

Minutes of the Suffield Permanent Building Commission

Meeting Thursday, May 5, 2016

PBC Members Present

Joe Sangiovanni, Chairman
Kevin Goff, member
Glen Neilson, Vice Chairman
Bill Gozzo, member
Cathie Ellithorpe, member
Heather Van Deusen, member

Also Present

Melissa Mack, First Selectman	Jack Muska, Town Consultant
Julie Oakes, Facilities Mgr.	Bob Brooks, Library Commission
Ted Flanders, Building Official	Lester Smith, Observer
Jackie Hemond, Library Director	Martin Page, citizen

Call to order: The meeting was called to order at 7:02 p.m.

Public Comment: Lester Smith asked if when doing the air balancing, we could address the problem of the doors not closing properly because of the greater internal air pressure.

Correspondence: None

Minutes: Mr. Goff made a motion to approve the minutes of April 21, 2016. Mr. Gozzo seconded, all in favor. Motion approved unanimously.

Security Upgrades at Schools Vestibules

Mr. Muska gave an update on the progress of the School Security project. All the frames and wiring were installed during school vacation. All the painting is done and the electrical lines are marked at SHS and SMS where the bollards will be going. They will be installed after school gets out in June. Everything is still on schedule. Budget wise we've spent approximately \$484,000 out of the \$500,000. There will be an add alternate to replace the mechanical blinds for \$5,500 at SMS. Mr. Goff moved to accept the add alternate, Ms. Ellithorpe seconded. Mr. Muska will bring in the official change order soon. There is a construction meeting on 5/12 to set the next schedule.

Bridge Street School Project

Chairman Sangiovanni received some more information from ATC on the extent of the asbestos in the crawl space. Their estimate is a guide. It has been reduced from \$600,000 to about \$200,000 but we will need more accurate cost estimates. The bad news is there is extensive mold growing on the floor joists. The consultant suggested we get a structural engineer to look at it. There is debris in the crawl space from previous renovations. Mr. Flanders wants to see the structural analysis soon. Chairman Sangiovanni said it's important to see because it's part of the cost of the project. The chairman suggested that when we ask for abatement estimates, we ask for both the cost for renovation and demolition. This will get us the best response from consultants. Also we will bundle the town hall, Bridge Street and the highway garage into one RFP but with separate contracts. The Babb's storage shed is not being demolished anymore as it is historic and will be saved. Mr. Goff asked if there will be a full structural analysis done on Bridge Street School and do we have an old report to build upon? Mr. Flanders said you need to look at the condition now and project it into the future. Mr. Neilson made a motion to order a structural analysis, Mr. Goff seconded, all in favor. Ms. Oakes will get an RFP out for all the abatement work.

Kent Memorial Library Project

Chairman Sangiovanni has been reading about PCB's in buildings. In the Cape Cod studies it was found that there was a lot of dust created from walking on sealed floors that created dust in the air. Our walkways can be cleaned with a solvent and washed with epoxy paint. He was surprised at the high levels of PCB's found in the ceiling mastics and glue daubs. The newest testing has shown that we've gone backwards in progress. We need to bring in an expert on PCB abatement to ask if we can abate by just washing. Ms. Van Deusen asked for a clarification on the different agency's requirements. The chairman explained that the EPA allows 50ppm and only requires testing caulk. The CT DEEP wants results less than 1ppm. First Selectman Mack asked if we should meet with the EPA in Boston. Chairman Sangiovanni said not before we have a

plan. We need to find an abatement company that has experience with these things. Our consultants only focused on PCB's in caulk, we had to expand our testing to the surrounding sealants. First Selectman Mack asked if we have tested enough to know the full extent in the building. Chairman Sangiovanni said we know most of it now. We can make good assumptions.

First Selectman Mack added that once we get this plan and estimate, she will need to go back to the town and ask for more money. She will want to talk with the agencies for assistance or more room to negotiate before I go to the town. The risks seem to be unclear given the different exposure levels.

Mr. Neilson recommended Bob May from Fuss & O'Neil. He lectures on the topic and has a good relationship with the state. Mr. Goff said that the focus should be on cleaning the building, not just to pass the test to open the building. He suggested that the entire concrete structure could have been sprayed during construction. The consultant said it was possible. The chairman would like to look at the specifications from the original construction. Mr. Flanders has CD plans on the original building. Ms. Oakes will set up a meeting with Mr. May for next week.

