



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)

Special Meeting

Tuesday, September 15, 2026

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

6:00 PM

MINUTES

Members Present: Peter Welti-Chairman, Patrick Stavens, Ronald Stomberg, Liz Nord, Gary Feldman, Brian Chamberlin, Miriam Underwood, Thomas Adams and Su Thanvanthri

Members Absent: Gary Magnuson-Vice Chairman and Michael Swanson

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 and Thomas Palshaw

I. Call to Order

Chairman Welti called the meeting to order at 6:02 PM.

II. Approval of Minutes

MOVED (FELDMAN), SECONDED (ADAMS) AND PASSED (AYE:WELTI/ FELDMAN/NORD/ UNDERWOOD/ADAMS/THANVANTHRI; ABSTAINED:STOMBERG/CHAMBERLIN) TO APPROVE THE MINUTES OF THE AUGUST 11, 2026 MEETING.

III. Lighting Project

Mr. Modzelewski advised that there were no updates at this time.

IV. Windermere Project

Mr. Graikoski provided the monthly update for the Windermere project and read aloud the Summary Data Sheet [ATTACHED].

Sitework: Continued installation of the sidewalks and curbs. Completed the footings and walls for the amphitheater. Continued with fencing around the site. Completed the final paving, line striping and signage. Completed installation of the stone pad for the shed. Started installation of the parking lot poles.

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- Completed the installation of the ceramic tile base.

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

Renovations Band/Chorus – Completed the roofing, including gutters and downspouts. Completed installation of the millwork. Completed installation of the flooring.

Vestibule Area F – Completed installation of the door operators and security. Completed installation of the walk-off mat.

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

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

Hardscape- Completed the installation of trash receptacles, benches, and bike racks. The installation of the PreK-K outdoor classroom started. Completed the installation of the PreK-K playground equipment, including the Poured in Place rubber. Completed spreading the topsoil. Started the installation of the trees and shrubs. Started hydroseeding.

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

Ms. Thanvanthri shared that she attended the meet and greet for students and heard a lot of positive feedback from parents and students throughout the tour. She added that a parent had concerns about the laminate on the sides of a few desks that were showing particle board. Ms. Gras said that the furniture in area A and B is about two years old and they have had some warranty repairs done on miscellaneous items already. The director of facilities will be notified by Mrs. Underwood and follow up on this. Ms. Thanvanthri also inquired about furniture for the outdoor library Lanai. Ms. Gras replied that they are waiting on pricing for the assembly and installation of the tables and benches which is in progress.

Design/Architect Update:

Mr. Paolillo, Project Manager from DRA, shared that they continue to support the project team by responding to constructions with Arcadis and O&G and are currently working to process and approve a number of submittals with required warranty information and as-builts that have come in. There are a few interior items remaining to finish up including the band room sprinklers and some decorative wall panels to be installed. DRA has visited the site to inspect tagged items and will continue to visit classrooms after school hours, so not to disrupt the students.

Mr. Paolillo shared that there have been concerns about the white membrane roof, which has some green staining on it. DRA is in discussions with the manufacturer and installer on what the cause is and what the best solution/solvent for stain removal should be as well as instructions on how to safely clean this roofing material in the future by washing with water or an eco-friendly product safe for run-off drainage. In addition to that there is a vertical wall that has staining as well. This wall is made of fire rated wood and has a chemical agent that is seeping through and staining the wood in some areas. It was recommended that a rain screen of some type be installed in front of the wall with a gap for circulation that won't damage the membrane. DRA is looking for the best screening option for this, and they will get back to the PBC with a solution.

Mr. Paolillo also shared that there were issues with the exterior door hardware/handles, as they looked like they were rusting. They did a walk through with the installer as well as a representative from the manufacturer. The manufacturer confirmed that the type of steel used is acceptable for exterior use and these just need a good cleaning and will require maintenance on a regular basis. The rust around the bottom of the stainless-steel bollards were also of concern. Mr. Paolillo stated that there is rust around the bottom of the stainless-steel bollards. These sleeves will be removed, cleaned, primed and replaced. O & G has already begun cleaning the stainless-steel sleeves and they will continue to require cleaning.

