



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

**PERMANENT BUILDING COMMITTEE (PBC)  
REGULAR MEETING  
TUESDAY, FEBRUARY 20, 2024  
NICHOLAS J. DICORLETO, JR. MEETING ROOM  
6:00 PM**

## **MINUTES**

**Present:** Gary Feldman, Peter Welti - Chairman, Gary Magnuson – Vice Chairman, Gary Blanchette, Ronald Stomberg, Thomas Adams

**Also Present:** Gregg Smolley, Alsisha Carpino, Tom Modzelewski, George- O&G, Kelly Nelly

**Not Present:**

James Fay, Patrick Stavens, Dale Gerber, Sean Kelly

**1. Call to order**

Called to order at 6:01pm

**2. Approval of Minutes - January 9, 2024**

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

**3. Lighting Project**

Tom – no update. Still waiting on constructin schedule and submittals. First round of submittals came in. There was some discrepanicies so they were sent back for clarification.

**4. Windermere Project**

George – Presented PBC with copy of first monthly report for January 2024

Reviewed report with members

Re: irrigation control vault – looking at ways to incorporate this while minimizing any nuisance that it would cause

Question: Gary Magnuson – Tom will have future access to get water out of it?

Answer: Gregg –excavating to get to it would be a matter of working with the slope to get to it, but access can still be gained.

New Addition – On track with plans for excavating footings, forming and placing concrete, etc.

Music, Art and Science room will remain in place through the end of the 2024 school year. This should not have any significant effect on the project schedule. Over the summer, the new kitchen and cafeteria will be completed

Tom Adams requested to have the document electronically before the meetings so it does not have to be printed each month.

O&G- Passed out a handout of AIA Document and reviewed  
Within 30 days of signing GNP a schedule must be provided to the owner (Town)  
Millwork, cement siding, and playscapes – allowances are being carried until bids come in for these areas

Question: Peter W - We have the CM contingency and the owner contingency – if something that comes up that is a change order where does that go?

Answer: O&G – That goes to owner contingency

O&G further explained that if the project goes over, or overtime is required, etc. it would come out of the CM contingency

Kelly noted that any approvals would all go through the PBC

O&G noted that Arcadis and Town Attorney have reviewed GNP and packet and provided feedback previously

Gregg noted one item that noted 2/13/2024 date as this was the scheduled regular meeting but this was cancelled due to snow. O&G noted this is not an issue as long as GNP is approved timely. If we do not establish a date to have GNP approved, we risk losing the bids/bidders that we have and at the prices that have been included.

Motion to approve GMP Amendment #2 for \$61,466,046 and to be signed by First Selectmen Lori Spielman for execution.

**MOVED (Adams), SECOND (Feldman) AND PASSED UNANIMOUSLY**

Motion to allow Peter Welti to make time sensitive change orders up to \$50,000 at any time.

**MOVED (Magnuson), SECOND (Feldman) AND PASSED UNANIMOUSLY**

Last 2 bid packages are opening for bids 2/29/2024 at 2pm at the Town Hall  
RFIs going back and forth right now. If those are all addressed by end of day Thursday, that day will stay

Gregg – took Jenn and some teachers to Hartford to view furniture. This was delayed but should hopefully be in by end of this week.

Peter noted that as construction companies start taking over existing space, there is going to be a lot of things that will need to be moved. Need to start planning for that.

Gregg – re: chorus risers – the company the risers were purchased from has stated that they will come and take these and store these

Gregg noted that something else to think of is things that are not needed but need to be stored. Need to look into regulations as to what options there are to get rid of these types of things.

Time of trailer meetings is now 2pm each Tuesday

## **5. HVAC Project**

Alisha – getting ready to go out to bid.

Project will overload generator at High School. Discussed temporarily taking High School off as emergency site until the generator can be replaced. Generator is already overloaded but still running. The project would overload the generator even further unless kitchen is taken off line, at which time, the space cannot be used as an emergency shelter. Crystal lake would be temporary solution until a solution to the generator can be found.

Engaged Arcadis to help with pre work and design work – the money approved has been expended. Looking to approve \$9,900.00 and there may be another approval needed in the future.

Motion to approve Arcadis services for PM representative services for \$9,250 to assist with the preconstruction portion of the project.

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

Motion to approve Arcadis add services for estimating services of \$9,900 on the CD set of the project.

**MOVED (Magnuson), SECOND (Feldman) AND PASSED UNANIMOUSLY**

## **6. Approval of Invoices**

Robinson and Cole – HVAC project – \$291.00

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

BL Companies – HVAC – engineering and design work \$95, 625.00

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

Windermere

Monthly ongoing Arcadis \$13,974.00

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

Architectual services - DRA \$25,714.00

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

O&G – sitework – \$1,853,357.96

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

Peter inquired about lien waivers – noted that lien waivers are obtained

**7. New Business**

NA

**8. Adjournment.**

Motion to adjourn the meeting at 7:07 pm

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

Submitted by  
Christina Shackford  
