

SPECIAL TOWN COUNCIL MEETING

MONDAY, MARCH 12, 2001

7:00 P.M.

AGENDA

1. Pledge of Allegiance and Roll Call
2. Discussion and Action Regarding Approval of the Schematic Design Report of the School Renovation Building Committee.
3. Consider and Approve Authorizing the School Renovation Building Committee to Proceed with Implementation of the School Building Renovation Project

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A special meeting of the Wallingford Town Council was held on Monday, March 12, 2001 in the Robert Earley Auditorium of the Wallingford Town Hall and called to Order by Chairman Robert F. Parisi at 7:01 P.M. Answering present to the Roll called by Town Clerk Rosemary A. Rascati were Councilors Brodinsky, Centner, Farrell, Knight, Papale, Parisi, Rys, Vumbaco and Zappala. Mayor Dickinson arrived at 7:20 P.M. Corporation Counselor Adam Mantzaris was also in attendance. Comptroller Thomas A. Myers was absent from the meeting.

The Pledge of Allegiance was given to the Flag.

Motion was made by Mr. Knight to Approve the Schematic Design Report of the School Renovation Building Committee and the Owner's Representative Report regarding budget projections and comparison dated February 6, 2001 which includes a total cost figure not to exceed \$62,131,698., seconded by Mr. Farrell.

Appearing before the Council at the witness bench was School Renovation Building Committee (SBRC) Chairman, Don Harwood, and Vice-Chairman Wm. Choti. Many committee members, as well as Board of Education members, were also present and seated in the audience.

Mr. Harwood stated, on February 7th, when we sent out the package to you, the (SBRC) committee had identified the fact that the update that is in your hands, basically reflected the scope reductions that were made by the Board of Education. In addition to that, the value engineering and additional project scope refinements that had been made since the last presentation to the Council. The project cost projections are reflective of a revised scope as a result of those actions and the dollar value that you have is reflective of the review and cost estimations at that snapshot in time. Other than that, it is open for questions.

At this time Chairman Parisi opened discussion to the Council, starting with questions from Mr. Centner and then alternating to Mr. Brodinsky; continuing back and forth between both parties and sides of the Council bench.

Mr. Centner stated, I don't have questions, because of the motion at hand, but I do have statements. I had made a motion a while back for a smaller number, \$60 million; I do appreciate the effort the committee and Board of Ed have made in going back over and fine-tuning this project. Although I would really have liked to have seen a \$60 million price tag, I

feel that the \$62 million tag does accurately reflect what you are looking for in your package. At this point, I will support the motion and hope it passes. Godspeed to you.

Mr. Brodinsky stated, I have a question about the motion itself; if the bids should come back for \$1 more than the price or cost mentioned in the motion, what would happen?

Mr. Parisi answered, we would have to re-do it again.

Mr. Brodinsky asked, if it came back for \$1 more, we would start from scratch all over again; that the intent of the motion?

Mr. Parisi answered, I think the intent of the motion is to put a "cap" on the project so that it doesn't go over that number.

Mr. Brodinsky stated, we all need to understand the consequences of that. I think when I was at a meeting with Don (Harwood) or the committee, it was explained that there was a possibility that the prices could come back for less than what was estimated or more than what was estimated. Do I remember that correctly, Mr. Harwood?

Mr. Harwood answered, to reflect where we are; the factors that could impact us; #1, you have a construction market that has been very, very active. As a result of that there has been a lot of pressure on pricing. There has been some reflective impacts to the economy. We may find that to be in our favor. I am not an economist and am really not prepared to speak to that but that is always an item that can impact a project of this magnitude. The estimation that has been put together is estimates based on schematic design, design development; should there be something that was not detected in the front-end schematic design. That could have a positive and/or negative affect on the pricing. The overall pricing really; I am comfortable that the estimates, the contingencies that deal with ancillary impacts should be pretty sound; we are very comfortable with that.

Mr. Brodinsky asked, you're not giving us a guarantee, I gather?

Mr. Harwood answered, I can't. There is no guarantee. There is none.

Mr. Brodinsky stated, I would like to find a way of avoiding the consequence of, if this comes back at \$1 more, that we start the process all over again. I also vaguely remember from a prior meeting, and I would ask you to correct me if I am wrong; that if the bids come back and it adds up to more than we thought, we then have the option to make some adjustments but at least at that time the schematics are approved and the process goes forward and we are not required to spend the money, but we can if it seems wise at the time. Do I remember that correctly?