Mrs. Underwood requested an update on the flooring in the interior corridors. Mr. Paolillo provided a brief update on the Schluter rework. Mrs. Gras added that an area of sheet vinyl flooring that had previously been recommended for repair was completed; however, the repair did not meet the threshold for acceptance. The Owner rejected the repair and directed the construction team to remove and replace that section of flooring.

Mr. Paolillo added that the majority of the base trim repairs, including the small corner pieces that had been loose or falling off, have been completed. He also advised that the team identified five locations where the existing and new building slabs meet and expansion joints will be required.

Chairman Welti noted that the work required to remove and replace the flooring at the five expansion joint locations, as well as the section of flooring where the repair was rejected, will need to occur over Christmas break to avoid interfering with day-to-day building occupancy.

Ms. Nord asked whether any of the remaining flooring conditions presented a safety concern. Mr. Welti responded that they did not and clarified that the area that had presented a safety concern was replaced prior to the students' return.

Mr. Chamberlin asked about the staining on the wood. Mr. Paolillo advised that it was not expected and that several corrective options have been considered. Mr. Graikoski noted that roof material replacement or application of a sealant presented concerns related to flashing and future maintenance. Ms. Gras clarified that the staining is an aesthetic issue and that any proposed corrective work must maintain the roof warranty. Mr. Graikoski added that the condition is related to chemical reactions between the EPDM and fire-rated plywood materials.

Mr. Stomberg expressed concern about the anticipated long-term maintenance of the building. Mr. Paolillo explained that once the rainscreen is complete, the vertical surfaces should require minimal maintenance. Final cleaning, including power washing and cleaning of the bollards and door handles, will occur after site construction and associated dust have subsided.

Mr. Stomberg also requested an update on the Windsorville Road wastewater pipe. Mr. Modzelewski advised that test holes were being performed to verify the elevation of the gas main.

Stephanie Gras provided the following Owner's Representative Update through August 31, 2026.

Invoices:

See attached invoice packet presented at the September 15, 2026 PBC meeting. This month we received and reviewed **EIGHT (8)** vendor/consultant invoices in the amount of **\$81,324.81** and **O&G Industries Pay Application No. 33** in the amount of **\$1,482,763.50**. The total amount recommended for approval is **\$1,564,088.31**. The invoice package includes DRA Invoice No. 0000043 (\$9,475.00), which was previously presented to the PBC and has been carried forward for approval.

(See attached report for additional details.)

Owner Contingency Report: The current Owner Contingency balance is **\$3,778,405.51**. Since project inception, a total of **\$3,251,079.49** has been transferred from Owner Contingency and **\$1,722,732.00** has been returned through prior GMP reconciliations. *(See attached report for additional details.)*

Project Budget Report: The overall project budget remains **\$74,600,000.00**, of which **\$52,220,000.00** is anticipated State grant funding. The project reimbursement rate remains **70%**. Total reimbursement received to date is **\$35,388,036.00**. Total project expenditures through August 31, 2026 are **\$62,986,688.00**, with total commitments of **\$70,158,493.00**, leaving **\$4,441,507.00** available within the project budget.

Construction Budget Report: The current GMP remains **\$62,515,410.00**. Total approved contract changes equal **\$2,926,414.00**, with projected costs of **\$61,344,460.00** and remaining available construction contingency and allowance funding totaling **\$1,170,949.00**.

