



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, October 13, 2026

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

6:00 PM

MINUTES

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

Members Absent: Patrick Stavens and Michael Swanson

Additional Attendees: George Graikoski, Construction Manager, O&G Industries; Stephanie Gras, Project Manager, Arcadis; Ron Paolillo, Drummey Rosane Anderson, Inc, (DRA) and Thomas Palshaw

I. Call to Order

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

II. Approval of Minutes

Mr. Adams asked that the minutes from the last meeting be amended to include that Chairman Welti asked for the detention basin to be mowed.

MOVED (ADAMS), SECONDED (NORD) AND PASSED (AYE:WELTI/ FELDMAN/NORD/ UNDERWOOD/ADAMS/THANVANTHRI/STOMBERG/CHAMBERLIN; ABSTAINED: MAGNUSON) TO APPROVE THE AMENDED MINUTES FROM THE SEPTEMBER 15, 2026 MEETING.

III. Lighting Project

Tom Palshaw commented on the system at UConn. There was no further discussion.

IV. Windermere Project

Chairman Welti shared that the ribbon cutting event will be taking place on October 15th at 4:00 and welcomed all to attend. Brief discussion was held regarding the parking and overflow. No parking signs on Abbott Road were suggested.

Ms. Gras informed the committee members that she noticed the buses do not use the bus loop as was originally intended and Mr. Welti asked that she contact the bus company and provide instructions.

Mr. Magnuson said that he was pleased to see that there was a half-page advertisement from O&G in the local North Central newspaper congratulating the Town on the completion of the Windermere School project.

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

Project Summary

Sitework:

Completed the fencing around the site. Completed the installation of the parking lot light poles. Started the reinforced turf for the overflow parking.

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 – Started working on the punch list.

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

Renovations Band/Chorus – Completed re-finishing the performance platform wood floor. Started installation of the stair handrails.

Vestibule Area F – Started working on the punch list.

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 the PreK-K outdoor classroom. Completed the installation of the trees and shrubs. Completed the 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 the installation of the fencing and gates.
- Completed planting trees and shrubs.
- Completed the hydroseeding.
- Completed the installation of the PreK-K outdoor classroom.
- Started installing the reinforced turf for the overflow parking.

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.

- Completed installation of the amphitheater handrails.
- Completed installation of the handrails in the Chorus room.

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

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

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.

- No work this period.

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

- Started punch list work from roof inspection.

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.

- No work this period.

BP # 2.09a – Acoustical – Acoustics, Inc.

- No work this period.

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

No work this period.

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

- Completed the re-finishing of the performance platform floor.

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 this period.

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

- No work this period.

BP # 2.22 - Plumbing – Ferguson Mechanical.

- Continued with Commissioning.
- Completed Owner Training.

BP # 12.23 – HVAC – Ferguson Mechanical.

- Continued with Commissioning.
- Completed Owner Training.

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

- Continued with Commissioning.
- Completed Owner Training.

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

- Completed Owner Training.

BP #32 – Playground Equipment – Ulti Play Parks & Playgrounds.

- No work this period.

Punch List Status:

Number of Items: 475

Number of Items Open: 114

Number of Items Work Done/Ready to Inspect: 63

In Dispute: 21

Number of Items Closed: 277

Commissioning Status:

Number of Total Commission Items: 118

Number of closed items: 80

Number of Open items: 33

Number of Pending Items ready to inspect: :5

Design/Architect Update:

Mr. Paolillo provided the Design/Architect Update on behalf of DRA, noting that Greg was unable to attend the meeting.

Mr. Paolillo reported that Silkdown had cleaned the flat roof to the extent possible. DRA was awaiting a report from Carlisle regarding the cause of the discoloration and recommendations for future cleaning and maintenance. For the vertical walls where the fire-treated wood is leaching through the roof membrane, DRA was evaluating a painted expanded wire mesh screen to conceal the staining. The team was considering either direct attachment or installation on standoffs to provide an air gap. The proposed solution must withstand wind and avoid the accumulation of leaves, debris, mold, mildew and algae. DRA will return with a final recommendation.

