

TOWN OF NEWINGTON

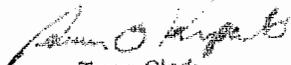
RECEIVED FOR RECORD  
IN NEWINGTON, CT

ANNA REYNOLDS SCHOOL PROJECT BUILDING COMMITTEE

2021 AUG 26 PM 12: 23

SPECIAL MEETING MINUTES

August 12, 2021, Zoom Event

  
Town Clerk

- I. Call to Order – Committee Chairperson Stephen Woods called the meeting to order at 5:16 PM.
- II. Roll Call – Members present: Stephen Woods, Chairperson; Michael Camillo, Chris Miner, Steven Silvia, Carol Duggan, and Jeremy Whetzel. Others present: Beth DelBuono, Mayor; Keith Chapman, Town Manager; Jennifer Mangiagli, Kaestle Boos Associates; Jim Giuliano and Marnie Liska, Construction Solutions Group; Tom DiMauro, Newfield Construction; Larry Cannon and John Luby, EnviroMed Services, Inc.; Paul Vessella, Board of Education; Maureen Brummett, Ph.D., Superintendent of Schools; Lou Jachimowicz, Chief Finance and Operating Officer; Jason Smith, Principal; James Krupienski, Town Clerk; and Jeff Baron, Director of Administrative Services.
- III. Public Participation – Brian Haggerty, 529 Fenn Road, asked questions regarding the cost of the project. Erica Westphal, Reynolds PTO President, spoke in support of a Renovate-as-New project. Jen Rodriguez, 71 Northwood Road, spoke in favor of a Renovate-as-New project.
- IV. Update on Meeting with the State – Mr. Woods opened the discussion by stating that Dr. Brummett, Mr. Giuliano, Mr. DiMauro and he met with the State Office of School Construction Grants and Review (Mr. Costas and Mr. Celmer) earlier in the week (Tuesday, August 10<sup>th</sup>) to get questions answered, if the Town were to move on to new construction. He then turned the meeting over to Ms. Liska and Mr. Giuliano. Mr. Giuliano said that he could speak to the concerns his company had as the Owner’s Project Manager and concerning reimbursement. As he saw it there were three issues: 1. Clarification of the net square footage issue as far as what was submitted to the State; 2. A space waiver as the result of the square footage discrepancy; and 3. Grant reimbursement. They reviewed the square footage with the State and whether it was storage space or not. There is some extra space on the upper level and in the boiler room. The State was amenable to forgiving the Town on the overage for square footage. The square footage for the roof storage area was ambiguous. The State is supportive of a space waiver for the existing school (162,663 square feet). A new grant would need to be set up for a new school for 153,692 net square feet. They felt that a new referendum would be needed for this, also. The State has no issue with the square footage area being over the allowable amount. They recognize the school was built in the 1950’s. Dr. Brummett added that the State legislature, not the Town Attorney, would require new legislation. Mr. Woods, who had lost the meeting and had to come back in, stated that they discussed the square footage increase at the meeting. It was found when Kaestle Boos Associates did a survey of the building. (Previous Owner’s Project Manager) Colliers felt that it was non-educational space. Is it educational space? He will look

at it to determine if it is or not. Some of the square footage on the roof storage area was not determined. The project would still have some areas to make up. There is no grant waiver for space being given right at that moment, as it is too early. The State needs to see budgets, etc. The school was built in 1954 as a middle school. We have wider hallways, and things we wouldn't have today. In 2016 or 2017 the State changed how they look at ADA (Americans with Disabilities Act) issues. We would need a new referendum and a new grant for a new construction project. The Town would need to apply for the grant by June of 2022 for December of 2022 action by the legislature. There is no reason to think we wouldn't get it, but we would lose a year. The project would finish in 2025. Dr. Brummett added that Mr. Costas said nothing persuaded him that renovation wasn't the way to go. There would be no space waiver for new construction. They would have to assess the site of new construction. There is a stairwell that leads to storage. There is some question if it is unusable. These are not obstacles. Mr. Giuliano noted that what Mr. Woods stated was much more articulate. His statement agrees with what was said earlier. Mr. DiMauro stated that a couple of numbers changed as a result of the meeting. The overage is a little less. This doesn't affect the construction costs. His Budget Comparison is attached to these minutes. The other numbers for new construction don't change at all. Mr. Woods stated that if the Town got a space waiver, the cost to the Town would be \$14.5 million. If new, the cost is \$17.8 million, about \$3 million more. Mr. Costas, while he listened at length, had no reason to go back and second guess the decision to renovate as new. There were some pluses to the new school, such as no more low ceilings. It will become a two-story building instead of a one-story building. Rock is the biggest unknown. In 1969, the \$400,000 contingency was spent early on. We know it is there. The Town would also lose a year's worth of time and we don't know if the referendum will pass.

