



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187
ELLINGTON, CONNECTICUT 06029-0187

www.ellington-ct.gov

**PERMANENT BUILDING COMMITTEE (PBC)
SPECIAL MEETING
TUESDAY, AUGUST 8, 2023
NICHOLAS J. DICORLETO, JR. MEETING ROOM
6:00 PM**

MINUTES

Present: Gary Blanchette, Gary Feldman, James Fay, Guy Burns, Dale Gerber, Gary Magnuson, Patrick Stavens, Tom Adams, Sean Kelly

Also Present: Brian Greenleaf, Alisha Carpino Director of Finance and Operation, Kelly Nelli, Tom Modzelewski, Jack – Arcadis; Greg – DRA, Michael Skapczynski - O&G

Not Present: Ron Stomberg, Peter Welti

1. Call to order

Gary Magnuson called the meeting to order at 6:00p

2. Approval of Minutes - July 11, 2023

MOTION to approve minutes of the July 11, 2023 meeting

MOVED (Blanchette), SECOND (Stavens)

ABTAINED (G. Magnuson). ALL OTHERS APPROVED

3. Lighting Project

Tom reports final plans sent to finace office and town attorney for review
Committee approval to advertise 8/23/2023 as long as final plans are approved and returned

MOTION to approve for approval to advertise

MOVED (S. Kelly), SECOND (Blanchette) ALL APPROVED

4. Windermere Project

Kelly – since we last met in July – drawings on 12th – all reviewers – underway and expected to be returned for 8/11/2023. Once comments returned DRA will incorporate into CDs. Final CDs planned for 8/16/2023.

Reconciliation under \$233,000

8/23/2023 – early meeting prior to BOE to ask for signatures 5:30pm – Brian will ensure notice gets out to everybody

Gary Magnuson noted that some work has already begun at the school

Greg – Playground layout – student taskforce has gotten what they have been looking for. Playground rotated 90 degrees so it is more East/West in order to try to save sycamore tree. This gave us 10 ft more of hard surface area. Flipping playground on the West end so the hard surface and soft surface are flipped. Hard surface will give more driving area – playground area will be a bit longer than originally designed.

Initial review with fire marshal and building official on egress to try to get a shared understanding of how many people by code to exit building and what limitations there may be. Reviewed schematics from time original gym was built and the codes have changed. Main corridor gym has three 36 inch doors which can evacuate 50% of the gym capacity – doors will need to be larger in size to accommodate 66% of capacity being evacuated. Hallway is wide enough to accommodate numbers but not enough doors. Doors in place do not meet code for the capacity being discussed. '93 wing – too long by applicable code – the last 2 classrooms of that corridor need to be moved west for egress code purposes

Went through all the egress, all the numbers, and adjusted doors as needed. School has to accommodate egress for each closing of a hallway being worked on. Equipment can get into the '93 wing and kids can still egress if needed. Phase 4 – '66 wing – will not affect plan for egress

Reviewed existing traffic plan for parking, parents, busses, etc
It will be June 2024 before we have to make any changes to this
July 2024- August 2025 temporary bus loop and parent drop off plan will be created and utilized

Meeting with fire marshal York on Thursday – will continue to work with him and make changes if needed during each phase

Continuing on drawings and specs. Comments back from Health Department. Will be going through those and getting code reviewer comments as well

Brian – last PBC meeting for Brian is today
Introduced Alisha Carpino, who will take Brian's position as Director of Finance and Operations

Gary Magnuson – to Brian - on behalf of the committee we appreciate the work you have done

Kelly – we have to ask for approval for RAM drafting - steel packages – O&G will contract with them to get steel

Packages presented:
RAM drafting \$71,000
Dow \$189,000
We will utilize RAM package

MOTION to approve O&G to contract with RAM Drating Ltd

MOVED (Gerber), SECOND (Blanchette) ALL APPROVED

Gary Magnsuon – asked if this is in the budget.
Kelly – yes – it is in O&Gs steel package – transferring monies to the contractor who is awarded the contract

Guy – liability – if a mistake is made in the detailing – who absorbs the liability?
Answer – it goes back to the trade contractor
Guy – these drawings will be for pre ordering the stell for the cutlets
Answer correct

Question from audience – Parent asked what exactly is going on at Windermere – will there be some type of signage as to what is occurring?

Mike - Enabling phase – taking advanatage of the summer when the kids are not around to start to get thing in order for the site contractor in November

Greg – there is signage in the package but it's not necessary for this part of the project

Discussed Jenn Hill putting things in the newsletter or on the school website

Gary – think it would be a good idea to have some type of sign out there

Kelly – a sign like that would take time as they would have to list all contractors and state reps

Further discussion on notification going through school website and school newsletters until a sign is placed in the future

5. HVAC Project

Brian – we are out to bid – 5 contractors/designers/engineers that came though for the walk through – their bids are due 8/14/2023. Subcommittee scheduled to meet 8/15/2023 at 3pm to short list candidates and plan interviews. Proposal is to get design done by end of the year – start work as early as May 2024. Lead times is something we will have to work through with the designer

Still trying to get clarity form State as to how they are going to run it
PCR with Windermere – State review of all of our plans – State has not said what they are going to do with HVAC project. Alisha and Greg will work with the State as to their requirements

6. Approval of Invoices

OG – \$28,468 – reviewed and approved by Arcadis
MOTION to approve invoice
MOVED (Gerber), SECOND (Stavens) ALL APPROVED

OG \$14,234 – reviewed and approved by Arcadis
MOTION to approve invoice
MOVED (Blanchette), SECOND (Adams) ALL APPROVED

Robinson and Cole July 19, 2023 – \$242.50
MOTION to approve invoice
MOVED (Blanchette), SECOND (Gerber) ALL APPROVED

DRA – July 31, 2023 – \$146,737.50 – reviewed and recommended for payment by Arcadis
MOTION to approve invoice
MOVED (Adams), SECOND (Blanchette) ALL APPROVED

Gary Magnuson – where are we percentage wise?
Answer: 70-71%

OG – invoice 4 – peioed ending 7/31/2023 \$14,234 reviwed and recommended for payment by Arcadis
MOTION to approve invoice
MOVED (Adams), SECOND (Blanchette) ALL APPROVED

Arcadis \$7,891
MOTION to approve invoice
MOVED (Blanchette), SECOND (Adams) ALL APPROVED

7. New Business

Meeting 8/23/2023. Do we need to confirm the time? Brian 5:30p would work. Meeting will be at the High School. There are enough members who will be present for this.

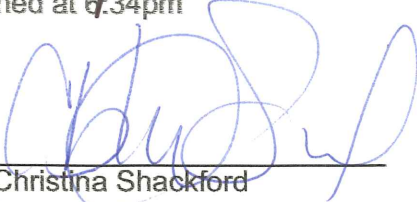
8. Adjournment.

MOTION to Adjourn

MOVED (Kelly), SECOND (Gerber) ALL APPROVED

Meeting adjourned at 7:34pm

Submitted by:



Christina Shackford
Recording Secretary