Mr. Paolillo discussed the laboratory stools and chorus room folding chairs. The laboratory stools had been delivered with incorrect seat pans. Replacement seat pans could not be attached to the existing bases; however, the delivered stools are usable, meet the intended need and are more expensive than those originally ordered. His understanding was that the laboratory stools would remain. The chorus room folding chair issue was being resolved with the vendor. Mr. Paolillo and Ms. Gras reviewed temporary arrangements, and chairs were moved to temporary storage pending receipt of the correct parts and completion of the resolution.

DRA continued reviewing punch-list work and conducting follow-up inspections. Mr. Paolillo noted that some items reported as ready for inspection included items that had not been accepted during previous follow-up inspections. DRA received the shop drawings for the wall graphics, reviewed and marked them up, and returned them to O&G that day. Coordination also continued on the wheelchair lift for the performance platform, which Mr. Paolillo believed was on order, with an approximately six-week lead time discussed. DRA consulted its engineers and provided wiring information for the vertically operating partition on the performance platform, working with the electrical subcontractor. DRA representatives plan to attend the open house on Thursday, October 15, 2026.

Chairman Welty asked for an update on the poured-in-place playground surfacing on the steep slope at the zip line. The playground consultant had questioned whether that material was appropriate for the slope and recommended consideration of an alternative. Mr. Paolillo agreed to follow up. It was noted that the playground equipment previously taken out of service had been replaced before students returned in August. Additional patches have also been made to the steep surface area. Chairman Welty stated that there was no current safety issue but expressed concern that the surface could become an ongoing maintenance problem. He requested that DRA and its consultants address the issue while the project remains open.

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

Invoices: See attached invoice packet presented at the October 13, 2026 PBC meeting. This month **SIX (6)** vendor/consultant invoices were received and reviewed totaling **\$710,133.78**, including O&G Industries Pay Application No. 34 in the amount of \$664,303.78. **The total amount recommended for approval is \$710,133.78.** *(See attached report for additional details.)*

Owner Contingency Report: The current Owner Contingency balance is **\$3,578,385.51**. Since project inception, a total of \$3,451,099.49 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, of which \$52,220,000 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 September 30, 2026 are \$64,550,776, with total commitments of \$70,361,255, leaving \$4,238,745 available within the project budget.

Financial Update:



WINDERMERE ELEMENTARY SCHOOL
PBC SUMMARY
AS OF 10/01/26



Description	Current Budget As of 10/01/26	Expended To Date Through 09/30/26
Architect	\$3,280,573	\$3,179,556
Owners Oversight		
Owner's Representative	\$1,141,582	\$865,427
Commissioning	\$128,000	\$68,542
Testing & Inspection	\$114,839	\$114,267
Other Consultants	\$104,261	\$103,761
Moving	\$100,000	\$61,051
Builders Risk Insurance	\$126,242	\$126,242
Town Services		
Town Legal Services	\$62,546	\$62,546
Bond Counsel Fee	\$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	\$56,751,269
Furniture, Fixtures, Equipment	\$1,949,948	\$1,458,195
Technology Equipment	\$1,435,416	\$1,103,763
Owner's Contingency	\$3,578,386	\$0
TOTAL PROJECT BUDGET	\$74,600,000	\$64,550,776
TOTAL ENCUMBERED	\$70,361,255	
Balance Remaining	\$4,238,745	

Construction Budget Report: The current GMP is \$62,512,900. Total approved contract changes equal \$2,931,786, with projected costs of \$61,516,097 and remaining available construction contingency and allowance funding totaling \$996,804.

Changes: There are **THREE (3)** change proposals being presented this month.

