



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187
ELLINGTON, CONNECTICUT 06029-0187

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**PERMANENT BUILDING COMMITTEE (PBC)
REGULAR MEETING
TUESDAY, FEBRUARY 11, 2025
NICHOLAS J. DICORLETO, JR. MEETING ROOM
6:00 PM**

MINUTES

Present: Gary Magnuson – Vice Chairman, Ron Stomberg, Gary Blanchette, Liz Nord, Gary Feldman, Brian Chamberlin, Dale Gerber, Patrick Stavens

Not Present: Thomas Adams, Peter Welti – Chairman, Sean Kelly

Also Present:

Kelly Nelly, Stephanie Gras, Alisha Carpino, George Graikowski, O&G, Greg Smolley, Mark Jeffko

1. Call to order

Vice Chairman Gary Magnuson called the meeting to order at 6:03pm

2. Approval of Minutes - January 14, 2025

Motion to approve the minutes from the January 14, 2025 meeting as submitted:

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

3. Lighting Project

Gary Magnuson spoke with Tom Modzelewski earlier today and there are no new updates at this time

4. Windermere Project

We did have a walkthrough for PBC members earlier today

George: provided update from monthly report provided to PBC

Received partial CO (certificate of occupancy) for the new wing to open. Students moving into new addition will do so on 2/19/2025

Cost/Schedule Impact Items as presented in the monthly report provided to the PBC was reviewed

The grid for the Linear Metal Panel ceilings have been delivered. The interior metal panels are scheduled to be shipped from the manufacturer on February 7, 2025, and the exterior metal panels are scheduled to be shipped February 14, 2025.

The ceilings are in the cafeteria, corridors, and Area B connector. Temporary ceilings have been installed. The delivery date for the stainless-steel guardrails/handrails for stair 2 is end of February. Temporary handrails and guardrails will be installed.

Project Commentary

Sitework: Continued monitoring erosion control measures. Started to install temporary fencing for phase 2.

Phase I - New Addition Areas A & B, Kitchen/Café, Gymnasium, N/S Corridor Area D: Completed installation of the shingle roofing and detailing of the flat roofing. Completed installation of the fiber cement siding. Continued with the Storefronts and Curtain Walls on the New Addition, Areas A&B. Continued with the installation of the metal soffits and gutters on the new addition. Started installation of the ceramic tile in the Area B connector. Completed the installation of the toilet fixtures and drinking fountains in the New Addition. Completed the installation of the sinks in the classrooms. Completed the installation of the flooring in the classrooms and started the installation of the flooring in the corridors. The installation of the tack boards in the corridor started. Started Testing and Balancing of the HVAC System. Started installation of the servers for the Paging, Cameras, and Access Control Systems. The demolition of the old cafeteria and kitchen started, Area F.

Question: the punch list items, how will those be addressed once the kids are in school?
Answer: they will continue to be addressed the way items are being addressed now where they are addressed when kids have a holiday, on a Saturday, or over April break.

Greg – We are now working on the upcoming phases and getting ahead of some issues such as relocation of the IDF room. We have some drawings coming in now for where we will move the IDF equipment in the interim

Also tracking some comments from building official and fire marshal re: concerns of sidewalks and paths for exiting the building if needed. Will address these issues as needed.

Couple pieces of furniture coming in later (rolling book carts) that will be delivered and installed when kids are not in class

Teacher laptops are scheduled to be delivered tomorrow 2/12/2025

Just received 2D and 3D renderings for outdoor classrooms. Waiting on one more piece to put together and send to Alisha for review. There will be some money that can be reallocated for the outdoor classroom. Anticipating bringing more info to the PBC for the next meeting.

G. Magnuson noted there was a minor incident approx. 3 weeks ago. Accident on the site. Work being done in a gym closet area and a piece of PVC piping was left in the area. When a staff member went to move some gym items/equipment, the PVC piping fell and hit staff member in the head. This has been addressed and there is new protocol pertaining to work being done in occupied spaces and for all parties to be notified if this needs to occur.

George noted that they are building a barrier wall on the back side that will be demoed, there will be approx. 10 feet of "free zone" to allow for extra space and eliminate issues

Stephanie – there is a lot of site work that will move around the bus loop and student drop off. O&G has done a lot of work with the school to ensure safety for all staff and students.

Stephanie provided Arcadis 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%. The total amount reimbursed to date is \$16,337,972.00 As of January 31, 2025. To date we have expended 44.8% of the current budget and The Owner Contingency Amount is currently \$6,089,079.02

Construction Budget Report: The current GMP amount including approved changes to date is \$60,450,615.00

Construction Activities and Look Ahead: See O&G report for Site work and Phase I project Summary. Users will be returning to the classrooms the morning of the 19th and between the 19th and 23rd the BOE will complete the removal of any FF&E in the existing space. O&G will begin abatement and demolition of the Areas C and E on February 24th .