Financial Update: -



**WINDERMERE ELEMENTARY SCHOOL
PBC SUMMARY
AS OF 09/01/26**



Description	Current Budget As of 09/01/26	Expended To Date Through 08/31/26
Architect	\$3,280,573	\$3,162,973
Owners Oversight		
Owner's Representative	\$978,562	\$961,427
Commissioning	\$128,000	\$98,642
Testing & Inspection	\$114,939	\$114,267
Other Consultants	\$67,261	\$66,761
Moving	\$100,000	\$59,871
Builders Risk Insurance	\$126,242	\$126,242
Town Services		
Town Legal Services	\$62,546	\$62,546
Bond Counsel Fees	\$331,360	\$232,339
State & Town Permit Fees	\$1,500	\$1,500
Advertisement	\$499	\$499
Construction Manager		
Pre-Construction	\$336,000	\$272,720
Construction Manager (GMP)	\$61,908,748	\$55,268,505
Furniture, Fixtures, Equipment	\$1,949,948	\$1,454,833
Technology Equipment	\$1,435,416	\$1,103,763
Owner's Contingency	\$3,778,406	\$0
TOTAL PROJECT BUDGET	\$74,600,000	\$62,986,688
TOTAL ENCUMBERED	\$70,158,493	
Balance Remaining	\$4,441,507	

Changes: There were SIX (6) change proposals approved this month.

PCO-204R2 - Added Security Displays Administration Suite

Amount: \$7,442.57

Funding Source: Owner Contingency

Description:

Provide all labor, materials, and equipment necessary to furnish and install three (3) additional security displays within the Administration Suite as requested in PR #63 Rev. 1. The scope includes new display equipment, associated electrical power, low-voltage infrastructure, outlets, wiring, and all related work required for a complete and operational installation.

PCO-222 - Miscellaneous Sprinkler Revisions

Amount: \$5,708.63

Funding Source: CMR Contingency

Description:

Provide all labor, materials, and equipment necessary to perform miscellaneous fire protection revisions associated with project phasing and ongoing construction activities. The work includes sprinkler system modifications required to accommodate revised field conditions, coordination with other trades, and adjustments necessary to support final construction and occupancy requirements.

PCO-224 - General Trades Safety & Phasing

Amount: \$15,929.30

Funding Source: CMR Contingency

Description:

Provide all labor, materials, and equipment necessary to perform miscellaneous carpentry and labor work associated with project safety and phasing requirements. The scope includes demolition of temporary demising walls, removal of construction debris, and related work required to support ongoing construction operations and project closeout activities.

PCO-227 - Added Crosswalk & Signage

Amount: \$5,145.67

Funding Source: Owner Contingency

Description:

Provide all labor, materials, and equipment necessary to furnish and install additional pavement striping, pedestrian crosswalk markings, and site signage improvements to enhance circulation and safety for students, staff, visitors, and emergency responders.

PCO-232 - Temporary Roofing Allowance

Amount: \$6,116.76

Funding Source: CMR Contingency

Description:

Provide all labor, materials, and equipment necessary to install temporary roofing and flashing in Area F to maintain a weather-tight building envelope during construction. The cost represents work that exceeded the

original roofing allowance and was necessary to support ongoing construction sequencing and weather protection.

PC0-234 - Area E Sprinkler By-Pass

Amount: \$894.33

Funding Source: CMR Contingency

Description:

Provide all labor, materials, and equipment necessary to perform miscellaneous sprinkler work associated with project safety and phasing, including removal of the temporary sprinkler feed serving Area E and coordination of the transition to the permanent sprinkler system configuration.

Professional Service Agreements/Amendments: There is currently **ZERO** Professional Service Agreements for review

Construction Activities and Look Ahead:

Major August accomplishments included:

- Completion of demolition and asbestos abatement of the 1966 building.
- Completion of final paving, striping, sidewalks, curbs, benches, bike racks and exterior hardscape.
- Completion of gymnasium floor refinishing.
- Completion of Area F flooring, millwork, roofing and finish work.
- Completion of playground installation and poured-in-place surfacing.
- Installation of trees, shrubs and hydroseeding operations.

