

Minutes of the Suffield Permanent Building Commission

Special Meeting Wednesday, July 13, 2016

PBC Members Present

Joe Sangiovanni, Chairman
Glen Neilson, Vice Chairman
Kevin Goff, member
Bill Gozzo, member
Cathie Ellithorpe, member
Heather Van Deusen, member

Also Present

Julie Oakes, Town Facilities Mgr.
Scott Johnson, ATC

Absent:

Brian Baril, alternate, Marty Page, alternate

Call to order: The meeting was called to order at 7:02 p.m.

Special Meeting:

The purpose of this meeting is to interview the contractors who bid on the hazardous abatement project for Town Hall, Bridge Street School and Ffyer Place. Bestech is scheduled from 6:30-7:00 and AAIS is scheduled from 7:15-7:45.

Bestech

Neil Bolles gave the presentation for Bestech along with his associate Bob Sullivan. He distributed a packet of information listing past jobs and local references. They have done work for the Town of Windsor Locks, Windsor and Hartford. They are on the state bid list. Bestech was the company hired to demolish the Sandy Hook school in Newtown, CT. Mr. Bolles is a certified environmental consultant for indoor air quality. He has been doing this work for 20 years; mostly as project manager.

In response to questions asked by the commission, the following information was collected. The company is most busy during the summer months doing school projects. There are over 100 employees working currently, things will slow down after August. They recently won the bid for the UConn health center in Farmington and the Gamble pavilion at UConn Storrs. During the slow season there are usually 50 employees, up to 150 during busy season. There is an office staff of 15 people. Mr. Bolles projected the Bridge St. School project would be a 1-2 month job if demolition was chosen. It would be only a couple of weeks if there is just abatement work. The Town Hall project would involve a month of activity on different floor levels. The issue of the IT server and the Town Clerk's vault still need to be resolved. The Bestech bid does include demolition of the boiler. There will be more work to be added as MEP plans are finalized.

There was discussion about the Bridge Street School project and about the amount of debris to be removed. A concern was raised about making sure the building is weatherproofed properly once the windows are removed. The mold in the floor joists will need to be cleaned. Mr. Bolles would be on site several times a week; the field supervisor would be assigned. He wants to be included in all communication between the DPW and field supervisor. Safety fencing will be installed the rear parking lots are adequate for staging equipment.

Bestech does their own hauling of hazardous materials. It all goes to Minerva Ohio and Mr. Bolles will get all the landfill approvals. The highway buildings are easy demolitions; they will be backfilled and compacted. The PBC would like more unit prices listed especially for trenching, mechanical MEP demo and saw cuts. There will be more work involved in the town hall than is currently shown on the plans. Mr. Bolles assured the commission that they won't be overcharging with high unit costs because they want to be a repeat customer. He will send a detailed list tomorrow of other similar projects.

AAIS

Mr. Neilson stated for the record that he has no conflict of interest with AAIS. He has worked with them in a scheduling capacity only through his employer, Gilbane Construction.

Mr. Jeff Ploszay gave the presentation along with his associate Joe Villano. AAIS has been in business for 30 years and is one of 4 on the state contract list. They have been remediating PCBs for the past 6 years. There are 150 union employees in the summer and approximately 75 the rest of the year. AAIS owns all of their own equipment and their office is in West Haven, CT. They have worked with all the large construction companies and they do a lot of jobs for the state. They have recently worked on Enfield high school on a \$4 million job and in East Hampton, CT on a \$2.5 million job. They have done a lot of larger projects. In response to questions asked by the commission, the following information was collected. The Bridge Street School project is not a complicated job. The plan is to make access areas in multiple areas. If necessary, the commission will allow the whole ceiling to be taken down for duct work removal. The wood floors need to remain. AAIS

will leave the slate roof on since it is in good shape. A concern was raised about weatherproofing when all the windows are removed so as not to get any plaster walls wet. They will clean up the mold on the floor joists by spraying with fungicide.

The commission is in the process of hiring a cm at risk for both jobs. The boiler is coming out at the town hall and there will be modifications for an ADA bathroom. There will be other things that don't currently show up on the plans. AAIS will be available to do additional trenching and increased scope. The town hall will mostly be empty, but the IT server and the town clerk vault may need some access. We will get verification from the Town Clerk to see if the vault will be emptied when the flooring is removed.

AAIS estimates three weeks at the town hall, and 4-5 weeks at Bridge Street School for abatement only. If the building was completely demolished, from start to finish it would take approximately 1.5 to 2 months. The asbestos is disposed of in Minerva, Ohio. Both Mr. Villano and Mr. Ploszay will be involved in the projects, one in the office and one on site a few hours a day. In addition there will be a full time foreman on site. They are an all-union shop coming from Bridgeport, Hartford and New Haven. The company has no problem working with individual contracts for each building.

The company has just been awarded work in Colchester that needs to be done by September 1st. Temporary fences will be installed around all the buildings. AAIS prefers to use their own 8 foot panels with gates. They do not submit a lot of change orders. It is a Monday through Friday job. The company was informed that Mr. Cloonan and Ms. Oakes will be the main points of contact on the project. The company has done many projects that involve pcbs and asbestos. There was discussion about phasing the project at the town hall and possibly moving the server to the east side, lower level. AAIS suggested doing the sheds on Ffyer Place before the ground freezes for grading.

Executive Session: At 8:02 the Chairman made a motion to go into executive session to discuss the interviews. Mr. Johnson from ATC was allowed to stay for his knowledge of abatement projects.

At 8:33 the commission came out of executive session. The Chairman stated that the decision as to which abatement contractor to hire hinges on whether there is enough money to complete the entire Bridge Street School project with the \$8.4 million bond. The PBC is not comfortable with the estimate provided by Silver Petrucelli for construction. It was a conceptual design only and the commission needs a more accurate budgetary detailed estimate. Chairman Sangiovanni will talk with the first selectman about possibly hiring Gilbane to provide a more detailed construction estimate. When that is obtained, it will be decided what is to be done with the Bridge Street School building and a hazmat contractor can be selected at that time.

Public Comment: Mrs. Beth Chafetz asked a question regarding Silver Petrucelli's construction cost estimate. Discussion took place about the proposed option 1 for \$8.4 million and whether that included a gym. A more refined and accurate estimate is needed to see if we can afford to proceed with the project.

School Security Upgrade This project is just about complete.

Kent Memorial Library

Ms. Oakes spoke with Mr. Bob May who wanted to be sure that the blasting pilot test being done by AAIS does not happen before Fuss & O'Neill's pilot test. The air is very humid in the library right now. The fresh air could be causing issues with the air conditioning. Main Enterprises will be contacted to see if the ventilation setting is too high. Sherwin Williams was there to do an adhesion test with their encapsulation product. The first two tests passed, but the one over the elastomeric was very chalky. She will return in 7 days to check her product after curing.

Town Hall

EDM presented their space needs study to the first selectman. They will revise the selected option and will present to the PBC in September. ATC reported that there is lead in the older windows by the vault.

Invoices None

Adjourn There was a motion made and seconded to adjourn at 8:43 p.m.

Next Meeting Date The next meeting of the PBC was tentatively set for Jun 21 at 7 p.m.

Submitted by Linda Zaffetti

Executive Assistant DPW

***These minutes are not official until accepted at a subsequent PBC meeting.**