

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)
REGULAR MEETING
TUESDAY, AUGUST 13, 2024
NICHOLAS J. DICORLETO, JR. MEETING ROOM
6:00 PM**

MINUTES

Present: Peter Welti, Chairman, Ronald Stomberg, Gary Blanchette, Brian Chamberlin, Patrick Stavens, Thomas Adams

Not Present: Dale Gerber, Gary Feldman, Liz Nord, Gary Magnuson, Vice Chairman

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

1. Call to Order

Chairman Peter Welti called the meeting to order at 6:04pm

2. Approval of Minutes - July 16, 2024 and July 25, 2024

Motion to accept the minutes as prepared of the July 16, 2024 meeting
MOVED (Adams), SECONDED (Stavens) AND PASSED (AYE:
Welti/Blanchette/Chamberlin/Stavens/Adams, ABSTAIN: Stomberg)

Motion to accept the minutes as prepared of the July 25, 2024 meeting
MOVED (Adams), SECONDED (Stavens) AND PASSED (AYE: Blanchette/Chamberlin/Adams,
ABSTAIN: Stomberg/Welti)

3. Lighting Project

Tom M.– There is a pay requisition from July 2024 for EarthLight in the amount of \$892,667.00

Tedford West was commissioned as of Friday. West side of park is activated.

High school tentatively scheduled for full commissioning next week

PR meeting today with EarthLight. Planning a soft launch – website, social media, etc – week after full commissioning of high school.

September 27 - first night high school football game – working on planning a ribbon cutting/ceremony regarding the project. EarthLight has offered to be the main sponsor of the event.

There was a snafu with basketball and tennis court lights at Tedford park. Lights have to be off at 9pm and Tom received notifications the lights were on after 10pm. This was an issue with the programming of the timers for the lights. This has since been straightened out.

Motion to pay requisition to EarthLight in the amount of \$892,667.00

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

4. Windermere Project

Karen Luciano – public comment: Concern – brought to Board of Selectman re: traffic issues. School starts in two weeks. A study was previously done re: number of cars that go through Windermere school in the morning (357 cars) due to traffic flow. Is there something in the process or a procedure that has been or will be put into place to eliminate much of that traffic? Will there be someone directing traffic or monitoring traffic as people are parking along the side of the road at drop off and pick up? Also expressed concern re: cars not stopping for pedestrians in the crosswalks and cars speeding along Abbott Rd regularly.

Peter Welti noted that at the finish of the project, on the Windermere Rd side there will be the bus loop and on the Abbott Rd side will be parent parking/drop off/pick up. These two areas will be separated for safety and should help ease some of the concern of parents waiting in the road to pull into the parking lot for pick up/drop off. Mr. Welti further noted that there has previously been a road study and all studies have come back and said there are no issues with the current plans. If the issues are related to traffic in general and not specific to the school project, these issues would be directed to the Ellington Police Department and the Resident State Trooper.

George from O&G : Reviewed July monthly report

Completion dates: remain on target noting the new addition is approximately 50% complete

PCOs being processed:

- PCO-013 – Relocate BDA equipment.
- PCO-016 – Coordination Study Electrical Gear.
- PCO-018 – Lock Type Change – Removable Cores.
- PCO-019 – Door V14.1 – revised.
- PCO-020 – Door Revisions.
- PCO-021 – Electrical Revisions to the Administration Suite.
- PCO-022 – Signage Revisions.
- PCO-023 – Cellular Auto Dialer for FACP.
- PCO-025 – Owner Rep. Field Office Trailer.
- PCO-026 – Underpinning existing footing.

No major impacts to schedule for month of July

No major procurement issues for the month of July

Sitework: Continued with the erosion control measures. Completed excavation and grading for the South Detention Basin and Staff Parking Lot. Completed storm drainage for the Staff Parking Lot and Detention Basin. Started the sidewalks and curbs in the teacher parking lot, as well as the site lighting. Started preparation for the temporary bus loop.

