



TOWN OF ELLINGTON

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PERMANENT BUILDING COMMITTEE REGULAR MEETING JANUARY 12, 2016 MINUTES

Members Present: P. Welty-Chairman, T. Adams, G. Blanchette, G. Feldman, D. Gerber, K. Heminway, S. Kelly, J. Olender, J. Rachek, D. Stavens

Members Absent: G. Magnuson

Others Present: S. Nicol-Supt of Schools, N. DiCorleto-Finance Officer

Call to Order

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

Citizen's Forum – None

Approval of Minutes of Regular Meeting of December 8, 2015

MOVED (FELDMAN) SECONDED (BLANCHETTE) AND PASSED TO APPROVE THE MINUTES OF DECEMBER 8, 2015 AS WRITTEN. (GERBER, KELLY ABSTAINED)

Senior Center Project Update

Peter Welty told the committee that Gary Magnuson is still in conversations regarding the exterior window treatment design, and Erin is still trying to finalize the price for the handrail. Peter Welty will meet with the Finance Officer after the meeting to go over the project budget figures.

Crystal Lake School/Windermere

At Crystal Lake School the construction of the new kitchen took place during the Christmas break and went well. The Health Department has given their approval. There had been some heating issues in that it was cold at night and didn't come up to temperature for the morning. The boiler controls were not finalized and turned over to Town Maintenance so they were not aware that there was a problem. The controls are now in place. Superintendent Nicol stated that from an educational standpoint, there was no interruption and everything has been going well. Peter Welty stated that the old cafeteria area is currently being worked on, the bollards are in place outside and the punch list for the Phase I addition is nearly complete. The contractor is

estimating that they will be substantially completed by April. They feel the project will wrap up quickly.

At Windermere School the temporary patch in the playground has been done and will be fixed permanently in the spring. The final phase for the project is this summer.

Application for payment #21 to Enfield Builders for Crystal Lake School includes the wrap up of Phase II including the kitchen in the amount of \$482,308.82. The Clerk of the Works and the Architect have reviewed and signed off on this application.

MOVED (ADAMS) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE FOR PAYMENT APPLICATION #21 TO ENFIELD BUILDERS FOR CRYSTAL LAKE SCHOOL IN THE AMOUNT OF \$482,308.82.

An application for payment to Ergonomics Group is being submitted for payment. Amanda from Silver Petrucelli and Gail from the Finance Office have reviewed it and the outstanding balance to pay is \$4,873.50.

MOVED (GERBER) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE PAYMENT TO ERGONOMICS GROUP IN THE AMOUNT OF \$4,873.50.

Change Order #21 was presented with three items totaling \$33,112.73. The items are to add led lights in the coolers and revise the dish washer table pass through; add snow guards to non-shingled roofs; and modify sinks in the old wing to fit into the new cabinetry. The kitchen items have been done. The roof mounts are to be done next week by the same roofing contractor and the warranty will not be affected.

MOVED (STAVENS) SECONDED (ADAMS) AND PASSED UNANIMOUSLY TO APPROVE CHANGE ORDER #21 FOR CRYSTAL LAKE SCHOOL IN THE AMOUNT OF \$33,112.73 AS PRESENTED.

Invoices from Silver Petrucelli

MOVED (HEMINWAY) SECONDED (GERBER) AND PASSED UNANIMOUSLY TO APPROVE FOR PAYMENT INVOICE FOR CONTRACT ADMINISTRATION FOR JANUARY IN THE AMOUNT OF \$5,377.54 TO SILVER PETRUCELLI FOR CRYSTAL LAKE SCHOOL.

MOVED (ADAMS) SECONDED (BLANCHETTE) AND PASSED UNANIMOUSLY TO APPROVE FOR PAYMENT INVOICE FOR STORM WATER CONTRACT FOR JANUARY IN THE AMOUNT OF \$1,815 TO SILVER PETRUCELLI FOR CRYSTAL LAKE SCHOOL.

An application for payment has been presented for Windermere School, #12 for materials purchased for the next phase of the project. All Phase wanted to make sure they had the materials in place when they start back up this spring. The purchased materials are stored and bonded and have been confirmed by Jennifer Frank.

MOVED (BLANCHETTE) SECONDED (STAVENS) AND PASSED UNANIMOUSLY TO APPROVE FOR PAYMENT APPLICATION #12 FOR WINDERMERE SCHOOL TO ALL PHASE IN THE AMOUNT OF \$24,888.10.

Scott Nicol, Superintendent of Schools, presented a draft wish list for items to be spent from the contingency that the Board of Education operating committee approved on January 6. He explained that the items on the Windermere School list are furniture and technology that will have to be purchased for the all-day kindergarten and items from the capital improvements budget. They feel that purchasing the items from the project will free up the funds in these two budgets for other things. This is also a good opportunity to take care of the air conditioning in the cafeteria at Windermere School. He told the committee that the fiber optics for Windermere is on this list because the grant did not come through for this school. Peter Welti had a discussion with Steve from Silver Petrucelli regarding what is reimbursable. Some of the items are obvious and some can be run through the State to determine before they are done. The solar installation approved by the Board of Selectmen will help to keep the utility costs level.

Some of the items on the wish list have state bid prices and some are TBD (to be determined). Superintendent Nicol stated that the immediate needs are the operating budget items that can be purchased through the contingency. There was discussion regarding the generator and Peter Welti stated that the generator at Crystal Lake School runs the water pump for life safety system, fire suppression, the computers and the phones. He also stated that in the past, the Permanent Building Committee has funded the items as the user group has prioritized as long as the funds are available.

Finance Officer, Nicholas DiCorleto, requested that the TBD items have good estimates put in and he offered bonding funds to pay for the fiber optics item that was originally to be purchased through a grant. The cost for the fiber optics is \$62,213.

MOVED (ADAMS) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE THE PURCHASE OF THE FIBER OPTICS FOR WINDERMERE SCHOOL FROM THE BONDING BUDGET ITEM IN THE AMOUNT OF \$62,213.

Peter Welti felt that the items for the future all-day kindergarten would be the items he would like to see funded. Tom Adams pointed out that the privacy plantings for the neighbor at Crystal Lake School was the last item on the list. Peter Welti stated that this item will come through as a change order, not a wish list item.

Superintendent Nicol will work on a price and scope of work for the air conditioning at Windermere. The Committee will study the list and next month will act on the items. Estimates will be worked on for the TBD's by the school. Mr. Gerber asked if the tech education classes could build a shed and that will be looked into by the Superintendent.

Other Business

Peter Welti presented the adjustment to Peter Williams' contract as Owner's Representative. The monthly retainer is \$1,000 and runs from January-May 2016. After May, additional services if needed will be at the current hourly rate. Peter Welti and Rob Butler will oversee the Windermere School final phase this summer.

MOVED (BLANCHETTE) SECONDED (STAVENS) AND PASSED UNANIMOUSLY TO APPROVE THE CHANGE TO THE OWNER'S REPRESENTATIVE CONTRACT AS WRITTEN.

Adjournment

**MOVED (GERBER) SECONDED (BLANCHETTE) AND PASSED UNANIMOUSLY TO
ADJOURN THE MEETING AT 8:30 P.M.**

Respectfully submitted:

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

Lori Smith, Recording Secretary