



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, July 14, 2026

Nicholas J. DiCorleto, Jr. Meeting Hall 55 Main Street

6:00 PM

MINUTES

Members Present: Peter Welty-Chairman (left at 8:09 PM), Gary Magnuson-Vice Chairman, Ronald Stomberg, Michael Swanson (arrived at 6:12 PM), Liz Nord, Gary Feldman, Brian Chamberlin, Miriam Underwood, Tom Adams and Su Thanvanthri

Members Absent: Patrick Stavens

Additional Attendees: George Graikoski, Construction Manager, O&G Industries; Stephanie Gras, Project Manager, Arcadis; Ron Paolillo, Drummey Rosane Anderson, Inc, (DRA); Tom Modzelewski, Director of Public Works; Susan Nash, Superintendent, Ellington Public Schools; John Turner and Thomas Palshaw

I. Call to Order

Chairman Welty called the meeting to order at 6:06 PM.

II. Approval of Minutes

MOVED (FELDMAN), SECONDED (ADAMS) AND PASSED (AYE:WELTI/MAGNUSON/SWANSON/FELDMAN/CHAMBERLIN/UNDERWOOD/ADAMS/ THANVANTHRI; ABSTAINED:STOMBERG/NORD) TO APPROVE THE MINUTES OF THE JUNE 9, 2026 MEETING.

III. Lighting Project

Mr. Modzelewski updated the committee and referenced multiple documents that were emailed to members prior to the meeting including the final report for the Ellington blue light emergency call stations and the Ad-Hoc Comprehensive Lighting Committee minutes from the June 18th regular meeting showing a motion was made to recommend the PBC to approve the final invoice to Iron Bow in the amount of \$149,130.11[ATTACHED]. He specifically noted that there will be some updates to the final report regarding latitude and longitude location points more clearly identified with the Tolland County Mutual Aid Fire Service, Inc. (TN) and Mr. Turner will address those concerns. Testing will be done after the updates. Mr. Modzelewski is very pleased with the contractor and Doug Racicot, Operations Director from TN and his communications with Verizon.

John Turner, the 911 Municipal Coordinator for Ellington as well as the CFO for TN, shared that he was not aware of the callboxes until he recently discovered a news article that the Town now has Blue Light Station callboxes. After meeting with Matthew Reed and reviewing the report, he identified three incorrect addresses and has since corrected them with Mr. Racicot. Mr. Turner also shared that he was concerned that these boxes will be based on cell technology, which he adds is extremely poor in Ellington. He said there is only one cell tower located in Ellington which is in the Crystal Lake section of town on Burbank Road and one small cell phone "hot spot" in the Congregational Church parking lot in the center of town. Mr. Turner shared that with a limited number of residents with landlines, most 911 calls are coming in from cell phones, adding that of the 12 blue light station sites at least 7 of them most likely will use the small cell hot spot and the others will use the cell towers and calls will go directly to the Vernon Police Department and then need to be transferred to TN. These calls will be part of the testing that will be done this upcoming week as well as verifying common name list addresses so that services can be dispatched; without those they cannot dispatch services. Tedford Park's location will need to be specified and added during the testing as well.

Mr. Turner also shared that each trail in town has an emergency marker location so that when someone calls in to 911, they are able to give their specific location on the trail to the responder by looking at the closest marker. TN would also like to request that each blue light station incorporates this marker system with them. As a 911 coordinator and a volunteer of over 55 years, Mr. Turner said he would like to see an outdoor telephone placed at each emergency services location so that anyone driving by can pull in and use it in a case of an immediate emergency.

Mr. Welti thanked Mr. Turner for his suggestions, assistance and his support and work on this. Mr. Modzelewski shared that he spoke with the town Chiefs and there are currently call boxes at the Ambulance Building and Ellington Center Fire (which hasn't been in working condition for years) and they will both be removed. He added that they did an analysis for the usage on these four call boxes and there has been zero usage. Mr. Modzelewski said the goal has been to remove any copper lines and do voice over IP conversions at Station 243 and Crystal Lake Fire Department, which would be a good candidate for expanding the blue light station callboxes.

Mr. Turner shared that out of the 18 towns that TN serves, Ellington is the first to institute these callboxes, aside from the UCONN campus which have landlines. That being said, this has been a learning process for everyone and they are optimistic for the final outcome to be successful.

MOVED, (ADAMS) SECONDED (THANVANTHRI) AND PASSED UNANIMOUSLY TO APPROVE PAYMENT OF THE FINAL INVOICE #6019863 TO IRON BOW TECHNOLOGIES IN THE AMOUNT OF \$149,130.11.

IV. Windermere Project

Mr. Welti welcomed the new Superintendent of Ellington Public Schools, Dr. Susan Nash; Ms. Nash introduced herself and shared that she previously held the position of Principal at Crystal Lake School approximately five years ago and is happy to be back with the Town of Ellington. Mr. Graikoski provided and read aloud the monthly update of the Summary Data Sheet [ATTACHED].

Sitework: Continued with the installation of storm water drainage. Continued installation of the sidewalks and curbs. Completed preparing for the playground. Completed the rough grading, boxed out the bus loop, and paved the binder course. Formed and placed concrete for the loading dock extension.

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- Continued Commissioning HVAC Systems. Started working on the punch list items.

Area E- Continued Commissioning the HVAC Systems. Started working on the punch list.

C&E Connector- Continued working on the punch list.

A&C Connector- Started installation of the whale wall and whale.

