

TOWN OF ELLINGTON

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PERMANENT BUILDING COMMITTEE REGULAR MEETING MAY 3, 2016

MEETING MINUTES

Members Present: P. Welti -- Chairman, G. Feldman, K. Heminway, D. Gerber, G. Magnuson, G. Blanchette, J. Rachek, J. Olender, S. Kelly

Members Absent: T. Adams, D. Stavens

Others Present: S. Nicol, Superintendent of Schools; David Stein, Silver Petrucelli Architects; Peter Williams; Lori Spielman, First Selectman

1. Call to Order

Chairman Peter Welti called the meeting to order at 7:04 PM.

2. Citizen's Forum (Non-Agenda Items)

No citizens came forward.

3. Approval of the Minutes:

a. March 9, 2016

MOVED (FELDMAN), SECONDED (HEMINWAY) AND PASSED (AYE: WELTI, FELDMAN, HEMINWAY, GERBER, MAGNUSON, BLANCHETTE, RACHEK, OLENDER; ABSTAIN: KELLY) TO APPROVE THE MINUTES OF THE REGULAR MEETING OF MARCH 9, 2016

b. April 5, 2016

There was no quorum for this meeting.

4. Senior Center Project Update

Ms. Spielman reported that programs are accelerating to nighttime and Barnyard put up a pavilion; the sections of sidewalk that are failing are going to be replaced. She also reported that two horseshoe pits were installed and that the Senior Center was looking for a part-time bus driver.

5. Crystal Lake School Renovation/Addition and Windermere School Projects

Mr. Stein reported that April's payment application, number 25, would bring the project to 99.37% to completion. There is a remaining balance of \$583,353.24. He reported that there was plenty of money in retainage to hold off on any issues that may crop up. The payment request is for \$181,581.21.

Mr. Stein said that there was some concern with the development of the grass. He said that Enfield Builders is committed to fixing any problems with the grass. Ms. Heminway asked if the grass was seeded through hydroseeding. Ms. Spielman confirmed that it was. Mr. Magnuson noted that the grass was sparse. Mr. Welti noted that they are thinking of moving gym classes to the far field in order to seed the close field. Mr. Blanchette asked if the mulch in the courtyard was being worked on. Mr. Stein said that the contractors were working from the building out. Mr. Welti noted that the landscaping was subpar.

MOVED (MAGNUSON) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE FOR PAYMENT OF APPLICATION NUMBER 25 TO CRYSTAL LAKE SCHOOL IN THE AMOUNT OF \$181,580.21 FOR THE CRYSTAL LAKE SCHOOL RENOVATION.

Mr. Stein recalled the details of Change Order #29. He said that there would be a charge of \$3,100.81 for replacement of a beam in the media center. He added that they needed to update the breaker size for the air curtain at a cost of \$511.31. The additional electric lighting in the music room cost \$6,676.66. There was a credit for the unused allowance for rotted wood in the amount of \$3,625.

MOVED (FELDMAN) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE FOR PAYMENT CHANGE ORDER #29 IN THE AMOUNT OF \$6,663.78 FOR THE WINDERMERE SCHOOL RENOVATION.

Mr. Rachek asked about the condition of the gym floor at Crystal Lake School. Mr. Stein responded that the school district has taken on a third party consultant to look at the floor.

Mr. Olender asked Mr. Stein if the gym floor was acceptable. Mr. Stein said that they were waiting for the floor to settle in. Mr. Olender asked how Mr. Stein personally felt about the floor. Mr. Stein again said that they would wait for the floor to settle for one season. Mr. Olender said that the gym is not fully functional due to the condition of the floor. Mr. Nicol said that the Board of Education is not pleased with the floor and that there were a couple of minor injuries due to the floor – he noted that there are gaps you can put pennies into. Mr. Magnuson said the floor is not visually appealing and does not look like the floor at the high school. Ms. Heminway asked how long it takes for the floor to settle in. Mr. Blanchette asked what is under the floor. Mr. Stein replied that it was vapor barrier and concrete.

Mr. Stein noted that the floor went down in the hot and humid part of the early fall when the building wasn't fully airtight then went into a climate with no humidity, that is when the contraction occurred. He recommended allowing the floor to go through a full season of acclimation. Ms. Heminway noted that the manufacturer had stated they needed ideal conditions.

Ms. Spielman asked how come they didn't go with a standard floor instead of a system. Mr. Stein said that it is softer and reduces injuries.

Mr. Williams said the next step is to get an independent observer because both the contractor and the architect are saying it's not their problem. He said the PBC needs an independent study so they have a record of cause and effect. Mr. Welti suggested a motion to commission an independent study at a cost of not more than \$2,500.

MOVED (BLANCHETTE), SECOND (GERBER), AND PASSED UNANIMOUSLY TO HIRE AN INDEPENDENT EXPERT TO STUDY THE CRYSTAL LAKE SCHOOL GYM FLOOR.

Mr. Blanchette asked how long the heating system was warrantied. Mr. Stein replied that it was warrantied for a year after completion – older phases are going to expire sooner as the heating system was installed in phases.

Bills:

MOVED (GERBER), SECOND (FELDMAN), AND PASSED UNANIMOUSLY TO PAY FOR CRYSTAL LAKE SCHOOL CONSTRUCTION ADMINISTRATION IN THE AMOUNT OF \$6,145.76.

MOVED (HEMINWAY), SECOND (GERBER), AND PASSED UNANIMOUSLY TO PAY FOR STORM WATER MONITORING IN THE AMOUNT OF \$1,356.85.

MOVED (MAGNUSON), SECONDED (OLENDER), AND PASSED UNANIMOUSLY TO APPROVE APPLICATION FOR PAYMENT #24.

6. Other Business

Mr. Welti noted that this would be Mr. Williams last meeting before his retirement.

Mr. Nicol asked where they stood on the contingency fund. Mr. Williams said the funds for the two projects is still around \$800,000.

Mr. Welti asked if the grant for the new artificial turf field would come before the PBC. It was determined that the project was not on the PBC's short-term horizon.

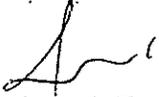
Ms. Spielman noted two challenges for Windermere School; the first challenge was a decimated soccer field. Ms. Heminway suggested irrigation. Ms. Spielman suggested aerating and overseeding the field and rotating the goals. Mr. Williams noted that the town would pay the full price of this endeavor.

Ms. Spielman's second challenge was a group of utility boxes at Windermere School that had previously been obscured by trees but were now attracting graffiti. Mr. Nicol said the Board of Education would look at replacing the trees. Ms. Heminway estimated it would cost \$5,000.

7. Adjournment

MOVED (KELLY) SECONDED (GERBER) AND PASSED UNANIMOUSLY TO ADJOURN THE PERMANENT BUILDING COMMITTEE MEETING AT 8:15 P.M.

Respectfully submitted,



Joseph Tarzi
Substitute Recording Secretary