



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)  
SPECIAL MEETING  
WEDNESDAY, MAY 15, 2024  
NICHOLAS J. DICORLETO, JR. MEETING ROOM  
6:00 PM**

## **MINUTES**

**Present:** Peter Welti – Chairman, Ron Stomberg, Gary Feldman, Gary Blanchette, Dale Gerber, Gary Magnuson – Vice Chairman, Thomas Adams, Patrick Stavens, Brian Chamberlin, Liz Nord, Sean Kelly

**Also Present:** Tom Modzelewski, Alisha Carpino, George- O&G, Gregg Smolley

### **1. Call to Order**

Chairman Peter Welti called the meeting to order at 6:01pm

### **2. Approval of Minutes – April 9, 2024 and May 8, 2024**

Motion to approve the PBC meeting minutes from 4/9/2024

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

Motion to approve the PBC meeting minutes from 5/8/2024

MOVED (Gerber), SECOND (Feldman)

Ronald Stomberg abstained. ALL OTHERS APPROVED

### **3. Lighting Project**

Tom M provided the PBC members with a handout for review that included payment application for lighting project and schedule of values. This was reviewed and discussed.

6 poles in the area over Pinney Street fields. Conduit  $\frac{3}{4}$  installed. Poles to be installed next week by Eversource.

Tom noted that it has been approved to move transformer to outside of structure as being inside can cause the transformer to overheat. Tom noted this type of transformer is designed to be outside.

Tedford Park – pole base installation has begun three days ahead of schedule

QR code and promotional sign at Pinney Street fields provided by Earthlight. Anyone can scan the QR code and view real time updates

Motion to approve payment for \$105,000.00

MOVED (Kelly), SECOND (Nord) AND APPROVED UNANIMOUSLY

Tom noted the parking lot lighting is a separate project and asked if the PBC would want that on a separate pay application. It was noted that the money for this project is appropriated out of capital reserve fund.

Peter Welti deferring to Tiffany Pignataro for how to proceed

#### **4. Windermere Project**

George from O&G reviewed monthly report and reviewed documents from monthly update emailed to members. Still projecting new addition begin complete end of December 2024

Gregg noted that PCO 007 is a railing that has been used in the past at other locations and the manufacturer is absorbing some of the cost (20% of the cost) for a more child safe railing as the original selected railing had caused an injury to a child at a location where it was previously used.

Roofing deliveries will start this week and roofing work will begin next week

Gregg – initial review on furniture and technology with the State held. Got a fairly good run through. Couple of minor things to address with the forms and some furniture items that will need to be addressed.

Re: technology – follow up meeting with the reviewer next week

Anticipating approval to either go out to bid or buy by mid next week

98-99% of furniture will be bought off of a State contract. This is the best way to make sure you get the right furniture and a good price

Longest lead items for the first phase is 14-16 weeks

Also buying all furniture and all tech for the entire building. Vendors being told they would have to hold the price and store the items until they are needed. Projected to be under budget for furniture and technology at this time

Peter – asked why the reviewer flagged some items as non reimburseable – seems to be mostly lawn/maintenance equipment.

Gregg – this is standard procedure as there is no guarantee that the equipment will remain on that property and not moved and used elsewhere.

Stephanie – Special legislation to increase project budget – waiting for the documentation to catch up and for the Governor to sign off on that.

Project Budget Report: The School Construction Grant in the amount of \$61,640,000.00 has been approved by OGA and a letter has been issued to the Town of Ellington.

Eligible costs are to be reimbursed at 70%. As of April 30, 2024, 10.1% of the overall budget has been expended. Total expended to date \$7,535,142.00

PCO 006 Utility company consumption charges for the O&G field office and the Owner Representative field office projected for 12 months. 12 months @\$1,500.00 for a total of \$18,000.00.

Peter Welti approved this PCO on 4/16/2024

PCO 008 – Furnish all labor, material, equipment to provide tapered insulation on the roof of Area A and B, between column lines D and E and 2.7 & 11  
Amount total \$15, 692.00  
Peter Welti on 4/11/2024

Requesting approval for testing and hazardous material abatement  
DRA professional services – Fuss and O’Neill  
\$335,314.00

Meyers – move management company  
Delivery of 250 boxes and 25 large containers has been received in order to get items packaged up and moved out when school ends  
Dumpsters will be on site soon for items that are to be thrown away

Thomas Adams – Question - The house across the street who previously complained about the well water – what is the status?  
Peter Welti answered: it is being addressed by others at this point.

## **5. HVAC Project**

Alisha – HVAC out to bid – 2 walk throughs held. First walkthrough there were 10 companies. Second walkthrough 3 companies came back.  
Zero bids received following walkthroughs  
Sought re-allocation of grants, however, this was not approved  
With all the bids out there, people are already booked up so no room for this project  
Alisha has tried to apply for grants but Ellington does not qualify  
Only option is to cancel current grant and apply again

This grant would remain open until current work is billed out and then move forward with closing this grant  
3<sup>rd</sup> round for grant applications supposed to be opening in December 2024  
Was verbally told that when they reapply they would be put at top of the list for grants since we have a current grant now  
Focus on middle and center school with new grant

Motion to approve the following invoices:

Robinson and Cole – \$5,515.00  
MOVED (Gerber), SECOND (Adams) AND APPROVED UNANIMOUSLY

Advertisement for bids – \$267.58  
MOVED (Feldman), SECOND (Adams) AND APPROVED UNANIMOUSLY

Arcadis – \$3,300.00  
MOVED (Feldman), SECOND (Adams) AND APPROVED UNANIMOUSLY

## **6. Approval of Invoices**

The following invoices were reviewed:

Tri State Material Testing Lab \$10,186.97

Sustainable Engineering Solutions \$3,380.00

DRA \$25,714.00

Arcadis \$13,974.00

O&G Industries \$1,744,448.36

Motion to approve the above invoices as listed:

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

Fuss and O'Neill – \$335,314.00 through DRA to hire Fuss O'Neill

Motion to accept contract

Gary Magnuson asked how the \$335, 314.00 compared to what was budgeted originally. Stefanie noted that Kelly initially thought it was high, but after conversation with Fuss and O'Neill, the number is appropriate

Gregg noted the number is shown under abatement and is being moved over to professional services

MOVED (Magnuson), SECOND (Feldman) AND APPROVED UNANIMOUSLY

Peter noted that PCOs are an ongoing process. Peter has approved two in the past 30-45 days.

Board approval on the following PCOs previously given field approval by Peter Welti:

PCO 006 – electricity \$18,000 for one year

MOVED (Gerber), SECOND (Feldman) AND APPROVED UNANIMOUSLY

PCO - tapered insulation – \$15,692.00

MOVED (Adams), SECOND (Nord) AND APPROVED UNANIMOUSLY

Meyers contracted cost for June 2024 move \$4,955.50

240 boxes and 20 totes plus labor/staff

MOVED (Magnuson), SECOND (Gerber) AND APPROVED UNANIMOUSLY

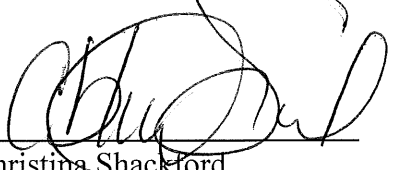
## 7. New Business

Tom P, Pinney Street resident, wanted to thank the PBC for the work they are doing for the town

## 8. Adjournment

Motion to adjourn the meeting at 7:13 pm

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

Submitted by: 

Christina Shackford  
Recording Secretary