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

Renovations Band/Chorus – Continued with the installation of the gypsum wall board. Continued with the installation of the exterior brick veneer and roofing.

Vestibule Area F – Started framing the soffits and facias.

Demolition South Building (1966) – Completed the asbestos abatement and completed the demolition of the building.

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

Hardscape- Started forming and placing concrete for the concrete seating wall in front of the A/C connector. Started installation of the playground equipment.

Mr. Graikoski provided a trades update, punch list and commissioning status along with photos that were shown [ATTACHED].

Design/Architect Update:

Mr. Paolillo, Project Manager from DRA, shared that they are working with Arcadis and O&G to keep the project moving through the summer. There are a few RFIs that they are providing responses to and they are up to date with all PCOs that have been sent for review and approval. They are working on drafting a proposal request for the courtyard and communicating with SLR. As things progress, they will work with Mr. Graikoski on punch list items for completion. Furniture vendors have made deliveries and the vendor who has storage and maintenance items is now being scheduled for installation.

Stephanie Gras provided the following Owner's Representative Update through June 30, 2026.

Invoices: See attached invoice packet to be presented at the July 14, 2026 PBC meeting. This month we received and reviewed 6 vendor/consultant invoices in the amount of \$59,958.42, and the O&G Pay Application No. 31 in the amount of \$612,173.09. The total amount of all invoices and pay applications for the month of June totals \$672,131.51-(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 \$35,388,036.00. As of June 30, 2026 to date we have expended 82% of the current budget and the Owner Contingency Amount is currently \$3,814,000.00.

Construction Budget Report: The current GMP amount including approved changes to date is \$62,506,978.00.

Financial Update:



WINDERMERE ELEMENTARY SCHOOL
PBC SUMMARY
AS OF 07/01/26



Description	Current Budget As of 07/01/26	Expended To Date Through 06/30/26
Architect	\$3,247,273	\$3,135,989
Owners Oversight		
Owner's Representative	\$978,562	\$911,427
Commissioning	\$128,000	\$98,642
Testing & Inspection	\$110,000	\$109,147
Other Consultants	\$70,000	\$64,561
Moving	\$100,000	\$58,962
Builders Risk Insurance	\$126,242	\$126,242
Town Services		
Town Legal Services	\$78,000	\$62,546
Bond Counsel Fees	\$300,000	\$232,339
State & Town Permit Fees	\$12,905	\$1,500
Advertisement	\$5,000	\$499
Construction Manager		
Pre-Construction	\$336,000	\$271,210
Construction Manager (GMP)	\$61,908,748	\$53,538,150
Furniture, Fixtures, Equipment	\$1,949,948	\$1,448,723
Technology Equipment	\$1,435,416	\$1,103,763
Owner's Contingency	\$3,813,906	\$0
TOTAL PROJECT BUDGET	\$74,600,000	\$61,163,700
TOTAL ENCUMBERED	\$70,117,163	
Balance Remaining	\$4,482,837	

Changes: FOURTEEN (14) Proposed Changes were received last month. TEN (10) 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 \$17,709.46 from the Owner's Contingency Account.

FOUR (4) Proposed Changes were received and reviewed by the construction team and are presented tonight in this packet for review, discussion and approval.

PCO-228 – Added Handicap Lift

Amount: \$27,857.37

Description: Provide a new wheelchair lift at the chorus room performance platform. The existing lift is over 23 years old, the manufacturer is no longer in business and replacement parts are unavailable. The proposed work includes furnishing and installing a new Garaventa Genesis Opal Vertical Platform Lift with hydraulic drive and powered gates.

PCO-229 - Sod in Courtyard C/E

Amount: \$31,623.42

Description: Provide all labor, materials and equipment necessary to replace the specified courtyard seedling with sod in the courtyard between Areas C and E. The work also includes the removal of the existing wood chips, swings and spring playground equipment, along with temporary irrigation necessary to establish the sod.

PCO-230 - Basketball Hoop & Line Striping at Grades 1-6 Playground

Amount: \$12,160.18

Description: Provide and install a new adjustable basketball hoop system and pavement striping at the Grades 1-6 playground as requested by the owner and shown on Sketch SK-14. The scope includes basketball hoop assembly, concrete footing, associated site work, and line striping for a half-court basketball area and related playground markings.

PCO-00X – Irrigation for Playing Field Area

Amount: \$38,513.06

Description: Provide a new irrigation system for the playing field area, including irrigation labor and materials, piping, fittings, heads, valves, valve boxes, wiring, rain sensor, boring beneath the driveway for the main water line, plumbing connection to the well system, and restoration of disturbed areas. The proposal assumes use of the existing controller, with power provided by others.

PCO-231- Rothe Storm Drainage

Amount: \$8,432.10

Description: 15% cost adjustment to Gerber Construction's originally submitted proposal dated October 22, 2024 in the amount of \$56,214.00. *The revised proposal amount is now \$64,464.10.*

(See the attached for details on reviewed Proposed Change Orders)

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.

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.

Commissioning: Sustainable Engineering Solutions continues to track and update open commissioning items from Phase I and Phase II. Phase III commissioning is scheduled to begin in the coming weeks along with retesting of the window leak testing.