PC0-236R1 - Irrigation for Multipurpose

Field Amount: \$37,328.87

Funding Source: Owner Contingency

Description: Provide all labor, materials, and equipment necessary to furnish and install an irrigation system for the multipurpose playing field. The scope includes piping, fittings, sprinkler heads, valves, valve boxes, wiring, rain sensor, and all related work required for a complete irrigation system. The PCO identifies no schedule impact.

PC0-216R1 - North/South Corridor Excavation and Backfill

Amount: \$78,787.88

Funding Source: CMR Contingency

Description: Provide all labor, materials, and equipment necessary to excavate and backfill the utility trench within the North/South Corridor in Area D. The underground utility work was required to accommodate relocation of the IDF/Electrical Room from Area E to Area F. The cost is fully offset by CMR Contingency, resulting in a net change of \$0.00 to the Owner.

PC0-233 - Miscellaneous Windows, Curtain Walls, and Storefronts

Amount: \$4,472.52

Funding Source: CMR Contingency

Description: Provide all labor, materials, and equipment necessary to furnish and install miscellaneous brake metal as directed by the Construction Manager. The scope includes work at the columns within the C/E connector and wrapping the 2x4 header at the Whale Wall. The cost is fully offset by CMR Contingency, resulting in a net change of \$0.00 to the Owner.

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

Construction Activities and Look Ahead:

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

O&G reported no major schedule impacts or activity revisions during September and no current procurement issues. Phase I was reported at 99%, Phase II at 98%, Phase III at 99%, and Phase IV at 99% complete. Exterior final cleaning, punch-list work, project closeout, and final pre-commissioning activities continued into October.

Major September accomplishments included:

- Completion of performance-platform wood-floor refinishing and continued handrail installation in the Band/Chorus area.
- Completion of owner training for plumbing, HVAC, electrical/fire alarm, and technology/security systems.
- Continued HVAC commissioning in Areas C and E.
- Continued punch-list work in the new addition, Areas C and E, the C/E connector, the A/C connector, and Vestibule Area F.

- Start of reinforced turf installation for overflow parking.
- Completion of site fencing and gates, parking lot light poles, installation of the Pre-K/K outdoor classroom, planting of trees and shrubs, and hydroseeding.

Design Progress: The design team continued construction administration and closeout support. Outstanding coordination included substantial completion documentation; expansion-joint direction at new-to-existing foundations; courtyard asphalt corrective measures; final VWC locations; the learning-stair Whale Wall cap detail; Door C113.3 Fire rating; bird-nesting prevention at exterior light fixtures; and review of remaining roofing conditions.

Commissioning: Commissioning continued during September. O&G reported 118 total commissioning items: 80 closed, 33 open, and 5 pending inspection. Owner training was completed for plumbing, HVAC, electrical/fire alarm, and technology/security systems.

FFE/Moving Activities:

Additional Miscellaneous Furniture - Miscellaneous FF&E coordination remained ongoing. The September invoice package includes \$6,650.00 for technology equipment from Ockers Technologies. We began processing the orders for additional Gym small wares, Additional PreK classroom small wares. Miscellaneous furniture request. We took delivery of the previously approved request from facilities/custodial of the Ego Electric Snowblower from Rocky's Ace Hardware and the Tennant floor buffer from SweeperScrub.com

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 and acceptance
- Receipt of substantial completion and final consultant documentation
- Resolution of courtyard asphalt and remaining roofing conditions
- Project closeout documentation and State grant reconciliation.

Additional Items:

The PBC is requested to approve:

- the September invoice package totaling \$710,133.78
- PCO-216R1, North/South Corridor Excavation and Backfill, in the amount of \$78,787.88, to be funded from CMR Contingency.
- PCO-236R1 and PCO-233 are being presented for record only.

-End of Arcadis Report-

V. HVAC Project

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

VI. Approval of Invoices

MOVED (FELDMAN), SECONDED (UNDERWOOD) AND PASSED UNANIMOUSLY TO APPROVE THE O&G PARTIAL PAY APPLICATION NO. 34 DATED SEPTEMBER 30, 2026 IN THE AMOUNT OF \$664,303.78.