Mr. Silvia commented on the multiplication factors on the Construction Manager's sheet. There were three different costs per square foot. It would cost more to build new (line 15, the 2nd column vs. the 1<sup>st</sup> column). The Town gets to pay more for a smaller building. There is no compelling argument to pay more for a smaller building. There is no data here to convince him to change his opinion. He is still with column 1 (Renovate-as-New). Dr. Brummett reminded the Building Committee that the Board of Education passed the Education Specifications for a Renovate-as-New building. The Board would need to pass new Education Specifications for a new building. She also stated that Mr. Celmer was confident Newington could receive a space waiver.

Mr. Camillo stated that we didn't have all the information on Tuesday and we still don't. There is no Schematic Design budget. It was premature to meet with the State. He asked what condition the building is in structurally? Mr. Guiliano stated that Ms. Mangiagli (of Kaestle Boos Associates) can go more into the status of this. An architectural firm has to give an analytical analysis. Mr. Camillo stated that his question was not for the architect. He stated that there is quite a bit of reinforcement of rusted columns that would be needed. He asked if the Committee had decided on PCBs? He asked if walls coming down were included in the Colliers budget? Mr. Giuliano replied that there was a meeting scheduled for next week of the professionals to discuss this. Mr. Camillo asked if Colliers had removal of PCBs in their estimate? Mr. Woods stated that Colliers carried \$800,000 for remediation. The roof deck probably won't have PCBs. If walls come down, this work was included in Collier's budget. Mr. Camillo asked if another summer was needed to do the hazardous materials removal? Ms. Liska responded that removal of the walls that have PCBs is determined by the design. If it is cost prohibitive, Kaestle Boos Associates can look at other design options. There is a meeting on August 16<sup>th</sup> at 11:00 am. She has presented the Schematic Design to

John Luby of EnviroMed. There are two approaches. They will know more after this meeting. Mr. Camillo stated that the two approaches are to test or to not test. There are little kids in the building. The project will be welding onto lead. He asked if that will be abated also? If remediation is needed, will it add time to the project? Ms. Liska responded that time was allocated. Mr. Camillo asked if these would be temporary rooms with regular ceilings and carpets? Ms. Liska responded that there would be regular ceilings. Mr. Camillo stated that their cost would not be adding to the value of the school. Ms. Liska replied that if it was a new school, the Town will have to abate all hazardous materials. Mr. Camillo asked if the work would be done while the kids are in school? Mr. Woods replied that this was no different than the Renovate-as-New elementary schools, Martin Kellogg Middle School or the High School project. That is what we hire professionals for, to have them do it. Mr. Camillo stated that we needed a budget and plans, when would we have that? Mr. Woods responded that there was nothing to stand in our way. All abatement work would be done during the summer months or while students are on vacation, when they are not in school. It is a construction project while the kids are in school for some of it. Ms. Liska added that Newfield and the Owner's Project Manager will do estimates. If Mr. Luby is testing next week, we won't have the results yet. Mr. Camillo asked why the testing was not done yet? Ms. Liska replied that normally testing is not done until there is a Schematic Design. The Town should have known the costs before a referendum was held. Newfield Construction's name will be on the project and she applauds their effort. Mr. Woods also stated that the new construction budget was also based on assumptions. Mr. Camillo said that the gym walls were under the code. To make them shared walls, were they part of the Collier's budget?