Design Progress: The design team continues to facilitate the construction administration effort and furniture and technology installation in Areas A and B

Commissioning: Sustainable Engineering Solutions was on site for a pre-testing meeting and scheduled Functional Testing for the week of February 11, 2025, to begin testing the MEP Systems

FFE/Moving Activities: DRA, CES, O&G and Arcadis continue to plan and communicate with the vendors regarding on site installation. Classroom furniture on both levels began assembly and installation on January 27th. Student Desk/Tables, student chairs, stools, Teacher desk and teachers' chairs have begun arriving on site. A few classrooms have been staged with the appropriate furnishings. The remaining furnishings are expected to be installed prior to the 18th of February. All Visual Display boards are on site and installed. Networking gear installation continues to be installed. Student Chrome Book Chargers have been installed in casework. Document Cameras are on site and ready for distribution. Teacher desktop displays are being installed as well as docking stations. Despite many issues with the Vendor and Manufacturer, Teacher laptops are scheduled for delivery on February 11, 2025, and IT will be on site starting February 12th to get laptops set up. Approximately 15-20 boxes from each existing classroom have been moved in the first phase of moving which occurred on Saturday February 8th. Movers are scheduled to be back on site for Friday the 14th, the 17th and the 18th to complete the moving of contents from the existing Area C and E wings. Custodial Shelving has been installed. Custodial Equipment (Auto scrubbers, vacuums, brusher, etc.) were delivered to the site on February 11th and user training is scheduled for February 12th and 13th.

PCOs reviewed and approved by Peter Welti in the field being presented to PBC for approval into record

Motion to approve for record PCO # 059 in the amount of \$30,924.00 to furnish all labor, material and equipment associated with the depletion of wood guard rail allowance. This PCO added more funds to the allowance to cover incidental cost for wood guardrails and safety for the next phase of the project.

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

Motion to approve for record No Cost PCO # 063 to furnish all labor, material and equipment to install Orange Fence between the North Drop off parking lot and play area, Add asphalt sidewalk near load dock area for emergency egress and at north east entrance to be used by Students in Phase 2, Provide a concrete pad to accommodate the gas meter manifold and to level areas and provide access within courtyard

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

Approval of Purchase Orders:

Motion to approve the increase of purchase order 202500102 to Ockers for equipment required at the servers in the amount of \$1,875.00 the Purchase Order will increase from \$257,637.36 to \$ 259,512.36

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

G. Magnuson – Thank you to everyone for being patient and doing what they could to ensure teacher computers arrived on time. Greg will continue to look into this to see what went wrong so there can be a full understanding of what occurred to ensure there are no further issues.

5. HVAC Project

Alisha Carpino provided update. The project has gone out to bid. Some other schools have gone out to bid as well, so hopefully we can get some bids this time. Bids will be due on 3/10/2025

6. Approval of Invoices

#36008793 Arcadis OPM	\$ 32,000.00
#3366805 Culinary Depot FF&E	\$ 140.16
# 3362243 Culinary Depot FF&E	\$ 879.75
# 3363435 Culinary Depot FF&E	\$ 322.64
# 3364384 Culinary Depot FF&E	\$ 59.70
# 25 DRA Architectural Services	\$ 30,086.18
#52578788 Johnson Controls	\$ 1,422.75
Alarm & Detection Services	
#52610395 Johnson Controls	\$ 463.75
Alarm & Detection Services	
#220-0263895 Meyers Moving	\$ 288.75
(Monthly Riser Storage)	\$ 8,896.00
#B19318930 SHI International	
Technology	
#15087 Tri State Materials Testing	\$ 3,724.00
Testing Services	
#15219 Tri State Materials Testing	\$ 3,251.00
Testing Services	
#251916526 WB Mason FF&E	\$ 23,961.00
# 34926-2 Ockers Technology	\$ 1,875.00

Motion to approve the 14 invoices presented in the PBC Package as noted above in the amount of One Hundred Seven thousand Three Hundred Seventy Dollars and Sity-eight Cents (\$107,370.68)

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

Discussion re: DRA invoices which included 2 Fuss and Oneil invoices. Math doesn't add up. Stephanie explained that DRA has a 10% markup which accounts for the difference in the math.

Discussion re: Invoice #1067945 Lakeshore Learning Materials, LLC invoice does not add up to what is listed in the monthly report.

Stephanie some items are not being kept which would reduce the amount plus we remove taxes as this is a tax exempt project.

Motion to approve Lakeshore learning invoice 1067945 Not To Exceed \$26,000.00, upon review and approval by Arcadis.

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

Motion to approve O&G Partial Pay Application No. 14 dated January 31, 2025 in the amount of One Million Six Hundred Eighty Thousand, Three Dollars (\$1,680, 003.00)

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

7. New Business


None

8. Adjournment

Motion to Adjourn the meeting at 6:58pm

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

Submitted by: _____


Christina Shackford
Recording Secretary