

## Minutes of the Suffield Permanent Building Commission

Special Meeting Wednesday September 9, 2015

### **PBC Members Present**

Glen Neilson, Vice Chairman

Kevin Goff, member

Cathie Ellithorpe, member

Bill Gozzo, member

**Absent:** Joe Sangiovanni, Chairman

### **Also Present**

Julie Oakes, Facilities Manager

John Cloonan, DPW Director

Henry Laliberte, TRC

Eric Plimpton, TRC

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

**No public comment**

**No correspondence**

### **Kent Memorial Library Project**

Vice Chairman Neilson presided over the meeting in the absence of Chairman Sangiovanni. Mr. Neilson gave an overview of the status of TRC's involvement in the hazmat portion of the library project. The commission initially contracted with TRC for \$24,000 for standard testing and sampling. An additional \$14,000 was proposed by TRC when the EPA's SIP plan was required. The PBC has not paid the past four invoices pending more detailed information from TRC on their methods and progress. The hazmat portion of the project is \$53,169 over budget and this needs to be addressed.

Mr. Plimpton is appreciative of all the business that has been given to TRC over the years and they want to continue that partnership. They are just as anxious to get this project moving forward. In general, a one month response from EPA is pretty quick. Originally the direction was to remove all contamination with a performance based approach. Now the plan is to encapsulate the contamination with a risk based plan. This requires getting the EPA involved to make sure what is left behind doesn't present a risk. Performance based plans move a lot quicker because you don't need the EPA but it is not possible in this case due to structural limitations. Mr. Plimpton explained that all plans come back from the EPA with requests for more data or clarification. This was not a failure on TRC's part, it is common practice. TRC wants to get those answers back to the EPA so that we can get a resolution on the outstanding issues.

Ms. Ellithorpe asked when the change to encapsulation took place. She believes a communication breakdown occurred because TRC didn't understand the structural elements of the concrete building. Mr. Plimpton said that test results were submitted to the architects and comments back didn't mention that the PCB's couldn't be cut out. Mr. Laliberte explained that back in 2010 they had limited data. The initial plan was to sample out 12 or 18 inches, but things changed when they got out into the field. The PCB levels were still high at those distances and they couldn't be cut out further to a 30" spacing.

Mr. Cloonan asked if there was a drawing showing the sampling locations. Mr. Laliberte said there are measurement locations but they are not drawn in. Mr. Neilson presented a letter from Enterprise builders asking for \$8000 for every week the project gets delayed past the schedule. Mr. Neilson asked if any windows could be installed at this time. Mr. Plimpton said, "Yes," in those windows where the levels are clear, the windows can be installed. Mr. Neilson wants to close up the building for the winter.

Ms. Oakes asked about the sampling in 2010. Mr. Laliberte went out 3 inches and extrapolated to 9 inches assuming it would be clean. TRC found out recently that was not the case and the contamination needed to be removed. Ms. Oakes relayed that two contractors questioned how we could take out 9 inches. They recognized that couldn't happen and it's frustrating that so much time went by. She questioned the need for monitoring by TRC on certain occasions when Hazpros was there. She felt it was not a good use of TRC's time. Mr. Plimpton explained that the daily work load is not evenly distributed, some days are busier than others. Ms. Oakes was frustrated that TRC didn't communicate enough, like when they would be on site. Also, she questioned why

TRC didn't let us know they were over the original cost proposal. She had hoped there would be more detail on the invoices so we could tell what they included. Ms. Ellithorpe asked TRC for an estimate on how much longer the process would take and what the cost would be to finish the project. Mr. Plimpton agreed to put that in writing.

Mr. Neilson asked which windows the contractor can put in. Mr. Plimpton said you can put encapsulate around the windows first. Maybe do a band of 15 inches all around to cover yourself. The encapsulate is a 2 part epoxy that is clear and somewhat shiny. Mr. Plimpton recommended that to be ultra-safe, you could remove the paint where the window hits the deck take the paint off there and encapsulate the concrete there with an encapsulation product and put new window in. Then you will be covered if the EPA requires that action. Ongoing air quality sampling has not been addressed yet by the EPA. A one-time awareness education program is required to alert the public.

Ms. Oakes reminded the commission that EPA wants a drawing showing the encapsulation plan. Mr. Plimpton said there are basically three options to respond to the EPA. We can propose going out much further with sampling, try to scrape paint off some distance out and then retest, or propose to encapsulate the whole thing. The EPA needs to know the endpoints where the samples are less than 1 ppm.

After some discussion it was agreed upon that the window areas would be stripped, encapsulated and then sampled again. TRC will provide oversight and monitoring to Hazpros Abatement while they are doing the paint removal. Enterprise will be notified that the new windows could be installed after that process is complete.

#### **Invoices**

Mr. Goff made a motion to pay **TRC** invoice # 150719-r for \$5,293.54, invoice # 154259-r for \$16,236.00 and invoice # 157054 for \$21,192.25 for hazmat testing at the KML project site.

This will leave one invoice outstanding (#159265 \$10,447.75) for future consideration. Mr. Gozzo seconded, all in favor. Motion approved unanimously.

#### **Change Orders**

Mr. Gozzo made a **motion to approve** the following change orders:

**P1-012** for the sprinkler system redesign for \$4,285.00,  
**P2-029** for \$187.00 to add a rated door at the book drop,  
**P2-030** to add smoke barriers for \$3793.00  
**P2-035** credit for signage plaque (-1002.00),  
**P2-038** credit to remove stamped concrete (-803.00),  
**P2-039** for alternate fastening for granite panels to steel design \$4,515.00  
Mr. Goff seconded, all in favor. Motion passed unanimously.

**P2-028** for additional steel at first floor \$3,726.00 was **tabled** after some discussion.

Mr. Cloonan asked a question from Mr. Flanders about the granite in front of the library by the sidewalk. Mr. Flanders wanted to know if there was a ledge or footing. He was concerned about frost heaving. Mr. Neilson explained that it would be secured with stainless steel dowels set in with an epoxy to hold it in place.

**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 not set.

Submitted by  
Linda Zaffetti