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:

- **Additional Miscellaneous Furniture** – ANA has asked that DRA source and group the users request for additional FF&E and continue to work on contacting vendors to price and advise on availability. Requests will be brought to the PBC for approval prior to purchase.
- **Five (5) Purchase Orders have been included in tonight's packet for your review.** One PO has been previously approved by the PBC Chairman prior to tonight's meeting. The PO for Ultiplay in the amount of \$2,200.00 will be included in tonight's meeting minutes for record. We request that the PBC review the remaining FOUR requests for the user groups "Wish List" and approve the purchases included in the attachment. The total requested for approval tonight is \$26,727.64.
- **Storage Shed** – Quotes for an on-site storage shed have been requested, received by the Vice Chairman of the PBC and Arcadis and are included in tonight's packet for your review and discussion. Arcadis prepared a comparative evaluation of the quotes and information to assist in the discussion.

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

Additional Items:

The request from the user group to consider pour in place playground surface at the C/E courtyard playscape is ongoing. In tonight's package a PCO for sod in the courtyard is included however, the specific area at the playscape is excluded and will require input from the civil engineer to ensure the correct drainage design.

The user group has requested additional resources review (by 3rd party inspection) conditions of the pour in place playground surface at the 1-6th playground and specifically the areas of "fading" or discoloration and the sloped areas. They have also asked for a 3rd party review of the gym floor prior to replacing areas of damage to determine if additional or complete replacement of the gym floor is necessary.

-End of Report-

V. HVAC Project

The HVAC project has been completed; there was no discussion held.

VI. Approval of Invoices

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

MOVED (FELDMAN), SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO APPROVE THE O&G PARTIAL PAY APPLICATION NO. 31 DATED JUNE 30, 2026 IN THE AMOUNT OF \$612,173.09.

Pay App Date	Payment App No.	Vendor	Amount
6/30/2026	31	O&G Industries <i>Construction Manager</i>	\$ 612,173.09

Invoice Date	Invoice Number	Vendor	Amount
7/6/2026	36140072	Arcadis OPM Services	\$ 25,000.00
6/30/2026	42	DRA Architectural Services	\$ 26,983.28
6/30/2026	220-077484	Meyer Band Riser Storage	\$ 354.75
12/17/2025	998191	Red Thread	\$ 3,700.50
6/30/2026	14	O&G Industries	\$ 1,510.00
6/22/2026	13580	Red Thread	\$ 2,409.89
			\$ 59,958.42

MOVED (FELDMAN), SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO APPROVE THE SIX (6) ABOVE INVOICES AS PRESENTED IN THE DISTRIBUTED PACKET FOR A TOTAL AMOUNT OF \$59,958.42.

MOVED (FELDMAN), SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO APPROVE THE FOLLOWING TEN (10) PCOS FOR RECORD; **PCO-215**-TEMPORARY HEAT WINTER 2025/2026 IN THE AMOUNT OF \$60,573.06 (ALLOWANCE); **PCO-218**- DEMOLITION OF EXISTING CMU WALLS IN THE AMOUNT OF \$16,796.57 (CMR CONTINGENCY); **PCO-220**- MISCELLANEOUS TECHNOLOGY/SECURITY WORK IN THE AMOUNT OF \$4,739.38 (CMR CONTINGENCY); **PCO-221**-AIR VAPOR BARRIER OVERTIME WORK IN THE AMOUNT OF \$1,000.41 (CMR CONTINGENCY); **PCO-141R1**-POWER TO IRRIGATION EQUIPMENT INCLUDING LABOR, MATERIAL AND EQUIPMENT IN THE AMOUNT OF \$5,529.21(OWNER CONTINGENCY); **PCO-180R1**-REMOVE EXISTING FURNITURE IN 1966 BUILDING IN THE AMOUNT OF \$22,653.45 (OWNER CONTINGENCY); **PCO-209- CREDIT** TO CHANGE WINDOW IN THE AMOUNT OF -\$35,424.77 (OWNER CONTINGENCY); **PCO-211**-DEMOLITION INTERIOR STAGE WALLS IN THE AMOUNT OF \$8,718.18 (OWNER CONTINGENCY); **PCO-214**-DEMO ADDED FLOOR SINK IN THE AMOUNT OF \$10,888.83 (OWNER CONTINGENCY); **PCO-219**-CUSTOM & DUTY TAXES FOLDING PARTITIONS IN THE AMOUNT OF \$5,344.56 (OWNER CONTINGENCY) FOR A TOTAL AMOUNT OF \$17,709.46.

Ms. Gras explained that there were some repairs that needed to be made on the existing lift however, due to the 20 plus year old lift and considering that the manufacturer is no longer in business and parts would be nearly impossible to obtain if it was repaired, it was agreed that the best solution was to replace the lift entirely. This cost includes installation and has a warranty.

MOVED (ADAMS), SECONDED (FELDMAN) AND PASSED UNANIMOUSLY TO APPROVE **PCO-228**-ADDED HANDICAP LIFT IN THE AMOUNT OF \$27,857.37.

Discussion was held regarding the most reasonable solution for the space once all of the wood chips are removed. The mulch will be removed and repurposed at the other schools.

MOVED (FELDMAN), SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO APPROVE **PCO-229**-ADDED SOD IN COURTYARD C/E IN THE AMOUNT OF \$31,623.42.

Discussion was held regarding the specific hoop and assembly as well as the striping for the court, concrete and \$1,500.00 for labor. Mr. Graikoski shared that he obtained multiple quotes and they were all comparable. Ms. Gras stated that in order to have a project item reimbursable, it needs to have a life expectancy of 20 plus years.

