



STATE OF CONNECTICUT – COUNTY OF TOLLAND  
INCORPORATED 1786

# TOWN OF ELLINGTON

## Permanent Building Committee

PETER WELTI  
CHAIRMAN

GARY MAGNUSON  
VICE CHAIRMAN

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

THOMAS ADAMS  
GARY T. FELDMAN  
LIZ NORD  
RONALD STOMBERG  
MICHAEL SWANSON  
PATRICK STAVENS  
MIRIAM UNDERWOOD  
BRIAN CHAMBERLIN  
SU THANVANTHRI

## PERMANENT BUILDING COMMITTEE (PBC) Regular Meeting

Tuesday, January 13, 2026

Windermere Elementary School Media Center, 2 Abbott Road, Ellington

6:00 PM

### MINUTES

**Members Present:** Peter Welti-Chairman, Gary Magnuson-Vice Chairman, Liz Nord, Gary Feldman, Brian Chamberlin, Miriam Underwood, Ron Stomberg, Tom Adams and Michael Swanson (7:00 arrival)

**Members Absent:** Su Thanvanthri and Patrick Stavens

**Additional Attendees:** George Graikoski, Construction Manager, O&G Industries; Stephanie Gras, Project Manager, Arcadis; Greg Smolley, Drummey Rosane Anderson, Inc, (DRA), Laurie Burstein, First Selectman, Board of Selectmen (BOS); Tom Modzelewski, Director of Public Works; Jennifer Hill, Principal, Windermere Elementary School, Alisha Carpino, Director of Finance and Operations, Ellington Public Schools; Thomas Palshaw.

### I. Call to Order

Chairman Welti called the meeting to order at 6:03 P.M.

### II. Approval of Minutes

There were minor corrections to the December 9, 2025 minutes. Amended minutes will be submitted to the Town Clerk.

MOVED (FELDMAN), SECONDED (CHAMBERLIN) AND PASSED UNANIMOUSLY TO APPROVE THE AMENDED MINUTES OF THE DECEMBER 9, 2025 MEETING.

### **III. Lighting Project**

There was no update.

### **IV. Windermere Project**

Mr. Graikoski provided and read the Summary Data report for December 2025 as well as the Cost/Schedule Impact Items [ATTACHED]. Please note that there were no PCOs for approval at this time, but as you can see on the report there are a number of PCOs being processed.

#### **Sitework:**

Completed installation of the Outdoor Classroom Furniture. Started preparing for Phase III sitework.

#### **Building:**

##### **Phase I: New Addition Areas A & B. Kitchen/Café, Gymnasium, N/S Corridor Area D:**

Continued working on the punch list in the new addition.

##### **Phase II:**

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

**Area C-** Completed the East Gable Roofing. Completed installing the metal fascia and gutters. Completed the board & batten siding. Completed the installation of Storefronts and Curtainwalls. Completed painting the walls. Completed the installation of the acoustic ceilings. Completed the installation of the light fixtures. Completed the installation of the Linoleum and Carpet flooring. Completed the installation of the millwork. Completed the installation of the plumbing fixtures and sinks. Completed the installation of the Registers, Diffusers, and Grilles. Completed the installation of the tack boards and marker boards, as well as the installation of the toilet accessories.

**Area E-** Completed the West End Gable roofing. Continued with the metal fascia, and gutters. Continued with the installation of the board and batten siding. Continued with the installation of Storefronts and Curtainwalls. Completed painting the walls. Completed the leveling off the floor slabs and installation of the ceramic tile. Completed the installation of the ceiling grid and installation of the light fixtures. Completed the installation of the Linoleum flooring and millwork.

**C& E Connector-** Continued with the installation of the Curtainwalls & Glass.

**A & C Connector-** Continued with the exterior light gauge metal framing. Completed installation of the metal pan stairs. Started installation of the Curtain Walls and Glass.

**Area F-** No work this period.

**Area D-** No work this period.

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

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

Mr. Graikoski provided a trades update, Punch List and Commissioning Status [ATTACHED] along with photos that were shown.

Ms. Nord asked if all of the playground equipment had been removed, Mr. Graikoski said yes.

**Design/Architect Update:**

Mr. Smolley stated that everything is going well and they are just finishing up the last of the furniture deliveries and looking at preparing for Phase III. He commended Mr. Graikoski and his crew for doing a fantastic job with the recent move and all of their work.