Continued punch-list and commissioning efforts in Areas A, C, D and E. Key project statistics:

- Phase III completion increased from 90% to 99%.
- Phase IV increased from 0% to 99%.
- Overall substantial completion was achieved August 24, 2026.
- Remaining work primarily consists of closeout, commissioning, landscaping establishment, outdoor classroom furniture installation, and punch-list completion

(See O&G report for additional project status and commentary)

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 Preformed a final site inspection this month. The field observation report contained minor deficiencies which were acknowledged by O&G. SES continues to track and update open commissioning items from Phase I and Phase 11, Phase III and commissioning is ongoing. During their filed visit, SES assisted the project with gathering information/documentation pertaining to the Eversource Energy Rebate Program.

FFE/Moving Activities:

Additional Miscellaneous Furniture - DRA has provided an updated Additional FF&E tracking log, which requires a few clarifications from the users and will require PBC approval. Some items were

available through FF&E sources within the project, and we are in receipt of quotes for those items. A more detailed list will be available for review and approval at the October meeting.

Critical Items/Potential Issues: There are currently **no major schedule impacts identified**. Procurement activities remain substantially complete. Remaining focus is on:

- Commissioning Closeout
- Punch-list completion
- Landscaping establishment
- Outdoor classroom completion
- Project closeout documentation and State grant reconciliation.

Additional Items:

Following the July 14, 2026 PBC meeting, the Board approved the purchase of additional technology displays and mobile carts as part of the additional **FF&E** buyout. After that approval, it was identified that R&B Enterprises had the requested equipment available through State Contract pricing. Purchasing the equipment through R&B Enterprises under the State Contract provides a more cost-effective option for the Town and simplifies the procurement process by using an already established purchasing vehicle. At tonight's meeting, the motion will be clarified to authorize the purchase of the additional technology equipment from R&B Enterprises through the State Contract.

-End of Arcadis Report-

V. HVAC Project

There was no update for the HVAC project at this time.

VI. Approval of Invoices

MOVED (THANVANTHRI), SECONDED (ADAMS) AND PASSED UNANIMOUSLY TO APPROVE THE O&G PARTIAL PAY APPLICATION NO. 33 DATED AUGUST 31, 2026 IN THE AMOUNT OF \$1,482,763.50.

Pay App Date	Payment App No.	Vendor	Amount
8/31/2026	33	O&G Industries <i>Construction Manager</i>	\$ 1,482,763.50

The following eight (8) Windermere Elementary invoices were presented for review and approval [ATTACHED]:

Invoice Date	Invoice Number	Vendor	Amount
9/4/2026	36155896	Arcadis OPM Services	\$ 25,000.00
7/31/2026	43	DRA Architectural Services	\$ 9,475.00

8/31/2026	44	DRA Architectural Services	\$ 7,108.17
8/27/2026	220-078985	Meyer Moving	\$ 1,025.00
8/31/2026	220-079142	Meyer Moving-monthly storage (Risers)	\$ 354.75
9/14/2026	1187	Probuilt Designs, LLC Playground	\$ 35,000.00
8/21/2026	7505	Innovative Playground Services Playground	\$ 2,000.00
8/27/2026	WK36268690	Home Depot Furniture, Fixtures & Equipment	\$ 1,361.93
			\$ 81,324.81

MOVED (FELDMAN), SECONDED (THANVANTHRI) AND PASSED UNANIMOUSLY TO APPROVE THE EIGHT (8) ABOVE INVOICES AS PRESENTED IN THE DISTRIBUTED PACKET FOR A TOTAL AMOUNT OF \$81,324.81.