Mr. Miner said he would like to clarify what the gym walls' issues were. Mr. Giuliano responded that the structural engineer determined that they need reinforcement. Mr. Miner asked if this meant adding structural steel to the columns? Mr. Giuliano responded that no, this would be masonry. Mr. Miner then asked, if we change direction and hold a new referendum, would that withdraw the existing grant commitment? Dr. Brummett responded that she believed we would not have the grant if we deviated our direction. Mr. Miner then asked if we wouldn't have two grant commitments? Mr. Woods replied that no, we would not. Mr. Miner then asked if the hazardous materials abatement would be done through an air scrubber system that would mitigate any problems? Ms. Liska responded that the work area would be completely segregated. Ms. Duggan thanked those who met with the State. She felt that Renovate-as-New was the way to go. She doesn't want lose the grant or funding. The Building Committee went through many of these questions when it made the decision on Renovate-as-New. She cited building issues as to why the project should move forward: the air conditioning units received are used and smell musty; leaking ceilings; worms crawling under the doors. These are conditions that the staff have lived through over the past six years. Newfield Construction was told we were doing a Renovate-as-New project. She asked if they were comfortable with that now? Mr. DiMauro replied that yes, Newfield Construction was comfortable with whatever the Town decides. The first thing is to verify a budget. They want to give the Building Committee information going forward. They do many renovation projects as well as new projects. They will do whatever they can to make the project successful. Ms. Duggan stated that she needs assurance and she isn't hearing it. Mr. DiMauro stated that we are with you either way. Ms. Duggan stated that she didn't feel that her question was answered.

Mr. Whetzel stated that he was trying to keep an open mind. A new school would be great but the cost is higher. He is not seeing advantage to going down a different road. This

is exactly what happened with the Town Hall. He would support going down the same path. Beyond what was presented this evening, he wants some numbers, more facts. He felt that is what politics is – making promises you can't keep. Mr. Camillo advised waiting for information and a budget. If the project is over budget, tell the Committee. Mr. Woods reminded the Committee that it wouldn't have everything until it had construction documents. All four construction management firms interviewed said that the budget was sufficient. Mr. Miner stated that he agreed with Mr. Whetzel. Vette out the potential issues: structural issues with the gym or PCB contamination. There is no vote tonight on specific costs. He felt that until the next structured reconciliation the Committee was grasping at straws. He favors concentrating efforts on Renovate-as-New. Ms. Liska asked the Construction Manager if the cost per square foot for a Renovate-as-New scenario of \$414, is that from other projects? Were there hazardous materials and reinforcement in those other projects? Mr. DiMauro responded: yes. Mr. Silvia stated that Mr. Whetzel put it in a nice format. There was nothing to change his mind. The Committee may have to put in Add Alternates if we feel we can't afford them. He was looking forward to meeting with the environmental consultant. He felt that there was not enough information to change the course we are on. He has full faith in Newfield Construction. He appreciates that if somebody thinks they have a better way, discussing it. Newfield Construction has a very strong professional record in supporting their customers. Ideas are fully vetted and transparent to those who are listening, so they can support the project. Mr. Camillo added that he is asking questions because no one else is. He supports the Anna Reynolds project.

Mr. Woods stated that both Kaestle Boos Associates and Construction Solutions Group marched down the path of a Renovate-as-New project. If something is alarming, the Committee will have numbers at the August 26<sup>th</sup> meeting and answers to our questions. Mr. Miner noted that the original Jeter Cook and Jepson net construction cost increase was \$1.6 million. The numbers today are about the same, except for additional space. He felt this was not new information and supported staying the course and finding out information definitively. Mr. Whetzel added that everybody is invested in this project. He is glad that Mr. Camillo asked these questions. Many other buildings are in disrepair. He needs more detail and more data. Nothing new came to light today.

- V. Any Other Business Pertinent to the Committee – Mr. Woods stated that John Luby from EnviroMed Services, Inc. was here to speak in terms of generalities about PCBs. Mr. Luby stated that he is an Environmental Engineer with EnviroMed Services. He made the presentation on PCBs in Schools that is attached to these minutes. He spoke about the primary uses of PCB-containing materials, the problems with PCBs, where they look for PCBs, and the State Education policy for PCBs, before talking about PCBs at Anna Reynolds School (caulk, waterproofing, roofing, paint, flooring mastic and vinyl base glue, soil, and other materials). At the conclusion of Mr. Luby's presentation, Mr. Woods stated that this was nothing new. It was always known that PCBs were there at some level. There will be a meeting on Monday to decide how we would move forward. He believes the building is safe now. Mr. Jachimowicz has tested. Mr. Camillo asked if the Committee could get copies of the reports of the test results from over the years. He also asked what problems come from PCB exposure? Mr. Luby responded that it is a carcinogen with long term effects. You want to minimize exposure over time. Mr. Woods reiterated that the next meeting would be on August 26<sup>th</sup>.

