

# MINUTES

## WATERTOWN PUBLIC BUILDINGS COMMITTEE SPECIAL MEETING

TOWN HALL ANNEX CONFERENCE ROOM  
WEDNESDAY, SEPTEMBER 23, 2009, 6:00 P.M.

**PRESENT:** Antonio Addona  
David Demirs  
Mark Guerrero  
Michael Magas  
Mario Mancini  
Robert Porter, Chairman  
Tom Walsh

**ABSENT:** John Chipko, Vice Chairman  
John Waiculonis, Secretary

**OTHERS PRESENT:** Karen Clancy, Business Manager  
Fred Khericha, Kaestle Boos Associates  
Kevin Killeen, Board of Education, Facilities Subcommittee  
Tom Lambert, Board of Education, Facilities Subcommittee  
Vito Lavacca, Project Manager, Montagno Construction, Inc.  
John Shaw, Clerk of the Works

**1. Convene Special Meeting – 6:00 P.M.**

Mr. Porter, Chairman, Called the Regular Meeting to Order at 6:00 p.m.

**2. Roll Call**

Mr. Porter, Chairman, executed the Roll Call.

**3. Discussion and Vote on Remediation of Unsuitable Soils at Polk Elementary School**

**Mr. Khericha:** We had looked at different options, which is the cheapest way to do the work and make sure it's done right, but it didn't make sense to put a lot of money in a hole outside so last week when I met with the Building Committee and said the option was to haul the material out, we called Clarence Welti and discussed with him if there was any way possible if we could take this material after you separate the asbestos out of it and crush it, to the requirement which he recommended and use the material back for filling and he said sure, no problem. He said we could crush it to  $\frac{3}{4}$  inch and I notified Vito and he indicated they were coming up with the same suggestion, that he can crush it, and if Welti approves it we can use it so Welti said yes so we go together with Vito and said give us a number so I can go to the Committee.

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Wolti has recommend to crush it and use what is needed in the building and then they'll access material, so Vito asked for permission and if there are extra materials, can I use them for general fill under the pipe trenching or under the paving we have 80 feet of process, and then we have another 80 feet of ground fill. So he said if he had material left over, could he use 2 inches of it just (inaudible). Wolti said as long as it's crushed to  $\frac{3}{4}$  inch, he doesn't have an issue. So based on those conversations, I asked Vito to give me a number so I can present it. This number (inaudible) from Wilcox, he has \$17,500 is the number to clean asbestos out, take the foundations out, stockpile everything, is \$17,500. Then he has New England Yankee, cause they need to be here to sort out the asbestos is \$3,000. Then to crush this material to the requirements what Wolti is requesting is \$9,500 and then use that material to backfill the hole back and then take this material and use it at various places as general fill is \$5,500, the total is \$35,500 which markup coming from Montagno, 5% is roughly \$1,600 to \$1,700 so I rounded it to about \$40,000 to do the work and what I have told Wilcox is that since I don't have a breakdown for \$17,500, I'll request the Committee to approve not to exceed \$40,000 so we can move forward and then I'll sit down with him to figure out with him how he arrived at that number, and if we have to negotiate the number, if it's less, then that's the amount we'll process the change order for.

**Mr. Guerrero:** But the change order will not be more than \$40,000?

**Mr. Khericha:** No, it will not exceed \$40,000.

**Mr. Lavacca:** That's correct, with the only proviso being that after the material is crushed we need to do a sieve analysis on it, and as long as the sieve analysis is (inaudible) to Wolti, then it can be used on site. If the sieve analysis has too many finds, then we either have to process it, mix it with something else, which those costs are not included there or we have to dispose of it as general fill.

**Mr. Demirs:** What are we talking about, Vito?

**Mr. Lavacca:** We aren't sure because we don't know, see the problem with crushing the brick is that brick is soft and you don't know what kind of finds you're going to get once you go through the crushing. We think we're going to be close, Wolti gave us the sieve requirements for the sieve analysis and we believe we're going to be very close to that, close enough where we will be able to use it as we described.