Pay App Date	Payment App No.	Vendor	Amount
9/30/2026	34	O&G Industries Construction Manager	\$ 664,303.78

The following five (5) Windermere Elementary invoices were presented for review and approval [ATTACHED]:

Invoice Date	Invoice Number	Vendor	Amount
10/12/2026	36165719	Arcadis OPM Services	\$ 30,000.00
9/30/2026	45	DRA Architectural Services	\$ 5,685.00
9/30/2026	SO0199	Ockers Technologies Technology Equipment	\$ 6,650.00
9/17/2026	TSMT18181	Tri State Materials Testing Lab, LLC Material Testing	\$ 1,840.00
9/17/2026	TSMT18282	Tri State Materials Testing Lab, LLC Material Testing	\$ 1,655.00
			\$ 45,830.00

MOVED (FELDMAN), SECONDED (UNDERWOOD) AND PASSED UNANIMOUSLY TO APPROVE THE FIVE (5) ABOVE INVOICES AS PRESENTED IN THE DISTRIBUTED PACKET FOR A TOTAL AMOUNT OF \$45,830.00.

MOVED (FELDMAN), SECONDED (THANVANTHRI) AND PASSED UNANIMOUSLY TO APPROVE THE FOLLOWING TWO (2) PCOS FOR RECORD; **PCO-236R1-IRRIGATION FOR MULITPURPOSE FIELD** IN THE AMOUNT OF \$37,328.87(OWNER CONTINGENCY); **PCO-233-MISCELLANEOUS WINDOWS, CURTAIN WALLS, AND STOREFRONTS** IN THE AMOUNT OF \$4,472.52 (CMR CONTINGENCY) FOR A TOTAL AMOUNT OF \$41,801.39.

MOVED (ADAMS), SECONDED (FELDMAN) AND PASSED UNANIMOUSLY TO APPROVE **PCO-216R1-NORTH/SOUTH CORRIDOR EXCAVATION AND BACKFILL** IN THE AMOUNT OF \$78,787.88 (CMR CONTINGENCY) WHICH IS FULLY OFFSET BY CMR CONTINGENCY, RESULTING IN A NET CHANGE OF \$0.00 TO THE OWNER.

MOVED (UNDERWOOD), SECONDED (NORD) AND PASSED UNANIMOUSLY TO APPROVE THE BELOW MEP INVOICES IN THE TOTAL AMOUNT OF \$16,942.30.

INVOICE/PAYMENT APPLICATIONS SUMMARY
FOR APPROVAL

Funding	Vendor	Description of Service	Period Ending	Invoice/ Payment Application Date	Invoice #/Payment Application #	Amount
GRANT	The Nutmeg Companies	Construction Services	9/30/2026	10/9/2026	#15-CS	\$ 16,942.30
TOTAL AMOUNT RECOMMENDED FOR APPROVAL						\$ 16,942.30

VII. New Business

Chairman Welti thanked Ms. Gras for her continued efforts to secure the additional Eversource energy incentive reimbursement. Ms. Gras explained that documentation and programming changes related to the heating system had allowed the project to satisfy the requirements for an additional reimbursement of approximately \$180,000, expected by the end of the year. The payment will go to the Town and reduce the amount that must be bonded.

Chairman Welti discussed the remaining Windermere project work and anticipated closeout. Significant invoices and punch-list work are expected over the next two to three months. The proposed screening for the stained vertical roof walls still required final design and pricing, with installation potentially occurring in the spring. Courtyard paving corrections could also affect the closeout schedule. Chairman Welti emphasized that the project must remain open while outstanding work requires project funding, since additional project expenditures cannot be made after closeout. The project is expected to remain open for at least several more months.

