

**Draft Minute of the Meeting
Municipal Facility Building Advisory Group
Elementary School Building Advisory Group
November 24, 2014 7:00
Location: Grange Hall**

Attendees:

Municipal Facility Building Advisory Group

David Morrison – Committee Member (DM)
Chuck Smith – Committee Member (CS)
Edward Blaschik-Committee Member (ECB)
Karen Conover –Committee Member (KC)
Vicent Garfalo- Alternate Committee Member (VG)
 Ernie Malavasi – Selectman
 Craig Mansfield- Director of Facilities (CM)
 Mark Walters – First Selectman (MW)
 Jim Ventres- Land Use Administrator (JV)
 Raymond Wiley – O&G Industries (RW)
 Jarid Smith - Fuss & O'Neil EnviroScience, LLC (JS)

- **BOLDED NAMES ARE VOTING MEMBERS**

Item	Description	OPR	Due Date
1-1	Call to Order: The meeting of the Municipal Facilities Building Advisory Group was called to order at 7:01		
2-1	Approval of Agenda: ECB Motioned to approve the agenda with DM as a second. All voted approval		
3-1	Approval of Minutes from October 30, 2014: ECB made a motion to approve the meetings minutes with the flowing corrections. DM seconded the motion. 5 voted to approve with KC as an abstention 3-1 (The Aug 14th) just before CS seconded can be removed 6-1 104 samples were taken in the Ray Hale Building, Hale should be removed... add: ECB questioned 'no' testing in the Hale Section. The response was 'correct as the windows in the Hale section had been removed'. -Exterior window sills in the 1041 addition to be corrected to 1941		

	<p>ECB stated as a question: Am I correct in the statement that all findings of PCB's of greater than 50 parts per million were exterior of the building? The response was affirmative.</p> <p>7-2 With regard to the discussion of program in the building: ECB stated "that with the potential reduced square footage and elimination of some town agencies that it not right to consider renting to outside agencies".</p> <p>8-2 Next steps: ECB questioned David Stein about the cost and relocation of the Water and Electrical systems as a result of the potential removal of the Ray section of the building.</p> <p>10 Next meeting will be 10/13/14 at 7:00 to be changed to 11/13/14</p>		
4-1	<p>Discussion on Election of Chairman and Secretary This item was tabled.</p>		
5-1	<p>Project Discussion:</p> <p>Fuss & O'Neil EnviroScience, LLC representatives Jarid Smith discussed the findings of the recent sample testing. -The greenhouse is the most contaminated. Glazing, caulking, paint, expansion joints all have PCBs. -In the 1968 section the majority of the window caulk and sills are contaminated. The soils under these windows were not found to contain contaminations. The asphalt areas under the windows were. -Windows in the front of the building was found to be negative for contaminates - Most of the wall paints throughout the facility was found to contain greater than 1 ppm PCB's -They did find some black material between the interior and exterior brick/block work and needed to take additional tests. -Roofing flashing was found to contain PCB's</p> <p>Fuss & O'Neill will take additional samples in the material between the brick and block walls to determine the extent Fuss & O'Neill will proceed with providing an estimate of the remediation phase of this work.</p>		
5-2	<p>KC made a motion to continue along the path to tear down the Ray part of the building in lieu of leaving it for future use. DM second the motion.</p>		

	<p>Discussions were had concerning the demolition of the Hale part of the building was in the best interest of the town. ECB position was to keep the existing building after the town completed the abatement. KC and CS both were not totally convinced that the Hale building should be Razed. Discussions included:</p> <p>Pros:</p> <ul style="list-style-type: none"> -Why destroy existing space that may be needed in the future. -Its space the town already has and could be used for storage of police equipment and small apparatus -Could this space be retrofitted to meet the storage demand for space. - This space could meet the demand for rentable space to other agencies. (i.e.: VNA, Chatham Health, Probate?) <p>Cons:</p> <ul style="list-style-type: none"> -Youth and Family services do not want to be included in the renovated town facility (concern about the visibility and stigma that could result from visits for consoling etc...) -Food/clothes bank do not want to be included in the renovated facility (concern about the visibility and stigma that could result) -Its space that the town does not have use for. -Cost to maintain and heat and keep the space could be over \$30,000/yr -Cost to abate and restore just to maintain the shell versus razing this part of the facility would be close to the same. -Town really does not want to be a landlord. -The board of Finance and the Board of Selectment were only supporting \$9-12 million dollars for this project. <p>A vote was taken with 3 aye, ECB as a nay and CS abstained</p>		
6-1	<p>Old Business:</p> <p>Programming discussions:</p> <p>This renovated space shall include: all the Riverhouse offices, 1 office for the ambulance corp, emergency space (can double as a conference room, relocate the vault to the front door, emergency management office.</p>		

7-1	Timeline discussions RW presented a schedule showing the required steps to get to a referendum by March 18, 2015.		
7-2	RW passed around the estimate provided by O&G in April of 2014 as a reminder. Noted that phasing this project by renovating the Hale portion and demolishing the Ray part would need a budget of over \$25 million. RW reminded everyone that the Board of Finance and Board of Selectmen would only support a budget of 9-12 million due to the present funding that is available. The committee needs to review this and make serious decisions as to how they intend to limit the budget.		
8	Audience of citizens: JS also as a citizen was present		
9	Next meeting will be December 10, 2014:		
10	A motion to adjourn was made by CS and seconded by KC at 8:42pm.		

Submitted as approved via Committee on _____, for the record:

Secretary: _____ Date _____