



STATE OF CONNECTICUT – COUNTY OF TOLLAND  
INCORPORATED 1786

# TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187  
ELLINGTON, CONNECTICUT 06029-0187

[www.ellington-ct.gov](http://www.ellington-ct.gov)

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

**Members Present:** P. Welti-Chmn, T. Adams, G. Blanchette, G. Feldman, D. Gerber,  
K. Heminway

**Members Absent:** S. Kelly, G. Magnuson, J. Olender, J. Rachek, D. Stavens

**Others Present:** R. Butler-BOE Dir. of Facilities, N. DiCorleto-Finance Officer, B.  
Greenleaf-BOE Dir. Finance & Opers., S. June-Silver Petrucelli, S. Nicol-  
Supt. of Schools, L. Spielman-First Selectman

### Call to Order

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

### Citizens Forum

None

### Approval of the Minutes of Special Meeting of July 19, 2016

**MOVED (FELDMAN) SECONDED (ADAMS) AND PASSED TO APPROVE THE MINUTES OF THE SPECIAL MEETING OF JULY 19, 2016 AS WRITTEN. (HEMINWAY, GERBER ABSTAINED).**

### Crystal Lake School Project

Steve June of Silver Petrucelli presented Enfield Builders Application for payment #29 in the amount of \$174,786.94. There is \$20,000 in work and the rest is retainage released. There is still \$40,000 in retainage being held which should be sufficient to cover the restoration of the lawn which is the largest outstanding item. He told the committee that the balancing reports have been received, a letter of substantial completion is being worked up, and the OEM manuals are in hand. There are a few punch list items left with the largest one being the lawn.

**MOVED (ADAMS) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE APPLICATION FOR PAYMENT #29 TO ENFIELD BUILDERS IN THE AMOUNT OF \$174,786.94 FOR THE CRYSTAL LAKE SCHOOL PROJECT.**

Mr. June then presented an application for payment from Insalco for furniture at Crystal Lake School in the amount of \$26,639.18. There is still \$10,000 outstanding including retainage. This application has been reviewed by Silver Petrucelli.

**MOVED (ADAMS) SECONDED (GERBER) AND PASSED UNANIMOUSLY TO APPROVE PAYMENT OF APPLICATION #3 FOR FURNITURE TO INSALCO IN THE AMOUNT OF \$26,639.18 FOR THE CRYSTAL LAKE SCHOOL PROJECT.**

Mr. June presented an invoice from Silver Petrucelli for work in the amount of \$4,280.15 for Crystal Lake Project.

**MOVED (ADAMS) SECONDED (BLANCHETTE) AND PASSED UNANIMOUSLY TO APPROVE PAYMENT OF INVOICE FROM SILVER PETRUCELLI IN THE AMOUNT OF \$4,280.15 AS PRESENTED FOR THE CRYSTAL LAKE SCHOOL PROJECT.**

Mr. June presented change order #32 in the amount of \$82,772.22 which consists of the upgraded smartboard wiring, the PAL room that was approved last month and the HVAC screening on the roof. The majority of this change order is \$63,000 for the roof screening.

**MOVED (ADAMS) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE CHANGE ORDER #32 IN THE AMOUNT OF \$82,772.22 FOR CRYSTAL LAKE SCHOOL.**

Steve June then presented the gym floor pricing for replacement with rubber and samples of the rubber. At the last trailer meeting, it was discussed and determined that the new floor could be installed in two weeks. However, Enfield Builders cannot get it done before school opens and is recommending that it be done when school is not in session due to the smell. Peter Welti stated that the floor seams are currently closed up completely. The flooring manufacturer and the consultant hired by the PBC are recommending going through one more winter to see how the floor reacts. Peter Welti is in agreement with this wait and see approach. Rob Butler stated his concerns with safety and the effect on the programs if the floor is not usable. Mr. DiCorleto asked if air conditioning the gym would solve the problem. Mr. Welti stated that it would take humidification in the winter and air conditioning in the summer and that it would be very costly to do it. The consensus of the committee was that the floor would remain in place to see how it reacts when the weather dries out this fall. Lori Spielman asked why the town is totally responsible for the cost of replacing the gym floor. Mr. Welti stated that the floor was installed correctly and that wood floors with water based poly move, so neither the contractor nor manufacturer is to blame.