Stephanie Gras provided and read the following Progress Status Report for December of 2025:

**Invoices:**

See attached invoice packet to be presented at the January 13, 2026 PBC meeting. This month we received and reviewed 23 vendor/consultant invoices in the amount of \$317,403.81, and the O&G Pay Application No. 25 in the amount of \$1,354,142.54. The total of all invoices and pay applications for the month of December totals \$1,671,546.35– (See attached report for additional details).

**Owner Contingency Report:** See attached.

**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 \$28,990,291.00 as of December 31, 2025. To date we have expended 70.3% of the current budget and the Owner Contingency Amount is currently \$4,140,710.00.

**Construction Budget Report:**

The current GMP amount including approved changes to date is \$61,845,976.00.

**Financial Update:**



WINDERMERE ELEMENTARY SCHOOL  
PBC SUMMARY  
AS OF 01/01/26



Description	Current Budget As of 01/01/26	Expended To Date Through 12/31/25
Architect	\$3,247,273	\$2,865,585
Owners Oversight		
Owner's Representative	\$978,562	\$781,427
Commissioning	\$128,000	\$82,429
Testing & Inspection	\$110,000	\$107,747
Other Consultants	\$70,000	\$63,276
Moving	\$100,000	\$32,506
Builders Risk Insurance	\$114,000	\$114,000
Town Services		
Town Legal Services	\$78,000	\$62,546
Bond Counsel Fees	\$300,000	\$226,489
State & Town Permit Fees	\$12,905	\$1,500
Advertisement	\$5,000	\$499
Construction Manager		
Pre-Construction	\$338,000	\$270,689
Construction Manager (GMP)	\$61,594,180	\$47,781,508
Furniture, Fixtures, Equipment	\$1,949,948	\$705,887
Technology Equipment	\$1,435,416	\$084,618
Owner's Contingency	\$4,140,710	\$0
<b>TOTAL PROJECT BUDGET</b>	<b>\$74,600,000</b>	<b>\$54,140,475</b>
<b>TOTAL ENCUMBERED</b>	<b>\$69,717,359</b>	
<b>Balance Remaining</b>	<b>\$4,882,641</b>	

**Changes:** Fifteen (15) Propose Changes were presented during the month of December; these were reviewed but due to the priority of completing construction and facilitating the FFE & Technology and move management. No PCOs were fully processed for the month. We will complete the review and approvals of PCOs for December and January and provide updated change logs for our February meeting.

**Professional Service Agreements/Amendments:** There are currently no professional service agreements for review.

**Construction Activities and Look Ahead:** See O&G report for Site work and Phase II project Summary. Construction continued through the end of December and Substantial Completion was granted on December 23rd. We anticipate Substantial Completion of Phase III by June 15, 2026 and Phase IV completion by August 13, 2026.

**Design Progress:** The design team continues to facilitate the construction administration effort as well as the maintenance of the punch list for Areas A, B, C, D and E.

**Commissioning:** Sustainable Engineering Solutions continues to track and update open commissioning items from Phase I and Phase II.

**FFE/Moving Activities:** DRA and Arcadis will begin to prepare for the next phase of FF&E installation for Phase III. All furniture items for Areas A, B, C, D and E have been delivered. Invoices received have been included in tonight's packet. Small technology items remain to be installed in Area C and there will be a need for a few additional technology items to procure are forthcoming.

**Critical Items/Potential Issues:** There are no critical issues impacting the schedule at this time.

**Additional Items for Clarification:** There are no additional items for clarification at this time.

-End of Report-

Ms. Gras also noted that the project expenditures are at 72.6% of the referendum approved amount. The owner contingency detail breakdown [ATTACHED] was briefly discussed.

Mr. Adams inquired how the move over the winter break went. Ms. Gras stated that although she was only there for the first day everything went very well. She shared that teachers and staff were thrilled and had sufficient time over the winter break to unpack and move in. She has heard all positive comments with very minor details remaining on the punch list actively being worked on.

Ms. Hill, Principal of Windermere, thanked everyone for their efforts and continued support and added that the preschool and kindergarten teachers worked very hard over their winter break to make sure the kids came back to their new classrooms all set up.

She said that the teachers understand that there are things that may take some time to complete. The parents have been wonderful with all of the parking, drop off and pick up changes. Ms. Gras shared the only unanticipated challenge was the turnover of the courtyard playground and everyone had been all hands on deck to make sure that the area is clean and safe for students.

