

**TOWN OF GRANBY**  
**SCHOOL BUILDINGS COMMITTEE SPECIAL MEETING**  
**POLICE DEPARTMENT COMMUNITY ROOM**  
**MAY 16, 2016**  
**MINUTES**

**PRESENT:** Gordon Bischoff, James Sansone, Stephen Royer, Bill Kennedy, and Mark Fiorentino (arrived at 4:05 p.m.)

**ALSO PRESENT:** Anna Robbins, BOE Business Manager; Tom Steinke, BOE Director of Facilities; and John Scheib, Architect – NCA; William F. Smith, Jr., Town Manager; Steve Berry, Project Superintendent – Millennium Builders, Inc.; Bob McCabe, Project Manager – Millennium Builders, Inc.; and Peter Carey, General Manager, Millennium Builders, Inc.

Chairman Bischoff confirmed a quorum and called the meeting to order at 4:00 p.m.

**Public Comment:** None.

### **Minutes**

The minutes from the May 2, 2016 meeting were reviewed. Two corrections were noted: in the Present: paragraph, Bab McCabe should be Bob McCabe and J. Duhamal should be Jay Duhamel.

On a MOTION by B. Kennedy, seconded by S. Royer, the Committee voted 3-0-1 to approve the minutes of May 2, 2016 with the noted corrections. B. Kennedy abstained.

### **New Business**

- a. Kelly Lane School asbestos issue review: discussion ensued as to where asbestos is known to be, where it is being discovered, and what areas need to be abated. B. McCabe reported the assessment reports the town has were reviewed by Millennium and were helpful. Millennium went to Kelly Lane School to look at specific areas to determine if there is asbestos. Asbestos was identified in two walls, and a probable third area. An estimated cost for removal of blocks is \$12,000. (additional costs are unknown at this time) A hygienist would need to be hired, in addition to the abatement company, to monitor the work and air quality. The overall work proposal would be to contain the areas, open walls, remove asbestos, clean, get air tested, and once clear, move ahead with the project. During discussion it was determined that anywhere a wall is expected to be cut into (like for a new door), it should be looked at ahead of time to see if asbestos is identified. It would be best to identify all areas that may need abatement ahead of time so that abatement can be done just once. There has to be a ten day notice to the state for asbestos removal, which Millennium would take care of. It was asked if the walls could be sealed and work to be done modified in this area. The overall opinion on this is that whereas an issue has been identified, it's best to address it now by abating the asbestos. There are concerns as to the abatement putting the project work schedule back. Millennium feels the work can still be completed on time, even with the asbestos issue. There was more discussion about a hygienist. One proposal and price quote for asbestos removal and monitoring has been provided by Brooks Environmental Consulting, LLC. It is thought that obtaining two more quotes is a good idea. Anna Robbins will obtain verbal estimates for asbestos monitoring, in addition to the Brook's estimate that we already have and provide this information at the May 23, 2016 meeting.

Millennium and the Committee agree that a more detailed look into the walls and additional areas at Kelly Lane School may identify any other asbestos areas before any work is started and hopefully will eliminate having to have asbestos removal done more than once. T. Steinke agreed to meet Millennium at Kelly Lane School on Wednesday, May 18<sup>th</sup> at 6:00 a.m. for a further look.

Millennium has a subcontractor in mind for asbestos abatement. The Committee feels that the subcontractor has to be able to meet the time schedule. Again, the hygienist will need to be hired outside of the contracted asbestos removal work.

On a MOTION by J. Sansone, seconded by B. Kennedy, the Committee voted unanimously (5-0-0) to have Millennium visit Kelly Lane School on Wednesday, May 18<sup>th</sup> to further explore the potential scope of asbestos and then provide firm estimates of cost for abatement (reaching out to three subcontractors) for consideration by the Committee at the May 23, 2016 meeting.

b. Committee discussion of items of interest or concern:

A sample of tiles for the bathrooms was provided. The existing tiles are no longer available, but others have been found to use. Colors are being looked at and decided on.

Door installation was discussed – Millennium/Vulcan, who does what part regarding the supply and install and what about the door hardware? Millennium wants the doorframes on site when the project begins so decisions have to be made now. Other open items include the fire suppression/fire pump. T. Steinke noted the system is being designed and this information won't change.

J. Scheib stated Millenniums cost estimates have been pretty good so far. Demolition is off a bit and now the abatement cost is coming into the picture.

Millennium representatives and J. Scheib left the meeting at 5:15 p.m.

The Board noted concern that this asbestos issue should have been identified earlier. The town has engaged Brook's Labs in the past for work at Kelly Lane School. Although the school continues to use Brook's, this Committee is under no obligation to do so. Timing of the work and the cost are foremost in mind. A hygienist should be lined up soon – it's into a busy season for asbestos abatement. Smaller companies seem to be easier to work with – for time and cost.

Chairman Bischoff noted concern with the project budget. Of course, this is something that will be closely monitored.

Primarification items were set at \$20,000 but the items have come in between \$37,000 and \$39,000. Chairman Bischoff provided a handout of these items. The cost of ceiling tiles is much greater than expected. As for the murals, maybe looking at an artist to volunteer their talent would be a good idea.

The project contingency amount is very small.

**Next Meeting**

The next committee meeting will be Monday, May 23, 2016, 4:00 p.m. at the Police Department Community Room.

**Adjournment**

On a MOTION by B. Kennedy, seconded by M. Fiorentino, the Committee unanimously voted (5-0-0) to adjourn the meeting at 5:40 p.m.

Respectfully submitted,

Susan Christian  
Recording Secretary