



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  
DALE GERBER  
MICHAEL SWANSON  
PATRICK STAVENS  
MIRIAM UNDERWOOD  
BRIAN CHAMBERLIN  
SU THANVANTHRI

## PERMANENT BUILDING COMMITTEE (PBC)

### Regular Meeting

Tuesday, February 10, 2026

Windermere Elementary School, 2 Abbott Road, Ellington

6:00 PM

### MINUTES

**Members Present:** Peter Welty-Chairman, Gary Magnuson-Vice Chairman, Ronald Stomberg, Liz Nord, Gary Feldman, Brian Chamberlin, Miriam Underwood, Su Thanvanthri and Tom Adams (arrived at 6:15)

**Members Absent:** Patrick Stavens and Michael Swanson

**Additional Attendees:** George Graikoski, Construction Manager, O&G Industries; Stephanie Gras, Project Manager, Arcadis; Greg Smolley, Jim Barrett, Drummey Rosane Anderson, Inc, (DRA), Alisha Carpino, Director of Finance and Operations, Ellington Public Schools

### **I. Call to Order**

Chairman Welty called the meeting to order at 6:05 P.M.

### **II. Approval of Minutes**

MOVED (FELDMAN), SECONDED (STOMBERG) AND PASSED (AYE:WELTI/MAGNUSON/FELDMAN/STOMBERG/NORD/ADAMS/CHAMBERLIN/UNDERWOOD; ABSTAINED: THANVANTHRI) TO APPROVE THE MINUTES OF THE JANUARY 13, 2026 MEETING.

### **III. Lighting Project**

There was no update.

### **IV. Windermere Project**

Mr. Graikoski provided the monthly update [ATTACHED].

**Sitework:** Continuing preparation 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-** Started Commissioning HVAC Systems

**Area E-** Continued with the metal facia, and gutters. Continued with the installation of the board and batten siding. Continued with the installation of Storefronts and Curtainwalls. Started Commissioning HVAC Systems

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

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

**Area F-** See Phase III.

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

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

**Renovations Band/Chorus -** Started Selective Demolition. Started rough-in of Plumbing, Ductwork, and Electrical.

**Vestibule Area F -** Started preparing for abatement/demolition.

**Demolition South Building (1966) -** Started preparing for abatement/demolition.

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

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

**Design/Architect Update:**

Mr. Smolley stated that they are working closely with Ms. Gras and Mr. Graikoski to stay ahead as much as possible, including the work from SLR for outside the field irrigation and the walkway as well as the fence along the driveway. They are planning to get those get over to Mr. Graikoski for pricing. The finalized drawings for the loading dock will go to the planning department tomorrow and they will be ready to assist with any direction from there. Then there will be demo and pushing the punch list into summer.

Stephanie Gras provided the following Owner's Representative Update through January 30, 2026:

**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 January 30, 2026 to date we have expended 74.8% 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 \$61,875,242.00.

**Financial Update:**

WINDERMERE ELEMENTARY SCHOOL  
PBC SUMMARY  
AS OF 02/01/26

Description	Current Budget As of 02/01/26,	Expended To Date Through 01/31/26
Architect	\$3,247,273	\$2,912,003
Owners Oversight		
Owner's Representative	\$978,562	\$786,427
Commissioning	\$128,000	\$91,282
Testing & Inspection	\$110,000	\$107,747
Other Consultants	\$70,000	\$64,191
Moving	\$100,000	\$57,386
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	\$336,000	\$270,660
Construction Manager (GMP)	\$61,594,180	\$49,135,649
Furniture, Fixtures, Equipment	\$1,949,948	\$892,711
Technology Equipment	\$1,435,416	\$1,087,521
Owner's Contingency	\$4,140,710	\$0
<b>TOTAL PROJECT BUDGET</b>	<b>\$74,600,000</b>	<b>\$55,810,616</b>
<b>TOTAL ENCUMBERED</b>	<b>\$69,758,021</b>	
<b>Balance Remaining</b>	<b>\$4,841,979</b>	

**Changes: Twenty-Three (23)** Proposed Changes were received last month. All 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 \$176,404.06 from the Owner's Contingency Account. *(See the attached for details on reviewed Proposed Change Orders)*

**Professional Service Agreements/ Amendments:** There are currently **THREE (3)** professional service agreements for review.

