

TOWN OF ELLINGTON

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PERMANENT BUILDING COMMITTEE SPECIAL MEETING JULY 19, 2016

MINUTES

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

Members Absent: D. Gerber, K. Heminway, S. Kelly, G. Magnuson

Others Present: S. Nicol-Supt of Schools, D. Stein-Silver Petrucelli Architects, B. Greenleaf-BOE Dir of Finance & Operations, R. Butler-BOE Dir of Facilities

Call to Order

Chairman Peter Welty called the meeting to order at 7:05 PM.

Citizens Forum

None

Approval of Minutes of June 14, 2015

MOVED (FELDMAN) SECONDED (RACHEK) AND PASSED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF JUNE 14, 2016 AS WRITTEN. (STAVENS ABSTAINED).

Senior Center Project Update

Peter Welty commented that the sidewalks have been replaced since the last meeting. He asked that this item be removed from future agendas.

Crystal Lake School and Windermere School Projects

Dave Stein of Silver Petrucelli presented Enfield Builders Application for Payment #28 in the amount of \$35,350.78, balance to finish with retainage is \$206,400. Peter Welty stated that the punch list items are being worked on and that a new landscaper has been hired to replant the grass in the fall. BSC will do a soil test also.

MOVED (ADAMS) SECONDED (STAVENS) AND PASSED UNANIMOUSLY TO APPROVE FOR PAYMENT APPLICATION #28 TO ENFIELD BUILDERS IN THE AMOUNT OF \$35,350.78 FOR CRYSTAL LAKE SCHOOL.

Mr. Stein then presented FF&E application for payment from Red Thread in the amount of \$1,118.75 which represents 100% billed. This was purchased directly and is now on the AIA Document for reporting.

MOVED (ADAMS) SECONDED (FELDMAN) AND PASSED UNANIMOUSLY TO APPROVE APPLICATION FOR PAYMENT TO RED THREAD IN THE AMOUNT OF \$1,118.75 FOR CRYSTAL LAKE SCHOOL.

Mr. Stein then presented Change Order #31, (State Change Order #23) in the amount of \$8,795.84 consisting of the following 4 items. They are new doors in the existing frames in the basement for \$1,581.25; grates around the trees \$1,384.59; new door and frame in the basement \$2,640 and the addition of 2 dry sprinkler heads in the art room \$3,190.

MOVED (FELDMAN) SECONDED (ADAMS) AND PASSED UNANIMOUSLY TO APPROVE CHANGE ORDER #31 IN THE AMOUNT OF \$8,795.84 FOR CRYSTAL LAKE SCHOOL.

Mr. Stein reviewed some pending change orders, some of which he received pricing yesterday and has not reviewed them. They are HVAC roof screening \$63,580; canopies over two court yard doors to keep the water from entering the building when the doors are opened \$18,500; \$5,000 for smart board rewiring across the school; convert the OT/PT motor skills room to a PAL room \$13,760; increased bonding costs and premium adjustment and generator revisions.

Peter Welti then described what needs to be done to make the OT/PT room into a PAL room and in discussions with the builder, this item needs to be started in order to be ready for school opening in September. This was a request from the user group. Supt. Nicol stated that this is one of those items that keeps the schools equitable across the system. This is the only elementary school without a PAL room. It will also save money in the long run by keeping the students in Ellington and not out placing them.

Mr. Stein recommended approving this item at a not to exceed price.

MOVED (FELDMAN) SECONDED (BLANCHETTE) AND PASSED UNANIMOUSLY TO APPROVE CHANGE ORDER ITEM FOR THE PAL ROOM AT CRYSTAL LAKE SCHOOL AT A NOT TO EXCEED PRICE OF \$13,800.

The architect will review the pricing on the other three items and they are waiting for Enfield Builders to price the generator. The Fire Marshal and Building Official have the generator plans that they are reviewing.

Mr. Stein then presented application for payment #13 for Windermere School from All Phase in the amount of \$42,121.27 as of June 30, 2016. They are moving fast and have indicated that they will be relatively complete by the 1st or 2nd week of August. The balance to finish is \$224,000.

MOVED (ADAMS) SECONDED (FELDMAN) AND PASSED UNANIMOUSLY TO APPROVE FOR PAYMENT APPLICATION #13 TO ALL PHASE IN THE AMOUNT OF \$42,121.27 FOR WINDERMERE SCHOOL.

Mr. Stein then presented Change Order #8, (State Change Order #4) for Windermere School in the amount of \$3,997.46 consisting of a credit for electrical power pole work not needed for the

computer lab (\$2,508.40), 2 new smoke dampers and removal of some radiators \$3,974.13; and repair of electrical lines and conduit damaged during floor removal \$2,501.73.

They found electrical conduit in the concrete floor that was not on the plan. When the contractor went to saw the old floor away, they damaged the line. The repair was for 100 feet of conduit holding 27 lines. This was repaired and run to the new panel.

MOVED (ADAMS) SECONDED (OLENDER) AND PASSED UNANIMOUSLY TO APPROVE CHANGE ORDER #8 IN THE AMOUNT OF \$3,997.46 FOR WINDERMERE SCHOOL.

Mr. Stein presented a pending change that is still being reviewed by the architect. The user group would like the floors in the two new large bathrooms to be tile rather than VCT. The credit and new cost combined is \$8,937.61. He is recommending that an approval be made for this work to be done at a not to exceed price of \$9,000. This work needs to be started and finished this summer.

MOVED (ADAMS) SECONDED (BLANCHETTE) AND PASSED UNANIMOUSLY TO APPROVE THE CHANGE FROM VCT TO CERAMIC TILE ON THE FLOORS OF THE TWO NEW BATHROOMS AT A PRICE NOT TO EXCEED \$9,000.

A question was raised as to whether the electrical fix on the hallway floor was fixed in the existing conduit or run overhead. Mr. Stein will look into it.

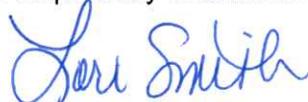
Mr. Welti reviewed the Gym floor issue at Crystal Lake School. He stated that he attended a meeting between the contractor, flooring installer, flooring representative, the architect and the independent consultant that did the report. Presently, the floor has come together with the increased humidity this summer. However, the panelized floor may expand again when the dryer and cold weather comes back. Two options were put on the table. One is to tear out the floor, install 5/8 inch plywood and put in a pour in place floor. The other option is to break the bonds of the panels and nail them down so they don't move. This has to be done before winter to see how it reacts over the winter. A price for both options is being worked up. Dave Stein will let the Superintendent know of other schools with a poured in place floor so he can look at it.

Superintendent Nicol asked if the contingency list should be looked at again. Mr. Welti stated that he sees roughly \$200,000 in potential costs for changes at this time. The list will be reviewed again in August. Mr. Nicol also stated that the phone system for Windermere School can be removed from the list because they found funds to replace it this summer. It was originally in 2017-18 capital improvements budget but he did not want the system to go down this school year as it is too old to get parts for.

Adjournment

MOVED (WELTI) SECONDED (ADAMS) AND PASSED UNANIMOUSLY TO ADJOURN THE MEETING AT 8:00 PM.

Respectfully submitted:



Lori Smith, Recording Secretary