

Middlebrook Windows Committee Meeting
Minutes
June 11, 2014
8:00 a.m.
Long Hill Administration Building

In attendance:

Tom Christiano, Vice Chair
Gary Cialfi
Mike Ward
Steve Kennedy
John Marsilio
David Preusch
Ennio DeVita
Al Barbarotta
Paul Lisi, Antinozzi Architects
Jason Pringle, AMC Environmental

Not in attendance:

Joe Peddle, Chairperson
Ron Bean

The meeting was called to order at 8:08 a.m. Mike Ward made a motion to accept the minutes of the last meeting and Tom Christiano seconded, all in favor.

Paul Lisi, Antinozzi Architects, provided copies of a letter to Steve Kennedy outlining the existing budget for the project. This budget will need updating as further environmental testing is required. Steve indicated that the reimbursement will be increased by the transferring of some students from Frenchtown to Middlebrook. Gary Cialfi responded with an estimated increase of approximately 75 students. Mike Ward asked if the Town Council is aware of our budget. Tom Christiano said yes, but we still need to get on the Town Council agenda. John Marsilio said there is already an approved windows project. Steve mentioned the additional costs they are asking for will be addressed tomorrow night (June 12) at the Board of Finance meeting. Discussion ensued. Steve will send out an update on what was approved already and what the difference in cost will be.

Paul presented the Middlebrook School proposed project schedule. Discussion ensued regarding the timeline. It was determined that some of the items can be overlapped and it is best to begin testing right after school ends. Jason Pringle from AMC Environmental spoke on the status of the environmental assessment of the building. Samples were taken and submitted to US EPA (which regulates over 50 parts per million for PCBs) and Connecticut DEEP (which regulates levels up to 49 parts per million). He explained the results take a while to get back. Based on the levels that were found (under 50 parts per million), the comment that came back from DEEP is to take further samples and dig deeper in isolated areas. Tom asked what the difference in the labor would be if deemed over 50 parts per million. Jason explained that the difference in cost is driven by

the remediation and disposal of the materials. Also, the testing of PCBs is costlier than testing of asbestos and determining how far the contamination leached. He expects the results of the testing to take approximately 2 weeks. He will review the documents and begin testing right after school lets out. Jason said in some areas it was acceptable to have epoxy paint cover PCB window areas while in other areas it may require more. He is dealing with 2 different agencies and often they are not always in agreement. Jason said because PCBs are carcinogens and can cause cancer, these agencies can be non-committal with answers. A discussion ensued on the pricing of each of the air and wipe sampling tests. Mike asked about the results letter and would we receive an updated letter after the additional tests. Gary and Mike concurred that the priority is to make sure that school can be opened on schedule. Al Barbarotta recommended including the Principal in on the timeline. John asked when the information needs to be filed with the EPA. Steve recommended involving Patrice Sulik from the Health Department. Mike said we would need a letter saying the building is ok to occupy (a coordinated letter from Gary Cialfi and Patrice Sulik was sent to the Middlebrook community last August). John said it seems the construction is the smallest piece of the work. Jason said the EPA has not commented and he will provide a listing of exactly where they will take samples from. John suggested attaching the schedule and the list to the email to the EPA so they have it on record. You have to put them on notice or they will not take a position. Paul discussed what the current plan had in place and it did include a remediation plan as well as drawings but he would amend the schedule. Al asked Jason how long would the additional testing take and he answered approximately a day and a half. Gary asked if it could be done right after school closes on June 23. David Preusch thanked Paul for the schedule and in reviewing it said there are some items we can control and some we cannot. There is no way to know if DEEP will push off the project and be non-committal and he asked if there are time limits to receiving an answer. He recommended that one thing we can control is the timeline of the construction, but add contingencies to the things we cannot control. Ennio DeVita agreed to try to move up the items we can control. Paul asked if we need approval before going out to bid and it was determined as long as the building official can review it, then we can get a permit but for larger projects a consultant is usually used. This is only a window project. Al said the next step with the State is a Plan Completion Test meeting (PCT). John suggested sitting down with Graham (Bisset) to see if he can do it. Discussion ensued and it was determined to expedite some of these items and to have an action plan before August. Jason mentioned there are currently 16 air sample tests and 25 wipe sample tests. Al said to try to expedite these. Discussion continued on the schedule and Paul said the one he provided was the worst case scenario and we should go ahead and schedule the PCT meeting. Jason provided a cost agreement to Gary and said he will review it to update. John said as long as we understand there will be a not-to-exceed price if there is a change in scope. Be sure that the Purchase Order reflects the total scope of the services.

Mike Ward motioned to authorize the building chairperson to issue the Purchase Order for the PCB sampling and to monitor it, Tom Christiano seconded, all in favor.

The next Middlebrook Windows Committee meeting will be held at Long Hill Administration Building on Wednesday, July 16, 2014 at 8:00 a.m.

Mike Ward motioned to adjourn at 9:06 a.m. and Tom Christiano seconded, all in favor.