



STATE OF CONNECTICUT – COUNTY OF TOLLAND  
INCORPORATED 1786

# TOWN OF ELLINGTON

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

**PERMANENT BUILDING COMMITTEE (PBC)  
REGULAR MEETING  
TUESDAY, JUNE 10, 2025  
NICHOLAS J. DICORLETO, JR. MEETING ROOM**

## **MINUTES**

**Present:** Peter Welti-Chairman, Gary Magnuson-Vice Chairman, Patrick Stavens, Gary Feldman, Gary Blanchette, Thomas Adams, Brian Chamberlin, Ronald Stomberg

**Not Present:** Liz Nord, Sean Kelly

**Also Present:**

Alisha Carpino, Stephanie Gras, George Graikowski – O&G

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

Peter Welti called the meeting to order at 6pm

### **2. Approval of Minutes - May 14, 2025**

MOTION to amend and approve the minutes from the PBC meeting on May 14, 2025. Changes noted in email from Stephanie Gras. Minutes will be amended to reflect these changes.

MOVED (Adams), SECONDED (Feldman)

R. Stomberg, B. Chamberlin, and P. Stavens abstained as they were not present for May 2025 meeting. All others approve minutes with noted and discussed changes.

### **3. Lighting Project**

No updates

### **4. Windermere Project**

George from O&G provided an update

The steel rafters for Area C were found to be approximately 5'-0" shorter than what was shown on the contract drawings and the 1993 as-built drawings. DRA provided a

Proposal Request to extend the existing rafters. This will delay the Substantial Completion Date for Phase 2 from October 2025 to December 2025 and extend the Overall Completion date of the Project by approximately four (4) months.

#### Project Summary:

Sitework: Continued with plantings on the slope between the new addition and Area D. Continued with the storm drainage for phase 2.

#### Building:

Phase I - New Addition Areas A & B, Kitchen/Café, Gymnasium, N/S Corridor Area D: Completed with the Commissioning of Areas A and B MEP equipment. Continued working on the punch list.

Phase II – Renovations Areas C & E, C&E Connector, Gymnasium Area D:

Area C – Started erecting structural steel. Started interior metal stud framing. Started installation of the MEP hangers.

Area E – Completed lead paint removal on the structural steel. Completed excavations for footings. Completed footings and walls. Completed underground plumbing and electrical work. Started placing concrete in MEP trenches. Started installation of structural steel at the perimeter walls.

Area F – Excavated for underground MEP piping and conduit. Completed installation of MEP underground. Started backfilling trenches. .

Phase III – Renovations Band/Chorus, Vestibule Area F, Demolition South Building:

Phase IV – Landscape, Hardscape, Pre-K/K Playground:

Stephanie Gras provided update from Arcadis:

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 \$16,337,971.00 As of May 31, 2025. To date we have expended 54.9% of the current budget and The Owner Contingency Amount is currently \$5,751,076.22.

Construction Budget Report: The current GMP amount including approved changes to date is \$61,527,272.00

Financial Update: - Information Currently Not Available

Changes: A total of FOUR (4) Proposed changes were received in last month. THREE (3) Proposed Changes were presented, reviewed, and approved by the PBC Chairman

prior to this evening. One Change Order (PCO 118) is included in tonight's packet and will be shared for discussion and a vote by the full board. We will ask for a motion from the board to approve PCO No. 118 in the amount of \$43,527.60 to furnish all labor, material, and equipment to provide a temporary Pre-Kindergarten and Kindergarten playground located in the courtyard of Area C and E as requested by the Owner. The total amount of all changes for Approval and presented for record total \$95,427.53 from the Owner's Contingency Account (See attached for Details on reviewed Proposed Change Orders)

Professional Service Agreements/Amendments: There are currently no professional service agreements pending

Design Progress: The design team continues to facilitate the construction administration effort as well as the maintenance of the punch list for Areas A and B. The construction team continues to work with the board of education on the development of a gym floor stripping plan that will incorporate some of the dynamic aquatic life graphics that are present in other design concepts throughout the campus.

Commissioning: Sustainable Engineering Solutions continues to track and update open commissioning items from Phase I and continues to verify and close any appropriate items from that list.

FFE/Moving Activities: DRA and Arcadis continue to prepare for the next phase of FF&E installation which includes confirming the remaining items and their designated locations in phase II. We plan to update the FF&E schedule for distribution to all furniture and technology installers in the coming weeks in preparation for any required summer installations as well as the late fall/early winter installations. This includes identifying a small amount of furniture for Areas A and B that the users have requested for installation before the beginning of the 2025/2026 Academic Year.

Critical Items/Potential Issues: During demolition, field conditions confirmed that overhead steel in area C was approximately 5'-0" shorter than indicated in the 1993 record drawings. The construction team (DRA, O&G, Arcadis and Structural Engineer) met to review the conditions, and a proposal request was issued to extend the existing rafters. The overall completion date of the project is currently four (4) months behind the original schedule. Gym Floor Stripping design and pricing are critical to the floor stripping task that is scheduled for summer 2025.