The work to install 16 vent diffusers at a cost of \$28,000 has begun and should help with the air balancing. They have cut all 16 openings. Enterprise Builders will come back next week for the installation of the vents and then the balancing company will come for testing. There was discussion about changing out the filters before the next test and possibly blocking off the new section.

Mr. Flanders said we can delay modifying the auditorium and we can get a temporary C.O. The auditorium floor was tested and the PCB levels were high. There is a one foot brick perimeter and then concrete under the carpet. We will wait to talk to the new consultant before proceeding. The bathroom floors can be finished with concrete. All brick has been abated from the building except for the perimeter of the auditorium. We will wait to discuss this with the new consultant. Ms. Oakes asked if we would need to get approval from EPA if we change from sika guard to the new product use at Redthread. The Chairman would like to delay the concrete work until we know what we are taking out and putting back in. It would be good to do the concrete and epoxy sealer all at one time. His concern is the waffle ceiling structure. It is not clear how PCB's could have gotten there.

First Selectman Mack wants to have a plan from the consultant before we spend any more money. She will go back to the town for more money only one more time. Mr. Neilson commented that cleaning up this building is the right thing to do to make it safe for everyone. Mr. Goff said we need to find the right expert to guide us. Ms. Oakes will contact Mr. May tomorrow.

The new contingency balance is \$83,624.55 taking into account the pending invoices and proposals previously discussed. There were no change orders from EBI. Mr. Neilson and Chairman Sangiovanni will meet with TRC soon to discuss the balance of their invoices.

Town Hall Renovation Project

First Selectman Mack stressed the need to get the abatement project out to bid. The move out of Town Hall has been postponed until August. The tax department, assessor's office and Town Clerk will move first and the I.T. Department will be last. The swing space being used at 61 Ffyer may not be available due to the holdup at KML. We may need to explore other office space in town. The space needs study that was done 10 years ago will be updated by the same firm. The lower level conference room needs to be bigger. It could be expanded into the old probate area. All departments will meet with the consultant, EDM, on May 18th to discuss their individual needs. Chairman Sangiovanni suggested that the Town Hall project can be phased with the addition happening first if necessary. The environmental consultant, ATC, is ready to begin. The RFP for the Town Hall project needs to be put out. We want a "CM At Risk" type of construction management with a guaranteed maximum price.

Invoices:

The Applications for Payment #14 for **Enterprise Builders** have been tabled for both project 473 and 474. The commission wants to make sure that all lien waivers, all closeout documents and all certified payroll have been received before we pay off the final bill and release the retainage.

Ms. Van Deusen made a motion to pay Invoice #0100105 to **Aresco** in the amount of \$86,260.00 for work on the school security vestibule project. Mr. Gozzo seconded, all in favor. Motion approved unanimously.

Chairman Sangiovanni made a motion to pay **TRC** on three invoices: #179730 for \$1,885.50; #183287 for \$1,707.13

and #187527 for \$8,629.70 for PCB testing and abatement oversight at KML. Mr. Neilson seconded, all in favor. Motion approved unanimously.

The two remaining **TRC** invoices were tabled and a meeting is being set up to discuss them with TRC.

The outstanding invoices for **Silver-Petrucci** were tabled until a meeting can be set up to discuss them in detail.

Ms. Ellithorpe made a motion to pay **TRC** invoice #179741 in the amount of \$1,435.50 for asbestos inspection work at the Spaulding school roof. Mr. Neilson seconded, all in favor. Motion approved unanimously.

Mr. Gozzo made a motion to pay **Kaestle Boos** \$2,200 on invoice #4 for work at the school vestibule security project. Mr. Neilson seconded, all in favor. Motion approved unanimously.

Mr. Neilson made a motion to approve the revised **Enterprise Builders Inc.** invoice #5615-1Rev in the amount of \$16,507.00 for paver removal at KML. Ms. Van Deusen seconded, all in favor. Motion approved unanimously.

Other Business:

The meeting with Mr. May will probably be scheduled for next Tuesday afternoon around 3 or 4 at KML. Ms. Oakes will confirm with everyone.

Adjourn There was a motion made and seconded to adjourn at 8:35 p.m.

Next Meeting Date The next meeting of the PBC was set for May 19 at 7 p.m.

Submitted by Linda Zaffetti
Executive Assistant DPW