Mr. Welti attended the trailer meeting with O&G and Arcadis where Mr. Smolley and Ms. Carpino were also in attendance. One concern noted was the extras needing to be done, not punch list items but other projects that need to be completed, which may be a challenge with the construction crews finishing up and no longer being on site. Mr. Welti mentioned that it is easier to complete these items while the team is here.

Mr. Welti asked Mr. Smolley for an update on pricing in three areas; the sprinklers with two different options, the barrier between the pavement and the playground, and the walkway. Discussion was held and Mr. Smolley shared that they received SLR's proposals and DRA is getting them ready for anticipated review and prepared for pricing from O&G next week. Mr. Smolley said he will get things moving and have information for Mr. Graikoski by the first week in February. Mr. Welti, Mr. Magnuson and Mr. Feldman added that they will need to continue the discussion about the sprinklers once more information is available at the next meeting. Ms. Gras asked if there would be a proposal from O&G on these items that can be decided on for the March meeting. Mr. Smolley and Mr. Graikoski answered yes.

Mr. Adams asked what the outcome of the previous discussion was concerning installing higher fencing around the playground area, to avoid balls going into the road and retention basin. Attendees realized that this topic had been forgotten about. Ms. Gras added that she has not heard any concerns from the user group regarding this. After some discussion was held regarding potentially adding netting or extending the top of the fence, Ms. Carpino shared that she will follow up with the Head Custodian and Principal to see if they or the user group have any feedback on this.

Ms. Carpino thanked everyone and has heard positive feedback on this project. Mr. Magnuson shared that he was in the building over the move in and there were a lot of workers and teachers that made everything come together and in a matter of hours all was neat and clean. He commended Mr. Graikoski for getting it all done and Mr. Smolley for a great design job.

## **V. HVAC Project**

Ms. Carpino shared that the Center School HVAC is still on hold until the end of the school year. The High School and Middle School will be done once two very small items are completed. Nutmeg has been wonderful to work with.

## **VI. Approval of Invoices**

The following Windermere Elementary invoices were presented for review and approval [ATTACHED]:

12/08/2025	1LKW-66Y1-4MKH	Amazon Business	\$406.22
01/06/2026	36096019	Arcadis U.S., Inc.	\$25,000.00
11/14/2025	6690606	Blick Art Materials	\$8,450.96
10/01/2025	1949487	Crown Castle Fiber LLC	\$ 20,130.00
12/31/2025	0000036	Drummey Rosane Anderson	\$ 26,422.60
12/01/2025	13404	J.R. Russo & Associates	\$ 915.40
11/28/2025	92650759	Lakeshore Learning Materials	\$ 5,510.80
12/04/2025	92795319	Lakeshore Learning Materials	\$ 40,445.00
12/17/2025	998192	Red Thread	\$ 1,915.64
12/16/2025	998043	Red Thread	\$ 32,519.00
12/16/2025	998044	Red Thread	\$ 15,261.24
12/15/2025	998015	Red Thread	\$13,366.00
12/18/2025	5637	SES (Sustainable Eng. Sol.)	\$ 8,853.20
12/15/2025	B20604628	SHI International Corp	\$93.90
12/09/2025	0573955	Southpaw	\$ 6,444.35
12/16/2025	0574347	Southpaw	\$ 2,422.00
12/16/2025	0574279	Southpaw	\$283.00
12/08/2025	TSMT16570	Tri State Materials Testing	\$1,405.93
12/18/2025	12876	Valley Communications Systems	\$ 82,678.57
12/31/2025	220-072770	William B. Meyer, Inc.	\$288.75
11/30/2025	220-071941	William B. Meyer, Inc.	\$288.75
12/31/2025	220-072419	William B. Meyer, Inc.	\$24,302.50

MOVED (ADAMS), SECONDED (FELDMAN) AND PASSED UNANIMOUSLY TO APPROVE THE TWENTY-FOUR (24) ABOVE LISTED INVOICES AS PRESENTED IN THE DISTRIBUTED PACKET IN THE AMOUNT OF \$317,403.81.