MOVED (FELDMAN), SECONDED (ADAMS) AND PASSED UNANIMOUSLY TO APPROVE THE FOLLOWING SIX (6) PCOS FOR RECORD; **PCO-204R2**-ADDED SECURITY DISPLAYS ADMINISTRATION SUITE IN THE AMOUNT OF \$7,442.57(OWNER CONTINGENCY); **PCO-227**-ADDED CROSSWALK & SIGNAGE IN THE AMOUNT OF \$5,145.67 (OWNER CONTINGENCY); **PCO-222**-MISCELLANEOUS SPRINKLER REVISIONS IN THE AMOUNT OF \$5,708.63; **PCO-224**-GENERAL TRADES SAFETY & PHASING IN THE AMOUNT OF \$15,929.30 (CMR CONTINGENCY); **PCO-232**-TEMPORARY ROOFING ALLOWANCE IN THE AMOUNT OF \$6,116.76 (CMR CONTINGENCY); **PCO-234**-AREA E SPRINKLER BY-PASS IN THE AMOUNT OF \$894.33 (CMR CONTINGENCY) FOR A TOTAL AMOUNT OF \$41,237.26, OF WHICH \$12,588.24 IS FROM OWNER'S CONTINGENCY.

MOVED (ADAMS), SECONDED (FELDMAN) AND PASSED UNANIMOUSLY TO APPROVE THE PURCHASE OF **ADDITIONAL TECHNOLOGY DISPLAYS AND MOBILE CARTS FROM R&B ENTERPRISES** THROUGH STATE CONTRACT PRICING IN THE AMOUNT OF **\$8,339.44**, AS PART OF THE PREVIOUSLY APPROVED ADDITIONAL FF&E BUYOUT FOR THE WINDERMERE ELEMENTARY SCHOOL PROJECT, DETERMINING THAT PROCUREMENT THROUGH THE STATE CONTRACT PROVIDES A MORE COST-EFFECTIVE PURCHASING METHOD AND UTILIZES AN ESTABLISHED PUBLIC PURCHASING VEHICLE FOR THE TOWN.

MOVED (THANVANTHRI), SECONDED (NORD) AND PASSED UNANIMOUSLY TO APPROVE THE BELOW MEP INVOICES IN THE TOTAL AMOUNT OF \$414,272.07.

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	4/24/2026	4/24/2026	2301777.0000-12	\$ 930.00
GRANT	BL Companies	Architectural Services	7/31/2026	7/31/2026	2301777.0000-14	\$ 930.00
GRANT	BL Companies	Architectural Services	8/28/2026	8/28/2026	2301777.0000-15	\$ 1,705.00
GRANT	The Nutmeg Companies	Construction Services	7/31/2026	8/5/2026	#13-CS	\$ 306,939.30
GRANT	The Nutmeg Companies	Construction Services	8/31/2026	8/28/2026	#14-CS	\$ 103,767.77
TOTAL AMOUNT RECOMMENDED FOR APPROVAL						\$ 414,272.07

MOVED (FELDMAN), SECONDED (THANVANTHRI) AND PASSED UNANIMOUSLY TO APPROVE THE FOLLOWING THREE (3) PCOS FOR CENTER SCHOOL: PCO-2A -NEW PULL DOWN STAIR IN THE AMOUNT OF \$6,529.23(GRANT); PCO-10 – ADD HOT WATER COIL AND ASSOCIATED PIPING TO DOAS-1 IN THE AMOUNT OF \$11,238.62 (GRANT) AND PCO-2B- NEW PULL DOWN STAIR IN THE AMOUNT OF \$6,610.52 (BOE) FOR A TOTAL AMOUNT OF \$24,378.37.

VII. New Business

The PBC discussed the release of construction retainage, which is currently being held at approximately five percent (5%) and totals nearly \$3 million. It was explained that, as the project approaches completion, retainage may be released incrementally rather than waiting to release the majority of the funds at one time.

O&G advised that retainage can be reviewed and released on a contractor-by-contractor basis. Prior to recommending a partial release, the project team would evaluate the contractor's completion status, outstanding punch-list items, pending PCOs, warranty and closeout documentation, attic stock/material requirements, and any other outstanding contractual obligations. Approval from the contractor's bonding company would also be obtained, as applicable.

