

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, JULY 8, 2025 NICHOLAS J. DICORLETO, JR. MEETING ROOM MINUTES

**Present:** Peter Welti - Chairman, Gary Feldman, Gary Magnuson - Vice Chairman, Gary Blanchette, Liz Nord, Patrick Stavens, Thomas Adams

**Not Present:** Brian Chamberlin, Dale Gerber, Sean Kelly, Ronald Stomberg

**Also Present:** Alisha Carpino, George Graikowski – O&G, Greg Smolley, Mark Jeffko, Stephanie Gras

### 1. Call to order

Chairman Peter Welti called the meeting to order at 6:03pm

### 2. Approval of Minutes - June 10, 2025

MOTION to approve the minutes from the June 10, 2025 PBC meeting as submitted.

MOVED (Feldman), SECONDED (Adams)

L. Nord abstained; all others approved

### 3. Lighting Project

No updates

### 4. Windermere Project

George from O&G provided an update

COMPLETION DATES	ORIGINAL	CURRENT
Phase I – New Addition	12/20/24	02/20/25
Phase II – Renovations	10/17/25	12/19/25
Phase III – Demolition South Building	04/22/26	05/30/26
Phase IV – Landscape, Hardscape, Playscape		06/19/26
Overall Substantial Completion	04/30/26	08/14/26

**Sitework:** Continued with plantings on the slope between the new addition and Area D. Continued with the storm drainage for phase 2. Started site demolition and rough grading for the East parking lot.

### Building:

#### Phase I - New Addition Areas A & B, Kitchen/Café, Gymnasium, N/S Corridor

**Area D:** Started installation of the Linear Metal Ceiling on the Lower Level and B/C connector. Started installation of the structural steel on the roof on the new Kitchen/Cafeteria. Started wood blocking for the A/C connector roof. Continued working on the punch list.

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

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

**Area E** – Completed placing concrete in MEP trenches. Continued with the installation of the structural steel at the perimeter walls. Started replacing the deteriorated roof decking. Started erecting of the structural steel for the addition. Started the exterior Cold Formed Metal Framing (CFMF).

**C&E Connector** – Placed the footings and walls and backfilled.

**Area F** – Completed backfilling of the trenches and placed the concrete.

## **Phase III – Renovations Band/Chorus, Vestibule Area F, Demolition South**

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

#### **Schedule Impact/Activity Revisions:**

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.

Discussion around the drainage issues that have been ongoing at the corner of Abbott and Windermere. George noted that this remains on the project radar to address. When they come close to being able to address it, it rains and fills up again. Once completely drained, they will be able to look further at it.

G. Magnuson asked if they are finding more or less problems than expected?

George noted that issues are about what was expected when going into the project. The next phase will be mostly demolition so they are not expecting any issues.

Greg Smolley provided update

Pre-K playground – should be easy to move that and will have a contractor come out to look at the project and give a quote

Peter Welti noted that Lori Spielman inquired about moving the current playscape to the Pinney St. fields. Will get numbers and the town can decide if it is viable to do this or not.

Stephanie Gras provided update for Arcadis

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

**Construction Activities and Look Ahead:** See O&G report for Site work and Phase II project Summary. The summer handoff has gone well. The users vacated the building the week of June 19th and O&G has been working to complete the summer scope. Innovative Playground completed with the independent inspection of the 1- 6th grade playground and produced a minor punch list of the equipment which has been delivered to Ultiplay for correction. We continue to investigate the drainage of the detention pond at the north side of the site on Windsorville Road. Weather and coordination from contractors/consultants have been impeding a quick review and solution to the basin holding on to some water. Plans to complete the evaluation are currently weather dependent.

**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 to complete the proposal for the gym floor stripping plan. A quote was received from the floor stripping. The contractors estimate to complete the stripping portion of the work is

\$47,650.00. The proposal has not been finalized and will be completed by O&G to include the final complete cost. Floor Stripping in the gym is recommended to be completed in the summer of 2026 to maintain the Summer 2025 schedule and school start.

