

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

**PERMANENT BUILDING COMMITTEE (PBC)
REGULAR MEETING
TUESDAY, AUGUST 12, 2025
NICHOLAS J. DICORLETO, JR. MEETING ROOM
6:00 PM**

MINUTES

Present: Peter Welti - Chairman, Dale Gerber, Gary Blanchette, Ronald Stomberg, Liz Nord, Brian Chamberlin

Also Present:

Mark Jeffko, George Graikowski – O&G, Greg Smolley-DRA, Jim Butkus – Arcadis, Stephanie Gras, Alisha Carpino, Kelly Nelly

Not Present:

Gary Feldman Sr., Patrick Stavens, Sean Kelly, Gary Magnuson – Vice Chairman

1. Call to order

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

2. Approval of Minutes - July 8, 2025

MOTION to approve the minutes from the July 8, 2025 PBC meeting as submitted.

MOVED (Nord), SECONDED (Blanchette)

R. Stomberg and D. Gerber abstained; all others approved

3. Lighting Project

No updates

4. Windermere Project

George Graikowski provided update:

Project Summary: This update represents progress on the project for the period noted above (July 2025).

Sitework: Continued with plantings on the slope between the new addition and Area D.

Completed the storm drainage for phase 2. Completed site demolition and rough grading for the East parking lot. The concrete sidewalks started and curbs East parking lot. Started the installation of the site lighting in the East parking lot.

Building:

Phase I - New Addition Areas A & B, Kitchen/Café, Gymnasium, N/S Corridor Area D: Completed the installation of the Linear Metal Ceiling on the Lower Level and B/C connector. Completed the installation of the structural steel on the roof on the new Kitchen/Cafeteria. Completed wood blocking for the A/C connector roof. Started the wood blocking of the Kitchen/Cafeteria and Gymnasium roofs. Continued working on the punch list.

Phase II – Renovations Areas C & E, C&E Connector, Gymnasium Area D: Area C – Completed the erection of the structural steel. Completed the interior metal stud framing. Completed the installation of the MEP hangers. Started the installation of the MEP rough-ins. Started the installation of the flat roof. Started the exterior cold formed metal framing and sheathing. The installation of the Air Vapor Barrier started.

Area E –Completed the installation of the structural steel at the perimeter walls. Completed the replacement of the deteriorated roof decking. Completed the erection of the structural steel for the addition. Continued the exterior Cold Formed Metal Framing (CFMF). The installation of the Air Vapor Barrier started. Started the installation of the brick veneer.

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

Area F – Completed framing of the Electrical Room and Gym teacher office. Completed installation of the electrical panels and main feeders.

Area D – Completed the demolition of the existing gym equipment. Completed painting of the roof structure and walls. Started installation of the new gymnasium equipment.

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.

Gary Blanchette asked if the gym would have a scoreboard
George Graikowski noted the existing scoreboard will remain

Greg Smolley – DRA - provided update:

Received quote re: moving existing playground to Pinney fields – roughly \$35,000 estimate
Working to coordinate furniture, move ins, etc. Current discussing time between Christmas and New Years for teachers to move in. Went back to vendors to see how much time they would need to start. Some vendors noted 12/4/2025 in order to allow sufficient time. Other vendors are noting only need a couple days. Will continue to work with all parties to coordinate this accordingly.

Will be asking for an add/deduct range be added to all purchase orders in order to accommodate price fluctuations/changes that may arise.

Peter Welti noted that now that we have estimates to move the existing playground to Pinney fields he will ask PBC liaisons for BOF and BOS to inquire as to the process and where the funds would come from. Also noted for BOF that this cost would not be reimbursable.