O&G working on pricing for overhead of trailers

Peter Welti asked if this cost will that come out of owner or project contingency

George G. noted this would come out of owner contingency budget

PCOs for approval into record:

The following PCOs were approved in the field and are being reviewed for record into the PBC minutes:

PCO 061 \$52,977.00 Shed Relocation  
PCO 110 \$38,285.00 Lead Paint Removal  
PCO 111 \$ 66,822.00 Existing Deck and Structural Steel Removal  
PCO 112 \$14,122.00 N/S corridor excavation  
PCO 113 \$11,891.00 Miscellaneous Demolition  
PCO 114 \$0.00 Dens Class Tops Area C  
PCO 115 \$0.00 Additional Cleaning Cafeteria and Gymnasium  
PCO 116 \$10,028.00 Detention Pond Gates  
PCO 117 \$439,540.00 Extended CMR General Conditions  
PCO 055 \$ 1,858.00 Visual Display Changes

Discussion around conversations that were had with the fire marshal that the construction site will be all encompassing of the site over the summer. Teachers/staff will either work remotely or at other sites. Access to the public and to school personnel will be restricted. If anyone does come to the site over the summer, check in at the trailer and have appropriate PPE

Gary Magnuson noted that this is more of a clarification than a change as O&G having full control of the site over the summer was part of the initial proposal. Stephanie also noted that O&G is working to ensure that teachers and staff will have enough time to get into the school in the days before school opens for the 2025/2026 school year. O&G is sensitive to the user's needs and are working collaboratively to ensure their needs are met as well.

Peter Welti noted that while the playground is being called temporary, it is designed to be permanent in order to meet code, and the school will have the option to keep it or not. Stephanie reviewed the specs for the layout of playgrounds noting that some or all of the design can be permanent. The proposal tonight is only for install and does not include potential future demolition if it does not want to be kept.

Thomas Adams noted that the current playground if it was moved will void all warranties and insurance so something new would be needed anyway

Gary Magnuson – since it will be an active playground and there will be classrooms around it, will there be a need for window protection of some kind? Alisha Carpino will look to see what Crystal Lake does. Stephanie noted there are currently shades in the classrooms that roll down already so as not to disrupt learning.

Thomas Adam's asked if Stephanie had any photos of the gym striping that is planned

Gym striping – user group worked hard to take the base plan and modify it with some additional items. This is now with the contractors for pricing. Stephanie provided a concept drawing for discussion. Need to have pricing for the work in order to make final decisions.

Gary Magnuson – asked what is the life span of the floor before it needs to be sanded down and resealed/replaced. Discussion indicates that the sanding down of a floor is on average 20 years. George G. will look into if we can go back next summer and add to the floor if needed. Some discussion around if the current gym floor can be used again for another school year and the floor refinishing be done next year.

Once there are numbers, we will have further conversations

MOTION to approve the above noted PCOs into PBC record  
MOVED (Adams), SECONDED (Feldman) AND PASSED UNANIMOUSLY

PCO 118 \$43,527.60 – all labor material and equipment for a temp per k playground and playground equipment – requested by user group for NAYEC accreditation

MOTION to approve PCO 118 as noted above  
MOVED (Adams), SECONDED (Feldman) AND PASSED UNANIMOUSLY

## **5. HVAC Project**

Alisha Carpino provided update  
Started work mostly in the high school. Work will really kick up after school is out for the summer.

Motion for Approval of Nutmeg Companies Inc for \$6,315,200  
MOVED (Adams), SECONDED (Feldman) AND PASSED UNANIMOUSLY

## **6. Approval of Invoices**

The following are invoices for Windermere School Project

#36036944 Arcadis \$32,000.00  
CNA insurance \$56,412.00  
#29 DRA \$56,968.75  
#2 JT Homes LLC \$3,804.80  
#2 JT Homes LLC \$18,360.00  
#220-067165 Meyers \$288.75  
#35836-1C-R Robert H Lord Company \$54,366.68  
#TSMT15560 Tri State Materials Testing \$1,400.00  
#TSMT15708 Tri State Materials Testing \$4,605.00

Pay Application #18 O&G Industries \$1,651,188.78

MOTION to pay the above listed invoices and payment application in the total amount of \$1,879,394.76

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

The following are invoices for the HVAC/MEP Projects

It was noted that Nutmeg is required to submit separate emails for each piece of the project

#36036940 Arcadis \$5,000.00

#2301777 BL Companies \$12,650.00

#1 CS Nutmeg Companies \$15,690.20

#1 MS Nutmeg Companies \$15,690.20

#1 HS Nutmeg Companies \$15,690.20

MOTION to pay the above listed invoices and payment application in the total amount of \$64,720.60

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

## **7. New Business**

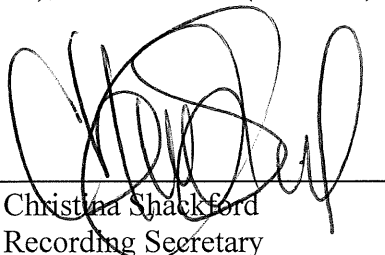
None

## **8. Adjournment**

Motion to Adjourn the meeting at 7:16pm

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

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

  
Christina Shackford  
Recording Secretary