**Mr. Khericha:** Once the material is crushed on it, (inaudible) slightly off, we'll let Wolti look at it and if he says it's fine, if he says we need to mix something, then we'll deal with it at that time.

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**Mr. Lavacca:** There are approximately 712 yards of material coming out. We expect that if the material is suitable, and meets the sieve analysis, approximately ¼ to 1/3 will be able to go right back into that hole. The balance we're hoping we'll be able to use for some of the pipe trenching around that need to be backfilled. What we suggested is because you have a total of 18 inch base on the tape which is considerable, that's unusual, but this is heavy duty, so what we had suggested to Welti was if we could put 2 inches, the bottom 2 inches and that still gives you 16 inches (inaudible) above that and he felt as long as we met the sieve analysis we could do that. So by that that's what I meant about using it on site in appropriate places (inaudible) general fill.

**Mr. Lambert:** Do you have to spray that down while you're crushing it for the dust?

**Mr. Lavacca:** Yea.

**Mr. Khericha:** The problems is we have to be careful, the reason is one of the things because it's brick and when it gets wet it crumbles and breaks, so we can't put water to the extent that we will destroy everything. So they have to be very careful.

**Mr. Lambert:** You have no estimate of what the disposal fees will be if you find anything.

**Mr. Khericha:** The formal fee for finding anything, any asbestos is already included because there's not much asbestos, they're going to take up some shingles, just dig it up and it's already included in the number of \$3,000. That includes the disposal of the asbestos because they only found a couple of bags.

**Mr. Killeen:** The removal question comes into play if it doesn't meet the sieve analysis then we have a removal issue, then we have to bring in fill that would be . . . .

**Mr. Khericha:** We have unit prices on that, if we were to bring 200 yards of material here the unit price for general fill is \$15.00 a yard, so it's going to cost \$3,000 to bring it in.

**Mr. Mancini:** If you just broke it up and got rid of it, what would that cost?

**Mr. Khericha:** A lot of money. If you have to break it up and get rid of it, that means you have to take it to some place like a dump. The closest one I see in Waterbury and it's like \$89.00 a ton and that can (inaudible) 704 yards of material, at \$89.00 a ton, you're going to add 40% to it to get to the tonnage and then you're talking about \$120,000. Just to get rid of the material does not include cost of transporting it and loading it.

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**Mr. Lavacca:** We looked at 3 different options. The first option, because it's contaminated and granted there isn't a lot of asbestos in there, but knowing that it's in there, the only way to dispose of that right now would be to take it to an approved landfill. The cost of that was over \$150,000. The next thing that we looked at was to pick it clean and then take it as clean fill to a dump and that is still about \$89.00 a ton tipping fees at the dump, plus the loading and hand picking it clean, which is the biggest part of that number, about \$17,500. The third option is what we looked at was picking it clean, crushing it and using it here on site, and that's the most economical way of dealing with it. Just with the proviso that we're hoping that once we go through that operation it will be suitable to use on site and we believe it will be. If it is, then that's the most cost efficient way.

**Mr. Addona:** You can use that as general fill?

**Mr. Lavacca:** We can, but it has to be crushed.

**Mr. Khericha:** Once it is crushed we can use it as general fill. Vito made a comment that if it does not meet the general sieve specs, if it's off, then we have to talk to Welti and make sure that he says yes, it's no big deal.

**Mr. Mancini:** But still it's not structural fill.

**Mr. Khericha:** No, but we do use general fill in the areas outside the building up to a certain limit. You can use it where the grass area is, you can put it in trenches, as long as if it's a paved area and you come to the trenches, (inaudible) process and the fill materials, you go at least maybe up to 2.5 feet below to take care of the paving material. Up to that point you can do it, if it's compacted to 95%.