MOVED (FELDMAN), SECONDED (NORD) AND PASSED (AYE: FELDMAN/NORD/WELTI/MAGNUSON/ SWANSON/UNDERWOOD/STOMBERG/THANVANTHRI; ABSTAINED:CHAMBERLIN/ADAMS) TO APPROVE **PCO-230**-BASKETBALL HOOP AND HALF COURT STRIPING IN THE AMOUNT OF \$12,160.18.

Mr. Welti shared that the request to approve power to the irrigation in the amount of \$5,529.21 was expended earlier in the meeting, providing electricity back to the pump. Ms. Underwood asked the Chair what cost will come back to the Board to keep this irrigation running and is concerned about the cost of electricity. Mr. Welti answered that this would be run by electricity, and the BOE would pay for the electricity for running the well, which is less expensive than using city water. He also shared that there will be maintenance that will be added to the existing school contract with Frank's Landscaping to flush and drain the system. Mr. Magnuson said that prior to this project this site was already being irrigated and operated and was paused due to construction and will now resume and Mr. Modzelewski confirmed.

MOVED (FELDMAN), SECONDED (ADAMS) AND PASSED UNANIMOUSLY TO APPROVE (PCO-00X) **PCO-37**-IRRIGATION AT THE PLAY FIELD AREA IN THE AMOUNT OF \$38,513.06.

Discussion was held briefly regarding PCO-231 for the Rothe Storm Drainage. This was originally approved in October of 2024; however, due to easement delays there is a 15% increase since the original cost in 2024, increasing the originally approved amount of \$56,214.00 to \$64,464.10; an increase of \$8,432.10.

MOVED (FELDMAN), SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO APPROVE PCO-231-15% COST ADJUSTMENT TO THE ROTHE STORM DRAINAGE PROPOSAL IN THE AMOUNT OF \$8,432.10.

Discussion was held on each of the following purchase orders, which are part of the user group "wish list" [ATTACHED]. Ms. Gras presented them noting these were not in the original contract and will need to be approved by the committee if they wish to as additional items.

MOVED (FELDMAN), SECONDED (SWANSON) AND PASSED UNANIMOUSLY TO APPROVE THE PURCHASE ORDER TO ACE HARDWARE FOR THE PURCHASE OF AN EGO ELECTRIC SNOW BLOWER PACKAGE IN THE AMOUNT OF \$3,000.20.

MOVED (ADAMS), SECONDED (FELDMAN) AND PASSED UNANIMOUSLY TO APPROVE THE PURCHASE ORDER TO RNB ENTERPRISES FOR THE PURCHASE OF TWO SMART GX MOBILE INTERACTIVE DISPLAY PACKAGES, INCLUDING CARTS, ACCESSORIES, INSTALLATION, DELIVERY/SET UP, TESTING AND SHIPPING IN THE AMOUNT OF \$8,577.44.

MOVED (FELDMAN), SECONDED (NORD) AND PASSED UNANIMOUSLY TO APPROVE THE PURCHASE ORDER TO SWEEPSCRUB.COM FOR THE PURCHASE OF THE TENNANT FM-20 FLOOR BUFFER PACKAGE IN THE AMOUNT OF \$3,040.00.

MOVED (FELDMAN), SECONDED (ADAMS) AND PASSED UNANIMOUSLY TO APPROVE THE PURCHASE ORDER TO ULTIPLAY PARKS & PLAYGROUND INC. FOR TWO DOUBLE-SIDED COMMUNICATION BOARDS IN THE AMOUNT OF \$12,110.00.

Discussion was held on the purchase of the double-sided communication boards being requested, with members fully supportive of having a communication tool for children who are non-verbal and have special needs; they raised concerns about the cost, vandalism and longevity of the product. The Committee asked that the user group provide some alternate options and details of less expensive products that may be used for their consideration their next meeting.

MOVED (FELDMAN), SECONDED (ADAMS) AND PASSED UNANIMOUSLY TO RESCIND THE PREVIOUS MOTION TO APPROVE THE PURCHASE ORDER TO ULTIPLAY PARKS & PLAYGROUND INC. FOR TWO DOUBLE-SIDED COMMUNICATION BOARDS IN THE AMOUNT OF \$12,110.00.

MOVED (FELDMAN), SECONDED (ADAMS) AND PASSED UNANIMOUSLY TO APPROVE FOR RECORD THE PURCHASE ORDER TO ULTIPLAY PARKS AND PLAYGROUNDS, INC. FOR THE TEETER TUNNEL REPLACEMENT SCOPE: REMOVE/DISPOSE OF EXISTING TEETER TUNNEL, INSTALL PAYWORLD HANGOUT REPLACEMENT AND PROVIDE RUBBER PATCH/ SAFETY SURFACE WORK IN THE AMOUNT OF \$2,200.00.

Mr. Welti provided an update to the temporary playscape situation in the C/E courtyard which was kept in place so that the school would not lose any accreditation. The user group is asking to keep the playscape and add poured in place rubber. There are several different options for what would work best in the courtyard, however, there has to be underdrainage installed. Mr. Gaikowski and Mr. Welti had discussions with Gerber Construction and was quoted roughly \$60-\$70,000.00 with the total amount around \$110-120,000 when complete. Mr. Magnuson said that \$120-140,000.00 for a Pre-K/Kindergarten secondary playground seems high and he would suggest leaving the playground as it is. He added that there is cleaning to be done, installation of sod and ongoing maintenance. Mr. Modzelewski shared that DPW provides fresh mulch to all school playgrounds yearly and although poured in place is very nice, it is

expensive. Ms. Thanvanthri asked what the life expectancy is for poured in place and if there is maintenance. Mr. Welti answered that it is 20 years and it will need to be sealed and repaired if it tears. He added that there is an official Pre-K/Kindergarten playground and this is a secondary one which has been very useful. Mr. Adams said he doesn't see any reason to remove the playscape but he also doesn't see any reason to spend an additional \$140,000.00 for pour in place material; the Committee was in agreement. Mr. Welti asked Mr. Gaikowski and Mr. Paolillo to get current pricing on sod so that they can discuss this further at their next meeting.