PSS 05 Site Improvements was received, reviewed and accepted by the construction team and the PBC Chairman prior to tonight's meeting. The total cost for **PSS 05 Additional Services** is **\$26,425.00** which will require a motion tonight for the record.

PSS 06 Additional Conference Room Shelving-Total cost for **PSS 06 Additional Service** is

\$2,500.00 to provide additional built-in shelving units above the built-in credenza in the Conference room. PSS 07 Administrative Suite Displays Total cost for **PSS 07 Additional Service** is \$4,400.00 to provide three televisions and associated hardware for security camera and presentation use in the Administration offices.

**Construction Activities and Look Ahead:** See O&G report for site work and Phase III project summary.

**Design Progress:** The design team continues to facilitate the construction administration effort as well as the development and maintenance of the punch list for Areas A, B, C, D and E. Arcadis received rough order of Magnitude for DRA's PR 60 – Site improvements. This PR included the cost to furnish and install

- 1) The play surface protection and taller fence separating the play area from the detention pond +/- \$26, 715.00
- 2) Access to the parking area from Area A Main Level +/- \$27,500.00
- 3) Multi-purpose Field Irrigation – The irrigation design for using the well system was incomplete and the option to use domestic water was not presented. A meeting with the construction team and the irrigation/civil designers is scheduled for tomorrow to further discuss the request and finalize the design.

**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. DRA and Arcadis continue to work with the users and O&G to organize, source and price any additional furniture and technology that may have been left out of the design. Currently we are reviewing:

**The cost of two additional milk coolers for the cafeteria which were provided by DRA for review by the board of education** - New Beverage Air Single access School Milk Coolers are available through many vendors online and appear to be about \$4,100.00 per unit.

**Outdoor casual seating for Media Center-** Furniture types and colors have been provided by the BOE and DRA is working to source and budget the furniture for this space.

**Additional Miscellaneous Furniture** - BOE and WES are working to identify their needs and formalize their requests. So far, the list contains a few additional bookshelves, an additional teacher desk for OT/PT and a few file cabinets. The BOE closed the request period for

additional furniture and will work to finalize for the next PBC meeting.

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

**Additional Items:**

**Review of the Dedication plaque options.**

Regarding the payment of the OT/PT items purchased via online vendors in December using the Town's purchasing card, we are asking tonight for a MOTION to approve the payment to the three vendors in the attached invoice packet for the record in total amount of \$7,297.84.

**-End of Report-**

**V. HVAC Project**

There was no update.

**VI. Approval of Invoices**

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

Invoice Date	Invoice Number	Vendor	Amount
1/31/2026	3610274	<b>Arcadis</b> OPM Services	\$ 25,000.00
1/31/2026	37	<b>DRA</b> Architectural Services	\$ 31,007.39
1/31/2026	220-073547	<b>Meyer</b> Band Riser Storage	\$ 288.75
N/A	283776	<b>Northeast Security Solutions</b> Other	\$ 185.00
N/A	284119	<b>Northeast Security Solutions</b> Other	\$ 185.00
N/A	259764663	<b>WB Mason</b> Furniture Fixtures Equipment	\$ 36,347.00
			\$ 93,013.14

MOVED (ADAMS), SECONDED (FELDMAN) AND PASSED UNANIMOUSLY TO APPROVE THE SIX (6) ABOVE LISTED INVOICES AS PRESENTED IN THE DISTRIBUTED PACKET IN THE AMOUNT OF \$93,013.14.

Pay App Date	Payment App No.	Vendor	Amount
1/30/2026	26	<b>O&amp;G Industries</b> Construction Manager	\$ 810,242.14

MOVED (ADAMS), SECONDED (FELDMAN) AND PASSED UNANIMOUSLY TO APPROVE O&G **PARTIAL PAY APPLICATION NO. 26** DATED JANUARY 30, 2026 IN THE AMOUNT OF \$810,242.14.

