

WHS & HANMER SCHOOL BUILDING COMMITTEE SPECIAL MEETING MINUTES Monday, May 6, 2013

Present:

Committee Member	Name	Present	Absent	Excused
	Christine Fortunato, Chairman	X		
	J. Edward Brymer Jr., Vice Chairman			X
	Steven Barry			X
	Daniel Camilliere	X		
	Frank Dellaripa	X		
	Diane Fitzpatrick, Clerk	X		
	Peter Gardow	X		
Liaison Present	David Drake, Council Liaison			X
	Mike Turner, Staff Liaison	X		
	John Cascio, Bd. Of Education			X
Staff Present				
	Jeff Bridges, Town Manager			X
	Mike Emmett, Supt. Schools	X		
	Tom Moore, WHS Principal	X		
	Fred Bushey, Dir of Maintenance			X
	Lori Schroll, Administrative Analyst - Engineering	X		
	Sally Katz, Dir. Of Physical Services	X		
	Finance Director			X
	Keith Rafaniello, Board of Ed			X
Guests Present				
	Rusty Malik, Quisenberry Arcari	X		
	Loel H. Purcell, O&G Construction	X		
	Bob May, Fuss & O'Neill	X		

Call to Order: Chairwoman Fortunato called the Special Meeting to order at 5:34 p.m. in Room 210 at Wethersfield High School.

1. Public Comments: None

2. Approval of Minutes:

Motion by Peter Gardow seconded by Dan Camilliere to approve the minutes of 4/22/13 Meeting with corrections. Discussion: none. All present voted in favor.

3. Architect/CM Information: Discussion by Architect, F&O, and CM discussion PCB test results, abatement options, impacts to cost and schedule.

Bob May from Fuss & O'Neill discussed the results of their testing. He said that their results were consistent with the findings of Eagle Environment and were favorable in the fact that for the most part most of the results are not exceeding the EPA regulations, even though they are within the CT DEEP jurisdiction.

In general terms, Mr May reported:

- Floor and mastic tests were favorable
- Eagle Environmental previous tests were confirmed
- New tests in general showed nothing > 50 ppm
- Paint on block walls had few results > 1 ppm, but all less than 50 ppm
- Substrate tests at exp. Joint caulk not greater than 1 masonry block deep

- Confirmed plaster and substrate impact
- Had 1 paint sample exceed 50 ppm, but confirming tests show this as an anomaly
- PCB in soils appear up to 8 inch max depth
- The only items that are EPA regulated are the expansion joint caulking and the floor tile mastic.

Rusty stated that he has been looking to find out the year the windows were put in, if they were installed before 1984, they become an excluded product, but anything after that should have no PCB's. Chairwomen Fortunato asked Mike Turner to see if he could find out when the windows were done. If the verification of when the windows were put in cannot be resolved this week, it will have to be included in the EPA SIP form. The deadline for this information is the middle of May.

Lorel distributed a Cost Comparison Analysis matrix (dated May 6, 2013) of PCB Materials Handling Options and a worksheet on what the savings would be to eliminate the Geothermal System. **The estimated cost of Option A would be \$4,635,494.00. Currently there is \$2,386,345 included in the budget for Asbestos/PCB abatement. The Project is currently over budget by \$2,249,149.00.** Option A is if the Committee eliminates the geothermal system which is approximately \$4,754,243 the estimated cost overage would be \$494,406 also, by eliminating the geothermal system the project will stay on schedule. Option B would be to go out for a Referendum to get the money for PCB Removal, it would also add time to the project schedule.

Discussion ensued on what project scope items could be eliminated so as to not go back to voters for referendum; Danny was adamant that the Committee should just vote on the geothermal item tonight, since there are two members missing.

Diane Fitzpatrick made a motion: that the WHS/Hanmer Building Committee endorses Option A that includes the deletion of the geothermal energy source, redesign the walls in relation to the PCB abatement. (No decision was made regarding the elimination of the Mezzanine.) Dan Camilliere seconded the motion, all present voted in favor.

Lorel stated she is still looking at some other items to offset the PCB costs. Rusty stated that we will lose a few points on the LEED, but we should still be maintaining Silver. Chairperson Fortunato asked him to get the information on how much the other utilities would rise, so this can be given to the Board of Education and the Town Council.

Mike Emmett asked if he could have a phasing plan with more defined dates; he has been asked about maintaining ADA accessibility during the project which Lorel will provide to him.

Next meeting is Monday, May 13, 2013, 6:30 p.m. in the Community Room, lower level of the Library.

4. Adjourn:

Motion made by Frank Dellaripa seconded by Peter Gardow to adjourn.
All present voted in favor. Meeting adjourned at 7:09 p.m.

I hereby certify that the above is a true copy of the minutes approved by the High School & Hanmer Building Committee.

Diane Fitzpatrick, Clerk

**changes made at 5/13/13 meeting*