Prior to the meeting, Arcadis, several PBC members, and the user group reviewed the exposed condition of the gymnasium floor before refinishing work began. The user group expressed concern that prior water intrusion may have affected the floor in a manner that could impact its long-term performance, life expectancy, and overall use. The user group requested that the floor be evaluated while in its sanded condition to determine whether additional repairs, or full replacement, may be necessary to achieve the expected finished condition. The Committee requested that Arcadis direct the flooring contractor to provide a comprehensive written assessment of the floor's current condition, including any observed deficiencies and recommendations for repair or replacement. Arcadis will also continue to obtain pricing for a third-party inspection, if the Committee determines that an independent review is warranted.

Ms. Underwood asked for an update on the Schluter base trim breaking off in the areas of concern in Area C and D. Mr. Welti shared that this is on the punch list and the areas being looked into by DRA for some alternate options. Ms. Gras shared that the manufacturer is also scheduled to come out to take a look at the issue so that they can determine what caused the problem. Mr. Welti said that most of the punch list items will be done; however, this as well as some other items will take quite some time after school begins to resolve.

Mr. Welti excused himself at 8:09 PM for the remainder of the meeting, due to conflict of interest in the discussion making process regarding the purchase of a storage shed for Windermere School. Vice Chair Magnuson took over the meeting.

MOVED (ADAMS), SECONDED (UNDERWOOD) AND PASSED UNANIMOUSLY TO APPROVE THE BELOW MEP INVOICES IN THE TOTAL AMOUNT OF \$191,833.47.

INVOICE/PAYMENT APPLICATIONS SUMMARY
FOR APPROVAL

Funding	Vendor	Description of Service	Period Ending	Invoice/ Payment Application Date	Invoice #/Payment Application #	Amount
GRANT	BL Companies	Architectural Services	6/30/2026	6/26/2026	#2301777.000-13	\$ 620.00
GRANT	The Nutmeg Companies	Construction Services	6/30/2026	7/13/2026	#12-CS	\$ 175,417.50
BOE	Wright Commissioning	Commissioning Services	12/31/2025	12/31/2025	#9485b - MS	\$ 1,450.00
BOE	Wright Commissioning	Commissioning Services	12/31/2025	12/31/2025	#9485c - HS	\$ 1,145.97
BOE	Wright Commissioning	Commissioning Services	1/31/2026	1/31/2026	#9545b - MS	\$ 1,450.00
BOE	Wright Commissioning	Commissioning Services	1/31/2026	1/31/2026	#9545c - HS	\$ 1,850.00
BOE	Wright Commissioning	Commissioning Services	2/28/2026	2/28/2026	#9599b - MS	\$ 1,450.00
BOE	Wright Commissioning	Commissioning Services	2/28/2026	2/28/2026	#9599c - HS	\$ 1,850.00
BOE	Wright Commissioning	Commissioning Services	3/31/2026	3/31/2026	#9642b - MS	\$ 1,450.00
BOE	Wright Commissioning	Commissioning Services	3/31/2026	3/31/2026	#9642c - HS	\$ 1,850.00
BOE	Wright Commissioning	Commissioning Services	4/30/2026	4/30/2026	#9687b - MS	\$ 1,450.00
BOE	Wright Commissioning	Commissioning Services	4/30/2026	4/30/2026	#9687c - HS	\$ 1,850.00
TOTAL AMOUNT RECOMMENDED FOR APPROVAL						<u>\$ 191,833.47</u>

VII. New Business

Discussion was held regarding a storage shed for the school. Mr. Magnuson said that this project calls for a 600 square foot storage structure by the northern entrance, which has already been approved by the Town. Chairman Welti asked that Mr. Magnuson take the lead on this portion of the project. Mr. Magnuson said that Mr. Kliman, Director of Facilities and Maintenance for Ellington Public Schools, had already researched and received quotes from a national shed company, as well as The Barn Yard. Mr. Magnuson said they also received quotes from the new management at Kloter Farms and a company called Northeast Shed Builders. Prior to this evening's meeting Committee member Patrick Stavens, who could not attend this meeting, was able to review the quotes and voiced concerns to Mr. Magnuson that they are not "apples to apples". Mr. Magnuson replied that these are intended to show different options. Mr. Magnuson also thanked Ms. Gras for voluntarily making a spreadsheet of the four quotes and options to make it easier for the PBC to view and decide. Mr. Magnuson said he reached back out to Kloter Farms and asked that they provide the PBC with an additional quote. Mr. Magnuson shared that the PBC must go by the procurement rules of the Town and if the PBC can choose a structure under \$35,000.00 they can go forward with the purchase; however, if they choose something over that amount then it will need to go out to bid.