MOVED (ADAMS), SECONDED (FELDMAN) AND PASSED UNANIMOUSLY TO APPROVE THE FOLLOWING TWENTY THREE (23) PCOS FOR RECORD: **PCO-061**–UNDERGROUND CONDUIT FOR STORAGE SHED IN THE AMOUNT OF \$2,798.63; PR#035; **PCO-138-PR #54** CAFE DRINKING FOUNTAIN IN THE AMOUNT OF \$11,467.21; **PCO-145- C/E** CONNECTOR ROOF TIE-IN IN THE AMOUNT OF \$11,300.15; **PCO-146**-ROOFING PREMIUM TIME IN THE AMOUNT OF \$10,395.35; **PCO-147**-REMOVE GARLOCK ROOF GUARDRAILS IN THE AMOUNT OF \$6,139.11; **PCO-148**-ROOFING WORK PHASING & SAFETY REVISIONS IN THE AMOUNT OF \$12,695.37; **PCO-149**-SITWORK PHASING & SAFETY IN THE AMOUNT OF \$8,233.81; **PCO-150** -C/E COURTYARD PLAYGROUND GRADE ADJUSTMENTS IN THE AMOUNT OF \$5,862.43; **PCO-151**-ADDED BOLLARDS AT TRANSFORMER IN THE AMOUNT OF \$14,746.55; **PCO-152**- WINDSORVILLE ROAD ENTRANCE GRADING REVISIONS IN THE AMOUNT OF \$8,960.92; **PCO-153**-REMOVE CONCRETE FROM SITE, BACK CHARGE IN THE AMOUNT OF \$758.66; **PCO-154**-MISCELLANEOUS WINDOWS, CURTAIN WALLS & STOREFRONTS IN THE AMOUNT OF \$5,453.69, **PCO-155**-DRYWALL ALLOWANCES IN THE AMOUNT OF \$27,563.70; **PCO-156**-C&E CONNECTOR ROOF TIE-IN IN THE AMOUNT OF \$10,292.38; **PCO-157**-MISCELLANEOUS DRYWALL IN THE AMOUNT OF \$17,032.78; **PCO-158**- TEMPORARY HEAT/FUEL ALLOWANCE IN THE AMOUNT OF \$58,501.04; **PCO-159**-GENERAL TRADES SAFETY & PHASING IN THE AMOUNT OF \$19,535.71; **PCO-160**-ADDITIONAL CLEANING IN THE AMOUNT OF \$7,649.84; **PCO-161**-ADDITIONAL FLOOR LEVELING IN THE AMOUNT OF \$9,341.56; **PCO-163**-ACOUSTICAL ALLOWANCE IN THE AMOUNT OF \$10,093.30; **PCO-164**-EPOXY KITCHEN FLOOR REPAIR IN THE AMOUNT OF \$7,590.00; **PCO-165**- MILLWORK PREMIUM TIME IN THE AMOUNT OF \$2,699.00; **PCO-166**-TEMPORARY WINDOW OPENINGS IN THE AMOUNT OF \$15,080.09 FOR A TOTAL AMOUNT OF \$176,404.06.

The PBC members discussed the following pending change proposals: 1. The revisions and additions of fencing adjacent to the 1-6<sup>th</sup> playground and detention pond. 2. The users request to add three displays in the admin space to monitor and view the web-based security cameras. 3. The pricing request for six additional laptops to be provided through the construction scope in lieu of the FF&E vendor who provided the previous laptops and computers.

