



STATE OF CONNECTICUT – COUNTY OF TOLLAND  
INCORPORATED 1786

# TOWN OF ELLINGTON

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ELLINGTON, CONNECTICUT 06029-0187

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

**PERMANENT BUILDING COMMITTEE (PBC)  
SPECIAL MEETING  
MONDAY, SEPTEMBER 16, 2024  
NICHOLAS J. DICORLETO, JR. MEETING ROOM  
6:00 PM**

## MINUTES

**Present:** Gary Magnuson – Vice Chairman, Gary Blanchette, Dale Gerber, Sean Kelly, Brian Chamberlin, Liz Nord, Thomas Adams, Ronald Stomberg

**Also Present:** Stephanie Gras, Jack – , Jim - Arcadis, Tom Modzelewski, George, O&G, Matt Couceiro– CES

**Not Present:** Gary Feldman, Peter Welti - Chairman, Patrick Stavens

### 1. Call to order

Vice Chairman Gary Magnuson called the meeting to order 6pm

### 2. Approval of minutes - August 13, 2024

Motion to accept the minutes as prepared of the August 13, 2024 meeting  
MOVED (Gerber), SECONDED (Adams) AND PASSED (AYE:  
Blanchette/Gerber/Kelly/Chamberlin/Nord/Adams/Stomberg ABSTAIN: Magnuson)

### 3. Lighting Project

Tom M provided the PBC with copies of the punchlist report from the electrical engineer and DPW town engineer walk through  
Tom briefly discussed the punchlist and noted that he will be available if questions come up after members thoroughly review the punchlist

Meter on Tedford West has not yet been installed

Light the Night Event scheduled for 9/27/2024 at 6pm. This is the first night football game at High School

AdHoc lighting committee will stay together for at least a year to maintain retainage.  
AdHoc will meet at least one time after ribbon cutting and then no scheduled meetings unless needed

Brian – PVC listed vs steel conduit

Tom – in conversation with electrical engineer re: this. Will provide update when there is one

No approvals needed/requested today

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

George from O&G– provided update

Gym storage room/floor – re: mold/spell – went back and cleaned it and ran dehumidifiers. Last Friday the gym air conditioner came on line – previously outdoor air only. This past Friday testing was conducted re: air quality and tests came back favorable

First phase on schedule to be completed for 12/20/2024. This is approx. 55% of the project

#### **RFIs/ASIs/PRs:**

- RFIs – There are 170 total RFIs. 163 are closed or responded to. 3 are outstanding and 4 are overdue.
- ASIs – Twelve (12) Architectural Supplemental Instructions have been Issued this month, for a total of twenty (31).
- PRs- Two (2) Proposal Request has been issued this month for a total of Twenty-Seven (27).
- PR #26– Area D Steel. • PR #27 – Area A-B Roof Edge Profile.

#### **PCOs:**

- PCOs for Approval/Approved:
- PCO-013 – Relocate BDA equipment.
- PCO-016 – Coordination Study Electrical Gear.
- PCO-018 – Lock Type Change – Removable Cores.
- PCO-022 – Signage Revisions.
- PCO-023 - Cellular Auto Dialer for FACP.

#### **PCOs being processed:**

- PCO-019 – Door V14.1 – revised.
- PCO-020 – Door Revisions Fire Rated.
- PCO-021 – Electrical Revisions to the Administration Suite.
- PCO-026 – Additional Dumpsters.
- PCO-028 – Partial Gymnasium Floor Abatement.
- PCO-029 – Fencing for Pre-Kindergarten & Kindergarten.
- PCO-027 – Demolition/Re-use of Existing Structural Steel.

**Schedule Impact/Activity Revisions:**

DRA Issued approximately seven (7) ASIs concerning the finishes color selection, including the Linoleum Flooring. Not only did the ASIs show the color selection, however the ASI also changed the color patterns for the Linoleum Flooring. The flooring trade contractor had to re-do the Linoleum Flooring quantity take-offs to determine the quantities of the new Linoleum Flooring colors. The flooring activity in the classrooms and corridors were split to two activities, one for Floor Mitigation and the other to install the Linoleum Flooring to maintain the turnover date of December 21, 2024.

Linoleum – 10-14 weeks lead time

Question: Thomas Adams – is the 10-14 weeks with assuming they have the material?

Answer: George – 10 weeks is best case – 14 weeks is worst case. Linoleum with the patterns we are asking for are likely not something that will be in stock and will have to be ordered from the manufacturer. We have talked to the flooring contractor about possibility of having to work 2<sup>nd</sup> shifts in order to get it done in time. Started the primer painting of the classrooms and started the ceiling work to get ahead and mitigate any time around the linoleum

**Sitework** - Completed the sidewalks and curbs in the teacher parking lot, as well as the site lighting. Completed the temporary bus loop. Completed the permanent fencing around the detention pond. Installed the domestic and fire protection water mains in the mechanical room. Started the electrical primary feed, transformer pad, and secondary electrical feed.

