



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)  
REGULAR MEETING  
MONDAY, OCTOBER 8, 2024  
NICHOLAS J. DICORLETO, JR. MEETING ROOM  
6:00 PM**

## MINUTES

**Present:** Peter Welti – Chairman, Ronald Stomberg, Gary Feldman, Brian Chamberlin, Gary Blanchette, Patrick Stavens, Thomas Adams, Sean Kelly

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

**Also Present:**

Jim Barrett– DRA, Greg Smolley, Stefanie Gras, Tom Modzelewski, George Graikoski, – O&G, Alisha Carpino

### 1. Call to order

Peter Welti called meeting to order 6pm

### 2. Approval of Minutes - September 16, 2024

Motion to accept the minutes with corrections noted by Stephanie Gras of the September 16, 2024 meeting

MOVED (Adams), SECONDED (Blanchette) AND PASSED (AYE: Adams/Blanchette/Kelly/Chamberlin/Stomberg/Welti ABSTAIN: Stavens, Feldman)

### 3. Lighting Project

Tom M. reviewed Pay Requisition #5 Earth Light Technologies \$30,528.70

All items in blue complete. As Build documents w/ design engineer. Some punchlist items have been addressed by the contractor. Other items still need to be addressed. Tom will continue to follow up with this. Lighting itself 100% complete and functional

Light the Night ceremony held and went well

Retainage will be held for 1 year once all punchlist items are completed

Motion to approve pay requisition #5 to Earth Light Technologies in the amount of \$30,528.70

MOVED (Feldman), SECONDED (Adams) AND PASSED UNANIMOUSLY

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

Tom M– gate for retention basin on west end of property. Gate currently in the way of equipment for mowing. Can this be moved?

Jack stated they could put in a 2<sup>nd</sup> gate for mowing. Will complete PCO for this.

Question: Tom – heard rumor that gym may not be available over the winter. Can we get clarification for this? Rec Director would like clarification on this as well.

Answer: Peter – corridor work will happen on evenings and Saturdays. If that corridor is under construction, the gym is not available. Gym will be unavailable at least for the month of December. Alisha will be in contact with Rec Director to discuss this and plan accordingly.

Peter – question for Tom – snow removal – How will this be handled?

Tom states he would want to be involved in conversations about this so everyone is on the same page. Tom noted that it's his understanding that everything within the fence line is the construction contractor and everything outside the fence line is DPW, custodial, etc. Will get a meeting scheduled hopefully by first of November to iron this out.

George – O&G

Linoleum flooring – December 20 delivery date.

Reviewed Summary Data sheet

Completion dates moved as follows:

New addition being complete February 20, 2025

Phase II Renovations April 22, 2026

Demo of South building April 2026

Overall completion date does not change. On track for remaining activities

Gary Blanchette – cabinets go in before flooring? George -yes

Thomas Adams – Is it flooring then furniture? George – yes

Likely early next week we will have a meeting with the school and Arcadis to review the different options that we have.

Ceiling work, cabinets, technology like wall phones and tvs on the walls can be done before flooring.

Thomas Adams – would it be worth it to get one floor done and then move in?

George – that possibility is being discussed. Also considering changing the color of the flooring on one level to something readily available. This is also being discussed.

Conversation continues around the various possibilities and options. All options will be discussed with the school and with Arcadis and everyone will plan accordingly. Greg noted there are a lot of moving pieces and we need to keep the discussion going in order to plan the best.

Peter noted this is fairly new info and a lot of discussion is ongoing. As more information becomes available, it will be shared.

Gary Feldman asked if working 2<sup>nd</sup> shift is an option to get the work done

George noted that this is an option but with the delivery date being December 20, it still will not help to maintain the original turnover date. The next logical dates to look at would be February over the break for President's Day

George then reviewed budgets. Between contingency and CRM allowances we are still at a very healthy position. RFIs, ASIs, PRs, and PCOs reviewed as well. These are all outlined in the monthly report emailed to the PBC.

Temporary fiber cable to be run until the cable company can get the license and run the fiber cable from the street.

Project Commentary Reviewed:

**Sitework:** Completed the electrical primary feed, transformer pad, and secondary electrical feed. Completed screening the topsoil. Completed the concrete steps on the Southwest corner of the site. Started preparing for concrete sidewalks around the new Kitchen/Cafeteria.

**Building: Phase I** - New Addition Areas A & B, Kitchen/Café, Gymnasium, N/S Corridor Area D: Completed the excavation of the underground for the Kitchen/Cafeteria and completed the underground plumbing and electrical for the Kitchen/Cafeteria. Continued with the drywall and taping on the Lower Level of Areas A & B. Started the drywall and taping of the ML of Areas A and B. Continued with the in wall rough-ins of Main Level Areas A&B. Continued with the MEP rough-ins in the corridors ML Areas A&B. Started installation of the RDG. Started pulling low voltage wire on the LL of Areas A and B. Continued with the installation of the Main Electrical Gear and started pulling the secondary electrical feeds. Delivered and set the Emergency Generator. Started the prime painting on the LL of Areas A and B. Started installation of the ceiling grid and ceiling pad cuts on the LL of Areas A and B. Started installation of the shingle roofing, also detailing of the flat roofing. Started installation of the fiber cement siding.

George noted that he talked with Eversource – everything has been approved as far as the transformer. Just waiting on the delivery. Hoping to see that within the next week or two.

Peter Welti – retention ponds – basis of design is that those should drain out within a day. The one in the northwest corner is not draining correctly. It was working well for about 6 months. Gerber Construction will be addressing this.

Greg – Technology is moving forward. Two more items left to bid

Kitchen smallwares and OT/PT adjusted to more closely work with their program needs.