Mr. Magnuson stated that the user group should be consulted on any additional items that are still needed as they should be submitted/requested now. Ms. Underwood inquired about installation of solar panels at Windermere for long-term savings. Discussion was held regarding this and several different factors including State requirements for reimbursements and current roof leases at other schools. Mr. Welti vaguely recalls the initial conversations with Brian Greenleaf where it was discussed that by design the new building and roof could structurally support solar panels, but as part of the new build/renovation it wouldn't be reimbursable; however, if it was a project after the build/renovation was complete it may be reimbursable and most likely require another referendum. Mr. Smolley shared that he would reach out to the State for further information; he stated that the grants that this project went through would allow for the steel and the conduit, but not the installation. Mr. Barrett said that he is familiar with and has previously worked with Connecticut Green Bank, a financial program that has previously funded projects like this. Mr. Graikoski is familiar with them as well. Mr. Smolley and Mr. Barrett will provide an update at the next PBC meeting. It was also noted that the State reimbursement turnover time on this project has been excellent compared to previous

projects. Ms. Gras shared that Eversource used this project as a pilot and the Town will be receiving a significant amount of funding that will go back into the project, which essentially means less bonding and less of an impact on taxes for residents.

The dedication plaque options were viewed and discussed. Ms. Gras is looking for the PBC to make a decision on which they would like so that it can be released for production as soon as possible. Chairman Welti asked that Ms. Gras email a mockup to members so that PBC can make a final decision at their next meeting.

N/A	N/A	N/A	Furniture, Fixtures & Equipment (FFE)	Performance Health Supplies	\$	7,053.26
N/A	N/A	N/A	Furniture, Fixtures & Equipment (FFE)	SP <del>Circle</del>	\$	147.83
N/A	N/A	N/A	Furniture, Fixtures & Equipment (FFE)	Therapy	\$	96.75

TOTAL AMOUNT FOR RECORD \$ 7,297.84

Ms. Gras provided members with an Invoice transactions for record spreadsheet which included the following motions [ATTACHED] for approval.

MOVED (ADAMS), SECONDED (FELDMAN) AND PASSED UNANIMOUSLY TO APPROVE FOR RECORD THREE TRANSACTIONS MADE WITH THE TOWN PURCHASING CARD LISTED ABOVE, FOR FURNITURE FIXTURES AND EQUIPMENT TOTALING \$7,297.84.

MOVED (FELDMAN), SECONDED (ADAMS) AND PASSED UNANIMOUSLY TO APPROVE FOR RECORD THE PSS 05 FOR SITE IMPROVEMENTS IN THE AMOUNT OF \$26,425.00.

MOVED (FELDMAN), SECONDED (ADAMS) AND PASSED UNANIMOUSLY TO APPROVE FOR RECORD THE PSS 06 FOR ADDITIONAL CONFERENCE ROOM SHELVING IN THE AMOUNT OF \$2,500.00.

MOVED (FELDMAN), SECONDED (ADAMS) AND PASSED UNANIMOUSLY TO APPROVE FOR RECORD THE PSS 07 FOR ADMINISTRATIVE SUITE DISPLAYS IN THE AMOUNT OF \$4,400.00.

## VII. New Business

Chairman Welti shared that he was recently made aware that two residents have contacted the First Selectman and Town Administrator regarding their well water supply.

## VIII. Adjournment

MOVED (FELDMAN), SECONDED (NORD) AND PASSED UNANIMOUSLY TO ADJOURN THE MEETING AT 7:30 PM.

Submitted by: Rebecca Einsiedel  
 Rebecca Einsiedel  
 Recording Secretary

SUMMARY DATA		
JANUARY 2026 Project: Windermere Elementary School		Report # 25 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	97%	98%
Phase III - Demolition South Building	0%	10%
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	\$132,610	\$70,919
Approved Budget Revisions	\$247,320	\$338,277
Current Budget (GMP)	\$61,845,976	\$61,875,242
<b>Construction Costs</b>	<b>LAST REPORT</b>	<b>THIS REPORT</b>
Awarded Contracts	\$58,143,445.00	\$58,143,445
Potential Contract Changes	\$306,357	\$242,763
Approved Contract Changes	\$1,815,217	\$2,035,359
Projected Costs	\$60,265,019	\$60,421,567
<b>Funds Available</b>	<b>LAST REPORT</b>	<b>THIS REPORT</b>
Allowance Funds Available	\$496,400.00	\$437,899
Contingency Funds Available	\$1,084,558	\$1,015,775
<b>Total Funds Available</b>	<b>\$1,580,958.00</b>	<b>\$1,453,674</b>

Windermere Elementary School  
O&G Project No. 2014700  
JANUARY 2026 Monthly Report

**Project Commentary**

**Project Summary:**

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

**Sitework:** Continuing preparation 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** –Started Commissioning HVAC Systems.