The PBC discussed beginning partial retainage releases over the next several months rather than waiting until approximately December to process the majority of the releases. Higgins and System One were discussed as examples of contractors that have requested a reduction in retainage. Each currently has approximately \$90,000 being held and has requested a release of approximately \$40,000–\$45,000. If approved, approximately half of the current retainage will remain available until the contractor's remaining obligations are satisfied.

The PBC generally supported the gradual release approach, noting that it would allow each contractor to be evaluated individually and provide adequate time for the project team to confirm that required work and documentation have been completed. Contractors with significant outstanding punch-list or closeout items would not be recommended for a retainage reduction until sufficient progress has been made.

It was further clarified that a partial release of existing retainage would not prevent retainage from being withheld on subsequent work. If a contractor performs additional billable work, the appropriate retainage would be withheld from those future payments. Following an initial reduction, approximately 2.5% retainage may remain until the contractor reaches final completion and the necessary bonding-company release is obtained.

Discussion was also held on whether final retainage should remain withheld through the one-year warranty period. PBC members noted differing past practices regarding the relationship between retainage, substantial completion, final completion, and the warranty period. The project team will review the applicable contract documents and

specifications and report back to the PBC regarding the requirements for final retainage release and the warranty period.

The PBC supported proceeding with the review and gradual release of retainage for qualifying contractors on a case-by-case basis, subject to satisfactory completion of work and closeout requirements and any required bonding-company approvals. The requirements regarding retainage during the warranty period will be reviewed and brought back to the PBC for clarification.

VIII. Adjournment

MOVED (NORD), SECONDED (FELDMAN) AND PASSED UNANIMOUSLY TO ADJOURN THE MEETING AT 7:38 PM.

Submitted by: _____



Rebecca Einsiedel
Recording Secretary

SUMMARY DATA		
AUGUST 2026 Project: Windermere Elementary School		Report # 32 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	08/24/26
Phase IV - Landscape,Hardscape,Playscape		08/24/26
Overall Substantial Completion	04/30/26	08/24/26
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%	99%
Phase IV - Landscape,Hardscape,Playscape	0%	99%
Construction Budget	LAST REPORT	THIS REPORT
Baseline Budget	\$61,466,046	\$61,466,046
Potential Budget Revisions	\$220,770	\$147,712
Approved Budget Revisions	\$828,593	\$901,652
Current Budget (GMP)	\$62,515,410	\$62,515,410
Construction Costs	LAST REPORT	THIS REPORT
Awarded Contracts	\$58,143,445.00	\$58,143,445
Potential Contract Changes	\$383,394	\$274,601
Approved Contract Changes	\$2,817,622	\$2,926,414
Projected Costs	\$61,344,460	\$61,344,460
Funds Available	LAST REPORT	THIS REPORT
Allowance Funds Available	\$352,326	\$352,326
Contingency Funds Available	\$818,623	\$818,623
Total Funds Available	\$1,170,949	\$1,170,949

Windermere Elementary School
O&G Project No. 2014700
JULY 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 377 total RFIs. 376 are closed or responded to.
 - ASIs – There was one ASI issued this period.
 - PRs- There were no PR issues during this period. Sixty-Three (63) Total PRs issued total.
- **PCOs:**
 - PCOs for Approval/Approved:
 - PCO-204 - Added Security Displays in Administration.
 - PCO-222 – Miscellaneous Sprinkler revisions.
 - PCO-224 – General Trades Safety & Phasing. .
 - PCO-227 – Crosswalks & Signage.
 - PCO-232 – Temporary Roofing Allowance.
 - PCO-234 – Area E sprinkler by-pass.
 - PCOs being Processed:
 - PCO-206 – Miscellaneous Electrical.
 - PCO-212 – Critical Barriers 1966 Building.
 - PCO-213 – Miscellaneous Demolition.
 - PCO-216 – N/S corridor trench excavation & backfilling.
 - PCO-233 – Miscellaneous Windows, Curtain Walls, & Storefronts.
 - PCO-226 – Detention Pond Revisions.
 - PCO-225 – Temporary Fencing & Walks.