Pay App Date	Payment App No.	Vendor	Amount
12/31/2025	25	<b>O&amp;G Industries</b> <i>Construction Manager</i>	\$1,354,142.54

MOVED (ADAMS), SECONDED (FELDMAN) AND PASSED UNANIMOUSLY TO APPROVE O&G PARTIAL PAY APPLICATION NO. 25 DATED DECEMBER 31, 2025 IN THE AMOUNT OF \$1,354,142.54.

MOVED (FELDMAN), SECONDED (ADAMS) AND PASSED UNANIMOUSLY TO APPROVE ALL INVOICES PROVIDED IN THE PACKET, TOTALING \$127,755.00 WITH THE LAST TWO ITEMS BEING FUNDED BY THE BOARD OF EDUCATION.

Funding	Vendor	Description of Service	Period Ending	Invoice/ Payment Application Date	Invoice #/Payment Application #	Amount
Grant	The Nutmeg Companies	Construction Services	12/31/2025	1/5/2026	#8 - MS	\$ 14,415.00
Grant	The Nutmeg Companies	Construction Services	12/31/2025	1/5/2026	#8 - HS	\$ 105,090.00
BOE	Wright Commissioning	Commissioning Services	11/30/2025	11/30/2025	9426b - MS	\$ 3,625.00
BOE	Wright Commissioning	Commissioning Services	11/30/2025	11/30/2025	9426c - HS	\$ 4,625.00
TOTAL AMOUNT RECOMMENDED FOR APPROVAL						\$ <u>127,755.00</u>

### Purchase Order Motions:

There were no PCOs to approve.

Mr. Magnuson asked about the wish list document that Ms. Gras had distributed. He asked about the second to the last column stating responsible party Board of Education. Ms. Gras answered that this means that the BOE has decisions to make in order to determine what is bought. Mr. Smolley asked if that list is available because he has heard that there may be some different furniture desired and he would like to get going on that. Ms. Gras said that they are trying to coordinate the quantity of items required before they communicate it. Ms. Carpino asked Ms. Gras to share that list with her as well.

MOVED (FELDMAN), SECONDED (ADAMS) AND PASSED UNANIMOUSLY TO APPROVE THE PURCHASE ORDER REQUEST FROM JOHNSON CONTROLS IN THE AMOUNT OF \$1400.00 TO REMOVE THE EXISTING FIRE ALARM PANEL AT CENTER SCHOOL AND REPLACE IT WITH THE ONE BEING REMOVED FROM WINDERMERE SCHOOL.

Mr. Modzelewski asked if the installation at Center School would be funded out of the Windermere School project. Mr. Welti said no, Ms. Gras replied that this was shown to be funded through the MEP grant. Mr. Welti said it shows that this money is coming from the MEP grant, HVAC project. Ms. Carpino and Mr. Smolley confirmed. Mr. Adams commented that this seemed expensive.

## **VII. New Business**

Mr. Welti welcomed Mr. Swanson to the Committee and welcomed Mr. Stomberg back as a member, filling Mr. Gerber's recent vacancy.

Mr. Welti asked Mr. Modzelewski for an Windermere Elementary School update. He shared that the generator is scheduled to be removed tomorrow and they are set to do some preliminary demo work and removal of the furnace. The generator will be auctioned on Municibid.

Mr. Welti asked if there was an update on Gerber running the drainage this spring. Mr. Modzelewski said they are waiting for an easement document to be returned from the condo association due to a catch basin on private property. Things are tied up legally and they are just waiting.

### **VIII. Adjournment**

MOVED (FELDMAN), SECONDED (ADAMS) AND PASSED UNANIMOUSLY TO ADJOURN THE PERMANENT BUILDING COMMITTEE MEETING AT 7:08 PM.

### **IX. Tour of Windermere**

All in attendance were guided on an impressive tour of the school including the main office, nurses' office, gymnasium, cafeteria, outdoor courtyard, art room, science rooms and several classrooms. The tour concluded at approximately 8:00 P.M.