**Area E** Continued with the metal facia, and gutters. Continued with the installation of the board and batten siding. Continued with the installation of Storefronts and Curtainwalls. Started Commissioning HVAC Systems.

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

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

**Area F** – See Phase III.

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

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

**Renovations Band/Chorus** – Started Selective Demolition. Started rough-in of Plumbing, Ductwork, and Electrical.

**Vestibule Area F** – Started preparing for abatement/demolition.

**Demolition South Building (1966)** – Started preparing for abatement/demolition.

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

**Current Status:**

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

- Started preparation for the Abatement in the 1966 Building.

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

- Monitored Erosion Control Measures.
- Continued 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.

- No work this period.

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.

- Continued with the soffits, fascia, and downspouts.

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

- 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.

- No work this period.

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

- Started Light Gauge Metal Framing in Area F.

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

- Completed installation of the Linoleum Flooring.
- Completed installation of the Carpet Flooring.

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

- No work this period.

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

- General cleaning.

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.

- No work this period.

BP # 2.22 - Plumbing – Ferguson Mechanical.

- Started rough-in piping in Area F.

BP # 12.23 – HVAC – Ferguson Mechanical.

- Rough-in ductwork started in Area F.

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

- Started Electrical rough-in in Area F.

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

- Started installation of cable in Area F.

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

**Windermere Elementary School**  
O&G Project No. 2014700  
JAUNUARY 2026 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 336 total RFIs. 331 are closed or responded to. 5 are outstanding.
  - ASIs – There was no ASIs issued this period.
  - PRs- There was One (1) Proposal Request issued. Fifty-Eight (58) Total PRs.
  
- **PCOs:**
  - PCOs for Approval/Approved:
    - PCO-061 – Shed Relocation PR#035.
    - PCO-138 – PR #54 Café Drinking Fountain.
    - 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.
    - PCO-158 – Temporary Heat/Fuel Allowance ‘
    - PCO-159 – General Trades Safety & Phasing
    - PCO-160 – Additional Cleaning.
    - PCO-161 – Additional Floor Leveling.
    - PCO-163 – Acoustical Allowance.
    - PCO-164 – Epoxy Kitchen Floor Repair.
    - PCO-165 – Millwork Premium Time.
    - PCO-166 – Temporary Window Openings
  
  - PCOs being Processed:
    - PCO-137 – PR #55 Café Added Displays.
    - PCO-141 – Remove Concrete Vault.
    - PCO-162 – Miscellaneous Fire Sprinkler
    - PCO-167 – Additional Laptop Computers

**Schedule Impact/Activity Revisions:**

- No schedule impacts/activity revisions this period.

**Procurement:**

- There are no procurement issues currently.



**TOWN OF ELLINGTON  
WINDERMERE ELEMENTARY SCHOOL PROJECT**

**PERMANENT BUILDING COMMITTEE MEETING  
2/10/2026**

**INVOICE/PAYMENT APPLICATIONS SUMMARY  
FOR APPROVAL**

Invoice/ Payment Application Date	Invoice #/Payment Application #	Period Ending	Description of Service	Vendor	Amount
2/3/2026	36102740	1/31/2026	Owner Representative Services	Arcadis	\$ 25,000.00
1/31/2026	0000037	1/31/2026	Architectural Services	DRA	\$ 31,007.39
1/31/2026	220-073547	1/31/2026	Moving - Monthly Storage (Risers)	Meyer	\$ 288.75
3/4/2025	283776	N/A	Other Services (Security)	Northeast Security Solutions, Inc.	\$ 185.00
3/21/2026	284119	N/A	Other Services (Security)	Northeast Security Solutions, Inc.	\$ 185.00
2/6/2026	26	1/31/2026	Construction Services	O&G Industries	\$ 810,242.14
1/30/2026	259764663	N/A	Furniture, Fixtures & Equipment (FFE)	WB Mason	\$ 36,347.00
<b>TOTAL AMOUNT RECOMMENDED FOR APPROVAL</b>					<b>\$ <u>903,255.28</u></b>