Starting conversations on scheduling furniture and technology delivery. Once we have more clarity on the floors, will be in a better place to schedule this. Outdoor classroom furniture – working with UlitPlay for this.

Stephanie Gras then provided Aracadis update:  
Budget wise everything is the same as last month.

**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 \$54,603.00 which brings the new GMP Contract value to \$61,520,649.00

No PCOs over \$50,000 threshold. Did have quite a few PCOs which have been approved in the field. Will review them to get approval for them to be acknowledged and put on record.

Peter explained that the contingency budget that Geroge reviewed is through O&G The 6 million plus reflected in Stephanie's report is the total project budget. We are looking at over 8 million in contignecy funds at this time.

Reviewed PCOs for approval into PBC record:

PCO No. 13R to furnish all labor, material, and equipment to relocate the bi-directional antenna (BDA) head end equipment from IDF room 120 to Electrical room B011 as requested in Proposal Request No. 12R1 dated April 18, 2024. Change Order Amount \$7,191.00

PCO No 016R to furnish all labor, material, and equipment to provide two (2) 100-amp breakers as required to pass the electrical gear coordination study. Change Order Amount \$3,426.00

PCO No. 022 to furnish all labor, material, and equipment to provide 46 ADA panel signs, 10 added ceiling hung street signs with hanging hardware, including changes from type 1A/1B to Type 1 Signs, and omitting Type 6 signs as requested in Proposal Request # 24 dated June 11, 2024. Change Order Amount \$5,216.00

PCO No. 026 to furnish all labor, material, and equipment to provide two (2) additional dumpsters. Change Order Amount \$2,268.00

PCO No. 028 to furnish all labor, material, and equipment Partial Gymnasium Floor Abatement. Change Order Amount \$670.00

PCO No. 029 to furnish all labor, material, and equipment to provide Fencing Modifications for Pre-Kindergarten and Kindergarten Playground areas. Change Order Amount \$5,216.00

PCO No. 030 to Back Charges\_Acranom Masonry. Change Order Amount \$0.00

Motion to approve all PCOs as listed above for the record  
MOVED (Adams), SECONDED (Feldman) AND PASSED UNANIMOUSLY

Last month asked for a PO for Nutmeg Technologies. They did not provide a price and did not extend over. \$21, 597.92 – eligible cost for reimbursement from the State

Blick Art Drying Racks – model number selected by user group. Only available for purchase by Blick. Found comparable items which were much smaller. Asking Board to approve bid waiver to purchase directly from Blick.

Peter – don't know if we can do a bid waiver here. Think that has to go to the Board of Selectman. Stephanie explained that once Board approves this request, it will go to the Board of Selectman for final approval.

Alisha – now that we know that there is going to be a delay in turnover, Alisha will send out a formal notification to the BOE about this.

Stephanie noted that Jenn Hill notified staff this afternoon of the delay. Some expressed disappointment but others are happy they can enjoy their winter break.

**Construction Activities and Look Ahead:** excavation and underground rough-ins for the new kitchen and cafeteria were completed in preparation for the slab on grade as well as continued ductwork. Plumbing rough-ins in the gang bathrooms outside of the gymnasium are ongoing. In Area A and B, Drywall taping, and first coat were installed as well as the start of ACT grid and ongoing above ceiling MEP rough-ins. The back up generator pad was formed, poured and the equipment was delivered and set in place. Data/Com continues through out the low level of Areas A and B. Roofing is ongoing in preparation of single installation. Preparation for fiber cement siding is underway. On the exterior of Area D, frost walls were poured. Concrete on the Area B connector was poured and framing for the curtain wall has begun. MEP work in the boiler room is ongoing. Sitework at Windsorville and Abbott Road is complete for this phase including the detention pond and permanent fencing and removal of temporary construction fencing.

**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 reviewed the MEP Equipment installation. There were minimal comments in the FOR and all items were addressed by O&G timely

**FFE/Moving Activities:** All PO's for the technology items have been released to Vendors and equipment is beginning to arrive. As of the current PBC meeting date we are scheduled to have iPads delivered by October 15th and network equipment vendor is in receipt of some of the network equipment components including switches.

**Critical Items/Potential Issues:** Delays in sheet vinyl flooring materials have been confirmed. The contractor anticipates the arrival of the sheet vinyl on site for December 20, 2024. The delay in receipt of the flooring has an impact to the Phase 1 and Phase 2 schedules but at this time, it does not impact the overall substantial completion date of the project. The construction, design, and owner teams have begun reviewing the schedule to determine the overall impact and anticipate a more comprehensive conclusion in the next week or so but at this time we are anticipating approximately 50 days of delays to Areas A and B.

**5. HVAC Project: NA**

**6. Approval of Invoices**

The following invoices were reviewed for payment:

Dell Technologies \$202, 426. 38  
JT Homes LLC \$5,090.10  
Arcadis \$32,000  
DRA \$25,714.00  
Meyer \$288.75  
Northeast Security Solutions \$1955.32  
TriState Material Testing Lab \$4,555.00  
O&G Industries \$2,368,623.56  
TriState Material Testing lab \$5,569.00

Total of all invoices: \$2,646,222.11

Motion to approve all invoices as listed above:

MOVED (Adams), SECONDED (Feldman) AND PASSED UNANIMOUSLY

Motion to purchase 114 VoIP phone license for 12 months in the amount of \$21,597.92

MOVED (Feldman), SECONDED (Adams) AND PASSED UNANIMOUSLY

Motion to approve the bid waiver for Blick in the amount of \$8,882.06 for item ST01 of the FF&E Specification Section 106 to comply with town procurement procedure.

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

**7. New Business: NA**

**8. Adjournment**

Motion to adjourn the meeting at 7:30 pm

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

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

  
Christina Shackford  
Recording Secretary