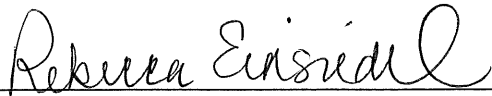
Chairman Welti reported that Arcadis would transition to part-time services beginning in November. Ms. Gras will work remotely following her relocation to the Carolinas, with the following week being her last week on site. She would continue supporting the Windermere project, including processing remaining change proposals and participating in correspondence and meetings remotely as needed. Kelly or Senior project manager Adam Palmer would provide on-site inspection support and continue coordinating with O&G and DRA. Chairman Welti thanked Ms. Gras for her work and dedication over approximately two and one-half years. Ms. Gras said it was a pleasure to work with the Committee and thanked them for their cooperation and communication.

Mr. Palshaw asked whether the blue light phone project had officially closed following payment of the final invoice and retainage. Chairman Welti stated that he would contact Mr. Modzelewski, Public Works Director to confirm the status and report back. It was noted that the project had previously been kept open for additional meetings pending any final information. Mr. Palshaw reported that Mr. Modzelewski was working with the Trails Committee to coordinate the signs for the 12 phone locations using a consistent format. Common names and street addresses had been established for all 12 locations, and draft plaques had been prepared.

VIII. Adjournment

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

Submitted by:



Rebecca Einsiedel
Recording Secretary

SUMMARY DATA		
SEPTEMBER 2026 Project: Windermere Elementary School		Report # 33 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	99%	99%
Phase IV - Landscape,Hardscape,Playscape	99%	99%
Construction Budget	LAST REPORT	THIS REPORT
Baseline Budget	\$61,466,046	\$61,466,046
Potential Budget Revisions	\$147,712	\$100,431
Approved Budget Revisions	\$901,652	\$946,423
Current Budget (GMP)	\$62,515,410	\$62,512,900
Construction Costs	LAST REPORT	THIS REPORT
Awarded Contracts	\$58,143,445.00	\$58,143,445
Potential Contract Changes	\$274,601	\$440,865
Approved Contract Changes	\$2,926,414	\$2,931,786
Projected Costs	\$61,344,460	\$61,516,096
Funds Available	LAST REPORT	THIS REPORT
Allowance Funds Available	\$352,326	\$338,826
Contingency Funds Available	\$818,623	\$657,978
Total Funds Available	\$1,170,949	\$996,804

Windermere Elementary School
O&G Project No. 2014700
SEPTEMBER 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 380 total RFIs. 379 are closed or responded to. One (1) is open.
 - ASIs – There were 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-233 – Miscellaneous Windows, Curtain Walls, & Storefronts.
 - PCO-236 – Lawn Irrigation.
 - PCOs for Approval/Approved:
 - PCO-206 – Miscellaneous Electrical.
 - PCO-212 – Critical Barriers 1966 Building.
 - PCO-213 – Miscellaneous Demolition.
 - PCO-216 – N/S corridor trench excavation & backfilling.
 - PCO-225 – Temporary Fencing & Walks.
 - PCO-226 – Detention Pond Revisions.
 - PCO-235 R1 – Lead Removal Area F.
 - PCO-237 – Handrails upper parking lot.
 - PCO-238 – Miscellaneous Acoustical Ceiling.
 - PCO-239 – Miscellaneous Windows, Curtain Walls, & Storefronts.
 - PCO-240 – Silkton Premium Time
 - PCO-241 - Additional Cleaning Phase 3.
 - PCO-242 – PreK-K Playground Sodding.
 - PCO-243 – Modify PreK-K Outdoor Classroom Furniture.
 - PCO-244 – Miscellaneous Flooring.
 - PCO-245 – Lower Forbo Tack Boards in Area E corridor.
 - PCO-246 – Wire Skyfold Operating Partition.
 - PCO-247 - Miscellaneous Technology.
 - PCO-248 – Miscellaneous Sprinkler.
 - PCO-249 – Added two (2) sprinkler heads in Chorus Room.
 - PCO-250 – Miscellaneous Electrical – CMR Contingency.
 - PCO-251 – Miscellaneous Electrical – Owner Contingency.
 - PCO-252 – Added Structural Steel – CMR Contingency.

