



STATE OF CONNECTICUT • COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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PERMANENT BUILDING COMMITTEE REGULAR MEETING FEBRUARY 17, 2016

MINUTES

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

Members Absent: G. Blanchette, D. Gerber, G. Feldman

Others Present: D. Stein-Silver Petrucelli Architects, J. Frank-Clerk of the Works, S. Nicol-Supt of Schools, J. Collins-BOE Dir of Tech, D. Keune-BOE Chmn.

Call to Order

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

Citizens Forum

None

Approval of the Minutes of January 12, 2016

MOVED (RACHEK) SECONDED (HEMINWAY) AND PASSED (MAGNUSON ABSTAINED) TO APPROVE THE MINUTES OF THE REGULAR MEETING OF JANUARY 12, 2016 AS WRITTEN.

Senior Center Project Update

Gary Magnuson spoke to the siding contractor twice about dressing up the outside windows and has received no response. It was suggested that he ask a local siding contractor.

Crystal Lake School/Windermere School Projects

Dave Stein, Silver Petrucelli Architects, stated that the project is moving along, there have been boiler issues however. They have been working with the HVAC contractor and boiler manufacturer to tie down what the issue is. The latest challenge is the fluctuating room temperatures and manual restarts. One suggestion has been to reconfigure the pipping. The system is not complete yet which is why it is hard to troubleshoot. They have received certificate of substantial completion for the previous phase. Mr. Stein presented Application #22

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Equal Opportunity Employer

from Enfield Builders in the amount of \$216,724.63 which brings the project to 96% billed. This application has been reviewed by the architect and clerk of the works.

There were questions regarding the boilers and resolving the problems before next winter when the contractors are no longer on site, as well as assurance that the warranty will not expire before the next cold spell which may not be until next winter. Mr. Stein stated that the Commissioning Agent has to approve of the installation and sign off before the warranty period starts. The Workmanship Warrantee is 1 year beginning at the end of the project. Gary Magnuson asked if the reconfiguration of the pipping was due to a design flaw. Mr. Stein stated that it is being done based on the manufacturer's recommendation. The mechanical contractor and a representative from the boiler manufacturer met and recommended this reconfiguration. If that does not correct the issue, the controllers will be looked at. The assumption is that the boilers are working properly. There was discussion relating to the cost to work to do the pipping. There has not been any discussion regarding cost; the work is scheduled for a weekend later this month. The Superintendent of Schools stated that the parents, staff and students have been reasonable so far knowing that the problem is being worked out. There were rooms that were in the 30's and 50's on the very cold subzero mornings. Gary Magnuson stated that the Town needs assurance that they will come back and respond. Mr. Stein stated that a warranty meeting should be set up with protocol to follow if there is a problem. The Commissioning Agent has to agree that the building meets the design performance standards. The building may have to go a full cycle before the agent will sign off on the system.

Another concern that has come up this month is the gymnasium floor. It is a vented, floating wood floor. There has been some contraction of joints that have occurred. They were sanded down, resealed and finished. There have been additional coats of polyurethane put on the floor. The installer put the floor in as specified and it is not a workmanship issue. The settling of the floor is due to it acclimating to the conditions. The same thing occurred in Southington where they proposed to rip it out and start over, but were convinced to let it go a year for settling. The Town of Southington is now satisfied with the floor. Supt. Nicol is going to contact them to look at their floor. He is willing to work with the floor if the outcome is found to be positive. Gary Magnuson will see if he can visit a few of the Massachusetts schools that have the same floors.

MOVED (HEMINWAY) SECONDED (STAVENS) AND PASSED UNANIMOUSLY TO APPROVE FOR PAYMENT APPLICATION #22 TO ENFIELD BUILDERS FOR CRYSTAL LAKE SCHOOL PROJECT IN THE AMOUNT OF \$216,724.63.

Mr. Stein then presented Change Order #22 in the amount of \$25,855.79. This change order consists of the following: added propane fills \$8,015.04; revised transformer fence \$1,300.20; added TV mounts \$786.52; emergency pipe abatement \$2,750; revised insulation and fire protection in the art room \$4,956; demo and rebuild wall between the gym and new music room \$4,971.48, lights in the music room lowered, additional outlets in the cafeteria and electricity in the well pump room \$3,056.69.

MOVED (MAGNUSON) SECONDED (RACHEK) AND PASSED UNANIMOUSLY TO APPROVE CHANGE ORDER #22 TO ENFIELD BUILDERS FOR CRYSTAL LAKE SCHOOL IN THE AMOUNT OF \$25,855.79.

