



STATE OF CONNECTICUT • COUNTY OF TOLLAND  
INCORPORATED 1786

# TOWN OF ELLINGTON

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## PERMANENT BUILDING COMMITTEE REGULAR MEETING MARCH 9, 2016 MINUTES

**Members Present:** G. Magnuson-Vice Chair, T. Adams, G. Blanchette, G. Feldman, D. Gerber, K. Heminway, J. Olender, J. Rachek, D. Stavens

**Members Absent:** P. Welti, S. Kelly

**Others Present:** J. Frank-Clerk of the Works, L. Spielman-First Selectman, S. Nicol-Supt of School, D. Stein-Silver Petrucelli Architects, D. Keune-Chmn BOE

### Call to Order

Gary Magnuson called the meeting to order at 7:00 PM.

### Citizens Forum – None

### Approval of Minutes of Special Meeting of February 17, 2016

**MOVED (RACHEK) SECONDED (HEMINWAY) AND PASSED (FELDMAN, BLANCHETTE, GERBER ABSTAINED) TO APPROVE THE MINUTES OF THE REGULAR MEETING OF FEBRUARY 17, 2016 AS WRITTEN.**

### Senior Center Project Update

The railings for the hallways have been purchased. Nothing has happened with the siding yet. Gary Magnuson will check with Tim Webb on the sidewalk repairs.

### Crystal Lake School/Windermere School projects

Dave Stein of Silver Petrucelli presented Enfield Builders Application for payment #23 in the amount of \$171,078.53. They are 97% billed plus retainage. The application has been reviewed by the clerk of the works and the architect.

**MOVED (HEMINWAY) SECONDED (FELDMAN) AND PASSED UNANIMOUSLY TO APPROVE PAYMENT APPLICATION #23 TO ENFIELD BUILDERS IN THE AMOUNT OF \$171,078.53 FOR CRYSTAL LAKE SCHOOL.**

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Mr. Stein then presented change order #24 in the amount of \$31,903.18. This change order consists of the following; additional site signage, masonry work in the bathrooms (wall replacement), and masonry in-fills in the music room and cafeteria. He explained that the credit the subcontractor gave the Town for the demolition and reconstruction of the bathroom walls was increased and the overhead and profit eliminated.

**MOVED (RACHEK) SECONDED (ADAMS) AND PASSED UNANIMOUSLY TO APPROVE CHANGE ORDER #24 IN THE AMOUNT OF \$31,903.18.**

Change order #25 was presented in the amount of \$17,198.09 consisting of the following; additional shelving in the computer room, the planting buffer for the neighbor as discussed last month \$10,272.31, add doors to open shelving in the principal's office, and miscellaneous food service equipment in the kitchen (small ware).

**MOVED (ADAMS) SECONDED (GERBER) AND PASSED UNANIMOUSLY TO APPROVE CHANGE ORDER #25 IN THE AMOUNT OF \$17,198.09.**

The total to date in change orders is \$437,000.

Mr. Stein explained to the committee that regarding the boiler piping, progress is being made. The Commissioning Agent has started the commissioning and the system seems to be coming up to temperature. Some reprogramming has been done on the boiler which brought some improvement. A letter was received from the boiler manufacturer endorsing the configuration and re-piping for better efficiency. Jennifer Frank confirmed that the building has been warmer by about 5 degrees. The proposal presented is based on time and materials in the amount of \$21,751.36.

**MOVED (ADAMS) SECONDED (FELDMAN) TO APPROVE CR131, REV 1 IN THE AMOUNT OF \$21,751.36 FOR THE RE-PIPING OF THE BOILERS.**

Discussion:

Gary Magnuson's understanding is that the cold water goes into the boilers, they condense and the hot water circulates out to heat the building. Each boiler should be piped separately to the cold water source. Currently the water goes into one boiler then to the next and then to the third so that the efficiency is not where it should be. Dale Gerber stated that most heating contractors should know that these boilers need to be piped individually and several members questioned whether the town should be 100% responsible for the revision. Gary Magnuson stated that the system works now and for \$22,000 the system will work more efficiently. We own the boilers and are paying for efficiency. Dave Stein stated that the heating contract warranty will begin once the re-piping is completed. He stated that high performance buildings are complicated and there can be gaps in the items between the subcontractor and the manufacturer.

Gary Magnuson stated that this is an error and that is what the contingency is for; we own the building and we need to make it right. Enfield Builders has come in many weekends to make sure the heat is on, resetting it to make sure the school warms up in the morning and has not charged any overtime. Superintendent Nicols stated that he wants the heat to work as it is supposed to.