Mr. Harwood answered, I think that reflects... where we are going to be going from here, if the project should move forward in some value this evening, we will engage design development. From design development we will do bid documents; then we will go out to bid; then we are going to get the pricing back. At that point in time, if the numbers are higher, certainly an item could be removed from the scope of the project. The action this evening is not a funding ordinance because, actually, the funding comes on the back-end of the bidding. At that point you could fund it at half; say there was some major shift in the Town. You could, "well, we can only fund half because we have to set some priorities..."

Mr. Brodinsky asked, if the dollar amount or "cap" was deleted from the motion, you are reasonably comfortable that the prices would come back at about \$62,131,698. and even if it came back a little more, if the bid prices came back, it wouldn't be that much more so the cap really is not that important, as far as you are concerned?

Mr. Harwood answered, I always get nervous when somebody puts words in my mouth. When you are working on any project of this magnitude, it is the best professional estimate, based on market conditions, means that you are using to refer to, experiences from jobs that have just occurred. Those get rolled into, what does the market bear at this moment? That is the best you can do. We are going to go out a few months before we come back with bidding documents, as we go through this. If we are back in front of you; we will be four or five months out before we get bids back; things can certainly change. All you can say is, based on our best professional estimate, with the architectural firm that we have engaged, and our owner's rep. and committee review, that these seem to be sound numbers and that is all you can do. As all of you, up there, are, I am a taxpayer in this community and if these numbers come in much lower, it is a few dollars in my pocket; that is always our goal.

Mr. Brodinsky asked, how would the State of CT. view a cap in the resolution? Would that cause any trouble as far as you are concerned?

Mr. Harwood answered, not at all because the only issue they really deal with is, what is the ultimate funding commitment from the State of CT.? They will start to review the project but one of the items we need to make it goes forward is the EDO-49 Revised Submittal which they will review. Based on the early EDO-49s that were submitted to the state and based on the project as it is now more-defined, there certainly is a difference between original guesstimates and the numbers today. They will review that. They never speak to a cap. That is a local issue.

Mr. Brodinsky stated, I am going to conclude my initial questions and I may have more as other Councilors talk. I am very much heartened by the motion and I am also very much aware of the hard work that the Board of Ed put into this and I was at several of their meetings where they agonized over how to trim the number from something that was higher. I appreciate the difficult choices that they made. I am, however, uncomfortable with a cap because it is a trigger and a trigger could send this back to what perhaps is a chaotic situation. Without the cap in the

motion, the way I hear your comments, we would probably have a figure that is pretty close to this \$92,131.698 and, if the bid should come back at \$1 or \$2 more, we would, in any event, have discretion, the Council would have discretion as to whether to pull a small part of the project off the table and bring it back under a number that the majority of the Council feel is palatable. I am in favor of approving the schematics as is but I am not in favor of making any cuts. At the present time I am uncomfortable with a cap and I will wait to hear other comments and will decide how to vote later on.

Mr. Farrell stated, I concur with the earlier comments that Mr. Centner made. Certainly, a project of this magnitude is not something that we enter into lightly. We have put the building committee through its paces and the Board of Ed as well. I am satisfied with the number that they have come up with. I don't think that there is necessarily anything serious about the motion; the effort of the motion is to try to push forward a project that has been determined by the Board of Ed and building committee to encompass what we feel is necessary but, at the same time, by putting the cap on it, which I think is a good idea, to show that there is some fiscal restraint; fiscal restraint is real. If we were not to put a cap on it, I think we are signaling that we are open to larger increases and I know from past dealings with Mr. Harwood, that he tries very hard to make sure this project comes in for the dollars allotted, if not for less. I would not want to send any different signals to him this time. Dr. Cirasuolo, I asked you last time, regarding the moving costs that would be associated with this, that as far as I could see, we have existing classrooms, the renovation project is going to cause movement of the furniture, at the very least, in and out of classrooms. Last time when you were here you said, "yes, indeed, it was a concern", but I am not sure that I felt fully informed that there was a plan out there that was going to address this and that somewhere in your operating budget you had the funds to do that.