**TRANSACTIONS**

**FOR RECORD**

N/A	N/A	N/A	Furniture, Fixtures & Equipment (FFE)	Performance Health Supplies	\$ 7,053.26
N/A	N/A	N/A	Furniture, Fixtures & Equipment (FFE)	SP Piccalio	\$ 147.83
N/A	N/A	N/A	Furniture, Fixtures & Equipment (FFE)	Therapro	\$ 96.75

**TOTAL AMOUNT FOR RECORD** **\$ 7,297.84**

I've attached a draft version of the invoice packet for tonight's PBC meeting for your review. We do not anticipate any changes to the invoices presented tonight for Windermere, but a final packet will be included in the Full PBC packet which will be emailed this afternoon.

Invoice/ Payment Application Date	Invoice #/Payment Application #	Period Ending	Description of Service	Vendor	Amount
2/3/2026	361027240	1/31/2026	Owner Representative Services	Arcadis	\$ 25,000.00
1/31/2026	0000037	1/31/2026	Architectural Services	DRA	\$ 31,007.39
1/31/2026	220-073547	1/31/2026	Moving - Monthly Storage (Risers)	Meyer	\$ 288.75
3/4/2025	283776	N/A	Other Services (Security)	Northeast Security Solutions, Inc.	\$ 185.00
3/21/2026	284119	N/A	Other Services (Security)	Northeast Security Solutions, Inc.	\$ 185.00
2/6/2026	26	1/31/2026	Construction Services	O&G Industries	\$ 810,242.14
1/30/2026	259764663	N/A	Furniture, Fixtures & Equipment (FFE)	WB Mason	\$ 36,347.00
<b>TOTAL AMOUNT RECOMMENDED FOR APPROVAL</b>					<b>\$ 903,255.28</b>
<b>TRANSACTIONS</b>					
<b>FOR RECORD</b>					
1/16/2026	SO88828739	N/A	Furniture, Fixtures & Equipment (FFE)	Performance Health Supplies	\$ 7,053.26
12/3/2025	11/11/2197	N/A	Furniture, Fixtures & Equipment (FFE)	Piccallo	\$ 147.83
12/3/2025	SO235269	N/A	Furniture, Fixtures & Equipment (FFE)	Therapro	\$ 96.75
<b>TOTAL AMOUNT FOR RECORD</b>					<b>\$ 7,297.84</b>

