

Select board, May 9th, 2013

**Town of Castleton
Select Board
Meeting of May 9th, 2013
Castleton Town Offices**

MEMBERS PRESENT: Thomas Ettori, Cristine Smith, John Hale, Wenger Rehlen, Ed O'Shea

MEMBERS NOT PRESENT: None

OTHERS PRESENT: Charles Jacien; see attached list

Meeting called to order at 6:00 by Chairman T. Ettori.

Work Session- Mold, Asbestos, and Lead Paint Report

Chairman T. Ettori stated that T. Hobson from Claypoint will review his findings. He also stated he would give opportunity for questions provided the proceedings stay orderly.

T. Hobson presented his findings. A summary of the findings are below:

Lead Based Paint: Findings are typical for an old building. Lead paint found on doors, window trims, casings, etc. on exterior. The interior is also typical. The door components and window components have lead-based paint, as well as some baseboards, and one ceiling. Various stair components are also contaminated. One painted floor on the 2nd floor tested positive. In the attic, the stairs, windows, and doors tested positive, as well as the basement stairs and doors. T. Hobson stated he suspects most of these components will be demolished and replaced anyway during construction. He stated the town's main responsibility is disclosure.

Asbestos: T. Hobson stated that state and federal law mandates that any renovation requires inspection for asbestos, and that he is required to test every material, not every room. He stated that it is not present in the wall plaster, but it is in the joint compound. It is also in the linoleum, window glazing, etc. He stated there is a lot of asbestos, which must be properly removed before renovation. This will involve removing a lot of walls, textured ceiling, etc. He stated it is a fairly significant asbestos abatement project, which would have to be performed by an environmental consultant, not a general contractor.

Mold: T. Hobson stated that the building does have a mold problem that stems from both the top and bottom of the structure. He stated there is a leaking roof, and wet framework in the attic where mold is growing. He stated that there is mold on the structural members. Mold remediation in the attic is necessary, but the water issues must be dealt with first. He stated his recommendation is to pull up the insulation and clean all surfaces once the water is dealt with. He stated there may be structural issues. The removal technique would be an abrasive blasting technique on the wood. He also noted there is a significant rodent issue. He stated that the basement is very moist. The sheet rock in the North section is significantly compromised. One the two used floors, there is notable water intrusion and staining, but not a lot of visible mold except in the closet of the far left office on the first floor.

Chairman T. Ettori stated that is the meeting room being referred to.

T. Hobson stated it can be worse than just what is visible, since they did not demo anything. However, he stated many water stained components would be coming out during the asbestos project anyway.

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He stated that the town would have to decide whether to have the environmental consultant go all the way back to the brick and clean the wall cavities, or just do the asbestos removal.

D. Skidmore asked if the insulation in the attic would be removed or reused. T. Hobson stated it would be removed.

S. Mayo asked if there would be extra cost for the mold removal or if it would be rolled in with the asbestos removal. T. Hobson stated that if the minimum is done, it will be one cost. The next step would be to finish the demo. He stated it has to be done by someone, but will cost more if the environmental contractor does it.

J. Bruno asked how to eliminate moisture in the crawl space. T. Hobson stated that would be up to the architect, but that he would suggest getting all the insulation out, putting down a fresh layer of top soil, cleaning the wood, and adding a vapor barrier. This would need to be coupled with ventilation or dehumidification.

J. Bruno asked about radon contamination. T. Hobson stated that he has not been asked to test it, but that testing and mitigation are relatively simple.

D. Skidmore asked if T. Hobson had any idea what would be found in the concealed spaces. T. Hobson stated that they can say with about 80% confidence that they know what is there. He stated he did take some wall samples, so they feel they have a good idea what they will find.

A. Connors asked about mold penetrating brick and slate. T. Hobson stated that he has done 800 mold remediation projects and has never encountered mold in brick as an issue. He stated that there is nothing for the mold to eat in the brick. He said the surface of the brick would be cleaned, and then an air test would be done. He stated he does not feel it is necessary to bore into the brick.

J. Leamy expressed concern about the disclaimer in the mold report. T. Hobson stated that the water problems must be dealt with properly to ensure that the mold will not reoccur.

J. Leamy asked if the town followed all recommendations and the conditions return, who would be responsible. T. Hobson stated that they will design the project to fix the problem according to industry protocol. However, if the architect does not design a proper system, or if the town does not maintain the building, the problem could reoccur. He stated that he does have insurance, but that no environmental contractor would guarantee that mold would not reoccur for 5 or 6 years.

B. Potter asked about the fuel oil smell in the basement. He also asked how much soil needs to be taken out. T. Hobson stated that there is a petroleum odor, but that it was not in the scope of the project to evaluate it. He stated that he would recommend a 1 inch layer of soil be removed.

T. Hobson outlined two cost options.

1) Low end- Asbestos removal and affected areas of mold: \$50,000-\$65,000

2) High end- Comprehensive demolition to brick: Just under \$100,000.

He stated these are rough estimates.

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Town Manager Jacien asked about much it would cost to get the project planned about out to bid. T. Hobson stated that it would be less than \$2500.

Town Manager Jacien noted that T. Hobson is working closely with NBF. He also stated a structural engineer had gone through the town office. He said that NBF is about 10-15% complete with the preliminary plans.

B. Cook asked about the cost savings if the environmental contractor did the demo versus a general contractor. T. Hobson stated it would likely be \$10,000-\$15,000 cheaper to have a general contractor do the demo after the asbestos abatement.

J. Bruno asked if T. Hobson was involved in either the Bennington or the Waterbury projects. T. Hobson stated he was not.

S. Stevens asked how much money had been invested in this project so far. Chairman T. Ettori stated that \$8000 has been committed to the architect. T. Hobson estimated around \$7000 for Claypoint's services.

Adjournment:

MOTION

Motion to adjourn by W. Rehlen. Seconded by J. Hale. All in favor. So voted.

The meeting was adjourned at 7:00 P.M.

Submitted by Brittany Gilman