

## **Penn Brook School Building Committee Meeting Minutes**

*November 5, 2013 - 7:00 PM*  
*Town Hall – 2nd Floor Meeting Room*

***DRAFT***

### **Committee:**

<b><u>Voting Member</u></b>	<b><u>Representing</u></b>	<b><u>Present</u></b>
Ellie Sinkewicz	Building Committee Co-Chair	X
Michelle Smith	Building Committee Co-Chair	X
George Comiskey	Citizen	
Peter Durkee	Highway Surveyor	X
Tillie Evangelista	Planning Board	X
Rob Hoover	School Committee	
Kerry Stauss	Citizen	X
Stuart Egenberg	Board of Selectmen	X
Eric Zadina	Citizen	X
Jeff Wade	Citizen	X
Jim Lacey	Finance Committee Rep.	X
<b><u>Non-Voting Members</u></b>		
Carol Jacobs	Superintendent	X
Michael Farrell	Town Administrator	X
Donna Tanner	Principal, Penn Brook School	
Margaret Maher	Principal, Perley School	X
Joan Liporto	Finance and Operations Director	
Peter Lucia	Principal, Middle & High School	
Barbara Linares	School Committee Chair	X
<b><u>Other Attendees:</u></b>		
Chief Beardsley	Georgetown Fire Department	
Chief Cudmore	Georgetown Police Department	
Carl Franceschi	DRA	X
Courtney Southwick	DRA	X
Chuck Adam	Municipal Building Consultants	X
Pat Saitta	Municipal Building Consultants	X

### **1. Discussion of Environmental Testing Activities:**

- Michelle opened the meeting and explained that this was a single agenda item meeting to review the environmental testing that has and will occur at the Penn Brook site.
- A joint meeting of the Board of Selectmen and the School Committee was held yesterday, 11/4/13. Representatives from Wilcox Barton, DRA and Municipal were in attendance. Wilcox and Barton provided a synopsis of what testing occurred and when, what the results where, what the preliminary determinations are and what conservative precautions they recommended and the school implemented. There were

questions from BoS members and school committee members to the team for how this happened.

- Carl reviewed for the building committee the process of the environmental study process and what was done.
  - Phase 1 - performed in the fall of 2011 as part of the Feasibility Study. The report included 3 Recognized Environmental Conditions (REC):
    1. Leech fields
    2. Septic tank
    3. Underground Storage Tank
  - The Phase report recommended additional testing of these areas
  - After Phase 1 was complete and presented to the committee and school department and included in the MSBA submissions, proposals were received for Wilcox Barton for the Phase II work.
    - DRA explained there was a hiccup when MSBA came out to review all the schools and expanding the study
    - Efforts were redirected to study the MS/HS and Perley
    - Postponed town meeting vote from May to Nov
    - The Phase 2 proposal was misplaced with a change in DRA personnel.
- DRA indicated that they believe the Phase 1 recommendations did not require the Phase 2 to be done. It wasn't until the LEED checklist was required to be submitted it was discovered no phase 2 had been done
- DRA brought the Phase 2 proposal to the building committee in September to test the 3 items identified in Phase 1.
- The bid documents included the work to remove the Underground Storage Tank, remediate the septic tank and leech fields. Allowance were included in the bid documents for the potential of PCB's found near Transformer (none have been found) and the potential for unsuitable soils found at the leech and septic system
- DRA reviewed the test results to date,, what additional testing was done and why and what further testing will be done to identify the extent of the issue.
- Carol Jacobs provided a synopsis of the meetings, conference calls, meetings with Wilcox and Barton and the project team and communications distributed.
- Committee asked for clarifications and made comments relative to how unfortunate this is and how it happened.
- The next steps and best procedures for moving forward were reviewed, MBC and DRA concurred with Rob Hoovers comments at the joint meeting that another LSP be contacted to provide a second opinion. Tille indicated that the Cons Com and town has used a LSP they were very happy with. Mike F. will follow-up and secure a quote. MBC will provide the testing data for distribution to the "2<sup>nd</sup> opinion LSP"

- DRA discussed the next steps in getting the construction activities restarted.
  - Wilcox and Barton preparing a Health and Safety plan and Soil Management Plan that MBC and DRA will review with the contractor.
  - The plans will require additional costs since they not included in the bid documents.
  - Other possible costs involved with stopping of construction and restarting will be reviewed with the contractor.
  - Once all costs are agreed upon this will become a change order.
- The committee reviewed the additional costs spent to date on this issue:
  1. Phase 1 - completed as basic services
  2. Phase 2 - authorized in September for \$32,880.00 that included Subsurface Investigation (tests around the Leech Field, Septic, UST and Transformer) and the monitoring of the UST Removal Oversight & Closure
  3. Amendment #1 - the 30 shallow test samples - \$13,850.00 authorized during conference call with building committee chairs, superintendent town administrator and project team.
  4. Amendment #2 - Additional Labor and Expenses \$15,000.00 - **CURRENT WORK**
    - Historical research regarding the presence of metals in Georgetown
    - Teleconferences with MassDEP, Project Team, and LSP
    - Site meetings/visits
    - Data management – table and plan updates
    - Evaluations of exposure and risk
    - Recommendations regarding management of the exposures
    - Scoping of supplemental phases of investigation
    - Assistance in communication with the public regarding findings and risk
  5. Amendment #3 - Additional Borings, Health and Safety Plan, Soils Management Plan and DEP filings and meetings.
  6. Construction Phase services will be brought later.