

TOWN OF GRANBY
SCHOOL BUILDINGS COMMITTEE SPECIAL MEETING
POLICE DEPARTMENT COMMUNITY ROOM
MAY 31, 2016
MINUTES

PRESENT: Gordon Bischoff, James Sansone, Bill Kennedy, Mark Fiorentino and Stephen Royer

ALSO PRESENT: Tom Steinke, BOE Director of Facilities; John Scheib, Architect – NCA; Alan Addley, BOE Superintendent (arrived at 4:04 p.m.); and Anna Robbins, BOE Business Manager (arrived at 4:11 p.m.)

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 23, 2016 meeting were reviewed.

On a MOTION by J. Sansone, seconded by M. Fiorentino, the Committee voted unanimously (5-0-0) to approve the minutes of May 23, 2016 as presented.

Old Business

- a. An updated budget handout was provided by Chairman Bischoff and was reviewed.

Chairman Bischoff and Anna Robbins worked to obtain a detailed proposal from Eagle Environmental. They reported Eagle was slow to respond and expected to do the abatement work in two phases. The cost for phase one was \$5,380 and the phase two cost was still to be determined. After some discussion with Millennium about Eagle's plan of work, it was decided to ask Smith & Wessel for an additional proposal. Their proposal was for \$9,600 and included a walk-through of the school to obtain some samples, to start with. A plus for Smith & Wessel is that they have done work at Kelly Lane School in the past.

Building permit fees were questioned (\$1094.40 for the permit and \$145.10 Millennium costs – total \$1,239.50). Why, with a school project, are there permit fees? Can these fees be waived? It was noted with past projects these fees were reimbursable, but apparently that won't be the case with this project.

Regarding the hygienist, J. Scheib has reviewed both proposals. Eagle Environmental had contacted him and they discussed the work to be done. No on-site monitoring is included in their proposal. At this time their proposal does not include the abatement work. Smith & Wessel is developing a plan. They should be asked to include actual sampling and testing of the areas in question. They should not be testing for PCB's, A. Robbins commented. M. Fiorentino looked at the material from both contractors and stated Smith & Wessel seems to be more ready to proceed at this time. He also suggested one addition to Smith & Wessel's proposal, that being: all work will comply with state regulations. After reviewing and discussing the two proposals, the general consensus seems to be that Smith & Wessel may be the better choice. Notification for abatement, along with the plan, has to be sent to the state 10 days before the start of the abatement (Millennium stated they would do this). It

was questioned if, because the school would be empty (no students or teachers), this 10 day period could be waived.

On a MOTION by M. Fiorentino, seconded by B. Kennedy, the Committee unanimously voted (5-0-0) to accept the proposal from Smith & Wessel, with one additional bullet point to be added: all work will comply with state regulations.

A. Robbins will contact Smith & Wessel and ask that they add the bullet point mentioned in the motion. She will initiate the contract which will be given to Town Manager Smith for his review and signature.

There are eight known areas to be tented for abatement at this time. There could be more if asbestos is found in other areas. Testing only needs to be done in areas which are to be disturbed, including the bathrooms and the four classrooms.

New Business

- a. J. Scheib reported Millennium needs a tile base and colors, cost savings have been looked for here. Mechanicals are being worked on and are just about ready. Door issues have been taken care of.

T. Steinke asked about the timeframe for abatement. It is estimated it will take five to ten days for the work to be done. No one under the age of 18 years of age can be in the building during the abatement. Maintenance staff can be in other areas of the building doing their regular work.

Chairman Bischoff stated he would like to arrange a meeting with Millennium, Alberca, Smith & Wessel, A. Robbins, and himself in an effort to coordinate work and time schedules for the project.

- b. Primarification items are to be set aside for now pending the total abatement costs. This will be reviewed again at a later date.

M. Fiorentino stated he has been providing status updates to the Board of Education regarding the progress on this project.

Open Discussion

T. Steinke reported he has gone through Kearns School and Kelly Lane School and the packing of the classrooms, etc. is going very well.

J. Scheib said the Primarification items in particular the ceiling tiles for the PreK classrooms are pricier than originally thought. He suggested having a representative work on a better price, if and when it's time to move forward on this item. A. Addley questioned when it will be know if the funds are available for the Primarification items. Maybe when the abatement is done and there is a total cost for that.

A status report will be provided to the Board of Selectmen at an upcoming meeting.

Next Meeting

The next committee meeting will be scheduled when it's deemed necessary.

There will be a meeting at Kelly Lane School on Wednesday, June 8th at 8:00 a.m. with T. Steinke, G. Bischoff, S. Berry from Millennium, and maybe B. McCabe from Millennium. Millennium will be given keys and fobs as needed. It was mentioned that the meeting time may be changed to an earlier time, so as to avoid being there as students arrive.

Adjournment

On a MOTION by M. Fiorentino, seconded by B. Kennedy, the Committee unanimously voted (5-0-0) to adjourn the meeting at 4:56 p.m.

Respectfully submitted,

Susan Christian
Recording Secretary