

**Regular Meeting Minutes
CAPITAL PROJECT BUILDING COMMITTEE
Room 302 - Plainville Municipal Center**

Committee: Capital Projects Building Committee

Date: June 22, 2015

Time: 6:00 pm

CPBC Attendees: Thomas Arcari, Mark Belanger, Mel Masse, Steve Martino, Richard Negro

Absent: Tom Lozaw, Lee Toffey, Jim Tufts

Also Present: Director of Business and Operations: Ed Hoyt, Town Council: Dan Carrier, Town Manager: Robert Lee, Facilities Director: Steve Busel, Weston & Sampson Engineers, Inc.: Jeff Duigou, Facilities Manager: Scott Martin, Plainville Citizen's Group Members: Gary and Janice Eisenhauer, Rose Stanley, Nancy Eberhardt, Rebecca and Richard Ireland

Early Departure: Gary and Janice Eisenhauer, Rose Stanley, Nancy Eberhardt, Rebecca and Richard Ireland, 6:45 PM

Call to Order:

The meeting was called to order at 6:00 pm by Chairman Mark Belanger.

MEL MASSE MADE A MOTION TO APPROVE THE MINUTES FROM THE OCTOBER 27, 2014 MEETING. RICHARD NEGRO SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

Chairman Belanger stated the main reason that the meeting was called was to discuss the demolition of Old Linden Street School now that it was approved by the Plainville voters. He turned the meeting over to the Town Manager Robert Lee for discussion. Robert Lee stated that he invited some of the Old Linden Street Committee to come to the meeting as well. Mr. Lee is looking to incorporate some of the old building into the design for historical purposes. He has been speaking with the State regarding turning the site, once the building is taken down, into an outdoor historical classroom that can be used as a teaching aid. Weston & Sampson Engineers, Inc. were selected to do the abatement and demolition for the project and Kaestle Boos Architects, Inc. is the architectural firm on the project. Discussion continued.

Jeff Duigou from Weston & Sampson Engineers gave a project update. He gave an overview of the tasks that have been completed to date:

- Hazardous Building Materials Inspection

- Select Set of Specifications (UST Removal, Handling, Transportation and Disposal of Excavated Soil, Dewatering, Remediation of PCB Containing Materials, Dust Control, Selective Demolition)
- Opinion of Cost for Demolition and Site Restoration/Development
- Site Design Considerations
- Preliminary Meeting with the State Department of Education (SDE) Bureau of School Facilities (BSF)
- Contacted the State Historic Preservation Office (SHPO) for Preliminary Project Review

Next Steps: Design Phase

- Identify Additional Funding Sources
- Submit project review cover form to SHPO
- Structural Survey of the Building Connections
- Comprehensive Set of Contract Drawings, Specifications, and Proposed timeline
- Project completion test (PTC) meeting with SDE and BSF
- Address comments from PCT
- Submit Contract drawings and Specifications to Contractors for Bid
- Pre Bid Site Meeting
- Selection of Contractor

Demolition Project Phase 1

- Selective abatement, building separation/demolition and temporary building closure (Old Linden and New Linden School)

Demolition Project Phase 11

- Secure Old Linden School Site, Abatement of Old Linden School/Removal and Storage of Building Components
- Utility Disconnects, Removal of UST, and Demolition of Old Linden School
- Storm water Drainage/Utility Installation and Earthwork
- Site Restoration: Sidewalks, Pavement, Curbing, and Driveway (Parent Drop-Off), Lighting, Signage and Landscaping

Demolition Project Phase 111

- Repair of New Linden School – Architects will need to construct a wall required by BSF
- Town of Plainville and SDE BSF Project Closeout

Proposed Schedule:

<u>Project Phase</u>	<u>Estimated Completion</u>
Design Phase	September 2015
Demolition Phase 1	November 2015
Demolition 11	July 2016
Demolition Project Phase 111	August 2016

Mr. Duigou will have final plans to move the project forward for the committee to review at the next meeting which is Tuesday, July 14, 2015 at 6:00 PM in Room 302 at the Municipal Center.

Members of the Plainville Citizen's Group discussed with the committee that there are items in the building that they would like removed prior to the abatement and demolition. They discussed the front door, wood handrails in the building, the current courtyard and the gazebo, donated trees and plaques. There is a mural on the wall that the Group would like to photograph prior to the demolition; they will be looking for a photographer to take pictures. Chairman Belanger suggested that a walkthrough be done with the Facilities Department and a list be made of items the Group would like salvaged. The committee will look into a location to put the items removed from Old Linden. Discussion continued.

Mr. Lee reviewed the funding for the project with the committee. State Representative Betty Boukus has been instrumental in getting funds for the project. She has been speaking with the State to increase funding needed to abate and demolish Old Linden Street School. Discussion continued. The Plainville Citizen's Group left the meeting at 6:45 PM.

Mr. Lee discussed with the committee that the Town Council has not made a decision as to what they want to do with the two projects, Wheeler and the Middle School. The Building Committee feels that their hands are tied until a decision can be reached and the Council decides to move the projects forward. The projects are not 'renovate as new' or requesting additions; they're simply maintaining what is there. People are always complaining that Plainville doesn't maintain what they have; they always want to build new. Here is a perfect opportunity to do just that. Mr. Lee will draft a memo to the Council to get a plan for the projects Wheeler and Middle School. Mr. Lee feels that instead of going to referendum in November, the committee should wait until February and have it as a separate issue. Discussion continued.

Chairman Belanger congratulated Mel Masse on his retirement from the Plainville Facilities Department and introduced Scott Martin as the new Facilities Manager for the district.

STEVE MARTINO MADE A MOTION TO ADJOURN THE MEETING. RICHARD NEGRO SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED. The meeting was adjourned at 7:10 PM.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Tina Gryguc".

Tina Gryguc
Recording Secretary

**MOTIONS MADE AT THE
CAPITAL PROJECTS BUILDING COMMITTEE MEETING
MONDAY, JUNE 22, 2015**

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