Phase I - New Addition Areas A & B, Kitchen/Café, Gymnasium, N/S Corridor Area D: Completed footings and foundation walls for area B connector which includes underpinning of existing footing. Continued with exterior Cold Form Metal Framing in Areas A and B. Continued with Mechanical, Plumbing, and Electrical hangers on Lower and Main Level Areas A and B. Completed interior framing Main Level Areas A & B. Continued with Roofing in Area A and B. Continued the Air Vapor Barrier

and Brick Veneer North elevation Areas A & B. Started Air Vapor Barrier and Brick Veneer on the South Elevations Area A & B. Continued with the Gymnasium and new Kitchen/Cafeteria Roofing. Continued interior & exterior demolition of Area D, the N/S corridor and new Kitchen/Cafeteria. Started excavation and installation of the underground plumbing and electrical in the N/S Corridor and Kitchen/Cafeteria. Started Structural Steel erection in the N/S Corridor and Kitchen/Cafeteria. Started interior masonry walls in the Gymnasium. Completed exterior metal framing for the Kitchen/Cafeteria, and started the exterior brick veneer area D, includes Kitchen/ Cafeteria & Gymnasium.

Tom M -rec director brought to Tom's attention that he will not have the gym available for the winter. Will there be availability for indoor sports come November 2024?

George noted that the week of the 19th, the gym will be turned over to the school and the floors will be refinished. Mr. Welti noted that the gym will be available 100% of the time the kids are in school.

Patrick Stavens noted that the gym is on the schedule for demo in June 2025 after school ends.

It was further noted that the gym will be worked on over the summer of 2025 so that it will be available the following school year for the kids.

Generator disposal timeframe – Tom sent an email previously – would like a little bit of notice before the old generator has to come out in order to coordinate with DPW. Is there a timeframe for this?

George – if anything it would be in the Spring. The new generator will be running at the end of the year for the new addition but will still need the old generator at that time as well. It will be quite a while before the old generator comes out.

Tom – to be clear, when we're done, the new generator will run the whole facility?

George responded that this is correct

Tom spoke to resident concerns of the work vans parking at Pinney fields and the number of vehicles there during the day and how this may impact sports when they are held at the field. Tom noted that fall sports will begin soon and wanted to make sure everyone is mindful of this on the weekends when there are fall sports.

George noted that workers do park at Pinney fields and are shuttled to Windermere School to work at this time. There are 3 vans that remain overnight, all other cars belong to workers and are gone at end of the day. George further noted that on weekends, staff can park at the school and that he will discuss this with the workers.

Greg – ongoing discussion with windows. Glass that was selected to be laminated to the outside which made the window sashes too heavy to operate. The decision was made to go with non operating windows. Trying to work through if we will be changing all windows to the new profile. Once that is straightened out a change order will be issued. This change won't change the aesthetic from the street.

FFE and Tech – all chromebooks are in hand and being programmed by IT

Network switching procurement – when we bid it we had zero replies that made any sense. Found Omnia on a nationwide contract and checking to see if this would qualify for reimbursement. If this will qualify we can move quickly on this. If this has to go back out to bid, we will need a special meeting for approval on this.

Priority – network switch gear, phones, charging docs, and display boards for classrooms.

Phones are right at \$25 thousand dollar threshold. Licenses are putting us at the 25k threshold. Looking to take the licenses out of package.

Charging racks – received one bid for \$44 thousand – will send that back out to bid

Display boards – will have to go out to bid. looking to see if there is a nationwide contract/supplier that can be used.

Teacher laptops – November/December delivery

Ipads – some of those will be usable at switch over

Tablets for pre k and k – tablets school wants to use is Acer brand, which is not on state contract.

Looking to see if there is a comparable brand

Bid recap for phone system – Nutmeg Technologies is the only bid received. Recommendation is to go back out to bid.

Greg – FF&E

M12 and M14 music stands and music carts

Found on Amazon - \$5,380.10

Motion to approve the purchase of this package is the amount of \$5,380.10

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

CSD 31 – US flags and mounts

Unites States Flag Store \$766.92

Does not include install. Change order request by O&G for install will come at later date

Motion to approve the purchase of this package is the amount of \$766.92

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

CSD 5, 5a, 5b, and 5c – Hilyard, Inc \$6, 235.26

Motion to approve the purchase of this package is the amount of \$6,235.26

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

ST01 Blick

Art drying racks \$8,882.06

Put out for bids and received none

Motion to approve the purchase of this package is the amount of \$8,882.06

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

Section 202 – kitchen smallwares

Not needed until December

Estimated to be around \$20, 000. Will send out to bid

OT-PT Equipment

Seciton 106 – state contract

Section 203

Stephanie will re-issue PBC document to include the above items

Peter Welti – re: switchgear – you have to reach out to Tiffany Pignataro re: if Omnia will qualify for reimbursement?

