STATE OF CONNECTICUT · COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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PERMANENT BUILDING COMMITTEE
REGULAR MEETING
TUESDAY, JUNE 1, 2010

Members Present: P. Welti-Chairman, G. Feldman, K. Heminway, G. Magnuson, L. Spielman, D. Stavens, and J. Wehr

Members Absent: T. Adams, G. Blanchette, J. Gerber, R. Stomberg

Others Present: M. Beaulieu-MPN, G. Gillung, M. Kupferschmid, D. Roberson and D. Wallace-Ad Hoc Pinney House Committee, JI Reporter

Chairman Peter Welti called the meeting to order at 7:25 PM.

Citizens Forum

Mrs. Kupferschmid stated that a citizen asked her about the wood in the dumpster at the Pinney House site. He told her that it was nice chestnut and should not be thrown away.

Peter Welti stated that a lot of beams and timbers are being saved in the basement of the house as well as trim and any wood that was salvageable. He was under the impression that the wood in the dumpster consisted mostly of the old roof rafters but he would look into it when he got a chance.

Mrs. Gillung asked if the old windows were being numbered before being put in the basement and Michele Beaulieu told her that they were and that a record drawing was being done for future reference.

Approval of the Minutes – Regular Meeting of April 6, 2010

MOVED (MAGNUSON) SECONDED (FELDMAN) AND PASSED UNANIMOUSLY TO APPROVE THE MINUTES OF THE APRIL 6, 2010 MEETING AS WRITTEN.

Pinney House Project

Peter Welti stated that 50% of the windows had been put in, the soffit trim is done except for the caulking and painting and decorative blocks. The stairs to the basement have been replaced. The interior electrical is done; the trench work is still outstanding. The doors will be on site within a week or so which will allow the contractor to finish off the ELL. The scraping of the old paint is ongoing, and then it will be power washed. They have found loose mortar and pointing to be done at unit pricing per the contract.

Equal Opportunity Employer

Michele Beaulieu of Moser Pilon Nelson told the committee that the gutters would be put up next week and that the paint color for the doors would have to be determined. Mrs. Wallace asked that when the contractor scraps the door, perhaps the original color can be determined. The other two doors will be painted white.

Peter Welti said he spoke with John Curtis about the painting of the chimneys and he agrees that if possible, they should not be painted. This will result in a $600 credit to the change order.

Change Order #5 has been formalized totaling $6,070 and consisting of the removal of stumps, placement of fabric, adding a 3 ft stone perimeter around the house and installation of 4 inch steel edging, replacement of the basement stairs, and credit for chimney painting. The 3 ft stone perimeter was discussed and it was decided to direct the contractor to use 1" river stone from DeSiato's in Storrs.

MOVED (MAGNUSON) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE CHANGE ORDER #5 FOR $6,070 WITH THE SPECIFIED STONE AS DISCUSSED.

Invoices

Application for payment from General Builders from April in the amount of $25,356.50 consists mostly of roof work and change order #4.

MOVED (SPIELMAN) SECONDED (FELDMAN) AND PASSED UNANIMOUSLY TO APPROVE FOR PAYMENT APRIL APPLICATION FOR PAYMENT FROM GENERAL BUILDERS IN THE AMOUNT OF $25,356.50.

Application for payment from General Builders from May in the amount of $24,111 consists mostly of basement work, windows, doors and scraping of paint, as well as items in change order #5.

MOVED (SPIELMAN) SECONDED (FELDMAN) AND PASSED UNANIMOUSLY TO APPROVE FOR PAYMENT MAY APPLICATION FOR PAYMENT FROM GENERAL BUILDERS IN THE AMOUNT OF $24,111.

Moser Pilon Nelson invoice for $1,588.63 with $4,000 remaining.

MOVED (HEMINWAY) SECONDED (WEHR) AND PASSED UNANIMOUSLY TO APPROVE FOR PAYMENT MOSER PILON NELSON INVOICE IN THE AMOUNT OF $1,588.63.

Peter Welti told the members that a potential change order would be for the fencing in front. He received a proposal from the contractor in the amount of $3,200 to cap the posts and install a scalloped vinyl fence. If a wooden fence is to be installed, the contractor has requested a drawing and it would probably be more costly.

The members of the Pinney House Committee would like to see a duplicated original fence made of wood. They suggested that perhaps the High School shop class could build a fence. Peter stated that once the contractor is offsite that would be a possibility. There is also the possibility of doing the same with the sign and they will try to find the original so it can be duplicated. No action was taken on the fence or the sign.

Peter felt that no more funds should be committed until more of the project is completed.

Gary Magnuson stated that they met with representatives from the State on May 13; they toured the building and loved the project. They told us that no more funds could be committed until the Town requests the funds for the completed work. They indicated that when this grant is done, there may be an additional $20-$30,000 available and that the Committee should speak to their state legislator about it. She suggested submitting another grant application and that an identified end use may help facilitate another grant. They would like to see the project completed.

Gary Magnuson suggested that some of the funds remaining could be used to have Moser Pilon Nelson do a cost analysis to see what it would take to finish off the inside for basic office use.

Dale Roberson stated that two steap grants were filed. Gary LeBeau told him that the State would not consider another grant until the first $500,000 is spent. He felt that the Town is in a better position to file for additional grants now that the project has been started. He also stated that they tried to file this house on the Historic Register which would make other funds available and felt that Mr. Santini should be asked to move forward with it again.

The question of whether to spec the inside of the house back to usable without destroying the historical significance or to actual historical was discussed. Mr. Magnuson felt that the upper floor should be 2010 materials. The down stairs trim, stairs, crown modeling and original floors would be kept in place. Mrs. Gillung asked that no synthetic materials be used. She stated that the Pinney House Committee was meeting next week and that they would like to discuss the uses for the house and come back next month with their ideas rather than making a decision tonight.

Old Business, New Business

None

Adjournment

MOVED (SPIELMAN) SECONDED (WEHR) AND PASSED UNANIMOUSLY TO ADJOURN THE MEETING AT 8:25 PM.

Submitted by:

Lori Smith

Lori Smith, Recording Clerk