



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

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

## **MINUTES**

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

**Not Present:**

Dale Gerber, Gary Magnuson – Vice Chairman, Patrick Stavens, Liz Nord

**Also Present:**

George Graikowski, O&G, Tom Modzelewski, Alisha Carpino, Greg Smolley,

### **1. Call to order**

Chairman. Peter Welti, called the meeting to order at 6:00pm

### **2. Approval of Minutes - February 11, 2025**

MOVED (Feldman), SECONDED (Stomberg), Thomas Adams abstained  
ALL OTHERS PASSED

### **3. Lighting Project**

No update

### **4. Windermere Project**

George from O&G provided an update as to the progress of the project

Project Summary:

Sitework: Completed setting up the construction fencing for Phase 2. Started the site demolition for phase 2.

Building: Phase I - New Addition Areas A & B, Kitchen/Café, Gymnasium, N/S Corridor Area D: Completed 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. Continued with the installation of the ceramic tile in the Area B connector. Completed the installation of the tack boards in the corridor. Completed the Testing and Balancing of the HVAC System. Completed the installation of the servers for Paging, Cameras, and Access Control Systems. Completed the demolition of the old cafeteria and kitchen started, Area F. Started Commissioning of Areas A and B MEP equipment. Started working on the punch list.

Phase II – Renovations Areas C & E, C&E Connector, Gymnasium Area D: Started demolition of the roof on Area C. Started to make-safe and interior demolition for the electrical and mechanical/plumbing. The interior demolition of the ceilings and walls started.

Peter Welti noted that at the trailer meeting the fire marshall gave very high praise on the project thus far

Greg Smolley – continues to support George and his team

Items in FFE re: outdoor classrooms pulled out and feedback being received as to what would be needed. Working now with the PK and K playground and having an outdoor play area – trying to find a way to have an area for outdoor activity while not spending a ton of money on a temporary place

Stephanie Gras provided update from Arcadis

13 PCOs approved in the field and reviewed for approval for PBC record. PCOs listed as follows:

- PCO No. 057 credit in the amount of \$(1,143.00) to delete connector strip for theatrical lights in Area F per RFI no. 0181 Response.
- PCO No. 058 in the amount of \$1,512.00 for Cafaterial G6 Light Revision Per Proposal Reqeust 045 dated 11.7.2024
- PCO No. 066 in the amount of \$6,455.00 to furnish all labor material and equipment to provide additional fire alarm devices in area C&D per the direction of the state fire Marshall
- No Cost Cost PCO No. 069 to furnish all labor material and equipment to facilitate a multi-phase BDA system installation and start-up
- No Cost PCO No. 079 to furnish all labor material and equipment to provide 14 monitoring points to the fire alarm system for the bidirectional antenna system
- PCO No. 062R in the amount of \$15,140.18. to furnish all labor material and equipment. To provide additional floor leveler to achieve the levelness needed per the specifications for the ceramic wall tile in the corridors.
- PCO No. 064in the amount of \$4781.59 to furnish all labor material and equipment to add to the temporary acoustical a ceiling allowance

- PCO No. 065 in the amount of \$10,503.13 to furnish all labor material and equipment to add to the trade contractor allowance 2.09 - 11 for fire rated partitions and 2.09 - 12 for temporary exterior walls as these allowances were overrun
- PCO No. 068 in the amount of \$32,451 to furnish all labor material and equipment to provide 1/8 inch 3X5 foot Triton backer board in the corridors to accommodate the ceramic tile wainscoting
- PCO No. 071 in the amount of \$8156 to furnish all labor material and equipment to change the voltage of the dishwasher in the kitchen from 480 Volt three phase to a two 108 Volt three phase. The food service construction drawings showed 480 volts to the dishwasher as the electrical contract drawings showed 208 volts
- No Cost PCO No. 073 to furnish all labor material and equipment to remove the existing ANSUL system on the existing kitchen exhaust hood. This work was not allowed assigned to a trade contractor and it will be taken out of the C M R contingency
- PCO No. 081 in the amount of \$11,315.85 to furnish all labor material and equipment to increase the temporary heating allowance from \$20,000 to 30,977.74 cents for the 2024 winter season
- No Cost PCO No. 082 to furnish all labor material and equipment to provide miscellaneous carpentry and Labor associated with safety and phasing of the project this work is included but not limited to a fire watch temporary construction protection moving materials and concrete infills as required