Greg – yes, we want to make sure the State will recognize Omnia for reimbursement and that the Town wants to move forward with them. If Omnia cannot be used via contract by Friday, the bid package will be sent to Tiffany on Friday.

Jim – DRA– Met on 8/6/2024 to be able to present interior finishses and materials for the project. Jim reviewed the materials and colors that were selected and where and how they will be used as well as wall murals throughout the school.

Peter Welti – we will need a motion to officially approve color palette

Motion to approve the color palette as presented by DRA

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

Stephanie

Project Budget Report: The project budget is \$74,600,000.00 of which \$52,220.00 is anticipated grant funding Eligible costs are reimbursed at 70%. As of July 31, 2024, 19.1% 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) To date there are (3) Three State Change Orders approved with a combined total value of \$54,594.00 which brings the new GMP Contract value to \$61,520,640.00

Commissioning: Sustainable Engineering Solutions conducted a Field Observation this month. During their visit they inspected the ongoing spray on air vapor barrier installations. Any comments in the FOR were addressed by O&G timely

FFE/Moving Activities: Arcadis is continuing to work with Myers to complete a proposal for the next move activity which will be in the 2024 winter into the new construction spaces. Purchase Orders for Lakeshore Leaning Materials, Hilyard Inc., United Ag & Turf, W.B Mason, and Dell Technologies were issued, and additional FF&E and Technology items continue to be evaluated by the users and consultants in preparation for bidding and purchasing off state contract when available.

Peter Welti noted that he feels the project has been going very well and there has not been any major talking points to date. Wants to talk about two change orders which will likely be brought before the committee next month.

Tumblers/locks – town uses Schlage. In specs and drawings, tumblers/locks were not included. There was a communication gap between DRA and the town/school regarding tumblers/locks. This system with removable tumblers is a more expensive system as it allows the tumblers only to be replaced. This cost will come out of the owner contingency.

Underpinning of concrete and connector from the new to old building.

The drawings of the 1996 drawings showed the footings about 4 feet deeper than they actually were, which caused for a lot of extra work.

Greg noted that most of the unforeseen circumstances to date have been related to inaccurate drawings from the 1996 drawings.

This next school year until at least January – least amount of playground space that will be available.

Jenn Hill is advocating for areas for outdoor play/recess. Looking at putting a temporary fence and using the paved area of the bus loop for recess as the bus loop is not needed at this time. Also discussing possibility of temporary paving in area near retention pond for a 30x50 area for play. Cost of this would be approximately \$15,000. Cost would be to install and remove pavement in this area when done using this area.

Brian Chamberlin asked if this would impact permits at all

Peter Welti stated that he does not believe so.

Ron Stomberg – will there be precautions taken to make sure the area is safe for kids to go out and play?

Peter Welti– yes, steps would be taken to ensure safety.

Tom – question – if we temporarily pave the area, would the Town be plowing that?

Peter – no, that area would be cleared by the user group.

Motion to move fencing in bus loop area to allow kids to use this area as a temporary playground
MOVED (Adams), SECOND (Chamberlin) AND PASSED UNANIMOUSLY

Motion to add 30x50 pavement in the amount of \$15,000

MOVED (Adams), SECOND (Blanchette) AND PASSED (AYE:
Welti/Blanchette/Chamberlin/Stomberg/Adams. NAY: Stavens

Tom M recommends that this approval be contingent on snow removal by the user group
T. Adams – can the area be painted for 4 square or other activities?
Stephanie – yes this will be done

5. HVAC Project

No changes at this time
Waiting for the next grant period to submit for the project

6. Approval of Invoices

Sustainable Engineering Solutions – commissioning services \$4,254.32

DRA -Architectural services \$48,158.13

Meyer – moving materials and services \$288.75

Arcadis – Owner representative services \$32,000.00

O&G Industries construction services \$4,460,331.11

Total of all invoices \$4,545,032.31

Motion to approve all invoices in the total amount of \$4,545,032.31

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

7. New Business

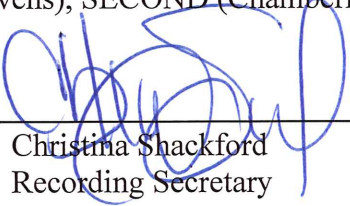
None

8. Adjournment

Motion to adjourn the meeting at 8:05 pm

MOVED (Stavens), SECOND (Chamberlin) AND PASSED UNANIMOUSLY

Submitted by: _____


Christina Shackford
Recording Secretary