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
SEPTEMBER 2026 Monthly Report

Project Commentary

Project Summary:

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

Sitework: Completed the fencing around the site. Completed the installation of the parking lot light poles. Started the reinforced turf for the overflow parking.

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 – Started working on the punch list.

Phase III – Renovations Band/Chorus, Vestibule Area F, Demolition South Building:
Renovations Band/Chorus – Completed re-finishing the performance platform wood floor. Started installation of the stair handrails.
Vestibule Area F – Started working on the punch list.
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 the PreK-K outdoor classroom. Completed the installation of the trees and shrubs. Completed the 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 the installation of the fencing and gates.
- Completed planting trees and shrubs.
- Completed the hydroseeding.
- Completed the installation of the PreK-K outdoor classroom.
- Started installing the reinforced turf for the overflow parking.

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.

- Completed installation of the amphitheater handrails.
- Completed installation of the handrails in the Chorus Room.

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

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

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.

- No work this period.

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

- Started punch list work from roof inspection.

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.

- No work this period.

BP # 2.09a – Acoustical – Acoustics, Inc.

- No work this period.

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

No work this period.

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

- Completed the re-finishing of the performance platform floor.

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 this period.

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

- No work this period.

BP # 2.22 - Plumbing – Ferguson Mechanical.

- Continued with Commissioning.
- Completed Owner Training.

BP # 12.23 – HVAC – Ferguson Mechanical.

- Continued with Commissioning.
- Completed Owner Training.

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

- Continued with Commissioning.
- Completed Owner Training.

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

- Completed Owner Training.

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

- No work this period.

Punch List Status:

Number of Items: 475

Number of Items Open: 114

Number of Items Work Done/Ready to Inspect: 63

In Dispute: 21

Number of Items Closed: 277

Commissioning Status:

Number of Total Commission Items: 118

Number of closed items: 80

Number of Open items: 33

Number of Pending Items ready to inspect: :5



OWNER CONTINGENCY
TRANSACTIONS
AS OF 10/01/26



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

Distributed To (Description Budget Line)	Description of Transaction	PSBC Approved Date	Amount
Architect and Engineering Services	Professional Supplemental Services #1	06/11/24	\$ 11,247.50
	Professional Supplemental Services #2 (Reconciliation Amount)	05/15/24	\$ 266,325.89
	Professional Supplemental Services #3	11/12/25	\$ 4,950.00
	Professional Supplemental Services #4	09/09/25	\$ 94,750.00
	Professional Supplemental Services #5	02/10/26	\$ 26,400.00
	Professional Supplemental Services #6	02/10/26	\$ 2,500.00
	Professional Supplemental Services #7	02/10/26	\$ 4,400.00
	Subtotal		\$ 410,573.39
Owner's Oversight Owner's Representative	Reconcile with Work Authorization #2	03/12/24	\$ 248,440.00
	Reconcile with Work Authorization #3	09/09/25	\$ 206,340.00
	Reconcile with Work Authorization #4	08/11/26	\$ 163,020.00
Commissioning	Reconcile with SES Contract	04/11/23	\$ 3,000.00
Other Consultants	Increase Budget by \$20K - Unforeseen Costs	N/A	\$ 20,000.00
	Reconcile - Ultiplay	8/11/2026	\$ 2,200.00
	Reconcile - Innovative Playground	9/15/2026	\$ 2,000.00
	Reconcile - Probuilt Designs, LLC	9/15/2026	\$ 35,000.00
Builders Risk Insurance	Increase Budget by \$39,006 - Reconcile with Additional BR Coverage	N/A	\$ 39,006.00
	Increase Budget by \$12,236 - Reconcile with Additional BR Coverage	N/A	\$ 12,236.00
	Subtotal		\$ 731,242.00
Construction Manager Pre-Construction	Reconcile with O&G Contract	12/06/22	\$ 25,000.00
	Structural Steel - Pre Detailing Services	N/A	\$ 71,000.00
	Additional Services - Allowance	N/A	\$ 40,000.00
	Subtotal		\$ 136,000.00
Construction	Change Order #2	3/12/24 & 4/9/24	\$ -
	Change Order #3	5/15/24 & 6/11/24	\$ 62,453.00
	Change Order #4	7/16/2024	\$ (1,722,732.00)
	Change Order #5	9/16/24 & 10/08/24	\$ 90,164.00
	Change Order #6	12/11/2024 & 1/14/2025	\$ 190,275.59
	Change Order #7	3/11/2025	\$ 323,902.80
	Change Order #8	5/14/2025	\$ 394,062.32
	Change Order #9	7/8/2025	\$ 271,313.76
	Change Order #10	9/9/2025	\$ 526,544.40
	Change Order #11	1/12/2026	\$ 25,276.62
	Change Order #12	6/12/2026	\$ 20,998.23
	Change Order #13	6/12/2026	\$ 113,871.83
	Change Order #14	6/12/2026	\$ 100,630.50
	Change Order #15	6/23/2026	\$ 53,791.05
	Subtotal		\$ 2,173,284.10
Total Transferred From Owner Contingency			\$ 3,451,099.49
Total Transferred To Owner Contingency			\$ (1,722,732.00)

