



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, JUNE 11, 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, Brian Chamberlin

Not Present:

Patrick Stavens, Liz Nord

Also Present:

Tom Modzelewski, Alisha Carpino, George- O&G, Gregg Smolley, Stephanie Gras, Jack – Arcadis

1. Call to order

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

2. Approval of Minutes – May 15, 2024

Motion to approve the PBC meeting minutes from 5/15/2024

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

3. Lighting Project

Tom M provided the PBC members with handouts for review that included payment application for lighting project and schedule of values which includes all work on Pinney and Tedford to date. This was reviewed and discussed.

Payment application/requisition #2 in the amount of \$1097, 445.70

Include 5% retainer which was not included on last requisition

Question: Gary Magnuson – Are the change orders coming out of contingency?

Contingency not listed on details

Answer: Tom – contingencies built into the total cost of the project
When this gets paid, this will come out of a separate account in the finance department

Motion to approve payment application/requisition #2 in the amount of \$1097, 445.70
MOVED (Kelly), SECOND (Feldman) AND APPROVED UNANIMOUSLY

Change orders 1 and 2 reviewed and discussed

Change order 1 – Eversource charges for installing a new pole/pole mounted transformer/re-feeding a new service on the shed, Pinney Street Park

Motion to approve change order 1 in the amount of \$2,974,035.80
MOVED (Kelly), SECOND (Gerber) AND APPROVED UNANIMOUSLY

Change order 2 – Eversource charges for installing a new pole/pole mounted transformer/re-feeding a new service on the shed, Robert Tedford Park

Motion to approve change order 2 in the amount of \$2,973,227.90
MOVED (Kelly), SECOND (Gerber) AND APPROVED UNANIMOUSLY

Question: Gary Magnuson – are these two change orders in the requisition?

Answer: Tom - yes they are

Ron Stomberg asked about concrete bases with no poles yet and what the plan for these bases are.

Tom M – they ordered the poles in black but were sent bronze finish. Once correct poles are received they will be installed

High school taking delivery of materials on June 15 and drilling and installing will begin on June 17. July 15 delivery of poles expected

4. Windermere Project

George from O&G reviewed monthly report
Physical completion is at 40% to date

Kids out of school Thursday this week. Going into the existing building next week

Reviewed budget and we are in a healthy place at this time

Project Summary:

Continuing with erosion control measures. Excavated for footings for the East retaining wall. Started installation of the fire Department Connection.

Reviewed work completed/occurring on Phase I of the building

Start early next week with brick work on North elevation of project

No major revisions to the schedule of the project

Reviewed project photos contained in the monthly report

Gregg from DRA noted that RH Lord coming in Friday to dismantle the band risers. Will be stored on site in the interim.

Sign off today for mark up the fire control panel

Signage throughout the building – finalized today and will be sent to George at O&G

Furniture, fixtures, equipment, and technology – up to the last of the refined budgets that have to go back to the State. Approving this does not mean we have to buy it all, it just means we have equipment approved by the State for purchase.

Peter Welti: for clarification – This does not need a re-vote as we voted on this at the 5/8 meeting. This is just for awareness of the changes that were/are being made such as outdoor furniture, as this package was not previously included and for AV in the cafeteria. This was finalized and added to package that went to the State. In the budget previously, added to package, but was not in 5/8 official approval.

Peter Welti asked the PBC: By consensus, are we comfortable with sending this to the State? All members are in consensus

Stephanie Gras:

Reviewed monthly report sent to PBC via email

Project Budget Report: House Bill #5524 has been signed by Governor Lamont to increase the project budget to \$74,600,000.00. A formal letter will be sent from the OGA to the Superintendent to formally acknowledge the approved referendum amount. Eligible costs are reimbursed at 70%. As of May 31, 2024, 10.1% of the overall budget has been expended.

Construction Budget Report: The final GMP Amendment has been approved and executed for \$61,466,046 (including GMP 1).

Reviewed PCOs that have been approved in the field and are being reviewed for the PBC members (PCOs 4, 7, 9, 10, 11, and 12)

Motion to accept for the record PCOs 4, 7, 9, 10, 11, 12, which have been approved in the field by Peter Welti.

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

Professional Service supplement from November 2023 (Fuss and ONeil)
DRA – re: asbestos in the roof. This was exploratory work before bids went out.
Formality at this time just to sign agreements

Motion to approve increase to DRA in the amount of \$11, 247.50 for this exploratory work which was completed in November 2023.
MOVED (Adams), SECOND (Gerber) AND APPROVED UNANIMOUSLY

None of the labor for boxing/moving through Meyers was needed. This was approved previously in case it was needed, but with the work of school staff/personnel, O&G, etc. this was completed without needing Meyers labor.

5. HVAC Project

Alisha Carpino. Nothing new to report. Still have to bill out for what has already been done. Project will remain open while application is resubmitted for re-approval.

6. Approval of Invoices

Tri State Materials Testing Lab, LLC \$ 6,082.94

Tri State Materials Testing Lab, LLC \$ 8,647.12

DRA \$ 25,714.00

Arcadis \$ 13,974.00

O&G Industries \$ 2,083,017.82

Motion to approve the above invoices as listed in the total amount of \$2,137,435.88:
MOVED (Adams), SECOND (Gerber) AND APPROVED UNANIMOUSLY

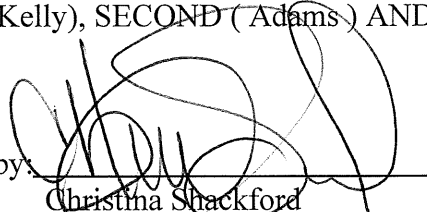
7. New Business

None

8. Adjournment

Motion to adjourn the meeting at 7:00 pm
MOVED (Kelly), SECOND (Adams) AND PASSED UNANIMOUSLY

Submitted by:


Christina Shackford
Recording Secretary