Mr. Stein presented change order #23 in the amount of \$19,749.53 consisting of the following: smoke detectors in the air handling unit per the Fire Marshal \$2,106.16; addition heater in vestibule B115 per Fire Marshal \$1,386.13; hold open and release buttons on the gym and

cafeteria doors \$3,544.17; painting the glazed block in the A wing corridor \$3,503.50; install exit sign in the media center \$543.66, and additional heater and low temperature alarm in the basement per Fire Marshal \$8,665.91.

MOVED (MAGNUSON) SECONDED (ADAMS) AND PASSED UNANIMOUSLY TO APPROVE CHANGE ORDER #23 TO ENFIELD BUILDERS FOR CRYSTAL LAKE SCHOOL IN THE AMOUNT OF \$19,749.53.

Up for discussion is a future change order for the demolition and rebuilding of the wall in four large bathrooms in the A wing. The contract called for the toilet fixtures and plumbing to be replaced. The specifications called for patch and repair of the walls. The contractor doing the work could not do the work without demolishing the walls and rebuilding them. He said it was impossible to do it with patching and repairing so he went ahead and replaced the entire wall in each bathroom. He has submitted a cost for this revision in the amount of \$31,900. The architect feels that this job was a means and method job and that you do the job for the price that is bid. The contractor feels the new wall is added value and aesthetically better. The work is completed and he chose to do it this way on his own. There is a credit for the patch and repair but he has added overhead and profit to the revision. The architect is questioning the overhead and profit. Jennifer Frank agreed that there is no way this work could have done the work without demoing the wall. Gary Magnuson commented that we didn't buy it because we didn't know we needed it. No action will be taken on this tonight. Dave Stein was given the directive to negotiate the overhead and profit portion of the change order and bring it back next month.

Invoices

FF&E invoice for technology from Atlantic Computing in the amount of \$15,958.25.

MOVED (MAGNUSON) SECONDED (ADAMS) AND PASSED UNANIMOUSLY TO APPROVE PAYMENT OF THE ATLANTIC COMPUTING INVOICE IN THE AMOUNT OF \$15,958.25.

Invoice from Red Thread in the amount of \$41,198.13.

MOVED (ADAMS) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE THE INVOICE FROM RED THREAD IN THE AMOUNT OF \$41,198.13.

Silver Petrucelli for January contract administration work in the amount of \$5,377.54

MOVED (MAGNUSON) SECONDED (ADAMS) AND PASSED UNANIMOUSLY TO APPROVE FOR PAYMENT JANUARY INVOICE TO SILVER PETRUCELLI IN THE AMOUNT OF \$5,377.54.

Silver Petrucelli for January storm water and hazmat testing in the amount of \$4,020.50.

MOVED (ADAMS) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE FOR PAYMENT JANUARY INVOICE TO SILVER PETRUCELLI IN THE AMOUNT OF \$4,020.50.

Superintendent Nicol presented the revised wish list items with updated pricing. He pointed out that since last month's meeting, the grant for the Fiber-Optics came through, and therefore, the

balance for that item is now \$8,213. The Windermere Air Conditioner price is now higher. He and Rob Butler looked at the system and felt that in the long run, it would be better to purchase a new air handler and use the existing duct work than to purchase a split system. The air handler would probably have to be purchased in the future even if the split system was installed. The phone system if funded through the project would eliminate it from the capital improvements budget. The remaining items are included in the current Board of Education operating budget. Some items were under the threshold cost for capital improvements. The total for the 13 items on the Windermere Contingency List is \$346,005. John Rachek asked if there was any discussion about abatement of the remaining asbestos. Supt. Nicol stated that the Finance Officer was looking into bonding the roof repairs and asbestos abatement. There was discussion regarding what would be reimbursable under the project. Dave Stein stated that items that are in the realm of educational specifications are possibly reimbursable. He also cautioned that when the total for all changes/change orders exceed 5%, they are automatically not reimbursable. The change orders for the project are currently at 4%.

The Crystal Lake School Wish list has as #1, plantings around the South Rd neighbor for privacy as she requested. Computer equipment was discussed which is on both wish lists. The goal is for each student to have a Chromebook. John Collins and Mike Varney are working on an annual capital improvement budget item to replace technology on a yearly rotation. This list totals \$147,572.