**Building: Phase I**

New Addition Areas A & B, Kitchen/Café, Gymnasium, N/S Corridor Area D: Started the footings and foundation wall of the Area A connector. Completed cold formed metal framing in Area A and continued with the cold formed metal framing of Area B. Completed with Mechanical, Plumbing, and Electrical hangers on Lower and Main Level Areas A and B. Continued with Roofing in Area A and B. Completed the Air Vapor Barrier and Brick Veneer North elevation Areas A & B. Completed the Air Vapor Barrier and Brick Veneer on the South Elevations Area A & B. Completed drying in the Gymnasium and new Kitchen/Cafeteria Roofing. Completed the interior & exterior demolition of Area D, the N/S corridor and new Kitchen/Cafeteria. Completed the excavation and installation of the underground plumbing and electrical in the N/S Corridor and continued with the excavation of the underground for the Kitchen/Cafeteria. Completed the Structural Steel erection in the N/S Corridor and Kitchen/Cafeteria. Completed interior masonry walls in the Gymnasium. Completed the exterior brick veneer area D, includes Kitchen/Cafeteria & Gymnasium. Completed the in-wall rough-in of the classrooms and bathrooms on the Lower Level of Areas A & B. Started the drywall and taping on the Lower Level of Areas A & B. Continued with the in wall rough-ins of Main Level Areas A&B, started MEP rough-ins in the corridors ML Areas A&B. Set the Roof Top Units in Areas A, B, and D.

Question: Thomas Adams – with all the changes with the linoleum – are we still on track to turn over on 12/21/2024?

Answer: George – at this time we are. Will know more tomorrow after talking to the vendor

Stephanie Gras provided update:

**Project Budget Report:** The project budget is \$74,600,000.00 of which \$52,220,000.00 is anticipated grant funding Eligible costs are reimbursed at 70%. As of August 31, 2024, 25.2% of the overall budget has been expended.

Changes: There following changes in work were proposed and reviewed/approved in August and are provided to the PBC for record:

PCO No. 023 to furnish all labor, material, and equipment to add and install a cellular dialer to the Fire Alarm Panel and delete the traditional POTS line as per Proposal Request No. 010 dated May 31, 2024. The request to upgrade to a cellular auto dialer in lieu of a traditional POTs line was at the request/recommendation of the State Fire Marshals office. The overall benefit of the request is to reduce long-term maintenance cost and upgrade the technology with a more reliable alternative than the traditional phone line.

Change Order Amount \$3,866.00

MOTION TO ACCEPT THE ABOVE NOTED PCO FOR PBC RECORD. PCO IN THE AMOUNT OF \$3,866.00 WAS APPROVED IN THE FIELD.  
MOVED (Adams), SECOND (Gerber) AND PASSED UNANIMOUSLY

Changes: There following Changes in work were proposed and reviewed/approved in August and are provided to the PBC for approval and signature:

PCO NO. 018 to furnish all labor, material, and equipment to change the specified door locks to LFIC DG1 Sargent Cores as used in the district per Change Proposal Request No. 020 dated May 21, 2024. These requested cores are Interchangeable core locks and provide a type of mechanism that allows for a quick and easy replacement of the core using a control key. The change to IC cores from standard cores will provide flexibility to change lock cores without the need to remove the entire lock from the door, and convenient rekeying which does not require the need for a locksmith. District wide, IC cores are used and this change request would ensure the same functionality that is in place in those locations.

Change Order Amount \$56,090.00

**Construction Activities and Look Ahead:** site work in the permeant bus loop on the Windsorville road side was completed including sidewalks, curbs, lighting, and asphalt. Permanent fencing around the detention pond is ongoing and the additional asphalt playground space was installed prior to the students return. In Areas A and B cold formed framing is ongoing and contractors began installing drywall and taping on the lower level. Brick Venner work continues and is near completion. Structural Steel at the Area D connector is installed and ready for metal deck and concrete. The exterior masonry of

Area D is complete and underground rough-ins throughout area D continue. Work in the Gym is complete for this phase and RTUs are up and running in the space. Completion of the temporary corridor between C and E areas is complete and includes temporary ACT and sheetrock to provide a safe passage for the public.

