



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, JULY 16, 2024
NICHOLAS J. DICORLETO, JR. MEETING ROOM
6:00 PM
MINUTES**

Present: Peter Welti, Chairman, Gary Magnuson, Vice Chairman, Dale Gerber, Gary Feldman, Thomas Adams, Patrick Stavens, Gary Blanchette, Brian Chamberlin, Liz Nord

Not Present: Ronald Stomberg

Also Present: Tom Modzelewski, Alisha Carpino via Microsoft Teams, George- O&G, Greg Smolley via Microsoft Teams, Stephanie Gras, Jack – Arcadis

1. Call to order

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

2. Approval of Minutes – June 11, 2024

Motion to approve the PBC meeting minutes from 6/11/2024

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

3. Lighting Project

Tom M provided the PBC members with an update as to the progress of the lighting project.

Tedford Park - 75% of all lights are up. Transformer on pole for Tedford west will be installed tomorrow. Conduit backfilled and test scheduled potentially for next week.

Tennis court lights about 3 weeks away.

The project is in good shape overall.

Marketing meeting tomorrow for “Light the Night”. Peter Welti asked if there are any dates for Light the Night; Tom said may be looking at end of August, depending on how everything comes together. As more information and details come in regarding this, that information will be shared.

4. Windermere Project

George from O&G provided update, still projecting new addition in December.

All contracts to date have been awarded.

Funds available for contingency and allowances are “pretty healthy” at this time.

Reviewed key aspects of the Windermere Monthly Report for May 2024.

PCOs Under Review:

PCO-013 Relocate Bi Directional Antenna – potential

PCO-016 Coordination Study revise CM Electrical Gear – potential

PCO-017 RTU #2 – Rooftop curb – shown in report as potential but has since been approved

RFIs for current = 134 total

130 are closed

1 is outstanding, 3 overdue. Nothing critical.

Proposal request for some revisions to technology in the FFE package (pg 74).

No major changes or impact to the schedule to date.

Procurement of materials– no major issues to date.

Viewed photos of the project to date that were included in monthly report.

Gary Magnuson asked about the transition from kids leaving and moving things from the building – did everything go smooth? George – yes, it went really well.

Stephanie – House Bill – signed by governor and sent to superintendent – eligible costs to be reimbursed remains at 70%.

The following change has been approved in June and are provided to the PBC for record:

PCO No. 005R2 for mobilization and 12 months of owner representative field office trailer rental. Allowance No. 6 of the GMP includes 24 months rental for the Arcadis field office trailer. This PCO is for the mobilization cost and 12 months rental expenses. The PCO is being issued to move \$23,704.00 from the allowance to the CM’s account to cover the expenses

Change Order Amount \$0.00 •

PCO No. 014 for GMP Adjustments. The GMP carried allowances for Fiber Cement Siding, Millwork and Playground Equipment. O&G successfully bid and awarded subcontracts for the trades and the remaining balance from the allowances has been reallocated to the Owner’s Contingency Account

Change Order Amount -\$1,751,160.00.

PCO No. 015 to furnish all labor, material and equipment to provide tapered insulation along the edge/eaves of Areas “A” & “B” to provide a ¼” pitch to the gutters. The roof decking is flat, and the tapered insulation was required to provide the necessary pitch to ensure the water shed to the gutters as required by the roof manufacture warranty.

Change Order Amount \$14,820.00

PCO No. 017 to furnish all labor, materials and equipment to change Roof Top Unit No. 1 from a spring rail to a spring curb as requested in Change Proposal request No. 8 dated April 16, 2024.

Change Order Amount \$13,608.00.

No professional service agreements/amendments pending at this time.

Sustainable Engineering Solutions inspected mockup of north elevation and the air vapor barrier application.

FFE update – stored bandroom risers at Myers warehouse. Will remain there until completion of new band room. Working with Myers for the next phase of move management which will occur in December when school breaks for holiday/winter recess.

FFE and technology package released for bidders. Actual bid was in July – did not acquire all items that were put out for bid. DRA will give more explanation.

4 sections of FFE specs that were bid off state contracts.

Section 101 – couple items were not bid on so we will either direct purchase or put back out for bid. Team is still reviewing this.

Gary Magnuson – for the record there was an accident/injury and it needs to be addressed in general terms.

