

South Windsor Public Building Commission
Minutes
November 4, 2020

A special meeting of the Public Building Commission was held on November 4, 2020 at 6:30 PM virtually. The following commission members were in attendance:

Public Building Commission Members Present: Matthew Beaulieu, Phil Koboski, Matthew Montana (5:18), Edward O'Connell, and Craig Zimmerman.

Members Absent: Carol Kelley and Bernard Thomas

Also Present: Dr. Kate Carter, Patrick Hankard and Darrell Crowley (SWPS); Chuck Warrington and Kate Turner (Colliers); Jim Barrett, Scot Woodin and Jim Guarino (DRA); Marcus Brennan and Taylor Gladding (Gilbane); Henry Thomas (LRC); Dave Hurley and Dave Granucci (Langan) and Town Council Liaison, Erica Evans.

Vice Chairman O'Connell called the meeting to order at 5:05 PM.

Review of soils status at Eli Terry and Philip R. Smith

Review of proposed plan and update on discussions with town staff: Chuck Warrington recapped the situation related to the 5,000 cubic yards of topsoil that have been identified as contaminated although deemed below exposure criteria, that need to be removed from the businesses of ESI and Jay's Landscaping. He advised that it had been suggested that the soils could be relocated to the fields between Orchard Hill and Timothy Edwards Middle School and provided an aerial view of the potential relocation site. He advised that together with Jeff Folger, Pat Hankard, Darrell Crowley and Dave Hurley of Langan, he met on the site. The consensus among the group was that the site would serve as a beneficial reuse site for the soils. Jeff Folger and Michele Lipe were in agreement and consulted with planning and zoning members who were also in agreement. This site would hold 4,000 cubic yards of soil. Dave Hurley of Langan held discussions with DEEP who also indicated their agreement with the proposed plan. The plan calls for the soils to be removed from the ESI and Jay's Landscaping properties and relocated to the OH/TEMS site in 1,000 cubic yard piles which will then be spread in the spring. The next step in the process would be to develop the final grading plan to be reviewed with Planning & Zoning in order to get their administrative approval. Design Professionals has put forth a proposal for that plan. Following discussions, commission members posed questions.

Mr. O'Connell inquired whether there would be erosion controls in place when the soils are stored, to which Mr. Hurley advised that those controls would be followed. Mr. Zimmerman inquired what effect, if any, this would have on the use of the playing fields between the two buildings. He also inquired what the anticipated costs were and where those costs would be absorbed. Mr. Montana requested that Mr. Warrington reach out to TEMS and the recreation department to determine the use of the soccer and baseball fields in the spring, in addition to finalizing the expenses with Gilbane. Following discussions, the following motions were made:

A motion was made by Mr. Koboski, seconded by Mr. O'Connell to approve Design Professional Inc. proposal to provide temporary stock piling and permanent grading plans for the excess soil from Eli Terry Elementary School in the amount of \$1,500.00. Motion passed unanimously. (5-0)

A motion was made by Mr. Beaulieu, seconded by Mr. Zimmerman to authorize Langan to take background soil samples at the proposed site for excess soils coming from Eli Terry and Philip R. Smith. Motion passed unanimously. (5-0)

A motion was made by Mr. Zimmerman, seconded by Mr. Koboski to authorize Gilbane to transport and stock pile soils at the proposed location between old Orchard Hill Elementary School and Timothy Edwards Middle School, subject to approval of the temporary stock piling plan by town staff and subject to cost review with Gilbane and identification of funding source. Motion passed unanimously. (5-0)

Discussion on the sandy soils located at Eli Terry: Mr. Warrington explained that there are excess materials on the ET site that are not required and need to be moved offsite. He noted that some of the soils were moved offsite but ultimately moved back based on testing results. Langan was requested to analyze the materials and they came back clean. Mr. Hurley confirmed that the soil tests came back as non-detect for pesticides, were sampled for other constituents which were also well below standards. As Gilbane is looking to export these materials offsite, Colliers is recommending that the commission allow them to export the sandy soils offsite. Mr. Montana requested that prior to doing so, the testing back-up be provided to Gilbane to, in turn, provide to their subcontractors so they are aware of what they are taking.

Discussion on the acceptance of PRS multi-purpose field for school use: School Principal, Michelle Dixon, has requested that PRS be allowed to take use of the rear multipurpose playing field. As of now the school is utilizing the front yard which is not optimal. Prior to proposing the acceptance to the PBC, Mr. Warrington arranged for a site walk noting that once the school takes possession, the work will be released as being accepted. Henry Thomas, Mr. Warrington, Taylor Gladding, Jay's Landsacping, Ed O'Connell, John Caldwell, Pat Hankard, Darrell Crowley and Kristian Mistry all walked the site and were pleased with the field. Commission members had no issues with the field and the school taking possession. Mr. Crowley will inform Mrs. Dixon.

Review of exterior elevations for Pleasant Valley Elementary School: Mr. Jim Barrett and Mr. Scot Woodin shared images of the elevations and interior spaces for Pleasant Valley elementary school, noting that the drawings will be provided to cost estimators to arrive at pricing. Following the presentation, Chairman Montana opened the meeting for questions. Several commission members expressed their appreciation for the exterior of the building. The question was posed as to how realistic it will be to build the building based on costs, to which Mr. Barrett indicated that the materials outlined are consistent with the budgets of Phase 2.

Adjournment

On a motion made by Mr. Koboski, seconded by Mr. O'Connell, the meeting was adjourned at 6:32 PM.

Sincerely,



Ann Walsh
PBC Clerk