**VOTE ON THE MOTION FOR THE RE-PIPING: PASSED UNANIMOUSLY**

The gymnasium floor was then discussed. The Superintendent went to Southington to look at the floor in one of their schools that is the same as the new one at Crystal Lake School. Their issue was the moisture on the concrete pad. Currently the floor is fine, and there is no noticeable spacing. Their gyms are temperature controlled through air conditioning. Gary Magnuson went to the CREC Public Safety Academy in Enfield to look at their floors. There are visual gaps but they pose no health issues. He feels that the floor at Crystal Lake will settle and improve over time. Dave Stein spoke to the Construction Manager for the Southington school and feels that Crystal Lake just needs to settle through. Consensus was to wait and see.

Dave Stein presented invoice from WB Mason. Application 1, 2, 3 were already approved and this is for record only on AIA Document Form.

**MOVED (ADAMS) SECONDED (FELDMAN) AND PASSED UNANIMOUSLY TO APPROVE APPLICATION #1 \$6,894.79, #2 \$1,672.77 AND #3 \$2,738.02 ONLY FOR THE RECORD AS AIA DOCUMENTS.**

Application #4 from WB Mason is for the release of retainage from 1, 2, and 3 in the amount of \$506.99 and #5 for outdoor equipment and furniture in the amount of \$24,320.36. The balance to complete is \$14,000.

**MOVED (ADAMS) SECONDED (FELDMAN) AND PASSED UNANIMOUSLY TO APPROVE TO PAY APPLICATIONS #4 AND #5 TO WB MASON IN THE AMOUNTS STATED ABOVE FOR CRYSTAL LAKE SCHOOL**

The invoice for Commissioning Agent in the amount of \$10,489.50 was presented. This is 50% billed.

**MOVED (GERBER) SECONDED (FELDMAN) AND PASSED UNANIMOUSLY TO APPROVE THE INVOICE FROM COMMISSIONING AGENT BVH IN THE AMOUNT OF \$10,489.50 FOR CRYSTAL LAKE SCHOOL.**

Invoice from HB Communications for three video monitors and players was presented in the amount of \$8,343.

**MOVED (HEMINWAY) SECONDED (ADAMS) AND PASSED UNANIMOUSLY TO APPROVE FOR PAYMENT \$8,343 TO HB COMMUNICATIONS AS PRESENTED FOR CRYSTAL LAKE SCHOOL.**

Jennifer Frank told the committee that the last phase should be completed by the end of April. The snow guards are on and the site is starting to be cleaned up. The remaining landscaping on the site will occur in April.

Gary Magnuson asked the Superintendent if the next meeting could be held at Crystal Lake School. He will check the calendar.

First Selectman Lori Spielman stated that she felt the generator at Crystal Lake School is not large enough. It currently only runs the well pumps and life safety systems. She feels a larger unit should be purchased and placed there. There was discussion of whether the school is

being considered a Shelter. Dan Keune, BOE Chairman, recalls that when the renovations were first discussed and drawn up, it was that the financial impact to making the school a formal shelter was too large for the Town. The State reimbursement covers those items with educational use only so this consideration was taken off the table. Dave Stein stated that Peter Welti had asked him for a ballpark number to reconfigure a new generator. He estimated \$175,000. Gary Magnuson stated that financially the project can support this change, but the Permanent Building Committee needs direction from the Board of Selectmen. This is a \$200,000+ project when you add in the cost of the generator. Dave Stein stated that for \$5,500 Silver Petrucelli could do the design and draw up construction documents for the installation of a larger generator to run the entire building. The Committee could use these in order to establish a cost for the project. The change would not be done until after the project is completed.

**MOVED (ADAMS) SECONDED (STAVENS) AND PASSED TO SPEND \$5,500 FOR SILVER PETRUCELLI TO DO THE DESIGN AND CONSTRUCTION DOCUMENTS FOR THE INSTALLATION OF A LARGER GENERATOR TO RUN THE ENTIRE BUILDING AT CRYSTAL LAKE SCHOOL. (BLANCHETTE ABSTAINED)**

Superintendent Nicol presented his revised contingency list with the items approved last month removed. They are listed by cost. Item #14 was approved in change order #25. It was decided to approve #11, Additional Outbuilding for Storage so that the High School students could start the project as soon as possible. The list will be revisited in April.

**MOVED (GERBER) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE ITEM #11 ON THE CONTINGENCY LIST FOR CRYSTAL LAKE SCHOOL IN THE AMOUNT OF \$5,025.**

#### **Adjournment**

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

Respectfully submitted:



Lori Smith, Recording Secretary