Stephanie Gras provided 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 \$16,337,971.00 As of July 31, 2025. To date we have expended 59.5% of the current budget and The Owner Contingency Amount is currently \$5,318,007.90

Construction Budget Report: The current GMP amount including approved changes to date is \$61,560,153.00

Changes: A total of TWO (2) Proposed changes were received last month. Both Proposed Changes were presented, reviewed, and approved by the PBC Chairman prior to this evening. The total amount of all changes for Approval and presented for record total \$5,740.38 from the Owner's Contingency Account.

Additionally, PCO No. 117 in the amount of \$439,540.34 was received by Arcadis and reviewed. This change order is for labor, material and equipment to extend the O&G General Conditions for approximately for 106 days due to unforeseen conditions related to existing steel in Area C. This change also includes time for additional labor to replace the existing 1966 building rusted roof decking and removal of lead-based paint in the 1966 and 1976 buildings. PCO was transmitted to DRA for review and comment and will be brought to the full PBC board on September 9th.

Construction Activities and Look Ahead: See O&G report for Site work and Phase II project Summary. Construction activities during the month were in full effect. Significant progress on site occurred in Areas C, D and E as well as throughout the new areas A and B and the connecting corridor. Roof edge work around the perimeter of the cafeteria, kitchen, and gym was completed, resolving previous issues with rain and snow intrusion experienced last year. The construction team continues to work with the board of education to complete the proposal for the gym floor striping plan. O&G will acquire pricing from their sub to determine the in-scope cost compared to the proposal provided by the floor striping contractor working with the board of ed which was received last month and is \$47,645.00 (not including the OH&P by O&G). The gym floor striping is planned for summer 2026. Construction Team, SLR and town designated civil engineer Dana Steel met on site to review the detention pond on the north side of Windsorville road. The contents of the report from SLR are: In summary SLR makes the following recommendations:

Upon substantial completion of the northern parking lot and stabilization of the site, including a minimum of installed binder course in the pavement areas and substantial turf establishment / vegetation in the lawn areas, please make the necessary modifications to DET-110.

Begin with the removal of the accumulated sediment in DET-110 from construction related deposition and replacing with new topsoil. See call out on the landscaping site plan, sheets C6.00 for reference. The removal of sediment and trash in the sediment forebay area, flared end section (FES 1) and hydrodynamic separate (in MH 2) should be included in this effort. The section of installed 4 inch under drain should be replaced entirely with new perforated pipe, wrapped in filter fabric, and then surrounded by 3/4 inch stone instead of the previously used C-33 sand. The stone envelope around the underdrain pipe should be a minimum of six inches below and on all sides and extend to the finished grade of the basin.

Upon reconstruction of the under drain and DET-10, please provide design engineer (SLR) with as built elevations, including invert elevations in the sediment forebay lower, portion of the basin, and at the connection to the existing basin in Windsorville Road

Innovative Playground's independent report of the playground equipment indicated two areas where equipment were in conflict and fall zones were encroached. The team met with Ulti-Play to discuss possible solutions to remedy the issues. We have emphasized the playground must be open and operable to the students for use on August 28th. We plan to execute the removal and relocation of the bongo drums to a location near the xylophone and the removal of one swing and the swing post to make the play area safe. We will address the reintroduction of a swing or swing like activity to the playground and replace the PIP rubber with intention and scheduling around the user's need for the playscape.

Last month the board voted on an increase to Nutmeg technologies PO by \$4,000 for additional hardware to convert a digital signal to an analog signal making the Bogan Public Address system functional from any phone on the network. It was later determined that Nutmeg over charged the service, and we have been rebilled in the amount of \$3,375.00, We will adjust the PO accordingly.

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.

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. Arcadis, Principal Hill and Alisha Carpino met to review and clarify all the furniture selections for the next phase. The list of questions and clarifications was then brought to DRA and minor changes in quantity and a few changes to furniture types which are more appropriate for the spaces were made. DRA will be sending the final conformed list to the impacted vendors to request any updated pricing and should be releasing the orders in the coming weeks.

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.