MOTION to approve the above listed PCOs as approved in the field by PBC Chairman to be entered into PBC record. Total amount of all PCOs \$89,171.75

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

Peter noted that many items on the punch list will wait until April break when all contractors can be in the building without issue

Purchase orders that were approved or need to be approved and entered into record:

Two POs under threshold were approved in field by Chairman Peter Welte (SHI and SouthPaw). Ockers not previously reviewed/approved – seeking approval for this today

Ockers Technologies: Seeking to approve an increase in PO No. 202500102 from \$257,637.36 to \$263,369.09 to Ockers Technologies for the increase in licensing cost. Licenses included in Bid Package were end of life and the new license has additional components are increased in cost. Amount difference of \$5,731.73

SHI International Corp: Seeking to approve for record PO No. 202500310 in the amount of \$135.50 to SHI International Corp for the purchase of 50 USB A Cables required to operate Visual Display Boards in "Touch Mode"

SouthPaw Enterprises: Seeking to approve for record PO No. 202500313 in the amount of \$9149.35 to Southpaw Enterprises for items included in specification section 203 (OT/PT Items).

Total amount for all three as listed \$15,016.58

MOTION to approve increase for Ockers Technology as noted above and to approve for record invoices for SHI and SouthPaw:

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

Tom noted that generator that is there now is huge. A stockade fence will be placed around it. If anyone has any concerns regarding the size of the generator, bring them forward sooner rather than later.

## **5. HVAC Project**

Alisha Carpino provided the following update:

Currently out to rebid.

Narrowed down priorities with what we have for funding

Kelly Nelli has been assisting with calling vendors to see if they will be bidding and some have expressed wanting more time

Will extend the bid window out by 2 weeks to allow for more time

A lot of schools are running similar projects which is also impacting the bids that come in

There are two invoices for review and approval:

Arcadis \$ 5,000 – Assistance with this project

**MOVED (Feldman), SECONDED (Blanchette) AND PASSED UNANIMOUSLY**

BL Companies \$10,350.00 to prepare documents for rebid

**MOVED (Adams), SECONDED (Blanchette) AND PASSED UNANIMOUSLY**

## **6. Approval of Invoices**

The following invoices were presented to the PBC for review and approval:

Arcadis \$ 32,000.00

Culinary Depot \$ 372.96

Culinary Depot \$ 140.16

DRA \$ 43,549.83

Hillyard \$ 6,235.26

Hillyard \$ 140,621.47

Controls \$ 2,761.50

JT Homes \$ 37,050.00

JT Homes \$ 157,396.00

Meyer \$ 288.75  
Meyers \$ 19,617.50  
Nutmeg Technologies \$ 40,499.36  
Ockers Technologies \$ 1,652.81  
Ockers Technologies \$ 10,670.00  
Ockers Technologies \$ 4,000.00 16  
Ockers Technologies \$ 1,875.00  
Ockers Technologies \$ 1,596.00  
Ockers Technologies \$ 1,596.00  
Red Thread \$ 38,120.00  
Red Thread \$ 18,829.80  
RH Lord \$ 197,571.96  
RH Lord \$ 37,706.76  
RH Lord \$ 76,124.10  
Sustainable Engineering Solutions \$ 25,617.36  
WB Mason \$ 440.42  
WB Mason \$ 904.02  
WB Mason \$ 1,254.50

MOTION to approve the above listed invoices in the total amount of \$ 898,491.52

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

The following Pay Application was presented for review and approval:  
O&G Industries \$ 1,313,131.71

MOTION to approve the pay application to O&G Industries in the amount of  
\$1,313,131.71

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

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

NA

#### **8. Adjournment**

Motion to Adjourn the meeting at 6:50pm

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

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

  
Christina Shackford  
Recording Secretary