Lori Spielman asked about the weeds growing up through the rip rap in the detention basin and that it looks unkempt. Rob Butler stated that they will be weed whipping the growth. Peter Welti suggested a split rail fence similar to the one in the back to delineate it.

The price to rewire the existing generator to include the heating, gymnasium, cafeteria, office and kitchen as well as the safety systems at Crystal Lake School came in at \$69,000. This would be a three week project during off hours. It was pointed out that a new as built would have to be done after this work is completed. It was decided to act on this item since it is important for the protection of the town's asset.

**MOVED (FELDMAN) SECONDED (ADAMS) AND PASSED UNANIMOUSLY TO APPROVE THE GENERATOR MODIFICATIONS AT CRYSTAL LAKE SCHOOL AT A NOT TO EXCEED PRICE OF \$69,240.38.**

Last month there was discussion regarding placing canopies over two doors that open into the court yard. Since then the Facilities Director had some flashing and seals put on the doors and it seems to have solved the problem. Since we have not received much rain, this item will be put on hold to see if in fact it has been solved.

### **Windermere School Project**

Steve June presented application for payment #14 from All Phase in the amount of \$193,901.41 for Windermere School. This is 98% billed. Peter Welti stated that the project will be completed this week. There is also \$40,000 being withheld on this project.

**MOVED (GERBER) SECONDED (BLANCHETTE) AND PASSED UNANIMOUSLY TO APPROVE FOR PAYMENT APPLICATION #14 TO ALL PHASE IN THE AMOUNT OF \$193,901.41 FOR WINDERMERE SCHOOL.**

He presented Application #1 for furniture from Insalco in the amount of \$16,562.25. There is a \$26,000 balance to finish plus retainage on this contract.

**MOVED (HEMINWAY) SECONDED (FELDMAN) AND PASSED UNANIMOUSLY TO APPROVE FOR PAYMENT APPLICATION #1 FOR FURNITURE TO INSALCO IN THE AMOUNT OF \$16,562.25 FOR THE WINDERMERE SCHOOL PROJECT.**

Nicholas DiCorleto presented three applications for payment.

**MOVED (GERBER) SECONDED (FELDMAN) AND PASSED UNANIMOUSLY TO APPROVE PAYMENT TO STELLA CANCELLIERI PIANO IN THE AMOUNT OF \$3,350 FOR WINDERMERE SCHOOL.**

**MOVED (ADAMS) SECONDED (FELDMAN) AND PASSED UNANIMOUSLY TO APPROVE PAYMENT TO WENGER CORPORATION IN THE AMOUNT OF \$1,348 FOR WINDERMERE SCHOOL.**

**MOVED (HEMINWAY) SECONDED (ADAMS) AND PASSED UNANIMOUSLY TO APPROVE PAYMENT TO GOPHER CORPORATION IN THE AMOUNT OF \$5,067.45 FOR WINDERMERE SCHOOL.**

Change Order #9 for Windermere School in the amount of \$9,494.60 was presented for approval. It consists of a flow switch for the sprinkler system requested by the Fire Marshal and the change from VCT to tile in the bathrooms.

**MOVED (ADAMS) SECONDED (GERBER) AND PASSED UNANIMOUSLY TO APPROVE CHANGE ORDER #9 FOR WINDERMERE SCHOOL IN THE AMOUNT OF \$9,494.60.**

Next month the Board of Education contingency list will be reviewed again.

**New Business**

Annual Report Submission

**MOVED (ADAMS) SECONDED (WELTI) AND PASSED UNANIMOUSLY TO APPROVE THE 2015-16 ANNUAL REPORT SUBMISSION AS WRITTEN.**

**Adjournment**

**MOVED (HEMINWAY) SECONDED (ADAMS) AND PASSED UNANIMOUSLY TO ADJOURN THE MEETING AT 7:50 PM.**

Respectfully submitted:



Lori Smith, Recording Secretary