Submitted by: Rebecca Einsiedel  
Rebecca Einsiedel  
Recording Secretary

SUMMARY DATA		
DECEMBER 2025 Project: Windermere Elementary School		Report # 24 Proj. #2014700
<b>COMPLETION DATES</b>	<b>ORIGINAL</b>	<b>CURRENT</b>
Phase I - New Addition	12/20/24	02/20/25
Phase II - Renovations	10/17/25	12/23/26
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
<b>PHYSICAL PROGRESS PERCENTAGE COMPLETE</b>	<b>LAST REPORT</b>	<b>THIS REPORT</b>
Phase I - New Addition	99%	99%
Phase II - Renovations	85%	97%
Phase III - Demolition South Building	0%	0%
Phase IV - Landscape,Hardscape,Playscape	0%	0%
<b>Construction Budget</b>	<b>LAST REPORT</b>	<b>THIS REPORT</b>
Baseline Budget	\$61,466,046	\$61,466,046
Potential Budget Revisions	\$181,854	\$132,610
Approved Budget Revisions	\$174,409	\$247,320
Current Budget (GMP)	\$61,822,309	\$61,845,976
<b>Construction Costs</b>	<b>LAST REPORT</b>	<b>THIS REPORT</b>
Awarded Contracts	\$58,143,445.00	\$58,143,445
Potential Contract Changes	\$327,122	\$306,357
Approved Contract Changes	\$1,710,834	\$1,815,217
Projected Costs	\$60,181,401	\$60,265,019
<b>Funds Available</b>	<b>LAST REPORT</b>	<b>THIS REPORT</b>
Allowance Funds Available	\$496,400.00	\$496,400
Contingency Funds Available	\$1,144,508	\$1,084,558
<b>Total Funds Available</b>	<b>\$1,640,908.00</b>	<b>\$1,580,958</b>

Windermere Elementary School  
O&G Project No. 2014700  
DECEMBER 2025 Monthly Report

Cost / Schedule Impact Items

Below is a listing of current construction/financial issues that may become an impediment to the timely completion of various work items and overall project completion.

- **RFIs/ASIs/PRs:**
  - RFIs – There are 330 total RFIs. 326 are closed or responded to. 4 are outstanding.
  - ASIs – There was one ASI issued. Fifty-Eight (58) Total ASI.
  - PRs- There was One (1) Proposal Request issued. Fifty-Seven (7) Total PRs.
  
- **PCOs:**
  - PCOs for Approval/Approved:
  
  - PCOs being Processed:
    - PCO-061 – Shed Relocation PR#035.
    - PCO-137 – PR #55 Café Added Displays.
    - PCO-138 – PR #54 Café Drinking Fountain.
    - PCO-141 – Remove Concrete Vault.
    - PCO-145 – C/E Connector Roof tie-in.
    - PCO-146 – Roofing Premium Time.
    - PCO-147 – Remove Garlock roof railings.
    - PCO-148 - Roofing Work Phasing & Safety.
    - PCO-149 – Sitework Phasing & Safety.
    - PCO-150 – C/E courtyard playground revisions.
    - PCO-151 – Added Bollard at Transformer.
    - PCO-152 – Windsorville Road entrance grading revisions.
    - PCO-153 – Remove concrete from site, back charge.
    - PCO-154 – Miscellaneous Window, Curtain Walls, Storefronts.
    - PCO-155 – Drywall Allowances.
    - PCO-156 – C&E Connector Roof tie-in.
    - PCO-157 – Miscellaneous Drywall.

**Schedule Impact/Activity Revisions:**

- No schedule impacts/activity revisions this period.

**Procurement:**

- There are no procurement issues currently.

**Windermere Elementary School**  
O&G Project No. 2014700  
DECEMBER 2025 Monthly Report

**Project Commentary**

**Project Summary:**

This update represents progress on the project for the period noted above.

**Sitework:** Completed installation of the Outdoor Classroom Furniture. Started preparing for Phase 3 sitework.

**Building:**

**Phase I - New Addition Areas A & B, Kitchen/Café, Gymnasium, N/S Corridor Area D:**  
Continued working on the punch list in the new addition.

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

**Area C** –Completed the East Gabel Roofing. Completed installing the metal fascia and gutters. Completed the board & batten siding. Completed the installation of Storefronts and Curtainwalls. Completed painting the walls. Completed the installation of the acoustic ceilings. Completed the installation of the light fixtures. Completed the installation of the Linoleum and Carpet flooring. Completed the installation of the millwork. Completed the installation of the plumbing fixtures and sinks. Completed the installation of the Registers, Diffusers, and Grilles. Completed the installation of the tack boards and marker boards, as well as the installation of the toilet accessories.

