

**WHS & HANMER SCHOOL BUILDING COMMITTEE
MEETING MINUTES
Thursday, May 23, 2013
Special Meeting**

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		
	Linda Savitsky, Finance Director			X
	Keith Rafaniello, Board of Ed			X
Guests Present				
	Rusty Malik, Quisenberry Arcari	X		
	Lorel H. Purcell, O&G Construction	X		
	Carlos Texidor, Fuss & O'Neill	X		

Call to Order: Chairwoman Fortunato called the meeting to order at 5:40 p.m. in the Town Manger's Conference Room.

1. Public Comments: None

2. Architect/CM Information

a. Architect/CM discussion final PCB test results, abatement options, impacts to cost and schedule *
 Lorel introduced Carlos Texidor of Fuss & O'Neill who went over the results of final PCB testing that they did. Carlos explained they received some good and bad results regarding the substrate sampling. The biggest concern was the corridor with the PCB level was high, took substrate samples from each side of expansion joint from the 500, 400 and 100 level and they determined that the contamination of the block wall only extends 4 inches on each side. Which means that when the expansion joint is removed they will have to take cut 4 inches on each side of that wall, on the 500, 400 & 300 levels.

500 level concrete floors came back higher than 1 ppm; the substrates of concrete on the 400, 300, 200 & 100 levels came back non-detected. So to the plan for EPA they are going to blast track about 1/8 of an inch of the surface of the concrete, and they will be doing the whole 5th floor approximately 13,000 – 18,000 square feet. They budgeted worst case scenario so this should be covered, and it includes the infill. Substrate sampling of the masonry walls and windows came back undetected.

EPA should get the Committee an answer by September; Fuss & O'Neill will be keeping in contact with them to make sure we can have it by then. The SIP is located in the Drop Box if anyone wants to look at it (approx 1600 pages).

Lorel said we can go out to bid for the site, concrete, and the steel, but have to wait for approval from BSF who is waiting for EPA to approve the plans, so everything else will be bid in Phase II.

Last substrate that was tested was plaster walls came back more than 1ppm but less than 50ppm, and it was found in the substrate, therefore all plaster walls will have to go. There are no options; the walls will have to go on the 2nd & 4th floors (1952 original & 1956 addition). There are approximately 12 classrooms in the 1952 building and guidance, administration which includes the exterior walls.

Additional samples on the 300 level, adjacent to bathroom, paint sample on block, came back from EnviroMed with higher level. Fuss & O'Neill tested it, and it came back non-detected, EnviroMed tested it again and it also came back as non-detected. So a notice was sent to EPA saying this area was non-conclusive.

Carlos passed out a report on the Comparison Findings with EnviroMed, and the results came back similar. They used different testing labs, but both labs use the same EPA guidelines method to test the samples.

Lorel stated that schedule wise, that getting the form into EPA 1 week late, means getting it back from them later. How long will EPA take to get back, Carlos answered it supposed to take 30 days, but has been averaging 4 to 6 months.

Rusty stated that they are in the process of redesigning, especially the corridors with the walls that have to be removed. Rusty stated that as a positive it can add more lockers in the academic area. This has to be completed by 7/16 PCT meeting. Rusty stated that he will present all the Add Alternatives at the next meeting. The cost estimate will be done by Friday of this week; Add Alternatives aren't included in the base price.

4. Expenditures:

- a. Proposals from EnviroMed, & F&O for additional soil testing at Underground tank *
Carlos said they took EnviroMed's scope of work and duplicated it, but they have come in \$5,000 less due to volume pricing in their lab costs and estimated less time.

Diane Fitzpatrick made the motion to award \$19,950 maximum amount to Fuss & O'Neill to do the work. Quisenberry, O&G and Fuss & O'Neill will work out the details. Frank Dellaripa seconded it. All present voted in favor.

5. Adjourn:

Motion made by Peter Gardow seconded by Frank Dellaripa to adjourn.
All present voted in favor. Meeting adjourned at 6:30 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