POTENTIAL CHANGE ORDER(S) FOR APPROVAL BY PBC							
PCO No.	Reason	Funding	Approval By PBC Chair Date	Title	Description	Change Amount	Approved (Y/N)
1	061R	OC	1.30.2026	Underground Conduit for Storage Shed	Install underground electrical conduit to feed storage shed, including conduit and components.	\$ 2,798.63	
2	108R1	OC	1.15.2026	Café Drinking Fountain (PR #54)	Add new drinking fountain on cafeteria east wall adjacent to tray return.	\$ 11,467.21	
3	145	OC	1.15.2026	C/E Connector Roofing Tie-In	Vertical roof transition at connector Areas C & E; insulation, sheathing, membrane modifications.	\$ 11,980.15	
4	146	CM	1.15.2026	Roofing Premium Time	Premium time labor for Silkown Roofing during non-session shingling Area D, soffits, courtyard.	\$ 10,955.35	
5	147R1	CM	1.30.2026	Remove Garlock Roof Guards at Roofing Phasing & Safety Revisions	Remove Garlock roof guardrail safety system from completed roof areas; premium time required.	\$ 6,139.11	
6	148	CM	1.15.2026	Added Ice & Water Shield Areas C & E; revised framing at C/D Intersections, gym roof edge, C-connector corner.	Added Ice & Water Shield Areas C & E; revised framing at C/D Intersections, gym roof edge, C-connector corner.	\$ 12,695.37	
7	149	CM	1.15.2026	Stework Phasing & Safety C/E Courtyard Playground Grade Adjustments	Diesel fuel for heaters, access road to shed, sidewalk protection, traffic cones, propane tank protection.	\$ 8,233.81	
8	150	OC	1.15.2026	Excavation/Removal of Fill for engineered wood fiber in Pre-KK	Excavation/removal of fill for engineered wood fiber in Pre-KK playground.	\$ 5,962.43	
9	151	OC	1.15.2026	Added Bollards at Transformer Windonville Road Entrance	Install six protective bollards around new transformer (not on original drawings)	\$ 14,746.55	
10	152	OC	1.15.2026	Grading Revisions (RFI #201)	Structural fill and grade revisions due to drainage pipe height in as-built docs.	\$ 8,960.92	
11	153	BACK CHARGE	1.15.2026	Remove Concrete Debris (Back Charge to Acranom)	Removal/disposal of masonry concrete debris left by Acranom	\$ 758.86	
12	154	OC	1.26.2026	Misc. Windows, Curtain Walls & Storefronts	Revised storefront SF15, temp reverse swing egress doors, AVB installation at C & E entrances.	\$ 5,453.69	
13	155	OC	1.26.2026	Drywall Allowances	Replenish allowances for fire-rated partitions and temp exterior walls (extensive temp walls, doors, framing)	\$ 27,563.70	
14	156	OC	1.26.2026	C/E Roof Tie-In	Roof tie-in at C/E Connector per RFI-290 and SKA-24; Saturday premium due to school occupancy.	\$ 10,292.38	
15	157	CM	1.26.2026	Miscellaneous Drywall	Added drywall work due to field conditions: blocking, taping, door frame adjustments; Saturday premium.	\$ 17,032.78	
16	158	CM	1.26.2026	Temporary Heat Allowance	Temporary heat for Areas C & E heaters, ductwork, propane, labor for multiple winter months.	\$ 59,501.04	
17	159	CM	1.26.2026	General Trades Safety & Phasing	Carpentry and labor for phasing/safety; floor protection, signage, power washing steel, moving VDB boards.	\$ 19,595.71	
18	160	CM	1.26.2026	Additional Cleaning	Cleaning classrooms and offices in Areas C & E due to re-phasing, performed by Orissa LLC (88 hours).	\$ 7,649.84	
19	161	OC	1.26.2026	Additional Floor Leveling	Additional floor leveler beyond 1/4" for ceramic wall tile in corridors and classrooms.	\$ 9,341.56	
20	163	CM	1.30.2026	Acoustical Ceiling Allowance	Repairs/replacements of ceiling tile, ceiling grid completion in Areas C & E; removal of temp grid in WS corridor.	\$ 10,093.30	
21	164	CM	1.30.2026	Epoxy Kitchen Floor Repair	Repair ~250 SF of epoxy flooring damaged by others; work by M. Frank Higgins.	\$ 7,590.00	
22	165	CM	1.30.2026	Millwork Premium Time	Premium-time millwork labor on 12/06/25, 12/15/25, 12/20/25 due to re-phasing; Saturdays work.	\$ 2,669.00	
23	166	CM	1.30.2026	Temporary Window Openings	Temporary polycarbonate interior panels and plywood exterior panels in aluminum window frames.	\$ 15,080.09	

TOTAL Magnitude of changes \$ 284,281.28  
 PCO's from CMR, Allowance, other \$ 176,404.06  
 PCO's from Owner's Contingency \$ 107,877.22  
**NOT TO BE APPROVED FOR REGISTRY IN THE CHIEF OF STAFF'S OFFICE  
 APPROVED IN JANUARY 2026 FOR THE TOTAL AMOUNT OF \$284,281.28**

PCO No.	Reason	Funding	Approval By PBC	Description	Change Amount	Approved (Y/N)

TOTAL AMOUNT RECOMMENDED FOR APPROVAL \$ (7,850.00)  
 Previously Approved AIA No. 1 \$ (7,850.00)

Reason Codes Funding Sources