**Area E** Completed the West End Gable roofing. Continued with the metal fascia, and gutters. Continued with the installation of the board and batten siding. Continued with the installation of Storefronts and Curtainwalls. Completed painting the walls. Completed the leveling off the floor slabs and installation of the ceramic tile. Completed the installation of the ceiling grid and installation of the light fixtures. Completed the installation of the Linoleum flooring and millwork.

**C&E Connector** – Continued with the installation of the Curtainwalls & Glass.

**A&C Connector** – Continued with the exterior light gauge metal framing. Completed with the installation of the metal pan stairs. Started installation of the Curtain Walls and Glass.

**Area F** – No work this period.

**Area D** - No work this period.

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

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

**Current Status:**

BP # 2.02 - Abatement & Demolition – Bestech, Inc. of CT

- No work this period.

BP # 2.31 – Phase 2 Sitework – Gerber Construction Co.

- Monitored Erosion Control Measures.
- Completed the concrete sidewalks and curbs on the East side of Areas C and E.
- Completed installation of the Outdoor Furniture.
- Started preparation for Phase 3 sitework.

BP # 2.03 – Concrete – Acranom Masonry.

- No work this period.

BP#2.04 – Masonry – Acranom Masonry.

- No work this period.

BP # 2.05m Miscellaneous Metals – General Welding & Fabrication, Inc.

- No work at this period.

BP # 2.05s – Structural Steel – Steeltech Building Products, Inc.

- No work at this period.

BP # 2.06 – Millwork – Legere Group. Ltd.

- Completed the installation of the millwork in Areas C and E.
- Worked on the punch list in Areas A & B.

BP # 2.07a – Waterproofing, Air Barrier, & Sealants – Armani Restoration, Inc.

- No work this period.

BP # 2.07f – Firestopping – New Haven Firestop, Inc.

- Completed the smoke caulking tops of corridor walls.

BP # 2.07r – Roofing – Silktown Roofing, Inc.

- Completed the wood blocking in Area C and E.
- Completed with the Gable roofing Areas C and E.
- Continued with the installation of the metal fascia and gutters.

BP # 2.07s – Fiber Cement Siding – H. Carr & Sons, Inc.

- Completed with the Fiber Cement Siding Area C.
- Continued with the Fiber Cement Siding Area E.

BP # 2.08 – Aluminum Entrances, Storefronts & Curtainwalls – Accurate Door & Window LLC.

- Continued with the installation of the Storefronts and Curtainwalls in Areas C and E.

BP # 2.09a – Acoustical – Acoustics, Inc.

- Completed with the Acoustical Ceiling in Area C.
- Completed with the installation of the Linear Metal Ceilings Area C.
- Completed with the Acoustical Ceilings in Area E.

BP # 2.09a – Drywall – H. Carr & Sons, Inc.

- Completed the installation of the gypsum wall board Area E.
- Completed installation of the doors and hardware Area C and E.

BP # 2.09f – Flooring – M. Frank Higgins & Co., Inc.

- Completed leveling the floor slabs.
- Started installation of the Linoleum Flooring.
- Started installation of the Carpet Flooring.

BP # 2.09t – Tiling – Barall & Konover Floors, Inc.

- Completed the ceramic tile started in Area E.

BP # 2.10 – General Trades – Elite Construction Resources, LLC.

- General cleaning.
- Completed the installation of the toilet accessories.
- Completed the installation of the tackboards and markerboards.

BP # 2.11 – Food Service Equipment – Singer Kittredge Equipment, Inc.

- No work this period.

BP # 2.13 – Project Cleanliness/Final Cleaning – Orissa, Inc.

- No work at this period.

BP # 2.21 – Fire Protection – HHS Mechanical Contractors, Inc.

- Completed the installation of the sprinkler head drops in Area C and E.

BP # 2.22 - Plumbing – Ferguson Mechanical.

- Completed the installation of the Plumbing fixtures.
- Completed the installation of the drinking fountains.

BP # 12.23 – HVAC – Ferguson Mechanical.

- Completed the installation of the Registers, Diffusers, and Grilles.

BP # 2.26 & 2.26fa – Electrical & Fire Alarm – J.E. Shea.

- Completed the installation of the light fixtures in Area C.
- Completed the installation of the light fixtures in Area E.
- Completed the installation of the fire alarm system.

BP # 2.27 – Technology & Security – Systems One, LLC.

- Completed the rough-in of low-voltage systems in Area C.
- Completed the rough-in of security systems in Area C.
- Completed the data, and security systems in Areas C and E.

