

**APPROVED
SPECIAL MEETING
July 21, 2016**

The Wethersfield Town Council held a meeting on July 21, 2016 at 7:00 p.m. in the Council Chambers of the Town Hall.

Present: Councilors Hemmann, Martino, Rell, Spinella, Deputy Mayor Barry and Mayor Montinieri.
Absent: Councilors Bello, Hurley, and Latina.

Also present: Christine Fortunato, Chair of the Building Committee; Frank Dellarippa, Building Committee member; Carlos from Fuss & O'Neil; Gus Kotait from O & G and Rusty Malik, Architect for the Committee; Michael Emmett, Superintendent of Schools, Polly Moon, member, Board of Education, Jeff Bridges, Town Manager and Dolores Sassano, Town Clerk .

Chairperson Montinieri opened the meeting and asked Town Manager Bridges to inform the Council and the public to know where we are regarding the asbestos in the ceiling at the Wethersfield High School pool area. It has to be done before the pool can be reopened.

There will not be any abatement done while the children are present in school. They do not have a time frame as to when it will be available for use yet.

Town Manager Bridges explained that over the last two weeks, in the process of cleaning the ceiling to receive a new coat of paint they discovered the asbestos. OSHA had been called, at the request of a contractor, O&G and Fuss and O'Neil provided all the logs and the procedures on the job.

He stated the Wethersfield High School Building had a meeting tonight at 6:00 p.m. to review the bids they received to do the job. Christine Fortunato, Chairperson of the committee is here to explain the results of the bids.

The committee has decided on using SMI, a company they have also used before for other asbestos abatement. They came in as the lowest bidder on this project and will be able to move the project ahead on Monday, July 25, 2016. There will be 2 shifts, 20 workers and work will be completed by August 24. Fuss and O'Neil will be testing air quality and it will completed by August 26, 2016. They do not anticipate any change in the opening of the high school.

She introduced Carlos, O & G contractor, to explain what they know. He stated that, in response to another contractor, he had to check the ceiling in the pool area. This included the soffits and the skin coat, 1st layer of plaster. They discovered asbestos in a non-flyable state that is non air-bourn. Now as a precaution they tested air at noon, most of the sample came back non-detected; five came back with a very low detection.

Town Manager Bridges said they received 2 bids. One bid from ASSI and one from SMI. ASSI was for \$610,000 and SMI was for \$410,305, \$416,254 the total with the additional CM fee of \$5949. He also would recommend the use of SMI. There are several elements to the project. They need to build a structure of scaffolding besides removing, containing and disposal of the abated materials. After this is done, again no abatement with students in the building, they then have to rebuild the structure. They are unable to provide a final end date to reopen the facility.

Superintendent Emmett spoke on this being a bump in the road. He will be using alternate sites for the girls swim team and will schedule all required swimming for students, to later in the year. The athletic

director is looking at using Willard by having it open for the teams a little later, as weather permits. They are in the process of contacting other schools and colleges in the area. They are trying to keep them as close to home as possible. Again, they will not be abatement work if students are in the building.

Town Manager Bridges stated that if the Council approves it tonight, they could start the scaffolding Monday and finish with it within two weeks. Full work on abatement will be completed before opening school.

Councilor Rell asked if any renovations were done in the pool area. Rust Malik, architect stated they only worked on the ADA requirements to bring it up to Code for the reimbursement available for pools. The building committee decided to paint the ceiling and while doing the grates it was discovered.

Chairperson Fortunato said because it was identified, it now has to be done.

Town Manager Bridges stated that none of this shows up in the logs or reports of the 91-92 pool repairs.

Councilor Rell said we ran into asbestos on the gym floor, and it has turned up elsewhere in the project, did SMI do those abatements. Carlos responded most of it and Councilor Rell wanted to know the amount of monies paid to them to date. Gus from O&G was going to look them up for him.

Councilor Rell asked if they were paying a premium for them or any additional amount to use them.

Carlos responded that yes they were paying a premium to get it done by August 26. Also, \$128,000 of it is for staging the work area and the rest is for actual abatement and disposal. Councilor Rell thought that it was relatively a short time from when they finish to August 26, and wondered how they would be able to get the air quality reports. Carlos stated and Town Manager Bridges concurred that their intention is to have people on site to continually monitor the air quality.

Councilor Rell wanted to know contingency balance for other items in the budget and how long the pool has been closed.

Town Manager Bridges stated between the contingency and the allowances, it is about \$700,000 and that does not include the additional \$500,000 that is included in the budget for potential other items.

Superintendent Emmett replied that the pool has been closed right at the end of the school year and typically the pool is drained every summer but they had some sprinkler work to do over this summer.

Councilor Hemmann thought there was a very large disparity between the bidders. Gus commented on the time of year. SMI just coming off the job and other is probably going to another facility already.

Councilor Hemmann wanted to know the cost of everything that has to be completed to get the pool back in service.

Town Manager Bridges stated they do not know at this time. There are other items they have to get prices for like the lights, design and replacement for other items.

Councilor Hemmann wanted to know about the rest of the project, without the pool. Are we on budget? Gus replied yes. Are there other spaces we need to look at in the building? Gus said they are now finding missing lentils in structure. It is a process.

Councilor Hemmann wanted to know if it would be expedited to see if there is more asbestos.

Ms. Fortunato said they have been going through the process, looking at masonry findings, looking to use the bond money when they are able in order to capitalize on the reimbursement.

Councilor Hemmann was hoping not to have to use the \$500,000 and concerned for cost and the debt problem.

Town Manager Bridges stated that there is no debt problem. That is why they will take items eligible for the rebates against projects that qualify first. The rest is on us. One of the concerns is to get it done now because we will never be going back.

Ms. Fortunato stated this is as we are winding down. Decision to paint the pool ceiling was on the wish list. After all the renovations the ceiling looked dirty if you looked up. They wanted it to be clean and bright for the children and the public and the committee made this decision based on where they are at with dollars where they can allocate. The committee has been working on trying to anticipate where there could be potential issues based on past experiences and have budgeted for them.

Superintendent Emmett stated that they have always taken the stance that they will not abate when children are in the building. There is an option through a waiver with the Department of Public Health to be able to abate when children are in the building. There are much more stringent codes and rules that are involved with that. There is also the option of doing a partial variance where you would abate at night but there would be no abatement during the day. If this got to the point of a major delay then they would opt for the partial variance but SMI is committed to this project and getting this done by August 26th whatever they need to do.

Mayor Montinieri asked what the ballpark figure would be for the additional costs for the off-site services we may incur before we have access to the pool.

Superintendent Emmett responded that they will use the current athletic budget as well as escrow funds if needed but they expect to take a hit in custodial overtime and also transportation costs.

Deputy Mayor Barry **“MOTION TO AWARD THE BID FOR WETHERSFIELD HIGH SCHOOL POOL CHANGE ORDER #00672 FOR ASBESTOS ABATEMENT TO SMI [SOUTHERN MIDDLESEX INDUSTRIES INC] IN THE AMOUNT OF \$416,254 to include all asbestos abatement completed by August 26th 2016”** seconded by Councilor Martino.

All Councilors present, including the Chairperson voted AYE. The motion passed 6-0-0.

ADJOURNMENT

At 7:45 p.m., Councilor Martino moved **"TO ADJOURN THE MEETING"** seconded by Councilor Spinella. All Councilors present, including the Chairperson voted AYE. The motion passed 6-0-0.

Dolores G. Sassano
Town Clerk

APPROVED BY VOTE OF COUNCIL (6-0-3)
(Councilors Bello, Hurley and Latina Abstained)
August 15, 2016