Peter Welti spoke to Peter Williams who is projecting a contingency balance of \$800,000. He told the committee that when the project was being planned the various boards pushed forward an additional appropriation for which the voters approved at referendum. He would like to see the Permanent Building Commission go to the Board of Finance to get direction on whether to spend down the project or return some funds to the town. The committee has never been in the position to have surplus funds for a project and he would like to see the Permanent Building Committee be able to return some funds to the Town.

Dan Keune agreed that he should go to the Board of Finance so that they can have some confidence in spending the funds.

The Committee members discussed the various items on the contingency lists and the following motions were made for the Windermere School list: On both lists, all agreed that items pertaining to education should be funded.

Items 1 and 2 consist of one time startup costs for furniture and technology for full day kindergarten classrooms.

MOVED (MAGNUSON) SECONDED (STAVENS) AND PASSED UNANIMOUSLY TO APPROVE FUNDING OF ITEMS #1 FURNITURE FOR \$56,103 AND #2 TECHNOLOGY FOR \$17,585 LISTED ON THE WINDERMERE SCHOOL CONTINGENCY LIST.

Items 6 is hardware upgrades and replacements for wireless internet; item 7 is three carts of Chromebooks; item 8 is miscellaneous furniture, book cases and desks, and item 10 is a media player, projector and printer.

MOVED (MAGNUSON) SECONDED (ADAMS) AND PASSED UNANIMOUSLY TO APPROVE FUNDING OF ITEMS #6 TECHNOLOGY \$29,552; #7 TECHNOLOGY \$24,648; #8 FURNITURE \$25,120; AND #10 TECHNOLOGY \$8,033 ON THE WINDERMERE CONTINGENCY LIST.

The committee members discussed the items on the Crystal Lake School contingency list. The Superintendent noted that the outbuilding will be built by the high school so that the price listed is for materials only.

Item 1 is for the plantings at the South Rd house for privacy, item 2 is signage and striping for traffic flow, and item 3 for kitchen equipment.

MOVED (MAGNUSON) SECONDED (ADAMS) AND PASSED UNANIMOUSLY TO APPROVE FUNDING OF ITEMS #1 LANDSCAPING \$10,272; #2 OUTDOOR HARDWARE/PAINTING \$4,157; AND ITEM #3 EQUIPMENT \$4,979 ON THE CRYSTAL LAKE SCHOOL CONTINGENCY LIST.

Items 6 is the carpet cleaning machine; item 8 is the science equipment for 5th and 6th grade; and item 12 is the art equipment for the pottery program.

MOVED (KELLY) SECONDED (STAVENS) AND PASSED UNANIMOUSLY TO APPROVE FUNDING OF ITEMS #6 EQUIPMENT \$5,671; #8 EQUIPMENT \$4,989 AND #12 EQUIPMENT \$2,766 FROM THE CRYSTAL LAKE SCHOOL CONTINGENCY LIST.

The Superintendent will bring back the list eliminating the items approved tonight for funding and will be revisited next month. The committee's consensus is that the Board of Finance and Board of Selectmen should be consulted as the direction to go with the remaining funds.

MOVED (MAGNUSON) SECONDED (ADAMS) AND PASSED UNANIMOUSLY TO ASK THE BOARD OF FINANCE AND BOARD OF SELECTMEN FOR DIRECTION REGARDING THE SPENDING OF THE REST OF THE POSSIBLE SURPLUS FUNDS, AN UNDETERMINED AMOUNT.

Clerk of the Works Contract

Peter Welti told the members that when the contract was drawn up, the project was delayed in starting due to funding. Therefore, additional time is required on this end. He is proposing to extend the Clerk of the Works Contract for an additional six months.

MOVED (KELLY) SECONDED (ADAMS) AND PASSED UNANIMOUSLY TO EXTEND THE CLERK OF THE WORKS CONTRACT FOR CRYSTAL LAKE SCHOOL/WINDERMERE SCHOOL FOR AN ADDITIONAL SIX (6) MONTHS.

Other Business -2016-17 Budget

MOVED (ADAMS) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO SET THE PERMANENT BUILDING COMMITTEE BUDGET FOR 2016-17 AT \$1,750.

As a final comment, Jennifer told the committee that in the heavy rains on Monday afternoon, water was shedding down the hill to the neighbor's house. The frozen ground did not absorb it but no major damage occurred. A larger swale and a berm will be built to prevent this in the future and will be part of the landscaping item #1 on the Crystal Lake Contingency list.

Adjournment

MOVED (KELLY) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO ADJOURN THE MEETING AT 9:40 PM.

Respectfully submitted:

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

Lori Smith, Recording Secretary