tonight can get that process moving.

**MOVED (G. Magnuson), SECONDED (G. Feldman) AND PASSED UNANIMOUSLY FOR ARCADIS TO HIRE CONSULTANT FOR PLAN REVIEW.**

G. Magnuson – what is our budget for that line item? Jack - budget for other professional services \$50,000 budget line item so this would be covered under that

Mike S – projecting around Aug 18<sup>th</sup> would have to have PBC and BOE to approve documents for phase 2

Jack – still seeking proposals for the threshold review – need independent structural engineer to review documents – is PBC comfortable with having engineer of record or want an independent review?

G. Magnuson – if we use the engineer of record is that an out of scope task item?

Jack – yes it would go through DRA

Peter Welti– what do you recommend?

Jack no real clear majority – Arcadis and O&G see roughly 50/50 with regards to this Brian Greenleaf– from a dollar standpoint it is still the 10% markup

Greg- don't need to make a choice right now – can review proposals before deciding

G. Magnuson – engineer of record has familiarity – independent would be signing off – Jack will get an independent proposals to review

Mike S. – by next meeting will have an exterior phasing plan to present – site phasing plan – 6 terms if you will – Fall, Spring, Summer term

Will be meeting with SLR this weekend to put together a plan for building access, vehicle access, etc to present to the fire marshall. Right now it is a concept plan that Briana and

Jenn are agreeable with but will finalize and formalize and present at the next meeting. We will not need to disturb any traffic flow until the following summer

Jack – Emily provided an updated budget – had 4 items highlighted. Jack reviewed this budget and has emailed committee members with the information

Peter – Mike you mentioned 8/14 ready for PBC to sign off? Mike yes.  
Peter Aug Meeting is 8/4 then again in September. Sounds like we will have to have another meeting before September to sign off on that. Brian will look at schedules so that we can coordinate

Greg – there is also a certain timeframe to be mindful of between approval and submittal as we don't want to get to far ahead

Peter – introduced Tom Modselewski–Acting Director, DPW, Water Pollution Control Authority Administrator, non voting ex officio member of this Board

#### **5. Approval of Invoices**

MOVED ( S. Kelly), SECONDED ( G. Blanchette) AND PASSED UNANIMOUSLY TO APPROVE DRA INVOICE IN THE AMOUNT OF \$166,302.50 FOR CONSTRUCTION DOCUMENTS 50% COMPLETE THUS FAR.

MOVED ( S. Kelly), SECONDED ( G. Blanchette) AND PASSED UNANIMOUSLY TO APPROVE ACRADIS INVOICE IN THE AMOUNT OF \$7,888.00

#### **6. New Business**

Update on lighting project – Tom, DPW – ad hoc lighting committee has heard the public comments on moving lights from M1 to M2

Issue of perimeter lighting at Pinney St parking lot – will be an add alternate depending on pricing/budget

Possible Meeting this coming Thursday – Tom not sure if that will move forward

Lighting project did officially get forwarded to this committee. Since this will be brought to this committee, we will have to approve that to go out to bid – documents are all set but PBC will have to approve it

Sean Kelly asked about a PA box

Tom there is a shed they utilize currently – league is entertaining something in the future  
Installed a new ballpen at M1 – up to them if they want to add an additional one as well

G. Magnuson – we sent up a subcommittee for HVAC – do we want to set up another subcommittee for the lights?

Peter Welti– there was an ad hoc already in place when we found out it would be going through PBC – ad hoc has the most awareness and knowledge

Sean Kelly may be able to attend this Thursday and may be able to sit in on the ad hoc meetings – Refer to selectman to add Sean Kelly to that meeting

Peter Welti – we can do this informally and if we have to take formal action we can do that in July

**7. Executive Session to Discuss Security**

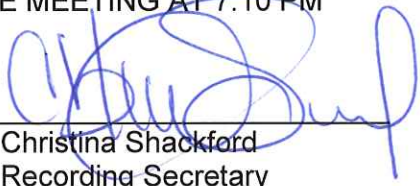
MOVED (G. Feldman), SECONDED (S. Kelly) AND PASSED UNANIMOUSLY TO GO INTO EXECUTIVE SESSION WITH ALL MEMBERS PRESENT AT 6:27PM.

MOVED (G. Feldman), SECONDED (S. Kelly) AND PASSED UNANIMOUSLY TO COME OUT OF EXECUTIVE SESSION

**8. Adjournment.**

MOVED (S. Kelly), SECONDED (R. Stomberg) AND PASSED UNANIMOUSLY TO ADJOURN THE MEETING AT 7:10 PM

Submitted by: \_\_\_\_\_

  
Christina Shackford  
Recording Secretary