**Mr. Walsh:** If they don't use it as fill, can there be any cost savings from the original?

**Mr. Khericha:** No, that's why they are giving us the cost savings and saying that by them to use it, cause they'll still have to use 200 something yards in that hole, and they are saying it's going to cost \$5,500 to use that as a fill plus spread the balance access into the whole site, so they are considering they don't have to bring in outside materials.

**Mr. Killeen:** So the minimal cost even with the idea of the process being rejected thereafter would be around \$40,000.

**Mr. Khericha:** Yes.

**Mr. Lambert:** How about drilling through the slab, is that . . .

**Mr. Khericha:** It's included in the \$17,000. Break it up for drainage.

**Mr. Porter:** It's for drainage purposes.

**Mr. Khericha:** (Inaudible) taking it out.

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**Mr. Lavacca:** Just one thing on that. There was a drainage line that goes through there and that drainage line is very close to the elevation of the bottom slab, so it won't be just punching holes to allow any drainage. We may find that we have to take the channel out of the bottom of that to put this storm drainage line in. All of that is . . . .

**Mr. Khericha:** They will discuss what he needs to discuss to get the work done.

**Mr. Porter:** The way I'm looking at it, the \$40,000 not to exceed is a lot better than what we had last Wednesday.

**Mr. Mancini:** So this wasn't know before the . . . .

**Mr. Khericha:** How would anybody know you have a building until somebody cleaning it out, (inaudible) right into the hole.

**Mr. Porter:** The Town did that project. You can't go after the town, out of one pocket to the other.

**Mr. Lambert:** Good thing we have the students at Heminway.

**Mr. Khericha:** Yes, a very good thing.

**MOTION:** (Mr. Demirs, sec. Mr. Walsh) to approve the remediation of unsuitable soil at Polk Elementary School for an amount not to exceed \$40,000 as follows: to spread the existing material, break up the concrete, dispose of wood steel, move to stockpile, dispose asbestos, crush brick and concrete to Welti specification requirements (3/4 inch minus) and use this material on site for general fill.

**Discussion:** None

**MOTION PASSED UNANIMOUSLY**

**4. Discussion and Vote on O & G Industries, Application for Payment #11, dated July 15 2009, in the amount of \$1,251,764.92 (attached).**

**NOTE:** This payment was already approved on August 19, 2009, however, the breakdown for the Planning and Zoning Commission approval was incorrect. The breakdown is attached.

**Mr. Porter:** This is for Judson Elementary School. Does everybody understand what they did? Lynn, how is that going to be corrected?

**Ms. LaForme:** I think it's going before P & Z tonight, so I'll probably end up paying the total anyway.

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**MOTION:** (Mr. Demirs, sec. Mr. Magas) to approve payment to O & G Industries, Application for Payment #11, dated July 15 2009, in the amount of \$1,251,764.92 (which includes the Planning & Zoning Commission payment).

**Discussion:** None

**MOTION PASSED UNANIMOUSLY**

**5. Discussion and Vote on O & G Industries, Application for Payment #12, dated August 15, 2009, in the amount of \$854,344.80 (\$79,111.25 of that pending approval by the Planning and Zoning Commission (attached)).**

**Ms. LaForme:** That was tabled the other night because there were mistakes on it.

**Mr. Porter:** This is for Judson Elementary School.

**MOTION:** (Mr. Demirs, sec. Mr. Addona) to approve payment to O & G Industries, Application for Payment #12, dated August 15, 2009, in the amount of \$854,344.80 (\$79,111.25 of that pending approval by the Planning and Zoning Commission).

**Discussion:** None

**MOTION PASSED UNANIMOUSLY**

**6. Adjournment**

**MOTION:** (Mr. Demirs, sec. Mr. Guerrero) to Adjourn the Special Meeting at 6:20 p.m.

**Discussion:** None

**MOTION PASSED UNANIMOUSLY**

Special Meeting Adjourned at 6:20 p.m.

Respectfully submitted,

Robert Porter, Chairman  
Watertown Public Buildings Committee

Approved: \_\_\_\_\_  
Lynn M. LaForme, Clerk