- VI. Public Participation – Brian Haggerty, 529 Fenn Road, spoke in support of the project. Jen Rodriguez, 71 Northwood Road, spoke in favor of Renovate-as-New and asked about air quality testing. Amy Crotty, 175 Hillcrest Avenue, spoke about the project budget. Dana Havens, 113 Stoddard Avenue, spoke in support of the project and keeping politics out of the project. Mike Falla, 35 Gilbert Road, spoke about clarification of the timeline. Michael Fox, Main Street, spoke in favor of a Renovate-as-New project. Scott Greczkowski, 46 Miami Avenue, spoke about the project timeline and PCBs. Philip Knowlton, 44 Cinnamon Road, spoke in favor of a Renovate-as-New project.
- VII. Comments by Members – Mr. Woods, responding to Ms. Rodriguez: testing will determine the numbers; responding to Ms. Crotty: there are contingencies for the construction manager and the owner; responding to Mr. Falla: it is his understanding that the deadline to apply for a grant is June 30<sup>th</sup>, then on December 15<sup>th</sup> or 20<sup>th</sup> we find out if we are on the priority list; that does push out the timeline one year – he will have a conversation with the Mayor; responding to Mr. Greczkowski: it is faster to build a new building, the delay is for the approval process. Mr. Silvia stated that he appreciates the comments from the public participants. He welcomes every member’s questions and concerns. They are presented with the kids in mind. He welcomes that kind of challenge to his decision. The Committee has to look at all potential data, and share information with the Town and the community. The Building Committee is still moving forward. He is looking forward to the information provided by the professional team. Mr. Camillo is committed to delivering an appropriate solution for the kids at Anna Reynolds. Mr. Woods concluded that he was confident the Committee will deliver a State-of-the-Art building. He will also check on the air quality tests and will share them with Mr. Greczkowski if they exist.
- VIII. Adjournment – the meeting adjourned at 7:19 PM.

**Newfield Construction**  
**Anna Reynolds Elementary School**  
**Budget Comparison**

August 12, 2021

		Renovate as New	New per OSCG Allowable NSF	New +6,000 NSF
1	Building Gross Square Footage	69,308	56,377	62,677
2	Building Net Square Footage (per OSCG)	62,663	53,692	59,692
3	Square Footage over OSCG Allowable NSF	8,971	0	6,000
4				
5	Construction Cost per Square Foot	414	437	432
6	Construction Costs	28,683,258	24,660,816	27,089,453
7	Soft Costs	6,219,054	6,526,654	6,526,654
8	<b>Total Project Costs</b>	<b>34,902,312</b>	<b>31,187,470</b>	<b>33,616,107</b>
9				
10	Project Cost per Square Foot	504	553	536
11	Town of Newington Reimbursement Rate	58.57%	48.57%	48.57%
12				
13	<b>State Portion of Cost</b>	<b>20,442,284</b>	<b>15,147,754</b>	<b>16,327,343</b>
14				
15	<b>Town Portion of Cost</b>	<b>14,460,028</b>	<b>16,039,716</b>	<b>17,288,764</b>
16	Reimbursement Penalty for SF Over Allowable*	2,926,571	0	1,641,159
17	Potential Town Portion of Cost	17,386,599	16,039,716	18,929,923
18	Approximate Costs Spent to Date		250,000	250,000
19	Total Potential Town Portion of Cost		16,289,716	19,179,923

\* OSCG Space Waiver will void this cost

## **PCB's IN SCHOOLS**

### **PRIMARY USES IN SCHOOLS:**

- USED AS CAULK ADDITIVE 1950 – 1980 – PLASTICIZER
- USED IN FLUORESCENT LIGHT BALLASTS & CAPACITORS

### **PROBLEMS WITH PCB's**

- THE USE OF PCB'S IN CAULK, PAINT, WATERPROOFING, ROOFING ETC IS NOT PERMITTED BY EPA. IF PCB'S ARE FOUND, THEY MUST BE REMEDIATED.
- PCB DISPOSAL IS EXPENSIVE.
- PCB'S ARE MOBILE WITHIN MASONRY AND CAN LEACH INTO SURROUNDING BRICK FROM CAULK.
- PCB'S CAN OUTGAS AND BECOME AN INDOOR AIR QUALITY PROBLEM FOR SCHOOLS.

