

TOWN OF NEWINGTON

SCHOOL CODE COMPLIANCE PROJECT BUILDING COMMITTEE

SPECIAL MEETING MINUTES

September 11, 2012

TOWN HALL CONFERENCE ROOM L100

- I. Call to Order –Chairperson Nagel called the meeting to order at 5:02 PM.
- II. Roll Call – Members present: Dave Nagel, Chairperson; Myra Cohen, Maureen Klett, and Marc Finkelstein. Others present: Clarke Castelle, Newington Town Council; Lou Jachimowicz, Chief Finance and Operations Officer; Mark Roming, M.R. Roming Associates; and Jeff Baron, Director of Administrative Services.
- III. Public Participation – None.
- IV. Consider and take action on bids for Newington High School Tennis Courts– Bids were opened on September 7th. Only one bid was received, that of M & M Tennis Court Company, for \$477,500. This amount is \$4,500 less than they had submitted for the bid package for which all bids were rejected. A proposed budget was presented by Mr. Baron. It showed only \$9,000 in architectural fees. The school district had agreed to pay the remaining \$27,000 in architectural fees. No grant commitment has been received as of yet from the United States Tennis Association. This grant would be for an amount up to \$50,000. Once the grant is received, the Board of Education would expect to be made whole or, if the amount of the grant is less than \$27,000, to be able to charge a corresponding amount of architectural fees back to the project. The Committee chair had not been notified of the school district's decision to absorb the \$27,000. Mrs. Klett noted that it was hard for the process to work right if the Chairman is not kept informed. The Chair is to be notified when monetary or other decisions that affect the project are made. Mr. Baron was directed to amend the budget to show the Board of Education's \$27,000 contribution towards the architect's fee. Dr. Finkelstein made a motion that the Committee recommend that the Town Council accept the bid of M & M Tennis Court Company of Bristol of \$477,500 for the reconstruction of nine tennis courts at Newington High School. A second to the motion was made by Mrs. Cohen. Mrs. Klett requested that the tennis court project budget be revised for presentation at the Town Council meeting later that evening. The motion passed by a vote of 4 YES to 0 NO. It was

agreed that the Town Council would be asked to vote on acceptance of the bid at their meeting later in the evening.

- V. High School athletic facilities project update – The bleachers are installed. LTC placed the stone under the football field visitor’s bleachers. The path along the JV football field has been paved and the sides have been raked and graded. The north girl’s softball field bench areas and the adjacent lacrosse field walk have been prepared for paving. The walk in front of the home football bleachers has been paved. A concern has been raised about items behind the football visitor’s bleachers that may be over the property line with the Veteran’s Hospital. The bleachers themselves are not on Veteran’s Administration property. Mr. Jachimowicz has been in contact with the VA interim site manager. If the VA will not allow paved driveway and pedestrian access directly from the existing roadway, access would have to be from another side of the field. A handicapped ramp for the bleachers may also have to be modified and gate posts relocated. An as-built survey would be needed to accurately determine what, if anything is over the property line and how much it is over. The cost of such survey has not yet been determined.

- VI. Baseball dugouts project update – Connecticut Carpentry leveled the dugouts but did not remove their foundation. LTC has removed the old foundation, poured a new foundation, and installed the concrete masonry units and facing on both dugouts. The work is expected to be completed within the project timeline.

- VII. Any other business pertinent to the Committee – The work on the High School auditorium did not take place this past summer because the Environmental Protection Agency would not sign off on the scope of work related to the abatement of PCBs. Testing has detected levels of PCBs in the paint on the floor of the auditorium and the varnish of the stage and wooden steps. The EPA’s action level is 1.0 parts per million (ppm). The paint on the floor has tested at 8 to 12 ppm. The wood surfaces are very close to 1.0 ppm. If the levels are below 1.0 ppm there is a lower level of compliance with more flexibility in abatement. The paint can be encapsulated, but this does not fix the problem and requires expensive remediation whenever the paint has to be disturbed. No PCBs have been detected in the slab under the paint. If the paint is abated, the problem would be removed. Further testing will be done on the stage. If the Town can get test results that show levels below 1.0 ppm, the varnish could be removed without full abatement. The estimated cost to abate the full area is roughly \$150,000. Such abatement would have to take place in the summer.

- VIII. Public Participation – None.

- IX. Committee response to public participation – None.
- X. Adjournment – The meeting adjourned at 5:52 PM.

Respectfully submitted,

Jeff Baron

Jeff Baron
Director of Administrative Services