BP #32 – Playground Equipment – UltiPlay Parks & Playgrounds.

- No work this period.

**Punch List Status:**

Number of Items: 313

Number of Items Open: 53

Number of Items Ready to Inspect: 115

In Dispute: 10

Number of Items Closed: 135

**Commissioning Status:**

Number of Total Commission Items: 88

Number of closed items: 73

Number of Open items: 10

Number of Pending Items ready to inspect: 5





TOWN OF ELLINGTON  
ELLINGTON MEP PROJECTS UPGRADE

PERMANENT BUILDING COMMITTEE MEETING  
1/13/2026

INVOICE/PAYMENT APPLICATIONS SUMMARY  
FOR APPROVAL

Funding	Vendor	Description of Service	Period Ending	Invoice/ Payment Application Date	Invoice #/Payment Application #	Amount
Grant	The Nutmeg Companies	Construction Services	12/31/2025	1/5/2026	#8 - MS	\$ 14,415.00
Grant	The Nutmeg Companies	Construction Services	12/31/2025	1/5/2026	#8 - HS	\$ 105,090.00
BOE	Wright Commissioning	Commissioning Services	11/30/2025	11/30/2025	9426b - MS	\$ 3,625.00
BOE	Wright Commissioning	Commissioning Services	11/30/2025	11/30/2025	9426c - HS	\$ 4,625.00
<b>TOTAL AMOUNT RECOMMENDED FOR APPROVAL</b>						<b>\$ 127,755.00</b>



**TOWN OF ELLINGTON**  
**WINDERMERE ELEMENTARY SCHOOL PROJECT**

**PERMANENT BUILDING COMMITTEE MEETING**  
**1/13/2026**

**INVOICE/PAYMENT APPLICATIONS SUMMARY**  
**FOR APPROVAL**

Vendor	Description of Service	Period Ending	Invoice/ Payment Application Date	Invoice #/Payment Application #	Amount
Amazon Business	Furniture, Fixtures & Equipment	N/A	12/8/2025	1LKW-66Y1-4MKH	\$ 406.22
Arcadis	Owner Representative Services	12/31/2025	1/6/2026	36096019	\$ 25,000.00
Blick Art Materials	Furniture, Fixtures & Equipment	N/A	11/14/2025	6690606	\$ 8,450.96
Crown Castle	Technology Equipment	N/A	10/1/2025	1949487	\$ 20,130.00
DRA	Architectural Services	12/31/2025	12/31/2025	0000036	\$ 26,422.60
J.R. Russo & Associates, LLC	Other Consultant Services	N/A	12/1/2025	13404	\$ 915.40
Lakeshore Learning Materials, LLC	Furniture, Fixtures & Equipment	N/A	11/28/2025	92650759	\$ 5,510.80
Lakeshore Learning Materials, LLC	Furniture, Fixtures & Equipment	N/A	12/4/2025	92795319	\$ 40,445.00
Meyer	Moving Services	11/30/2025	11/30/2025	220-071941	\$ 288.75
Meyer	Moving Services	12/31/2025	12/31/2025	220-072770	\$ 288.75
Meyer	Moving Services	12/31/2025	12/31/2025	220-072419	\$ 24,302.50
O&G Industries	Construction Services	12/31/2025	1/9/2026	25	\$ 1,354,142.54
Red Thread	Furniture, Fixtures & Equipment	N/A	12/15/2025	998015	\$ 13,366.00
Red Thread	Furniture, Fixtures & Equipment	N/A	12/16/2025	998043	\$ 32,519.00
Red Thread	Furniture, Fixtures & Equipment	N/A	12/16/2025	998044	\$ 15,261.24
Red Thread	Furniture, Fixtures & Equipment	N/A	12/17/2025	998192	\$ 1,915.64
Sustainable Engineering Solutions	Commissioning Services	12/31/2025	12/18/2025	5637	\$ 8,853.20
SHI	Technology Equipment	N/A	12/15/2025	B20604628	\$ 93.90
Southpaw	Furniture, Fixtures & Equipment	N/A	12/9/2025	0573955	\$ 6,444.35
Southpaw	Furniture, Fixtures & Equipment	N/A	12/16/2025	0574279	\$ 283.00
Southpaw	Furniture, Fixtures & Equipment	N/A	12/16/2025	0574347	\$ 2,422.00
Tri State Materials Testing Lab, LLC	Testing	N/A	12/8/2025	TSMT16570	\$ 1,405.93
Valley Communications Systems, Inc.	Technology Equipment	N/A	12/18/2025	12876	\$ 82,678.57
<b>TOTAL AMOUNT RECOMMENDED FOR APPROVAL</b>					<b>\$ 1,671,546.35</b>



