

Cabot Public Safety Building Committee Meeting
Cabot Fire House

June 1st, 2023

1. Nate Smith called the meeting to order at 7:05 PM. In Attendance

Nate Smith, Andy Luce, Kris Schmidt, Frank Kampf, Neil Alexander, Gary Gulka, Dean Deasy

Attended by unscheduled Zoom authorized by Chair Dean Deasy due to unforeseen circumstances:
Eric Scribner, Tricia Scribner

2. Agenda Approved

- a. Motion to accept by Dean Deasy, seconded by Nate Smith, all in favor, none opposed.

Public Comment Solicited

1. Frank Kampf asked if additional postings on FP could be made for future meetings. Dean Deasy Agreed, one of the postings got cut from FP due to a holiday, but the meeting was properly posted at the US post office, Cabot store, and Willey building.

3. Approval of minutes from 2/9/23 Motion by Dean Deasy, seconded by Andy Luce

4. Site Update (Dean)

- a. Safety measures: Dean spoke about the findings under the concrete slab.
 - i. Center post car lift and its contaminated field
 - ii. floor drain piping and its sealed pipe layout and findings to an underground tank in the rear of the property.

5. 3rd party test results

- a. Discovery under the concrete slab: Dean Deasy explained the discovery of center post lifts buried under the concrete slab and a concrete foundation for the post system.
- b. 3rd party testing results: Dean Deasy spoke of being informed verbally by the demo contractor that there was hydraulic oil and a small % of parts cleaning solution in the earth located under the lift location to a depth of 11. ft. Additional testing was done below the contaminated level and the surrounding location in “outer rings” to confirm contamination was localized, capsulated, and removed. CPBSC is waiting for further information.
- c. Contamination removal: Dean Deasy explained 14 yards of contaminated dirt was removed from the hole and was packaged and sealed above grade then sent out for processing by a licensed hazmat trucking company as well as the two 55 gal drums from the outside oil tank location.
- d. Temporary Silt fence and Safety Fence: Dean Deasy explained that we made it! and all safety fencing and construction fencing has been removed, and the area of the demo has fresh dirt, grass seeds, and hay.

Public Comment Solicited:

- Eric Scribner: Clarification on what tests the CPSBC is waiting for: Dean Deasy -Physical lab results in writing on the findings. Verbal was received..
- Gary Gulka: Was the water table located at the contamination site: Dean Deasy No water was hit at 11.6ft in depth.

6. Proposed Site layout print

- Proposed curb cut modifications: CPSBC is looking into adding more green space to the left and right of the main entrance driveway. An inquiry was sent to the State of VT AOT for questions on layout requirements.
- Proposed modifications of the building design for cost saving.
 - Tower has been deleted.
 - Stock bay doors were used, including more glass for more daylight to enter inside.
 - Parking bullion between the bays was deleted in the front of the building
 - Went with stock entrance doors on exterior locations.
 - Looking into a pre-engineer building to save on structural engineering cost

Public Comment Solicited:

- Tricia Scribner inquired what the backup plan was if this project were to not pass in March 2024, Dean Deasy advised we would need to reassess why it failed and address that item independently.
- Tricia Scribner inquired about the documentation of other sites that were looked at and why they were not chosen “pros and cons”

7. Updated schedule

- Flagging of the proposed driveway/building corners will be done soon
- Summer data gathering: Dean Deasy explained that getting a tighter cost estimate depends on soil compaction. It was strongly recommended by Conner Contracting that A civil engineer should be hired as well as a boring contractor to receive samples. This data then determines what size foundation will be required. The cost associated with this, if the project gets turned down in March 2024 by the town folks, should be added and transferred at the point of sale to the new owner. (if like a Maple field went in or a multi-house complex, etc) because this data holds a value.
- Marking of the wetlands will be done soon

8. Pay rec approval

- AIA pay rec #2 from Demo Contractor - Final closeout for \$24,820.00 Dean Deasy explained this was the balance of the base contract \$20,820.00 plus \$4000 in itemized Change orders as follows:

Hydraulic lift removal and dirty soil	\$1,200.00
Septic tank pump out	\$450.00
lift bases & septic tank and disposal	\$800.00
Earth fill for tank and soil removal	\$600.00
Equipment time / backfill and compt.	\$600.00

Dirty soil load out and clean up | \$350.00 |

i.

The motion was made by Dean Deasy to accept the invoice for \$24,820.00 and to advise the Select Board for approval of payment, seconded by Nate Smith – motion passed

b. Verterre invoice (3rd party testing agency) Dean Deasy explained that an invoice for the town arrived for \$2,736.00 from Verterr however we do not have any written documentation on the outcome or a sign-off from the State based on this testing.

i. A motion was made by Nate Smith to hold off paying such an invoice until proper documentation arrives with State sign-off. Second by Andy Luce.

9. Demo phase Closer

a. Dean thanked the neighbors for working with CPBSC during this phase. Dean asked if Eric and Tricia were happy with how it was left. They replied, “Looks good” Dean explained that the demo process is now completed, and a closing report will be delivered to the select board when completed to be attached to the Town Clerks files on this project.

10. Adjourn the meeting

a. Motion to accept by Dean Deasy, seconded by Nate Smith, all in favor, none opposed.