



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

PERMANENT BUILDING COMMITTEE REGULAR MEETING OCTOBER 9, 2018 MINUTES

Members Present: P. Welti-Chairman, T. Adams, G. Blanchette, G. Feldman, D. Gerber, G. Magnuson, J. Olender, J. Rachek

Members Absent: K. Heminway, S. Kelly, D. Stavens

Others Present: D. Olender

Call to Order

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

Citizen's Forum

None

Approval of Minutes of March 8, 2017 Regular Meeting

MOVED (GERBER) SECONDED (ADAMS) AND PASSED UNANIMOUSLY TO APPROVE THE MINUTES OF THE REGULAR MEETING OF MARCH 8, 2017 AS WRITTEN.

Potential Upcoming Building Projects

Peter Welti told the committee that there are two potential projects on the November ballot, the addition to the Town Hall and the High School Turf Field. If these projects are approved, they may be given to the Permanent Building Committee to see them through. He added that it is not this committee's responsibility to weight in on the merits of any project but to deliver the project within the budget assigned.

Proposed Town Hall Addition – Fuss & O'Neill was hired in 2016 to do a feasibility study. The Selectmen voted to scale the project back and eliminated the renovation portion so that only the addition is on the ballot. It is a one story addition with a breezeway connector in the back of the building for \$1.6 million. Peter Welti met with Tim Webb who is at the Jacob Poulin project meeting, but he told him that because the Town Hall is a ½ story up or down from ground level, it makes the addition a challenge. There is a \$500,000 STEAP grant that would be applied to the project. The Town Hall staff identified the space needs which resulted in a 6,000 sf addition.

It is a design build project. Peter Welti didn't think that the PBC had done a project under design build. Questions arose as to just exactly what a design build is and how the role of this committee would be affected by a project done under design build. Gary Magnuson suggested that someone come speak to the committee about it in general. He stated that his understanding is that under Design Build, their job to build it for the amount budgeted and if it comes in under, the owner and the design build firm shares the savings. The design build firm takes the risk of going over budget. They assume the role of general contractor. He would like to have someone come to educate the committee on the pros and cons. Gary Feldman stated that it would give more flexibility to change things as the project progresses. Tom Adams asked if there were any LEED requirements such as were in the school projects. There were also questions as to who would decide on the Design Build Company? Who decides on the details of the project?

Mr. Welti presented the second project which is the Turf Field at the High School. This one is also being put forth as a design build. A grant was received for this project for field improvements at High School and lighting. This would be on the existing football field. The soccer lighting is not in the scope of the project. The amount to be voted on is \$2.6 million. There are different fillers for under the turf shown as alternates. Again, the question of who would decide on the Design Build firm for this project came up. Peter Welti will try to get the answers to some of the committee's questions. Dave Stavens is the Selectmen liaison for this committee and he will contact him.

Election Day is November 6, 2018. The Permanent Building Committee will meet on November 13 if any of the projects are approved by the voters.

New Business

Peter Welti told the committee that an Ad Hoc Planning Committee to study the schools has been set up. The firm hired is now collecting information on physical needs, educational needs and demographics. The report is due in February 2019 and may include some long term as well as short term projects.

Adjournment

MOVED (ADAMS) SECONDED (GERBER) AND PASSED UNANIMOUSLY TO ADJOURN THE MEETING AT 7:40 PM.

Respectfully submitted:


Lori Smith, Recording Secretary