

## Minutes of the Suffield Permanent Building Commission

Meeting Thursday, May 19, 2016

### **PBC Members Present**

Joe Sangiovanni, Chairman  
Kevin Goff, member  
Glen Neilson, member  
Bill Gozzo, member  
Heather Van Deusen, member  
Brian Baril, alternate member  
Marty Page, alternate member

### **Also Present**

Julie Oakes, Facilities Mgr.  
John Cloonan, Director of Public Works  
Jackie Hemond, Library Director

Jack Muska, Town Consultant  
Bob Brooks, Library Commission  
Lester Smith, Observer

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

**Public Comment:** None

**Correspondence:** None

**Minutes:** Mr. Goff made a motion to approve the minutes of May 5, 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. The metal doors are currently being installed. There is a minor delay on the wood doors. They will arrive June 10<sup>th</sup>. The camera is being installed this week. There is no ship date yet on the bollards. There is a construction meeting next Tuesday; Mr. Muska will get more information. The glass will be delivered in the next couple of weeks. There is one change order for the blinds that needs approval. The overall budget is \$19,500 under the original \$500,000 budget, even with the add alternates. Everything is working out well. The scheduling and coordination has been working out fine between the schools and the contractor.

### **Bridge Street School Project**

Chairman Sangiovanni detailed what he wants to see in the RFP for the hazardous material abatement. Ms. Oakes is waiting for ATC to submit their piece. It will be in next week. She will make sure they add in something for mold. She wants to be as comprehensive as possible to avoid change orders. There will be one RFP and 3 separate contracts for the different buildings. The Bridge Street School project will be prevailing wage, so that will be billed separately. Chairman Sangiovanni talked about the structural assessment report from Szewczak. The good news is that the structural foundation is in good condition. They recommend that the floor joists be cleaned of mold, but it has not significantly deteriorated the structure. They want ventilation at the roof which will be part of the repair, so it won't need to be abated for asbestos. The bid opening will be on June 16<sup>th</sup> in coordination with the PBC meeting that night.

### **Kent Memorial Library Project**

Chairman Sangiovanni discussed the meeting with Bob May from Fuss & O'Neil last week at KML. He confirmed what we expected, that most likely the painted surfaces have PCBs as well as the walkways. Ms. Oakes passed out a memo she received that afternoon from Mr. May that has some recommendations. Chairman Sangiovanni said we are considering hiring him as our rep when we have a plan that we can bring to EPA. Mr. May also said that PCBs have most likely been adsorbed in the books but will outgas over time. There will be one more test done on the bare waffle ceiling in the equipment room to see if the forms were oiled with PCB materials.

Chairman Sangiovanni reviewed the test numbers we have received so far from the various areas of the building. There was a question as to whether epoxy sealant can be used over an acrylic material. The consensus was yes, if the right bonding agent is used. We have some estimates on sand blasting the surfaces for about \$275,000. Walnut shells are sometimes used as the blasting agent. Ms. Oakes talked with Clean Harbors and was informed that they plan to use dry ice

as the media which will vaporize and not generate additional waste. If the ceiling paint can be encapsulated, it would eliminate the need for sandblasting. We will test a small closed off room to see if the sealer works to improve the air test. Mr. Gozzo was concerned about the painted ceiling that had peeled off in some areas. He is suspicious of that original surface coating. Chairman Sangiovanni read from a 2012 literature review by Environmental Health & Engineering from Needham Mass. They recommended increasing both heating and outside air ventilation in the building to facilitate desorption of PCBs in porous materials, and using HEPA vacuums on every nook and cranny to remove dust containing PCBs. This worked to reduce PCB amounts in the air in NYC classrooms. The concentrations decreased substantially. Increasing outdoor air flow with ventilators also worked, with a thorough cleaning to remove the dust. The Chairman is inclined to try this method to see how it affects the airborne quality since there is a considerable amount of porous adsorbent materials in the building. It's worth trying for only a small investment in natural gas and electricity. The system should be balanced and the filters changed before we attempt this method.

Ms. Oakes read an email from Mr. McNaboe at EBI. The registers and grills will be installed between May 31<sup>st</sup> - June 3<sup>rd</sup>. The carpenter will be on site June 6<sup>th</sup> and then the rebalancing will be scheduled. Ms. Oakes received a quote for \$2,200 to change the filters quarterly. Chairman Sangiovanni commented that the reference data shows that the EPA is more than twice as stringent as the standards that are set for schools. All are satisfied with Mr. May. He is very methodical and would be good to take to EPA to plead our case.

The contingency budget is \$60,265 accounting for all known pending expenses. There was a meeting with Eric Plimpton and Henry Laliberte from TRC to discuss the outstanding invoices. They will consider giving us some relief on the pending invoices. Next up is a meeting with Silver Petrucelli to discuss their outstanding invoices. There were many oversights on their part that cost us extra money.

#### **Town Hall Renovation Project**

The Commission is waiting to hear from ATC what the abatement will entail. Tim Eagles from EDM met with Mr. Muska and department heads to discuss the current space needs. EDM will be updating the 2005 study. Ms. Mack would like to see more open space in the offices and less walls.

There is currently no extra swing space lined up to house the town hall employees if the temporary library stays in place. Ms. Oakes asked when we should issue the RFP for asbestos abatement for the project and the Chairman indicated as soon as possible.

#### **Invoices:**

Chairman Sangiovanni recommended tabling the outstanding Silver Petrucelli and TRC bills.

Mr. Neilson made a motion to approve payment for Enterprise Builders Application for payment 473-14 in the amount of \$42,916 pending receiving final lien waivers, manuals, warrantees and final balancing. Ms. Van Deusen seconded, all in favor. Motion approved unanimously.

Mr. Neilson made a motion to approve payment for Enterprise Builders Application for payment 473-13 in the amount of \$212,672 pending receiving final lien waivers, manuals, warrantees and final balancing. Mr. Goff seconded, all in favor. Motion approved unanimously.

Mr. Goff made a motion to approve payment to ATC on invoice #1948920 in the amount of \$777.20 for consulting fees. Mr. Gozzo seconded, all in favor. Motion approved unanimously.

Ms. Van Deusen made a motion to approve payment to ATC on invoice #1949021 in the amount of \$2,750 for Town Hall inspection fees. Mr. Goff seconded, all in favor. Motion approved unanimously.

Ms. Van Deusen made a motion to approve payment to ATC on invoice #1949001 in the amount of \$3,515 for Bridge Street School hazardous material inspections. Mr. Gozzo seconded, all in favor. Motion approved unanimously.

Mr. Goff made a motion to approve payment to ATC on invoice #1948915 in the amount of \$2,946.21 for Bridge Street crawlspace inspection fees. Mr. Neilson seconded, all in favor. Motion approved unanimously.

**Other Business:** Ms. Oakes will forward the analytical results for PCBs in the concrete next week. She will find out what can be done to ventilate the building very well.

**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 June 2 at 7 p.m.

Submitted by Linda Zaffetti Executive Assistant DPW