Mr. Magnuson added that Mr. Graikowski already has a crushed stone pad and electricity out to the location and narrowed it down to two different options the PBC needs to decide on. The first is to bring in a wood shed with a wood floor sitting on a stone pad. The second option would be a more permanent true barn, built on a concrete slab. Neither of these options are reimbursable. The PBC asked for a quote that included a similar finish to the DRA Windermere building with a smart side product, pre-painted and no maintenance and no windows. Mr. Magnuson added that all of the vendors were very accommodating and would be able to change anything the PBC wanted. He shared that he asked Mr. Graikowski to provide him with two foundation prices: floating slab (\$12-14,000.00) at the current rate) or an actual 42" foundation (\$24-26,000.00). The Barn Yard requires a permanent concrete foundation, the sheds from Kloter Farms require a non-permanent stone foundation. Extensive discussion was held on the options. Mr. Magnuson also shared that he requested a last-minute quote from Kloter Farms for a similar shed to The Barn Yard with smart side T1 siding, that would match the school. Mr. Swanson shared that the movable structure makes more sense to install versus a permanent structure. Mr. Stomberg shared his opinions on quality doors and added that the structure should come with a considerable warranty. PBC members noted that the quote from Kloter Farms includes a stone base; however Mr. Graikowski has stone base available for use, which can be removed. Many PBC members were in agreement with Mr. Swanson that the structure should be moveable with a non-permanent floor base. Mr. Magnuson ideally would like to obtain a 20'x30' Kloter Farms shed that includes smart siding for under \$35,000.00.

MOVED (MAGNUSON), SECONDED (FELDMAN) AND PASSED BY THOSE PRESENT (AYE: MAGNUSON/ SWANSON /FELDMAN/CHAMBERLIN/ADAMS/ THANVANTHRI/STOMBERG/NORD; ABSTAINED: UNDERWOOD) TO APPROVE THE PURCHASE OF A 20 X 30 FOOT SHED FROM KLOTER FARMS WITH SOME PROPOSED CHANGES TO INCREASE LONGEVITY OF THE SIDING MATERIAL AND HAVE USER GROUP INPUT ON THE FINAL PRODUCT NOT TO EXCEED THE AMOUNT OF \$34,900.00.

VIII. Adjournment

MOVED (SWANSON), SECONDED (THANVANTHRI) AND PASSED UNANIMOUSLY TO ADJOURN THE MEETING AT 8:42 PM.

Submitted by:



Rebecca Einsiedel
Recording Secretary



Iron Bow Technologies
Herndon, VA 20171
703-279-3000
www.ironbow.com

Invoice

Page:	1/2
Invoice #:	6019863
Invoice Date:	06/16/26
PO #:	202600138-1
Contract #:	OMNIA R210404 Technology
Payment Terms:	Net 30
Cust #:	72595

Bill To: TOWN OF ELLINGTON CONNECTICUT
55 MAIN STREET
PO BOX 187
Ellington, CT, 06029, US

Ship To: Ellington Department of Public Works
21 Main St
Attn: Department Head
Ellington, CT, 06029, US
Contact: Modzelewski, Tom
Email: thmodzelewski@ellington-ct.gov
Shipping Reference:

Customer Message:

EUPO Line #	Line #	Part Number / CLIN Description	W	Qty	Unit Price	Extended Price
	1	TSLBLT Minimum Omnia discount - Network Communication 3.0% Blue Light Emergency Tower OMNIA R210404 Technology		9	10,554.44	94,989.96
	2	TSLCASEBLINST Minimum Omnia discount - Advanced Integration Services 0.7% Blue Light Tower Installation Complete Blue Light Tower installation. OMNIA R210404 Technology		9	2,221.11	19,989.99
	3	TSLBLTFK Minimum Omnia discount - Network Communication 3.0% Blue Light Tower Foundation Kit OMNIA R210404 Technology		9	554.44	4,989.96
	4	6000-0302-02_Rev_B Minimum Omnia discount - Network Communication 3.0% E Phone System, With Integrated Blue Light Wall Mount, AC or Solar 17AH Stainless Steel E Phone Housing Wall Mounted Unit with AC Power Convertor and 17 Ah Back Up Battery. Also can offer Solar Power if needed. OMNIA R210404 Technology		3	4,998.89	14,996.67
	5	TSLEPINSTALL Minimum Omnia discount - Advanced Integration Services 0.7% Installation of Knightscope E phone. Wall mounted. Install solar, run conduit /wiring, and commission OMNIA R210404 Technology		3	929.70	2,789.10
	6	TSLBLTEPCT Minimum Omnia discount - Network Communication 3.0% E Phone Blue Light Full Setup, Support Training LOT INCLUDED NO CHARGE OMNIA R210404 Technology		1	0.00	0.00
	7	TSLKEMESS Minimum Omnia discount - Network Communication 3.0% KEMS Essential Feature Automated System Check (4 00 AM) Fail to		12	221.11	2,653.32

Products Only	
Inv Source:	Iron Bow OM Invoices
Inv Type:	Product Invoice
Ord Type:	Bill Complete
Project #:	
Order #:	1129683
Quote #:	439540:1

Remit To for Check:		Remit To for EFT:	
Iron Bow Technologies, LLC P.O. Box 826474 Philadelphia, PA 19182-6474		Iron Bow Technologies, LLC ABA# 031207607 Acct# 8026304877	
Federal ID: 26-1615129	DUNS+4 #: 82-7714507-0000 Unique Entity ID: Q2M4FYALZJ89	Cage Code: 55RC1	
For questions contact Alesia Semler ~ 240-487-1430~ alesia.semler@ironbow.com			



Iron Bow Technologies
Herndon, VA 20171
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Invoice

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Bill To: TOWN OF ELLINGTON CONNECTICUT
55 MAIN STREET
PO BOX 187
Ellington, CT, 06029, US