TOWN OF ELLINGTON  
ELLINGTON MEP PROJECTS UPGRADE

PERMANENT BUILDING COMMITTEE MEETING  
1/13/2026

PURCHASE ORDER REQUEST SUMMARY  
FOR APPROVAL

Funding	School	Vendor	Description of Service	Procurement Type	Amount
Grant	Center School	Johnson Controls	Remove Fire Alarm Panel	State Contract #18PSX0005	\$ 1,400.00
TOTAL AMOUNT RECOMMENDED FOR APPROVAL					<u>\$ 1,400.00</u>



OWNER CONTINGENCY  
DETAIL BREAKDOWN  
AS OF 01/01/26



Original Owner Contingency	\$ 3,483,326.00
Referendum Increase to Owner Contingency	\$ 300,000.00
<u>Increase to Owner Contingency</u>	<u>\$ 1,523,427.00</u>
Revised Owner Contingency	\$ 5,306,753.00

Distributed To (Description Budget Line)	Description of Transaction	PSBC Approved Date	Amount
<b>Architect and Engineering Services</b>			
Professional Supplemental Services #2	Reconcile with Professional Supplemental Services #2	05/15/24	\$ 266,325.89
Professional Supplemental Services #1	Professional Supplemental Services #1	06/11/24	\$ 11,247.50
Professional Supplemental Services #3	Professional Supplemental Services #3	11/12/25	\$ 4,950.00
Professional Supplemental Services #4	Professional Supplemental Services #4	09/09/25	\$ 94,750.00
	<b>Subtotal</b>		<b>\$ 377,273.39</b>
<b>Owner's Oversight</b>			
Owner's Representative	Reconcile with Work Authorization #2	03/12/24	\$ 248,440.00
	Reconcile with Work Authorization #3	09/09/25	\$ 206,340.00
Commissioning	Reconcile with SES Contract	04/11/23	\$ 3,000.00
Other Consultants	Increase Budget by \$20K - Unforeseen Costs	N/A	\$ 20,000.00
Builders Risk Insurance	Increase Budget by \$39,006 - Reconcile with Additional BR Coverage	N/A	\$ 39,006.00
	<b>Subtotal</b>		<b>\$ 516,786.00</b>
<b>Town Services</b>			
			\$ -
	<b>Subtotal</b>		<b>\$ -</b>
<b>Construction Manager</b>			
Pre-Construction	Reconcile with O&G Contract	12/06/22	\$ 25,000.00
	Structural Steel - Pre Detailing Services	N/A	\$ 71,000.00
	Additional Services - Allowance	N/A	\$ 40,000.00
	<b>Subtotal</b>		<b>\$ 136,000.00</b>
<b>Construction</b>			
	Change Order #2	3/12/24 & 4/9/24	\$ -
	Change Order #3	5/15/24 & 6/11/24	\$ 62,453.00
	Change Order #4	7/16/2024	\$ (1,722,732.00)
	Change Order #5	9/16/24 & 10/08/24	\$ 90,164.00
	Change Order #6	12/11/2024 & 1/14/2025	\$ 190,275.59
	Change Order #7	3/11/2025	\$ 323,902.80
	Change Order #8	5/14/2025	\$ 394,062.32
	Change Order #9	7/8/2025	\$ 271,313.76
	Change Order #10	9/9/2025	\$ 526,544.40
	<b>Subtotal</b>		<b>\$ 1,858,715.87</b>
<b>FF&amp;E/Technology</b>			
Fixtures, Furniture and Equipment			\$ -
	<b>Subtotal</b>		<b>\$ -</b>
Communication Technology Hardware			\$ -
	<b>Subtotal</b>		<b>\$ -</b>
Total Transferred From Owner Contingency			\$ 2,888,775.26
Total Transferred To Owner Contingency			\$ (1,722,732.00)
<u>Revised Owner Contingency Amount (Current As of 01/01/26)</u>			<u>\$ 4,140,709.74</u>