



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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www.ellington-ct.gov

**PERMANENT BUILDING COMMITTEE (PBC)
REGULAR MEETING
TUESDAY, JANUARY 9, 2024
NICHOLAS J. DICORLETO, JR. MEETING ROOM
6:00 PM**

MINUTES

Present: Gary Blanchette, James Fay, Gary Feldman, Peter Welti, Chairman, Gary Magnuson, Vice Chairman, Sean Kelly, Tom Adams, Dale Gerber

Absent: Guy Burns, Patrick Stavens, Ron Stomberg

Others Present: Kelly Nelly, Gregg Smolley, Tom Modzelewski, Alsisha Carpino, George with O&G

1. Call to order

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

2. Approval of Minutes - December 12, 2023

MOVED (Feldman), SECOND (Blanchette) AND PASSED UNANIMOUSLY

3. Lighting Project

Tom Modzelewski provided an update. Contract executed on our end. Waiting for the bonding to be complete. PO has been issued from Earth Light to Musco before 12/31/2023 to lock in the 2023 price

As noted at previous meetings, there have been some areas modified to reduce the overall cost significantly. Reduced lumens at a few specified areas and still be within regulation. Also took out parking lot lighting which will be addressed through other avenues/capital improvement

Peter – what would be the timeline for parking lot lighting?

Tom – there are monies available, just have to get approval to use the funding

Gary Magnuson -parking lot and lighting project going to happen concurrent?

Tom -correct

4. Windermere Project

George – pre con – 5 scope reviews remain – packages for case work, playground, siding getting prepared to go out to bid. Monday will start forming and placing footings

Gary Magnuson – any bedrock or unsuitable materials?

George – yes, we have hit rock which is being handled now.

Gary Magnuson – will rock be removed or will there be any pinning into it?

George – rock will be removed

Gregg Smolley – provided update

Re: approval form town planner - we do not need to go back for approval on the change to the color of brick

Spec re-written for cabinetry and has to get into an addendum to go out. Should have the spec for playgrounds by end of this week. Siding will be re bid on same spec. All of that should be wrapped up by Friday if not by Monday

Furniture and technology – working with rechnology to identify any long lead items.

Will be looking at furniture tomorrow and identify any long lead items sooner. Plan is to buy all the furniture for all of the school at one time which would get 2024 pricing. If all can be purchased before March, we would get 2023 pricing, however this would be difficult with having to go through the State for approval as well

Student interactive pieces – samples will be delivered to the school for teachers and students to see how they work and fit into the classroom

Peter Welti – play scape has to go out to bid, is that correct?

Gregg – yes, state requirements for bids and have to reach out to at least 3 to satisfy state requirements

Arcadis – no updates

Jenn Hill– new cafeteria supposed to start at some point in April. Doing that will displace several teachers. There are no current open spaces to put those teachers. Science STEM, art, music. There are a few spaces to flex with people but no space for storage. Other logistics such as science needs a sink, etc.

Alisha – has been discussing this with Jenn Hill. There are 3 options: delay project a few months, look at portables, utilize part of the gym.

Gym option not feasible as rec department also uses this space

Portables are the most expensive option

Postponing the project by a few months would allow for the 6th grade students, which is a large number, to move to the middle school and open up a classroom or two for use by the displaced teachers.

Kelly – this would be just pushing the end day out, not delaying the project. George is working on pricing/timeline as to what that would cost vs \$200,000-\$300,000 for portables

George – this would then delay the work on the kitchen.

Peter Welti – fair to say we will have a clearer picture in Feb?

George – yes

Gary Magnuson – Jenn - given time and money not being an issues what works best for you?

Jenn – option 1 – allows for the teachers to maintain there space and allows current grade 6 to move out and open up some space and allow teachers to move over the summer vs having teachers move over a weekend or over April vacation

Gregg noted that there may be storage options on the risers which will be explored.

Peter Welti – with other projects we have rented storage boxes to store items when needed. This can be further explored if needed.

Peter Welti noted that when Gerber mobilized and brought equipment on sight, the neighbor reached out to OG re: change in color in the water. No other issues raised since but will continue to be monitored

Discussed a section of the fencing screen being taken down so the kids can continue to view what is happening

Tom Adams– is the conduit for power to the trailers a tripping hazard for anyone walking around at night?

George – this can be looked at and a solution to not have it be a tripping hazard will be implemented

North West corner of the project – old well that was used for sprinklers on fields.

Looking at what will be done with this and if the well can be left.

Tom M– DPW would prefer that it would be left and were under the impression that it would be left

Gary Magnuson- any idea what the cost would be to irrigate the fields?

Tom M– no but would look into some numbers for the next meeting

5. HVAC Project

Alisha – not much has changed. Got the final construction documents yesterday. Need to review and write the bids. Working with Kelly on it. Looking to go out to bid February

6. Approval of Invoices

DRA architectural services \$25,714.00

MOVED (Adams), SECOND (Blanchette) AND PASSED UNANIMOUSLY

O&G Pre construction services \$14,192.00

MOVED (Adams), SECOND (Blanchette) AND PASSED UNANIMOUSLY

Arcadis Owner Representative \$13,974.00

MOVED (Gerber), SECOND (Adams) AND PASSED UNANIMOUSLY

BL Companies – hired to to design work

Center, middle, and high, construction docs, bidding documents \$142,875.00

MOVED (Adams), SECOND (Magnuson) AND PASSED UNANIMOUSLY

7. New Business

None

8. Adjournment

Motion to Adjourn at 6:38pm

MOVED (Kelly), SECOND (Gerber) AND PASSED UNANIMOUSLY

Submitted by: _____


Christina Shackford
Recording Secretary