Ship To: Ellington Department of Public Works
21 Main St
Attn: Department Head
Ellington, CT, 06029, US
Contact: Modzelewski, Tom
Email: thmodzelewski@ellington-ct.gov
Shipping
Reference:

EUPO Line #	Line #	Part Number / CLIN Description	W	Qty	Unit Price	Extended Price
		Check in / Voice Call Failure / Low Battery / Offline Alerts Report Sent via Email or available on line				
		OMNIA R210404 Technology				
	8	TSLBLTAEDDAO Minimum Omnia discount - Network Communication 3.0% Add on for Blue Light Tower AED Door.		1	2,221.11	2,221.11
		OMNIA R210404 Technology				
	9	SHIPPING Shipping		1	6,500.00	6,500.00
		OMNIA R210404 Technology				
		Tracking: 06/16/2026 LT06162026				

Subtotal: 149,130.11
Freight: 0.00
Tax: 0.00
Total Amount: \$149,130.11

Products Only	
Inv Source:	Iron Bow OM Invoices
Inv Type:	Product Invoice
Ord Type:	Bill Complete
Project #:	
Order #:	1129683
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For questions contact Alesia Semler ~ 240-487-1430~ alesia.semmler@ironbow.com			

SUMMARY DATA		
JUNE 2026 Project: Windermere Elementary School		Report # 30 Proj. #2014700
COMPLETION DATES	ORIGINAL	CURRENT
Phase I - New Addition	12/20/24	02/20/25
Phase II - Renovations	10/17/25	12/23/26
Phase III - Demolition 1966 Building/Area F	04/22/26	08/14/26
Phase IV - Landscape,Hardscape,Playscape		08/14/26
Overall Substantial Completion	04/30/26	08/14/26
PHYSICAL PROGRESS PERCENTAGE COMPLETE	LAST REPORT	THIS REPORT
Phase I - New Addition	99%	99%
Phase II - Renovations	98%	98%
Phase III - Demolition South Building	90%	96%
Phase IV - Landscape,Hardscape,Playscape	0%	70%
Construction Budget	LAST REPORT	THIS REPORT
Baseline Budget	\$61,466,046	\$61,466,046
Potential Budget Revisions	\$164,309	\$267,693
Approved Budget Revisions	\$630,330	\$773,239
Current Budget (GMP)	\$62,260,686	\$62,506,978
Construction Costs	LAST REPORT	THIS REPORT
Awarded Contracts	\$58,143,445.00	\$58,143,445
Potential Contract Changes	\$298,880	\$441,642
Approved Contract Changes	\$2,505,381	\$2,739,458
Projected Costs	\$60,947,706	\$61,324,545
Funds Available	LAST REPORT	THIS REPORT
Allowance Funds Available	\$437,899	\$352,326
Contingency Funds Available	\$874,281	\$830,107
Total Funds Available	\$1,312,180.20	\$1,182,433

Windermere Elementary School

O&G Project No. 2014700

JUNE 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 368 total RFIs. 365 are closed or responded to. Three (3) are outstanding.
 - ASIs – There were no ASIs issued this period.
 - PRs- There were no PR issues during this period. Sixty-Two (62) Total PRs issued total.
- **PCOs:**
 - PCOs for Approval/Approved:
 - PCO-141 rev1 – Power to irrigation.
 - PCO-180 – Remove Furniture.
 - PCO-208 – Outdoor Area Furniture Media Ctr & Art Room.
 - PCO-209 – Change Single Hung Windows to Fixed Windows.
 - PCO-210 – Lead Removal Area F 1966 Building
 - PCO-211 – Demolition interior stage walls.
 - PCO-214 – Demo & Concrete work added floor sink.
 - PCO-215 – Temporary Heat Winter 2025/2026.
 - PCO-218 – Demolition existing CMU walls.
 - PCO-219 – Custom & Duty Taxes Stage Folding Partition.
 - PCO-220 – Miscellaneous Technology.
 - PCO-221 – Air Vapor Barrier OT
 - PCOs being Processed:
 - PCO-204 - Added Security Displays in Administration.
 - PCO-206 – Miscellaneous Electrical
 - PCO-212 – Critical Barriers 1966 Building.
 - PCO-213 – Miscellaneous Demolition.
 - PCO-216 – N/S corridor trench excavation & backfilling.
 - PCO-217 – Lead Abatement Areas E&F.
 - PCO-222 – Miscellaneous Sprinkler revisions.
 - PCO-224 – General Trades Safety & Phasing.
 - PCO-225 – Temporary Fencing & Walks.
 - PCO-226 – Detention Pond Revisions.
 - PCO-227 – Crosswalks & Signage.
 - PCO-228 – Added HC Lift.
 - PCO-229 – Sod in C/E courtyard.
 - PCO-230 – Basketball Hoop & Line Stripping.

Schedule Impact/Activity Revisions:

- Weather is starting to impact the schedule. Which includes completing the roof edges, metal facias, down spouts, and sitework. At this point it is not impacting on the overall final completion date.

Procurement:

- There are no procurement issues currently.

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

Project Commentary

Project Summary:

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

Sitework: Continued with the installation of storm water drainage. Continued installation of the sidewalks and curbs. Completed preparing for the playground. Completed the rough grading, boxed out the bus loop, and paved the binder course. Formed and placed concrete for the loading dock extension.

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 –Continued Commissioning HVAC Systems. Started working on the punch list.
Area E-Continued Commissioning the HVAC Systems. Continued working on the punch list.
C&E Connector –Continued working on the punch list.
A&C Connector – Started installation of the whale wall and whale.