Schedule Impact/Activity Revisions:

- No major schedule impacts/activity revisions this period.

Procurement:

- There are no procurement issues currently.

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

Project Commentary

Project Summary:

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

Sitework: Completed installation of the sidewalks and curbs. Completed the footings and walls for the amphitheater. Continued with the fencing around the site. Completed the final paving, line striping and signage. Completed installation of the stone pad for the shed. Started installation of the parking lot light poles.

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. Continued 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 – Completed the installation of the ceramic tile base.

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

Renovations Band/Chorus –Completed the roofing, including gutters and down spouts. Completed installation of the millwork. Completed installation of the flooring.

Vestibule Area F – Completed installation of the door operators and security. Completed installation of the walk-off mat.

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

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

Hardscape - Completed the installation of trash receptacles, benches, and bike racks. The installation of the PreK-K outdoor classroom started. Completed the installation of the PreK-K playground equipment, including the Poured in Placed rubber. Completed spreading the topsoil. Started installation of the trees and shrubs. Started hydroseeding.

Current Status:

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

- No work this period.

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

- Monitored Erosion Control Measures.
- Completed with the installation of the sidewalks and curbs.
- Completed the footings and walls for the amphitheater.
- Continued with the installation of the fencing and gates.
- Completed installation of the benches and trash receptacles.
- Started planting trees and shrubs.
- Started hydroseeding.
- Started installation of the PreK-K outdoor classroom.

BP # 2.03 – Concrete – Acranom Masonry.

- No work this period.

BP#2.04 – Masonry – Acranom Masonry.

- Completed caulking the exterior masonry joints.

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

- No work this period.

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

- Started installation of the stainless-steel cap on stair #2.

BP # 2.06 – Millwork – Legere Group. Ltd.

- Completed the installation of the millwork in Area F.

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

- No work this period.

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

- No work this period.

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

- Completed the installation of the roofing in Area F.
- Completed the installation of the metal facias, gutters, and downspouts.

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

- Completed the installation of the fiber cement siding on the bus loop canopy.

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

- Completed the punch list.

BP # 2.09a – Acoustical – Acoustics, Inc.

- Completed the installation of the linear metal panels on the bus loop canopy.

BP # 2.09a – Drywall – H. Carr & Sons, Inc.
No work this period.

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

- Completed the installation of the flooring in Area F.
- Completed the re-finishing the gymnasium wood flooring.
- Started the re-finishing of the performance platform floor.

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

- Completed the punch list.

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

- General cleaning.
- Completed the installation of the tack boards in Area E&F.
- Completed the installation of the bathroom accessories.
- Completed the installation of the window shades.

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

- No work this period.

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

- Completed the final cleaning of Area F.

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

- Added two sprinkler heads on the performance platform.

BP # 2.22 - Plumbing – Ferguson Mechanical.

- Completed the finish plumbing in Area F.

BP # 12.23 – HVAC – Ferguson Mechanical.

- Completed the installation of the Diffusers, Registers, and Grills in Area F.

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

- Completed hanging the light fixtures in Area F.
- Completed the installation of the Fire Alarm System in Area F.
- Completed installation of the light poles and lights in the parking lot.
- Completed installation of the lighting controls.

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

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

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

- Completed installation of the K/PreK playground equipment.

Punch List Status:

Number of Items: 483

Number of Items Open: 114

Number of Items Work Done/Ready to Inspect: 213

In Dispute: 19

Number of Items Closed: 137

Commissioning Status:

Number of Total Commission Items: 114

Number of closed items: 80

Number of Open items: 29

Number of Pending Items ready to inspect: :5