

# WHS & HANMER SCHOOL BUILDING COMMITTEE SPECIAL MEETING MINUTES Monday October 6, 2014

Present:

Committee Member	Name	Present	Absent	Excused
	Christine Fortunato, Chairman	x		
	J. Edward Brymer Jr., Vice Chairman	x		
	Daniel Camilliere	x		
	Frank Dellaripa	x		
	Diane Fitzpatrick, Clerk	x		
	Peter Gardow	x		
	David Drake	x		
<b>Liaison Present</b>	Steven Barry, Council Liaison	x		
	Mike Turner, Staff Liaison	x		
	Gina Deangelo, Board of Ed.			x
<b>Staff Present</b>				
	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
<b>Guests Present</b>				
	Gus Kotait, O&G Construction	x		
	Carlos Texidor	x		

**1. Call to Order:** Chairwoman Fortunato called the Meeting to order at 6:00p.m. in the Town Manager's Conference Room in Town Hall.

**2. Discussion and recommendation for Change Order for SMI for abatement work over Columbus Day Weekend.**

Christine stated we need to make recommendation on this to Council this evening, SMI is finding more asbestos as they go along, in fasteners, under tile floors etc., they are finding things they shouldn't be finding especially since the last abatement.

Carlos stated there are various areas of asbestos & PCB removal that need to be done to keep O&G's schedule for renovations.

Jeff asked if there is a rendering of the building showing what we believed was hot before we started and the differences of what we found now; what we anticipated finding and what we knew was there based upon the testing and any additional spots marked a different color and he would like it tracked through the rest of the project.

Carlos stated that what they are finding now are behind bearing walls, under concrete or above plaster ceilings - nothing right out in the open.

Christine said the amount of the change order before us for SMI is in the amount of \$42,387.76 and this is the amount after any credits.

Peter asked if the proposal is for unique areas. Mike ran down the list of the rooms: 200 level - Admin (in chase wall); 100 level- Custodian's Room - (plaster ceilings); 100 level Dishwasher Room - (stair12 fittings in wall & ceilings); 100 level Lecture Room - (ACM fittings and buried floor slab); 400 level Science Level - (PCB in paint in walls); Coaches Room (old girls) - (PCB glue); also, they have added a small area on the Admin Ramp (PCB's), they have removed 1/8 inch 3 times, they were tested and failed each time, it isn't the whole ramp

Concerns were voiced regarding how much more asbestos and PCB's are we going to find and how much more will it cost.

Christine asked Gus what would be an educated guess of amount or percent to move forward for remediation, Carlos answered the majority amount of the cost is PCB's; the cost for Asbestos abatement was budgeted \$200,000. What is being found now is asbestos that is buried and not easily found, Carlos said we could find another \$300,000 worth of asbestos. Christine stated that is why we carry the contingency and why we are cautious in what we use it for. Christine asked when we will stop finding it, Gus and Carlos said when they are done demoing the school and the last phase is scheduled for 2016.

Diane asked what percentage of the building has been opened up; Gus stated approximately 1/3 of the building, and the cost thus far for abatement.

Jeff asked in the rest of the areas we haven't touched how many areas are hot that we know of, Carlos said the PCB's are known, Jeff continued so the unknown issues are the asbestos behind destructive demo and any encapsulated asbestos not reported and any PCB's that are deeper than the original testing identified. So how many of this do you think we have, Carlos said there are probably more unknown asbestos concerns than PCB concerns.

Christine said that is why we are paying premium price, doing the abatement on nights, weekends and holidays. Carlos said they are only allowed to do abatement work when children are not in the building. Jeff asked how much we can get done on the holidays/summer etc. during 2015 and not have to do it in 2016, the February break is shorter, so that they could maximize the amount of time in the summer for the construction work.

Mike stated that as of August, SMI have requisitioned \$1.75 million of a \$3.66 million dollar contract, which includes the \$130,000 change order which makes them 47% completed. Gus said they would have to determine how much of that percentage is just abatement.

**David Drake made the motion to recommend SMI's change order to Council, seconded by Peter Gardow; Discussion - none.**

**All Present Voted in Favor, Dan Camilliere abstained,** he stated he is not getting any answers to the questions being asked.

### **3. Discussion and update on oil spill and response:**

Gus said that they are trying to find the source of the oil spill, they have had the oil tank removed, the transformer was removed and now they are still dealing with the tank in the courtyard under the building. DEEP wants it to be cleaned and filled with sand. Gus said this will need to go out to bid, Jeff said that Carlos and O&G is working on a schedule to get this done, Carlos said that they should have that within a day or 2, it is a logistic issue more than a materials issue.

Peter asked that he thought he saw an email that the oil was out of that tank, Christine said that is what she thought, Gus said it is a mix and DEEP wants it to be cleaned. Jeff said that they are pretty sure there is oil in the tank and DEEP has given the Town a violation (not a fine) regarding this. This tank was closed in 1993, supposedly filled with sand then, and on and off there have been periodic leaks that have been identified either from this tank or the one that was taken out already. Ed stated that he remembers Fred Bushey had gone to the State to get paperwork showing this was done properly, but they didn't have any.

In order to empty this tank and fill it till sand will take a couple of weekends.

Gus stated that they he has spoken with the contractors but no one have claimed hitting it. Jeff said we have filed a claim with Builders Risk Insurance for the transformer.

Christine asked how much is left in Contingency right now, Jeff said approximately \$2.8 million after Fuss & O'Neill's change order, Jeff continued to say we aren't over the cliff yet, but that being said the extras we were hoping to get are now on the wish list. Jeff went on to say that the rest of the Contractors need to be moved along, and the change orders need to be challenged, has to be worth it and worthwhile.

**12. Adjourn** - Motion made by Peter Gardow seconded by Dan Camilliere to adjourn.  
**All present voted in favor.**

Meeting adjourned at 7:00 p.m.

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

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**Diane Fitzpatrick, Clerk**