

## Minutes of the Suffield Permanent Building Commission

Regular Meeting Thursday September 3, 2015

### **PBC Members Present**

Joe Sangiovanni, Chairman

Kevin Goff, member

Cathie Ellithorpe, member

Bill Gozzo, member

Glen Neilson, member

### **Also Present**

Julie Oakes, Facilities Manager

John Cloonan, DPW Director

Tom Frenaye, town resident

Lester Smith, town resident

Henry Laliberte, TRC representative

Jackie Hemond, Library Director

**Call to order:** The meeting was called to order at 7:00 p.m.

**No public comment**

**No correspondence**

**Approval of Minutes** Mr. Goff made a motion to approve the minutes of 8-6-15 with the deletion of a duplicate item. Mr. Neilson seconded. All in favor, motion passed unanimously.

### **Kent Memorial Library Project**

Chairman Sangiovanni introduced Mr. Laliberte who explained the sampling of PCB's as referenced in the EPA response letter. The EPA questioned that an endpoint couldn't be found in the waffle deck. It may be the result of PCB's in the paint. Mr. Laliberte suggested that more samples should be taken further out. Sealers like Fabulon with oil based pigments were used on wood floors in the past and may be a contributing factor. The EPA wants corrections to the risk based plan application. The report came back with general comments on each section of the application.

The EPA also questioned the electrical transformer and who is responsible for its maintenance. Eversource owns it and it was recently removed. They will verify whether any PCB's leaked during that process. The fluorescent light ballasts are T8 and do not contain PCB transformers and they have already been removed. The EPA is looking for a better sketch or drawing that shows the type of construction in the building. They don't understand that the building has solid concrete waffle ceiling beams. We need to provide a cross section drawing with details of the building materials. Chairman Sangiovanni requested that the consultant put forth his best efforts to complete this response. These delays are costing the town money.

Mr. Laliberte explained that a lot of the response is sample driven. The EPA is looking for endpoints in a couple of areas; specifically, where the PCB's are less than 1 ppm on the concrete deck. The whole deck will need to be encapsulated if an endpoint is not found. The problem with more sampling is that it will get closer to the wood parquet flooring which may have been coated with PCB materials. The EPA is also looking for details of a management plan. They want an outreach program to make the public aware of the contamination. Mr. Laliberte suggested making a submittal to the EPA and offered to meet with them in Boston if necessary. In that submittal he will request to get approval to install the windows.

For section 2.2, discussion revolved around the location of the parquet floor and whether or not it is in contact with the caulk line on the windows. The PCB's did not migrate across the grates. A possible option includes removing the wood flooring and doing a bulk PCB disposal. The intent is to encapsulate the concrete up to the wood floor since only the concrete was in contact with the caulk. In response to question 3, the brick will be removed all the way back away from the caulk line. Number 4 question asked for a sampling frequency, Mr. Laliberte will provide that information.

In regards to question 8 on the columns, Chairman Sangiovanni wants TRC to begin additional sampling immediately to have the data ready when needed. TRC went out 12" and there are a few places that are still too high and need to be retested. Mr. Neilson asked what the turnaround time is on sampling. Mr. Laliberte said about 48 hours at a cost of approximately \$50 per sample. Mr. Cloonan asked how many more samples would be needed, and what the cost estimate for air sampling maintenance on a yearly basis would be. Mr. Laliberte will need to check on the costs.

The TRC outstanding invoices were discussed to determine the original scope of work and the additional services. Chairman Sangiovanni asked why the windows weren't discovered back in 2010. Mr. Laliberte said PCB's weren't an issue with the EPA at that time. They only took 6 samples at that time. It was only an asbestos based report even though the PCB's were high in the caulk areas. Mr. Cloonan asked about the soil outside the building. Mr. Laliberte said it's all been cleaned up.

A summary of TRC's outstanding invoices was presented. The hazmat contingency budget is \$79,900. TRC's original consulting fee was \$24,820 and the SIP plan was an additional \$14,000. Mr. Laliberte said that expediting the process made it go over budget. Mr. Cloonan would have liked a heads up before that occurred.