George – accident involved a mason laborer. Staging was up near the top of the 2nd floor, the mason was going down the ladder, took 2 or 3 steps down and slipped off ladder and fell. As falling, hit the ladder twice. Fell about 18 feet. First responders were very quick. Was taken by lifestar to hospital. The individual has a couple broken ribs and an injury to the back and is currently home on bedrest. Overall he is doing well. OSHA on site on Monday and Wednesday the following week. No official response received yet. No observable violations.

Stephanie - Fire Marshal Jim York and Assistant Fire Marshal Sydney Kern walked the areas "A" & "B" of the project last week and provided Matterport images to Arcadis. Arcadis has also been providing Principal Hill with weekly walk throughs so she can relay information to the parents in order to ease any concerns re: safety for new/younger students when school begins. Stephanie will share the link of the Matterport images with the PBC.

Greg Smolley – letters of recommendation given for the 4 FFE packages. Notified the vendors as they are a state contract. Quotes today received on the packages Stefanie mentioned. Outdoor furniture, waiting on a sample which will be delivered to the school so it can be reviewed and determine if it will be acceptable.

Technology did not go as it should have – managed to sort through what went wrong with the bid and we have quotes for what is needed. Will hopefully know more in a day or two. Broke up package into pieces to better align with state contracts.

Peter Welti heard a little bit in the past few weeks re: chromebooks and computers. If we have quotes early this week or next – does that mean we will need a special meeting or how do we move that forward? Greg - Will coordinate with Alisha and Aaron tomorrow. May need to have a special meeting to move this forward so that we can have the chromebooks and computers in time to be programmed for use when school begins.

Gary Magnuson appreciated the honesty with the technology package – from this board’s perspective, the only concern he has is that he was previously under the impression that we did not need FFE until December, and just found out a week ago that we need this package for September. Feels the board also dropped the ball on not communicating this effectively enough because we could have pushed this more if we had the knowledge.

Greg – we should have either separated furniture from technology or started the ordering process sooner. Greg has discussed internally with the team as to what could have been done differently and discussed with the board in order to have avoided that. Would like to get this all figured out and then come back to the committee to figure out what could have been done differently to avoid something like this again.

Liz – is there something that can be done if the computers are not in on time?

Stephanie met with Aaron this afternoon – they will be able to use the technology that they have currently but there will be some issues with licenses, which if we don’t have new computers by 8/12, then IT will be impacted with having to reconfigure everything when new computers come in. The issue will not result in the students not having technology, will just affect the cycle of the license agreements.

Alisha – Dell is already working on a quote for the chromebooks and we should be OK.

5. HVAC Project

One pending invoice for approval:

Robinson and cole – April 2024 - preparation for bid documents \$559.00

Motion to approve the above invoice as listed in the amount of \$559.00

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

6. Approval of Invoices

Arcadis \$32,000.00

Tri State Materials Testing Lab, LLC \$517.65

Sustainable Engineering Solutions \$3,380.00

Jonhson Controls \$883.75

DRA \$25,714.00

Myer \$4,103.50

Myers \$288.75

O&G Industries \$2,645,674.17

Motion to pay all 8 listed invoices for the total amount listed of 2,712,561.82

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

Robert H. Lord \$872,658.48

Robert H. Lord \$108,650.81

Red Thread Spaces, LLC \$38,416.57

Red Thread Spaces, LLC \$74,952.00

Motion to pay 4 FFE packages as listed for the total amount \$1,094, 677.86

Tom Adams asked if this will have us go over budget

Stephanie stated it does not appear that we would go over

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

Change orders

PCO-017 roof curb \$13,608.00

PCO -015 Roof edge/eave detail areas A and B \$14,820.00

PCO -014 Credit millwork, cement board, playground \$ -1, 751,160.00

PCO-005 Rev 2 owner rep trailer rental – we already approved this as a whole for 12 months

Motion to accept the above PCOs for the record:

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

7. New Business

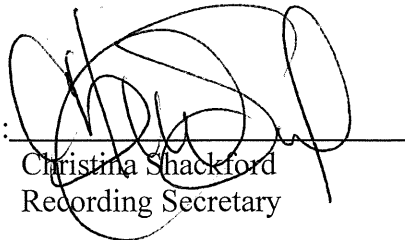
None

8. Adjournment

Motion to adjourn the meeting at 7:13 pm

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

Submitted by:



Christina Shackford
Recording Secretary