



**TOWN OF DARIEN
HHR BUILDING COMMITTEE
SPECIAL MEETING
WEDNESDAY SEPTEMBER 27, 2023
VIRTUAL MEETING 6:00 PM**

Participants:

Chris Price
Jill McCammon
Sarah Neumann
Tom Harris
Patrick Hayes
David Martin (by phone)
Paul Harding

Kevin Munrett, DPS
Dave Cravanzola, O&G/APC
Lorel Purcell, O&G/APC
Tom Walsh, O&G/APC
Natasha Torre - Royle Principal
Keri Snowden - Hindley Principal
Paula Bleakley - Holmes Principal
Dr. Alan Addley - DPS Superintendent
Travis Schnell, KG&D
Erik Kaeyer, KG&D

Minutes

1. Approval of Meeting Minutes from meeting on September 6, 2023

Meeting called to order at 6:03 pm

Sarah Neumann amended the minutes to read Patrick Hayes as a part of exec session at the last meeting.

Tom Harris made the motion to approve the minutes as amended by Sarah Neumann, and Jill McCammon seconded the motion. All voted in favor..

2. Public Comment*

None

3. Chair's Report

Jill and Chris met with Monica McNally and John Zagrodzky and Jim Palen to update them on HHRBC re-bidding status.

4. Discussion and Possible Action on Construction Fencing at Hindley

Some concern that students are finding some areas, such as near the playground accessible, and some construction fencing would be helpful for safety reasons. Multiple areas impacted — near the old playground equipment and dirt piles — and fencing would be recommended. This would have been managed as a part of site work, if we had already started construction already. Kevin Munrett can have his team create this fence, or purchase a construction fence. The dirt is good fill, and would be recommended to be kept instead of moved for this reason. The playground is no longer compliant and should be cordoned off. Costs would be incurred to move the dirt or playground now. Costs would only be for two years, but it's possible that we will not use this as we start construction and have other means of cordoning off the areas. Cost was \$4K per year for two years, a total of \$8K. A monthly payment may also be useful and could be authorized by the committee itself.

Motion to authorize spending up to \$8,000 for temporary construction for a two year period and authorize Kevin Munrett to work with National Construction to possibly get a reduced rate for monthly.

Jill McCammon moved, Tom Harris seconded. All voted in favor.

5. Discussion and Possible Action on Additional Soil Sampling Proposal by Hygenix

Soil sampling of contaminated soil at all school campuses, to better determine quantities of contaminated vs. polluted soils to determine if non-contaminated soils can be kept on site in areas not adjacent to existing buildings. It is expensive to remove the non-contaminated soils and dispose of them. Clean soil can be kept - we need to know where that can be excavated, as opposed to contaminated soil.

Kevin Munrett said DPS is doing the digging, and they are doing the testing - similar to February's testing.

We want to make sure we know where the issues are, to allow us to have a greater cost understanding and avoid change orders. We have the time to do the testing and allow us the precision. Polluted soil can cost up to six figures at each school.

Any concerns and results can be reported back to the committee - the revised scope will have to be in the revised bid documents, due Nov. 1st.

Contaminants are not clear as yet - include older pesticides and petroleum-based products.

Motion to authorize entering into an agreement with retaining Hygenix to test the soils at all three schools, and to review the report associated, to determine changes to scope of work. In accordance with the proposal, and then to ask them and the design team and the construction.

Tom Harris moved, Patrick Hayes seconded it. All voted in favor.

7. Adjourn to Executive Session for Discussion Pursuant to CGS 1-200(6) (E) 1-120 (24)

Motion to go into executive session. Paul Harding moved, David Martin seconded. All voted in favor

8. Adjourn to Open Session

Motion to go back in Open session.

Sarah Neumann moved, Tom Harris seconded, all voted in favor.

9. Upcoming important dates

Advertising for re-bid documents will be 10/3, when all documents will be public. Bidders will then be notified and Karen Dunn will then post on the State of CT site.

Walkthroughs for the public (no questions):

10/17 at 2:30 pm at Holmes

10/18 at 2 pm Hindley

10/19 at 2 pm at Royle

Bids should be due Nov. 1st.

Should be able to go to BOS and BOF in November. Bids will need to be scoped with a guaranteed maximum price to move forward with for the December meetings.

State update - Dr. Addley has spoken several at the State level to get an update from the Commissioner, and will be working to get an update for the committee soon.

10. Adjournment

Motion to adjourn

Paul Harding moved, Sarah Neumann seconded the motion. All voted in favor. Meeting adjourned at 7:08 pm.