Revised Owner Contingency Amount (Current As of 10/01/26) \$ 3,578,385.51

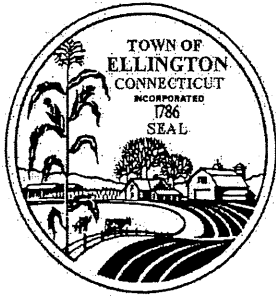


TOWN OF ELLINGTON
WINDERMERE ELEMENTARY SCHOOL PROJECT

PERMANENT BUILDING COMMITTEE MEETING
10/13/2026

INVOICE/PAYMENT APPLICATIONS SUMMARY
FOR APPROVAL

Invoice/ Payment Application Date	Invoice #/Payment Application #	Period Ending	Description of Service	Vendor	Amount
10/12/2026	36165719	9/30/2026	Owners Representative Services	Arcadis	\$ 30,000.00
9/30/2026	0000045	9/30/2026	Architectural Services	DRA	\$ 5,685.00
9/30/2026	SO0199	N/A	Technology Equipment	Ockers Technologies	\$ 6,650.00
10/8/2026	34	9/30/2026	Construction Services	O&G Industries	\$ 664,303.78
9/17/2026	TSMT18181	N/A	Material Testing	Tri State Materials Testing Lab, LLC	\$ 1,840.00
9/17/2026	TSMT18282	N/A	Material Testing	Tri State Materials Testing Lab, LLC	\$ 1,655.00
TOTAL AMOUNT RECOMMENDED FOR APPROVAL					<u>\$ 710,133.78</u>



TOWN OF ELLINGTON

PO Box 187
55 Main Street
Ellington, Connecticut 06029
(860) 870-3100

Permanent Building Committee (PBC) 2027 Meeting Schedule

Peter Welti-*Chair*
Gary Magnuson-*Vice Chair*
Thomas Adams
Ron Stomberg
Liz Nord
Gary T. Feldman
Patrick Stavens
Brian Chamberlin
Miriam Underwood
Mike Swanson
Su Thanvanthri

**All meetings will be held at 6:00 PM in the
Nicholas J. DiCorleto, Jr. Meeting Hall**

January 12, 2027

February 9, 2027

March 9, 2027

April 13, 2027

May 12, 2027 (Wednesday)

June 8, 2027

July 13, 2027

August 10, 2027

September 14, 2027

October 12, 2027

November 9, 2027

December 14, 2027

"A great place to grow."