**Design Progress:** The design team continues to facilitate the construction administration effort.

**Commissioning:** Sustainable Engineering Solutions conducted a Field Observation this month. During their visit they inspected the ongoing spray on air vapor barrier installations and the MEP Equipment installation. There were minimal comments in the FOR and all items were addressed by O&G timely

**FFE/Moving Activities:** Arcadis received an updated Proposal for classroom content moving in areas A and B in December/January to move the contents of 26 classrooms, 6 Intervention Rooms, 2 Resource Rooms and 1 Kitchen. The Proposal is under review and will be ready for discussion at the next PBC meeting in October. The remaining technology items were bid on September 12 and recommendations from CES were provided to the PBC

**Critical Items/Potential Issues:** During the release of the Architect's Supplemental Instructions regarding the finish selections, changes to the flooring lay out throughout the building (particularly the corridors) were made which resulted in the flooring contractor revising material and installation estimates. Currently the contractor is reviewing the lead times on the materials which are expected to be 10 – 14 weeks depending on the availability of the selected colors. Arcadis has asked O&G to provide an update to the colors that are available and a lead time for all other materials so further evaluation of the delivery and installation can be reviewed and any impact to the turn over schedule

Received confirmation that landscaping equipment is in route and should be received by end of the month.

Flooring will continue to be discussed to ensure flooring is received timely to allow for installation and to have the move occur as scheduled

Audience comment:

Someone in the community talked about the flashing yield lights – locals are worried about kids crossing at the cross walks on abbott and windsroville

Answer: Tom M – that would have to go through Matt Reed

## **5. HVAC Project**

NA

## **6. Approval of Invoices**

The following invoices were presented for approval:

TriState Materias and Testing Lab, LLC \$7,642.22  
TriState Materias and Testing Lab, LLC \$6,151.21  
Sustainable Engineering Solutions \$8,450.00  
DRA \$2,891.74  
Johnson Controls \$714.00  
Arcadis \$32,000.00  
O&G Industries \$3,422,724.71

Motion to approve all above listed invoices in the total amount of \$3,480,573.88  
MOVED (Adams), SECOND (Gerber) AND PASSED UNANIMOUSLY

Proposed Change Order No. 018 to furnish all labor, material and equipment to change the project specified door locks to interchangeable Sargent Degree Cores per the Districts request and Proposal Request No. 020 in the amount of \$56,090.00

Motion to approve PCO No. 018 in the amount of \$56,090.00:  
MOVED (Adams), SECOND (Nord) AND PASSED UNANIMOUSLY

Jim – Arcadais

Reviewed FFE to date

Matt Couceiro– CES noted that both CES and DRA attended tech bid opening on 9/12  
Some companies bid individual packages and some companies bid multiple packages.  
The following are the recommendations for purchase approval:

Motion to approve Apple Inc as a sole source purchase for Apple iPads.  
MOVED (Adams), SECOND (Gerber) AND PASSED UNANIMOUSLY  
Will be voted on by PBC and then signed off on by Board of Selectman and PBC

Nutmeg Tech \$57,864.15  
Ockers Tech \$257,637.36  
Valley Communications Systems \$285,537.07  
JT Homes, LLC \$59,224.00  
JT Holmes LLC \$260,198.00  
Ockers Tech \$21,602.81  
Apple, Inc \$32,895.00

Motion to purchase Technology items as listed above totaling \$974,458.39  
MOVED (Adams), SECOND (Gerber) AND PASSED UNANIMOUSLY

Question: Thomas Adams – how are we with regard to the budget?

Answer: Stephanie – we are under budget at this time. There are still Acer tablets that need to be purchased, but I believe that is all the technology that needs to be purchased

Question: Thomas Adams – do we know how many teacher tablets were purchased?

Answer: Matt – 79 – but this also includes docking stations and everything that is needed

Gary Magnuson – Expressed frustration and that he is not very pleased with DRA at this time. Concerned re: meeting deadlines. Feels much of this should have been discussed

sooner and planned for better. Frustrated that school personnel are searching for programs on amazon when we have hired professionals to ensure this is done. Also wants to acknowledge the effort on the Town and everyone involved to get us to where we need to be

Jim – we understand the frustration and we are not making excuses. Since that point where Greg addressed last meeting, Greg has laid out schedules as to what needs to be done and when.

Question: Thomas Adams – does the purchase price include software for the teacher computers

Answer: Matt – licensing is certainly included – Everything that they asked us to put in is there in the price

Motion to reject bid for JT Holmes

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

Motion to purchase Item CSD-18 of Section 201 from WB Mason in the amount of \$1,345.60

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

#### **7. New Business**

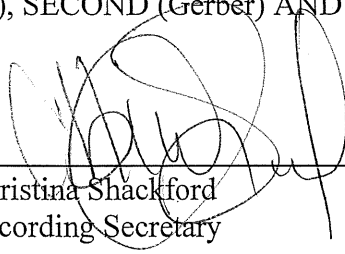
NA

#### **8. Adjournment**

Motion to adjourn the meeting at 7:18 pm

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

Submitted by: \_\_\_\_\_

  
Christina Shackford  
Recording Secretary