### **WHERE DO WE LOOK FOR PCB's:**

- 1950 – 1980 VINTAGE SCHOOLS OR ADDITIONS
- <1950 SCHOOLS THAT WERE RENOVATED 1950-1980

### **STATE EDUCATION POLICY:**

- ADDRESS PCB'S IN CAULK IN YOUR RENOVATION/DEMO PLANS. CERTIFY WITH LETTER THAT YOU HAVE.
- HOW YOU ADDRESS IT IS UP TO YOU
- WE DON'T WANT CHANGE ORDERS DURING CONSTRUCTION SUBMITTED TO US SAYING YOU "FOUND PCB'S"

## **PCB's AT ANNA REYNOLDS**

### **Caulk:**

We have to address PCB's in caulk for 1950-1980 vintage school construction that will be affected by the renovation per State Education Department Grants procedures and DEEP's caulk guidance. We have to do the disposal math and think about the downstream ramifications of whether to test the caulks for PCB's or not. Sometimes, as you know with limited renovations, the economics swing toward presuming the caulk contains PCB's, sometimes you make an educated decision/gamble to test the caulk.

- Classroom wings window walls
- Rest of windows/doors in 1950's core building

### **Waterproofing:**

Waterproofing on the school's foundation and inside the exterior wall cavities is sometimes PCB-containing. As with caulk, we have to think about the ramifications of testing waterproofing for PCB's. If we have a school where we are making a limited number of new openings in the brick skin or foundation, then it makes economic sense not to test and to presume PCB's in the waterproofing. If we have a school where the brick skin is being removed and replaced, then the needle points toward testing the waterproofing.

## **Roofing:**

Older roofing has been found to occasionally contain PCB's. We are 42 years out from the 1979 PCB Ban, and as a result most of the roofs we are dealing with are <42 years old and we do not test or presume PCB-containing. Tectum decking in a school is known to sometimes contain PCB's and generally dates back to the original school construction. If Tectum roof decking replacement is planned as part of the project, then we would test it for PCB's. If only limited new penetrations in the deck are planned, then not testing and presuming PCB's in the deck is appropriate.

- Gypsum/Concrete Panel Deck in 1950's Core

## **Paint:**

Paint in schools can have lower PCB levels, and some specialty paints can have higher PCB levels. Paint can off-gas significant levels of PCB's due to the large paint surface area in the school. Paint is tricky because the off-gassing of PCB's from paint can effect the indoor air quality of the school for the children and it becomes a health issue and not a pure economics exercise. If we have a project that involves primarily drilling of walls & floors we lean in the direction of presuming PCB in paint and having the HazMat Contractor handle the drilling and disposal. If the project involves wall or ceiling demo, we look at the amount of demo - if it is small, then presuming PCB usually prevails - if the demo amount is large enough, then the calculus can start to favor testing for PCB.

### **Flooring Mastic & Vinyl Base Glue:**

PCB's are known to occur in older flooring mastic and vinyl base glue. If we have a school with the original vinyl flooring & base dating from the 1950's or 1960's and the extent of flooring removal is extensive in the school, then we would consider testing for PCB's.

### **Soil:**

Two factors drive testing for PCB's in soil. The first is whether we are excavating around the school perimeter during renovations and exporting soil from site. The second is whether windows and doors were changed out in the schools history - an event that can contaminate the soil at the base of the exterior walls. If we are exporting soil from the site, then you really have to test the soil for PCB's since the potential destinations for the soil will not take it without PCB soil testing. If we have a school where windows/doors dating from 1950 - 1980 were removed without proper soil protection, then we would look at testing the soil as well.

### **Other Materials:**

If we have a school where PCB's are known to be airborne, then we consider testing for PCB's in materials that absorb PCB's from the air such as the foam in chairs & auditorium seating, fiberglass pipe insulation, and spray fireproofing.