**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. A quote has been received and approved for the additional required furniture in Areas A and B and the order will be released to the vendor this week. Information on the delivery of the furniture for phase I will be provided at the release of the increased PO. Planning has begun on logistics and scheduling of Phase II moves and information will be communicated to the PBC and users in the coming months

**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 Striping design and pricing are critical to the floor stripping task. Discussions to complete gym floor finishing and striping in the Summer of 2026 have begun

AIA change order #8 received today. Was not previously available to provide in the packet

PCOs – 9 previously approved in the field and reviewed and approved for record today

PCO No.	Reason	Funding	Approval By PBC Chair Date	Description	Change Amount
055R1	O	OC	06.04.2025	To furnish all labor, material, and equipment associated with providing additional hardware for visual displays per the return submittal from DRA	\$ 1,857.50
110	*	OC	06.16.2025	To furnish all labor, material, and equipment to remove the lead based paint from the existing structural steel in area E 1966 Building, in order to connect new structural steel to the existing structural steel.	\$ 38,285.10
112	D	OC	06.16.2025	To furnish all labor, material, and equipment to excavate and backfill the utility trench in the N/S corridor and area D. The utilities needed to be installed underground in order to accommodate the relocation of the IDF/electrical room from area E to area F as shown in proposal Request 51	\$ 14,121.90
113	O	OC	06.16.2025	To furnish all labor, material, and equipment to remove existing chairs, tables, and desk from areas C and area E, remove existing steel angles not shown on the demo drawings and remove existing CMU walls in area C	\$ 11,891.40
114	F	CM	06.16.2025	To furnish all labor, material, and equipment to provide glass-mat drywall in lieu of the firecode X drywall on top of the interior walls and area C as directed by O&G	\$ -
115	*	CM	06.16.2025	To furnish all labor, material, and equipment to provide additional cleaning around the cafeteria and gymnasium during the spring school break	\$ -
116	O	OC	06.16.2025	To furnish all labor, material, and equipment to add two 18 foot wide chain link fence gates on the Southern Detention Basin and Northern Detention Basin as required in proposal request 48	\$ 10,027.70
119	F	OC	06.23.2025	To provide all labor and equipment to replace the deteriorated steel roof decking on the 1966 building and in area E as directed by the structural engineer	\$ 15,959.88
120	O	OC	06.23.2025	To provide all labor, material, and equipment to change staff bathroom hardware at 7 openings from hardware set 49 to hardware set 50 as requested by the owner	\$ 11,180.31

MOTION to approve the above noted PCOs approved in the field into the PBC record in the total amount of \$103,323.79

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

MOTION to approve PCO #111 in the amount of \$ 66, 882.06 to furnish all labor, material, and equipment to remove deteriorate roof decking in area E 1966 building and remove existing structural steel beams and columns in order to install the new structural steel.

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

MOTION for additional funding for Nutmeg Technologies in order to facilitate current use of system in the amount of \$4,000.00

Invoice was previously approved but need additional funds to PCO 202 50009.2

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

Gary Magnuson expressed frustration that the detention basin issue has not still been resolved. This has been an ongoing issue for some time now. We would like to get moving on this and get it resolved.

Greg will continue working on this – SLR provided the initial design so they will be consulted as well to see if there was a design issue or osme other issue that needs to be resolved.

Re: Gym Floor

Stephanie Gras received an estimate from New England Overland Floor Specialists this afternoon. This is not finalized for voting by PBC at this time but reviewed to begin discussion. Estimate provided would be for full drawing/spec previously provided

Previous photos/proposal drawings viewed and discussed.

Floor striping would incude hopscotch, volleyball, basketball, foursquare, bowling, and a balance beam

Peter Welti noted that he would be interested in seeing what Higgins would provide for a quote with just the utility lines and not the graphic designs. Wants to see what the difference in pricing would be compared to New England Flooring. Differences in numbers will help in determining which direction we move in

PCO #117 - presented for discussion at today's meeting

Description: PCO-117, CE-150 - Furnish all labor, material, and equipment to extend O&G Industries General Conditions approximately four (4) months. The time extension was due to the unforeseen existing condition of the rafters in Area C, as directed in response to RFI #234. Also, included was the extra work replacing the existing 1966 Building rusted roof decking and the lead paint removal on the 1966 and 1976 Buildings which was more than anticipated.

Change Amount: \$439,540.34

Schedule Impact: 106 Days

Explanation of cost breakdown for the requested extension is as follows:

Proposed Change Items			
Item No	Pay Item No	Pay Item Name	Amount
0001	010118-6011	Project Executive	\$36,902.00
0002	010130-6011	Project Manager	\$144,147.00
0003	010160-6011	Superintendent	\$124,928.00
0004	010120-6011	Project Engineer	\$62,464.00
0005	960080-4012	PCO-117, CE-150 - QC/Safety	\$9,610.00
0006	010105-6011	Contract Administrator	\$16,144.00
0007	010147-6011	Schedule Engineer	\$16,144.00
0008	010508-6050	Office Rental	\$10,568.00
0009	010515-6050	Wireless Communications	\$4,000.00
0010	010539-6050	Miscellaneous Office Ex	\$1,500.00
0011	010805-6050	P&P Bond	\$3,624.46
0012	010815-6050	GL and EL Insurance	\$2,473.16
0013	960080-4011	CM Fee	\$7,035.72
			<b>\$439,540.34</b>

Gary Magnuson asked for some clarity as to the need for a 4 month extension George noted that the original proposal O&G was carrying contingencies for time and time was being taken from here. Then when we discovered the issue with the rafters, it took away 2 months out of the back end as well which impacted the moving as well as increased the close out of the project.