Phase III – Renovations Band/Chorus, Vestibule Area F, Demolition South Building:
Renovations Band/Chorus – Continued with the installation of the gypsum wall board. Continued with the installation of the exterior brick veneer and roofing.
Vestibule Area F – Started framing the soffits and facias.
Demolition South Building (1966) – Completed the asbestos abatement and completed the demolition of the building.

Phase IV – Landscape, Hardscape, Pre-K/K Playground:
Hardscape - Started forming and placing concrete for the concrete seating wall in front of the A/C connector. Started installation of the playground equipment.

Current Status:

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

- Performed additional miscellaneous lead abatement in Area E/F.

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

- Monitored Erosion Control Measures.
- Continued with the storm drainage.
- Continued with the installation of the sidewalks and curbs.
- Completed preparing for the playground.
- Completed grading and boxing out the remainder of the bus loop.
- Pave the binder course for the bus loop.

BP # 2.03 – Concrete – Acranom Masonry.

- Completed the extension of the loading dock.
- Started forming the exterior door stoops.

BP#2.04 – Masonry – Acranom Masonry.

- Continued exterior brick veneer Area F.

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

- No work this period.

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

- Install the hanging steel lintels in the vestibule Area F.

BP # 2.06 – Millwork – Legere Group. Ltd.

- No work this period.

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

- Completed the Air Vapor Barrier on the exterior walls in Area F.

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

- No work this period.

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

- Continued with the installation of the roofing in Area F.

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

- No work this period.

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

- Started installation of the whale wall and whale in the A/C connector.
- Completed installation of the windows in Area F.
- Started working on the punch list.

BP # 2.09a – Acoustical – Acoustics, Inc.

- No work this period.

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

- Continued with the installation of the gypsum wallboard in Area F.
- Started framing the soffits and facias in Area F vestibule.

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

- No work this period.

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

- No work this period.

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

- General cleaning.
- Completed the installation of the operating folding partition on the performance platform.

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.

- Completed the finish plumbing in Area F.

BP # 12.23 – HVAC – Ferguson Mechanical.

- Diffusers, Registers, and Grills Continued in Area F.

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

- Continued hanging light fixtures in Area F.

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

- Continued with the finish low voltage work in Area F.

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

- Started installation of the K/PreK playground equipment.

Schedule Impact/Activity Revisions:

- No major schedule impacts/activity revisions this period.

Procurement:

- There are no procurement issues currently.



WINDERMERE ELEMENTARY SCHOOL

Purchase Order Summaries for PBC Review

Windermere Elementary School / Prepared for Tonight's PBC Review / July 14, 2026

Date	Item	Quantity	Unit Price	Total Price	Description
Not stated	ACE Hardware			\$3,000.20	Move to approve a purchase order to ACE Hardware in the amount of \$3,000.20 for the EGO electric snow blower package and related delivery/shipping for Windermere Elementary School, subject to final checkout confirmation and applicable tax-exempt processing.
April 12, 2026	RnB Enterprises			\$8,577.44	Move to approve a purchase order to RnB Enterprises in the amount of \$8,577.44 for two mobile interactive display packages, including carts, accessories, installation, delivery/set-up/testing, and shipping for Windermere Elementary School.
Not stated	SweepScrub.com			\$3,040.00	Move to approve a purchase order to SweepScrub.com in the amount of \$3,040.00 for the Tennant FM-20 floor buffer package for Windermere Elementary School, subject to confirmation of tax-exempt status before order placement.
June 23, 2026	UltiPlay Parks & Playgrounds, Inc.			\$12,110.00	Move to approve a purchase order to UltiPlay Parks & Playgrounds, Inc. in the amount of \$12,110.00 for two double communication boards, freight, and installation for Windermere Elementary School.
June 23, 2026	UltiPlay Parks & Playgrounds, Inc.			\$2,200.00	Move to approve for record a purchase order to UltiPlay Parks & Playgrounds, Inc. in the amount of \$2,200.00 for the teeter tunnel replacement work, including removal/disposal, installation of the Hangout replacement, and rubber patch/safety surfacing work.

Total Requested \$28,927.64



TOWN OF ELLINGTON
WINDERMERE ELEMENTARY SCHOOL PROJECT

PERMANENT BUILDING COMMITTEE MEETING
7/14/2026

INVOICE/PAYMENT APPLICATIONS SUMMARY
FOR APPROVAL

Invoice/ Payment Application Date	Invoice #/Payment Application #	Period Ending	Description of Service	Vendor	Amount
7/6/2026	36140072	6/30/2026	Owner Representative Services	Arcadis	\$ 25,000.00
6/30/2026	0000042	6/30/2026	Architectural Services	DRA	\$ 26,983.28
6/30/2026	220-077484	6/30/2026	Moving - Monthly Storage (Risers)	Meyer	\$ 354.75
6/30/2026	14	6/30/2026	Pre-Construction Services (Additional)	O&G Industries	\$ 1,510.00
7/9/2026	31	6/30/2026	Construction Services	O&G Industries	\$ 612,173.09
12/17/2025	998191	N/A	Furniture, Fixtures & Equipment	Red Thread	\$ 3,700.50
6/22/2026	13580	N/A	Furniture, Fixtures & Equipment	Red Thread	\$ 2,409.89
TOTAL AMOUNT RECOMMENDED FOR APPROVAL					<u>\$ 672,131.51</u>