Stephanie Gras requested the language in the June 10, 2025 minutes for motions for payment be modified/changed to reflect consistent wording across all submitted minutes.

MOTION to change June 10, 2025 Minutes /language
MOVED (Gerber), SECONDED (Stomberg) and PASSED UNANIMOUSLY

5. HVAC Project

Alisha Carpino provided update:

A lot of work completed in all 3 schools

Hot water heating and pumps in HS switched over. HS scheduled to be completed December 2025

Middle school – will be completed December 2025

Center – DOAS units have a lengthy lead time which would impact schooling. Alisha reached out to the State who will extend this deadline. DOAS units will be stored at no charge until they can be installed in June 2026.

Project will go slightly over budget but overage can be covered by BOE budget

Kelly Nelly – received numbers/proposals from commissioning agents and these will be reviewed.

6. Approval of Invoices

Invoices for HVAC/MEP

Funding	Vendor	Description of Service	Period Ending	Invoice/ Payment Application Date	Invoice #/Payment Application #	Amount
Grant	BL Companies	Architectual Services	7/31/2025	7/25/2025	#2301777.0000-7 CS	\$ 1,705.00
					#2301777.0000-7 MS	\$ 2,530.00
					#2301777.0000-7 HS	\$ 4,510.00
BOE	Hearst - CT Media Group	Advertising	N/A	7/25/2025	2938387-07252025	\$ 275.45
Grant	The Nutmeg Companies	Construction Services	7/31/2025	8/5/2025	#3 - CS	\$ 79,050.00
Grant	The Nutmeg Companies	Construction Services	7/31/2025	8/5/2025	#3 - HS	\$ 319,288.53
Grant	The Nutmeg Companies	Construction Services	7/31/2025	8/5/2025	#3 - MS	\$ 434,077.50
TOTAL AMOUNT RECOMMENDED FOR APPROVAL						\$ <u>841,436.48</u>

MOTION to pay the above listed invoices in the total amount of \$841,436.48
MOVED (Gerber), SECONDED (Stomberg) AND PASSED UNANIMOUSLY

Windermere Invoices:

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

Invoice Date	Invoice Number	Vendor	Amount
8/7/2025	36051915	Arcadis <i>OPM</i>	\$ 32,000.00
7/31/2025	31	DRA Architectural Services	\$ 27,358.90
6/27/2025	53102734	Johnson Controls Other Consultants	\$ 542.50
7/25/2025	1158974159	Kone Other Consultants	\$ 2,127.28
7/31/2025	220-068895	Myers Moving (Monthly Riser Storage)	\$ 288.75
7/17/2025	90049	Nutmeg Technologies FF&E Technologies	\$ 3,375.00
3/10/2025	37696	Ockers Technologies FF&E Technologies	\$ 10,985.11

MOTION to approve all seven (7) above listed invoices as presented in the PBC packet in the amount of \$ 76,677.54

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

The below pay application was presented to the PBC for review and approval:

Pay App Date	Payment App No.	Vendor	Amount
7/31/2025	20	O&Q Industries Construction Manager	\$ 1,781,811.58

MOTION to approve O&G Partial Pay Application No. 20 dated July 31, 2025 in the amount of One Million Seven Hundred Eighty-One Thousand, Eight Hundred Eleven Dollars and Fifty-Eight Cents (\$1,781,811.58)

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

MOTION to approved for record two PCOs in the total amount of \$5,740.38

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

MOTION to approve the deduct difference of \$3,260.52 for FFE package revisions
MOVED (Nord), SECONDED (Stomberg) AND PASSED UNANIMOUSLY

7. New Business

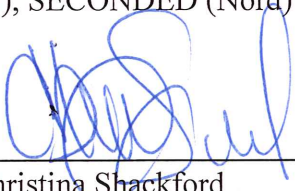
NA

8. Adjournment

MOTION to adjourn the meeting at 7:14pm

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

Submitted by: _____


Christina Shackford
Recording Secretary