

Pre-Remediation Mill Construction Meeting August 08, 2017

The objective/purpose of the meeting was to review the time-table for remediation, discuss staging of equipment/trucking, environmental concerns, traffic, communications (internal and with the public), kick-off groundbreaking ceremony, GEI overview, and CERC involvement with Courtney Hendricson.

The following participants were involved and offered their insights:

Mike Costello..VP Costello Dismantling Co.,,,GEI representatives: Chris Pray/SR Engineer, Russ Morang/Construction Mgr and Barry Giroux /Project Mgr via telephone,,Eagle Enviromental representatives: Ryan Murphy/Environmental Consultant, Peter Folino/Principal, Chris Liberti/Senior Project Mgr,,,,Courtney Hendricson,,Somers representatives Jeff Bord, Todd Roland, Steve Jacobs

GROUNDBREAKING....Thursday at 2:00 at the Mill with all of the representatives previously indicated plus Steve Hawkins from GEI. B.Knoor will make the opening remarks and then introduce the various speakers.... Joe Courtney's representative,, Deputy Commissioner of DEDC, Tim Sullivan,,Steve Hawkins of GEI,,Brad Pellissier representing the AD HOC Mill Committee,,Courtney Hendricson representing Bob Santy the CEO of CERC,, and Mike Costello from Costello Dismantling.

We will then have a photo-op with the dignitaries holding shovels for the groundbreaking. There will be representatives from the Journal Inquirer, the Harford Courant and the Harford Business Journal. We are hopeful the speakers/ceremony will last about 15-20 minutes.

CONSTRUCTION/REMEDIATION...Equipment, fencing, Site prep and staging will take place this week with actual construction to be in full force the week of August 14. Estimated completion is two months with the first phase taking approximately 3-4 weeks for the removal of contaminated/hazardous debris (i.e. asbestos) which will be trucked to a site in Ohio for disposal. The second phase will remove the cleaner/non contaminated material over the next month. Costello estimates that it will be approximately 3500 tons of material for removal at approximately 300 tons/day. Obviously there will be lots of trucks (i.e. 10-12 trucks/day), needs for staging areas and coordination of traffic. We hope to use some local vendors but Costello will control this portion. The debris will be in three (3) parts....Clean and Salvageable materials will be washed/crushing and utilized for fill.

The steel beams will be removed first after rinsing thus providing sufficient space for the aforementioned removal of the remaining debris. It is estimated that there will be approximately 1500 tons of clean debris that will be used for fill. We will need approximately 7900 tons of clean fill once the site has been cleared so there will be a need for additional fill over and above the recoverable 1500 tons. DPW can make up some of this deficit but potential cost saving will accrue if we can reduce the need for Costello to truck in substantial tons of additional fill....We/they will monitor this and adjust accordingly.

The estimated steel recovery value is \$ 19,000 (credit to the Town) but we have discovered that the steel is wrought iron which may have a higher value (The London Metal Exchange) Costello will investigate and respond if the credit is higher.

Costello's crew will be 3-operators, 3 labors and a supervisor working Monday thru Friday from 7:00 am to 3:00 pm plus applicable truck drivers. If schedule falls behind they will either work overtime and/or week-end. There is a \$2000/day penalty charge if job is not completed on schedule but if an "Act of God" is involved (i.e.Weather, higher water table, etc) then discussions will ensue as to extending the construction time-table. The permit from the Corp of Engineers expires in 5 years so there will not be a need to extend. Costello's record of successful completion is superb and they are fully committed to meeting the deadline.

Costello will make every effort to salvage any historical items from the mill including Brownstones, corner stones, plaques, gears, etc and they will then be stored at DPW for future use/display.

I will need to provide a letter authorizing Russ Morang of GEI permitting him to act as our agent to document on a daily basis the waste removal by weight/truck #'s and to be re-checked and verified by the Eagle Environmental representative. I will follow up.

Once the site has been cleared they will proceed with the wall construction predicated upon the river flow/height .Rain fall and water level are very high but we have been assured by the hydrologists that they are monitoring. If this Act Of God causes a delay in the river diversion and the wall construction we will alert/appeal to the Army Corp of Engineers for and extension of the construction schedule.

School starts on August 30 so we will need to coordinate any potential road delays/closures with the school and our police department. Todd Roland will coordinate.

JOB MEETINGS AND COMMUNICATIONS...This is a critical component for both internal and external communication with the public.

We are planning on having weekly job status meeting every week at 10:00 am on Mondays starting in two weeks. Russ Morang/Construction Mgr at GEI will be the point person who will funnel questions/complaints, etc to Jeff Bord after discussions with Courtney Hendricson for distribution via the Town web-site. This will be done weekly and will keep everyone duly informed since there will be plenty of interest/questions. Russ will also be responsible for handling any internal communication issues and will discuss with his colleagues at GEI, Steve Jacobs, Todd and Jeff so we're all speaking with one , clear and concise voice.

ENVIRONMENTAL...Eagle Environmental ,INC will be the consultants involved with all current and anticipated environmental issues/questions. Eagle will monitor air quality issues on a daily basis ,test, and prepare all necessary reports. They will also monitor potential contaminated/hazardous debris, any washing/rinsing of steel, bricks, timbers, etc and comply with all State and Federal guidelines associated with same. All waste water associated with the rinsing of possible contaminated debris will be filtered for solids/asbestos fibers, separated, treated as needed. Costello will provide the necessary equipment for collection and filtering.

An important note ,when Costello was questioned about the separation of the material that was contaminated and needed to be properly addressed, they indicated that they would not proceed with removal if they had any concerns about possible contamination. They will work closely with Eagle to ensure that all debris is clean and environmentally safe. Eagle has the necessary insurance to hold the Town harmless if in fact any contaminated material gets through this process. Eagle assures us that this has not been a problem with the many mill sites they have been involved and they don't anticipate any issues.

Costello does not plan on bringing in crushing equipment for the cleaned bricks to be used as fill but will crush them via their heavy equipment. The concrete debris will be pulverized and also used for fill .

Eagle will have a need for a closed/clean space to set up their equipment for monitoring the air quality testing and I suggested the Village Players Building across the street.

This is a very exciting time and I was very pleased with the open and frank discussion with all concerned and we're committed to seeing this phase to a successful conclusion.

Sincerely,

C.G. Bud Knorr, Jr.
First Selectman
Town of Somers