Stephanie noted this has not gone through DRA for review at this time. Stephanie reviewed summary data from OG to further help explain the need for the 4 month extension and noted that we have to be at a point where we are not impacting the user group when they are on site. There may be less activity happening at the end but more time needed to close out and wrap things up.

Once O&G extension is approved, then we would have to discuss what Arcadis and DRA's extension would be. Arcadis and DRA cannot provide a proposal until they know what O&G proposal will be.

Peter Welti – one more item to be aware of – This past Thursday's storm - power went out for the neighborhood and the school generator kicked on. When power came back on, the generator did not kick off and ran for 4 days. Some neighborhood complaints about the generator running and not being able to contact anyone to discuss this.

O&G will be working with the programmers to ensure the programs are working correct and if the generator runs beyond a certain time frame proper personnel will be notified.

Peter Welti also brought up repositioning the dumpsters and moving them a bit further back from the loading dock. There are currently three dumpsters and a compost dumpster. New discussions about demoing the existing loading dock and rebuilding. DRA working on a proposal and a plan for a new loading dock. As more details and information comes together, the PBC will be made aware.

## 5. HVAC Project

Alisha Carpino provided update

They have been in three schools. Getting things ready for new pieces. Currently, units are scheduled to come in in December and be put into place

Working with Arcadis to get an RFP for the commissioning agent

## 6. Approval of Invoices

The following invoices were presented for approval:

Invoice Date	Invoice Number	Vendor	Amount
7/7/2025	36044803	<b>Arcadis</b> <i>OPM</i>	\$ 32,000.00
6/30/2025	30	<b>DRA</b> Architectural Services	\$ 49,226.21
6/27/2025	7292	<b>Innovative Playground Services Inc</b> Other Consultants (Playground Inspection)	\$ 2,450.00
6/24/2025	286895	<b>Northeast Security Solutions Inc</b> Other Consultants	\$ 218.75
6/13/2025	64194	<b>Nutmeg Technologies</b> Technology Equipment	\$ 4,000.00
6/30/2025	220-065538	<b>Meyers</b> Moving (Monthly Riser Storage)	\$ 288.75
3/17/2025	173130	<b>Village Springs Distributor</b> Other Services	\$ 92.45
5/14/2025	174055	<b>Village Springs Distributor</b> Other Services	\$ 157.15

MOTION to pay the above listed eight (8) invoices in the total amount of \$88, 433.31  
MOVED (Adams), SECONDED (Feldman) AND PASSED UNANIMOUSLY

MOTION to approve O&G Partial Pay Application No. 19 dated June 30, 2025 in the amount of \$1,490,119.28

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

#### Invoices for HVAC/MEP

Arcadis #36030289 \$ 5,000.00

Arcadis #36044889 \$ 4,900.00

BL Companies #2301777.0000-5 \$ 23,850.00

BL Companies #2301777.0000-6 \$ 11,925.00

The Nutmeg Companies #2 - CS \$ 123,995.80

The Nutmeg Companies 2 - HS \$ 577,043.44

The Nutmeg Companies #2 - MS \$ 308,879.80

Robinson & Cole #50503235 \$ 279.00

Total of above noted invoices: \$1,055,873.04

After this week, we will be asking the town to present invoices by school as required by the OGA offices

There is also an outstanding Robinson and Cole invoice in the amount of \$1,050.00

MOTION to pay invoices as listed in package in the amount of \$1,055,873.04

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

MOTION to pay Robinson and Cole invoice in the amount of \$1,057.00

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

#### 7. New Business

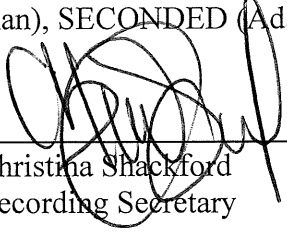
None

#### 8. Adjournment

MOTION to adjourn the meeting at 7:30pm

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

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

  
Christina Shackford  
Recording Secretary