



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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PERMANENT BUILDING COMMITTEE SPECIAL MEETING JANUARY 17, 2017 MINUTES

Members Present: P. Welti-Chairman, T. Adams, G. Blanchette, G. Feldman, D. Gerber,
G. Magnuson, J. Olender, J. Rachek, D. Stavens

Members Absent: K. Heminway, S. Kelly

Others Present: S. Nicol-Supt of Schools, R. Butler-Dir BOE Facilities

Call to Order

Chairman Peter Welti called the meeting to order at 7:00 PM.

Citizen's Forum – None

Approval of Minutes of October 11, 2016 Regular Meeting

MOVED (GERBER) SECONDED (OLENDER) AND PASSED UNANIMOUSLY TO APPROVE THE MINUTES OF THE REGULAR MEETING OF OCTOBER 11, 2016 AS WRITTEN.

Crystal Lake School Renovation/Addition

Peter Welti told the committee that the generator rework was complete and that 2 of the 3 inspections are done. The final test is to make sure the safety systems come on first and then the rest of the building, this test will be done when the school is unoccupied. The roof brackets for the screening of the HVAC systems have been installed, the screens have not. There are a few heating quirks in that a few classrooms are showing cold. Silver Petrucelli is working with the contractor and the Board of Education to remedy this. The gym floor is looking good, the tenting is down and there have been no issues noted by the gym teachers. There are still funds available for replacement should that be necessary and the condition of the floor will continue to be monitored through the heating season. Concerning the lawn and landscaping, there is one more fertilizer treatment to be done and a final mowing in the spring. The trees were planted for the neighbor and the property line issue cannot be resolved until the Board of Education and town parcels of land are combined.

Payment Requisition #31 was presented for Enfield Builders in the amount of \$75,117.07 consisting mostly of the generator work.

MOVED (ADAMS) SECONDED (BLANCHETTE) AND PASSED UNANIMOUSLY TO APPROVE PAYMENT IN THE AMOUNT OF \$75,117.07 TO ENFIELD BUILDERS PER APPLICATION #31 FOR CRYSTAL LAKE SCHOOL PROJECT.

There is also an invoice from BVH Integrated for commissioning in the amount of \$1,417.50.

MOVED (GERBER) SECONDED (FELDMAN) AND PASSED UNANIMOUSLY TO APPROVE TO PAY INVOICE TO BVH INTEGRATED IN THE AMOUNT OF \$1,417.50.

Pete Welti told the commission that there had been water hammer issues and there is an invoice from WinSupply for materials to fix the problem.

MOVED (MAGNUSON) SECONDED (BLANCHETTE) AND PASSED UNANIMOUSLY TO APPROVE PAYMENT TO WINSUPPLY IN THE AMOUNT OF \$162.92 FOR CRYSTAL LAKE SCHOOL PROJECT.

There have been two sewer backups in the old line near the old gym location. A camera was run down the line to see what the problem is and they found a low spot in the pipe. This line handles one bathroom and the custodian closet. A prevailing wage price of \$24,000 was given to fix it, which includes jack hammering some of the floor away. This work will be done next summer. They hired Ray Page Plumbing and paid \$639 so far to investigate and unclog the pipe.

MOVED (FELDMAN) SECONDED (ADAMS) AND PASSED UNANIMOUSLY TO APPROVE THE COST OF \$639 PAID FOR THIS PROBLEM.

Peter Welti told the committee that there was some discrepancy in the Silver Petrucelli billing and Jennifer Frank and the Town Finance Office worked with them and found that some were doubly billed and others missed. This will be resolved; they have not gone over their contracted amount.

Next was a discussion of the remaining contingency funds. Peter Welti estimates that there is about \$600,000 remaining and asked the committee and the superintendent their thoughts regarding what to do at this point. Superintendent Nicol stated that the air conditioner at Windermere was the highest on his priority list and that if it gets funded through the contingency, it will be removed from the capital budget. He thanked the Permanent Building Committee for funding the items they did for this current year's budget.

Gary Magnuson felt that the Permanent Building Committee has done the job they were given and this is the first time there are excess funds available at the close of the project. He asked that the committee members think about possibly returning funds back to the town and let the town decide whether they want to spend it or reduce the bond. All were in agreement that the plumbing issue and the gym floor determination must be made before the project can be closed out.

Other Business

2017 Meeting Schedule

MOVED (ADAMS) SECONDED (GERBER) AND PASSED UNANIMOUSLY TO APPROVE THE 2017 MEETING SCHEDULE WITH FEBRUARY 15, 2017.

Adjournment

MOVED (ADAMS) SECONDED (STAVENS) AND PASSED UNANIMOUSLY TO ADJOURN THE MEETING AT 8:45 PM.

Respectfully submitted:

A handwritten signature in cursive script that reads "Lori Smith".

Lori Smith, Recording Secretary