

Minutes of the Suffield Permanent Building Commission

Meeting Thursday, April 21, 2016

PBC Members Present

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

Also Present

John Cloonan, Director of Public Works	Bob Brooks, Library Commission
Ted Flanders, Building Official	Lester Smith, Observer
John Ireland, Silver Petrucelli	Martin Page, Prospective PBC member

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

Public Comment: None

Correspondence: None

Minutes: Mr. Neilson made a motion to approve the minutes of April 7, 2016 with spelling changes. Mr. Gozzo seconded, all in favor. Motion approved unanimously.

Security Upgrades at Schools Vestibules

Mr. Cloonan gave an update on the progress of the School Security project in the absence of Mr. Muska. The door frames to the office are in place at SHS and SMS. Plywood will be installed in the opening until the door arrives in Mid-May. The Jack Farrelly Company will come out to survey where the underground electricity is located, so that the bollards can be installed. The wire pulls are complete. Mr. Plano has given the paint colors to Aresco. The Spaulding door and frame will be installed on 4-22. The Guidance Department at the SMS would like control to the door from the vestibule. A discussion took place regarding the cost breakdown of the change order. Ms. Van Deusen made a **motion to approve** Aresco change order 001 in the amount of \$3,893.00 for the school security project. Mr. Goff seconded, all in favor.

Bridge Street School Project

The Chairman asked if ATC did a more thorough test of the crawl space. Mr. Cloonan said that the test results will be available by next Tuesday. We still need to finalize scope, then a week to put it out to bid. Mr. Nielsen asked if the Town Hall abatement will be put out to bid at the same time. Chairman Sangiovanni said yes, it will go as a single package.

Kent Memorial Library Project

Chairman Sangiovanni discussed the PCB abatement progress. There is a good probability that the lower level baths and office were coated with sealant PCB's just like the ramps. We had the brick removed from these areas and it is being stored temporarily in drums in the courtyard. They will be removed tomorrow. The wipe tests on the concrete sub-floor passed. There is brick in the walkway to the auditorium/theater but under the seats is concrete. There is a good probability that the brick and possibly the concrete in the auditorium also were coated with sealer that contained PCBs. The perimeter of the director's office has brick. The EPA has a limit of 50ppm; our highest reading was 32. The Connecticut DEEP has a requirement of less than 1 ppm when doing a renovation. Chairman Sangiovanni explained his calculations on the differences when PCB's are emitted at infinite diffusion into air versus in a solid. Differential equations show where the concentration goes to zero. If you let the PCBs diffuse in air for 1 hour, it will diffuse a distance of 3.5 feet from the PCB coated surface. Alternatively, PCBs will diffuse only 9.2 nanometers in a solid over many years (ca. 10 years). Therefore, based on these calculations, we can assume that all PCB's in concrete or brick have come from a sealer that was applied directly to the surfaces, not by diffusion into the solid surface from PCBs in caulk that was applied to

adjacent windows. We will most likely have to remove all sources of PCBs to meet the airborne PCB requirement. These were scraped surface samples only, not drilled down. The Chairman suggested that the next move is to get the brick out of theater using a performance based removal method. We won't have to go to the EPA for approval for this, but we will need to go to CT DEEP. Ms. Van Deusen asked if our plan was to take the worst spaces and then work our way down. The Chairman said we are going to attack all of them.

Mr. Goff asked if it could be in the ceiling tile. The Chairman explained that the ceiling is not a source, it's an adsorbent. It will diffuse out of the tile once the concentration is lowered in the rest of the building. There was discussion about the books and the finish on the book shelves. Samples will be taken of the bookshelf finish and the ceiling waffles. Mr. Cloonan asked if there could be anything in the boiler room. Mr. Ireland said it was a hard concrete floor on the original plans so a test will be made on the inner room that has the air handler. It costs \$40 per sample and we may need around 15. Mr. Flanders asked if they could have put sealant on the floor registers. The Chairman wants to take a look to see if there are any varnish drippings. Mr. Goff asked if TRC should be guiding us as to what we are testing.

HVAC Balancing: The problem may be the diffuser slots that are hidden behind bookcases in 16 places. Chairman Sangiovanni asked if we have tried to match up where we are deficient on the flow with where the registers are hidden. Mr. Ireland stated that he never received a balancing report for the existing conditions. We have 16 floor register with 16 volume dampers. When the bookshelves were cut open it was discovered that there were no volume dampers but there were vanes. A memo explained how they did their calculations. The whole package to add kick plates to the bookshelf dampers to improve air flow and rebalance the system would cost \$28,130.

Mr. Ireland explained the temperature differences and how one fan and the thermostat was not working. Discussion ensued as to why it malfunctioned. A building monitoring system will be in place to record set points in the future. His recommendation is to make the modifications to the bookshelf dampers and rebalance the system. The locations of returns in the corridors make it feel like a breeze because of the large volume of air.

The most current contingency balance of \$82,000 was discussed. It was decided that there is enough money left to go ahead with the kick plate air balancing project. Ms. Van Deusen asked what will be done if the balancing can't be improved. Mr. Neilson has talked to John Tighe from the State and the Building Official will need to be involved. The Chairman asked for a **show of hands** to go ahead with the balancing project. All were in favor, no one opposed. There will be an official change order next week.

The auditorium seating and egress issues will be addressed at a later time. The building can be opened with a temporary CO with the auditorium closed to the public. An airline seat is 20" wide and the current auditorium seat is 22". They could be reduced in size or a seat could be removed in each row. The noise level may be reduced at a later date as well with a change to the ductwork height.

Town Hall Renovation Project

We will go with a construction management firm. When we go out for bids for abatement at Bridge Street, we will combine it with Town Hall. They have looked at Ffyer Place, the dog pound, and Babb's this week.

School Roofs:

Mr. Cloonan said there will be \$1 million available in ACCE to complete all the Spaulding School roofs.

Invoices: None

Other Business:

Set up a meeting with John Ireland for an afternoon next week. He needs to explain what the invoices mean.

Adjourn There was a motion made and seconded to adjourn at 8:25 p.m.

Next Meeting Date The next meeting of the PBC was set for May 5 at 7 p.m.

Submitted by Linda Zaffetti