Mr. Neilson expressed concern that 87 hours were charged on 6/17 for nearly \$5,000. The first attempt was wrong and had to be completely done over again. Why are we paying for their error? TRC should give back some of the charges. Mr. Laliberte responded by saying he didn't charge for many hours of his own time when he was out on STD. Chairman Sangiovanni reminded Mr. Laliberte that we spent a lot of money and time on measurements chasing PCB's when in fact TRC should have known that a risk based plan was the only option for us because of the library construction.

There is a stop work order issued by TRC because they have not been paid in months. Mr. Gozzo requested that Mr. Laliberte go back to his boss and request a credit for the errors and omissions that occurred. Mr. Laliberte said he added two sections, that the report was not all rejected. Chairman Sangiovanni said you kept taking measurements but couldn't find an endpoint. TRC should have known there may have been other factors involved. Mr. Laliberte will have a representative come to next week's meeting to discuss more details.

Chairman Sangiovanni listed some reasons for increased costs. Silver Petrucelli did not put in the cost for painting the exterior of building. Tecton Architects did not anticipate that new ADA railings would be required. Silver Petrucelli did not plan on the complete electrical system. For the ADA accessible ramp to the monument, Tecton made a mistake on the elevation. An old drawing was used, so the parking spaces are actually a foot lower than shown. The walkway and handicap parking space will need to be relocated. The First Selectman will be consulted regarding the walkway location.

### **Change Orders**

P1-029 \$22,154.00 for painting the entire exterior of the library including the waffles. Mr. Neilson made a motion to table the change order, Mr. Gozzo second. **Motion Tabled.**

P1-030 \$5,489.00 to replace the tread base for the granite. An outside area of the courtyard granite is pulverized and needs to be replaced. Mr. Neilson made a **motion to approve.** Mr. Gozzo seconded. All in favor, motion passed unanimously.

P2-040 \$2,422.00 for electrical to feed the bathroom flush-o-meters, hand dryers and sprinkler not indicated on the plan. Ms. Ellithorpe made a **motion to approve.** Mr. Goff seconded. All in favor, motion passed unanimously.

P2-042 \$6,990.00 for additional drainage at new addition, front entrance. This will remove the speed hump and put in an additional catch basin, not a trench drain. Mr. Neilson motion to table, Mr. Gozzo seconded. **Motion tabled.**

P2-041 \$3,285.00 for a floor slab extension at the new stair. The floor slab in the lobby was too short so now the rail can return to the wall. Mr. Goff made a **motion to approve**. Ms. Ellithorpe seconded. All in favor, motion approved unanimously.

### **Invoices**

Mr. Neilson made a motion to pay **Enterprise Builders** Application #7 Project 474 in the amount of \$268,934.55 Mr. Goff seconded. All in favor, motion approved unanimously.

Mr. Gozzo made a motion to pay **Enterprise Builders** Application #7 Project 473 in the amount of \$267,676.80 Mr. Goff seconded. All in favor, motion approved unanimously.

Mr. Goff made a motion to pay **Lauren Enterprises** \$2,750.00 for September rent at the 61 Ffyer Place temporary library location. Cathy seconded. All in favor, motion approved unanimously.

Mr. Goff made a motion to pay **Silver Petrucelli** on invoice #15-1617 for \$8,905.25 for Construction Administration at the KML project. Ms. Ellithorpe seconded, all in favor. Motion approved unanimously.

Mr. Goff made a motion to pay **IMTL** invoice #2210-G for \$740.00 for testing at KML. Ms. Ellithorpe seconded. All in favor, motion approved unanimously.

Mr. Goff made a motion to pay **IMTL** on invoice #2210 in the amount of \$2,210.00 for additional testing at KML. Ms. Ellithorpe seconded. All in favor, motion approved unanimously.

**Adjourn** There was a motion made and seconded to adjourn at 9:35 p.m.

**Next Meeting Date** The next meeting of the PBC was tentatively set for the September 9 or 10.

Submitted by  
Linda Zaffetti

Joseph J. Sangiovanni, Chairman of the PBC