Dr. Cirasuolo, Superintendent of Schools replied, we do not anticipate closing down any classrooms as we go through the project. The work that would require the closing down of classrooms would have to take place during school recesses and vacations in the summertime. If there is a need to move furniture around buildings, as we go through the project, our own staff could take care of that; we do not need any additional appropriations for that. We have people on staff who could handle that.

Mr. Farrell asked, your summer custodial help would basically be covering that?

Dr. Cirasuolo answered, sure. In fact, not only do we have summer custodial help, we have our own custodians with the contractors/vendors we have come in the building to do cleaning during the summer. They are there during the daytime in the summertime so they are available. Plus we hire a good number of young people in the community to do temporary tasks. If we need any large scale moving done, those folks are available as well. I don't anticipate any need to put that item in the project, nor do I anticipate any need to increase anything in the operating budget to accommodate that.

Mr. Vumbaco stated, I think the Board of Ed did their job; we asked them to go back and take a look at it. It was a unanimous vote by this Council to trim that \$70 million without attacking the scope of the project and I believe they did that but Mr. Harwood, for the sake of the audience... can you go through section five (5) to highlight where we went from the \$70 million to the \$62 million so the general public who will be watching this will have some understanding of how the \$8 million decrease was achieved?

Mr. Harwood answered, Section 5.31 (Appendix I) gives you a very good summary of the items that would be the reductions from the Board of Ed scope reductions and the value engineering elements.

At this time Mr. Harwood briefly summarized the twelve (12) items that have been the subject of cost reductions totaling \$8,144,100.

Mr. Vumbaco asked, the night that I voted on sending the proposal back, my concern was that the scope of the project and original mission was not going to be affected by any cuts; is that the case with these cuts that have been made? There have been some "scope" items chopped out. Are we still within that mission statement?

Dr. Cirasuolo answered, the purposes of the project, from my perspective, were not compromised.

Mr. Knight stated, I studied the book that was presented to us; I attended several of the committee's meetings in recent months and the Board of Ed meeting where they discussed the potential reductions. I am, at this point in time, not confident that eliminating any other elements of the project without the Bd. of Ed input would not have an educational impact on the project. I was there for most of their deliberations and I think I got a pretty good sense of where the Bd. of Ed was coming from with regards to the totality of the project and the integrity of the scope. I am very confident, on the other hand, that this building committee has thoroughly examined every item that, at this point in time, it can examine, and has tested every number that is in this entire book, more than one time; mostly, several times. Therefore, the point of my motion and the adding of the number into it, was to underscore the fact that I do have confidence in the numbers, as a snapshot, as of March 12, 2001. As Chairman Harwood has indicated on more than one occasion, it is, indeed, a snapshot. It is, at this point in time, the committees, the architects, the owner's representative's best guess as to what this project should cost. We are not sending them out with a number that is cast in stone. The only number that is cast in stone is the number of the dollars that we appropriate in an ordinance which will not take place until after the bids are in. That is when we make the big decisions. The point of putting the \$62,131,698 number in the motion was to indicate both to the committee and the community that this Council feels that this is a project that we should go ahead with, as it is

presently constituted. I look forward to voting on this motion and moving ahead with the project.

Mr. Harwood stated, one of the elements that you did receive was the phasing schedule which shows the project in three different phases. That is so we are not starting on January 1, 2003 and we have eleven contractors starting on eleven schools, or something along that line. As a result of the phasing, you also get a phase funding. You have an overall projection right now of the total project; phase A, B & C. But as we move each phase along, their funding dates are different. We are looking somewhere around 1st quarter of 2002 for the funding Phase A; 3rd quarter for 2002 for Phase B and 1st quarter, 2003 for Phase C. With that, obviously, just be sensitive to the overall project, if we were to identify in the first bidding process, that the numbers were tracking exceptionally favorable or unfavorable, at that point it would probably be a time to stop and take note of what that might mean to those schools in Phase C because, whoops, we are spending more on the first phases. That will be a process that the committee would go through in discussion and bring it back to the Council. The funding approvals are staggered for the overall total of the \$62 million project.

Mr. Zappala stated, I think we are all pretty much in favor of moving this project forward. I do share the concern that was stated a few minutes ago. Were you, Dr. Cirasuolo, asked by the committee to see if the architect has any knowledge of the problem that exists in Rock Hill School and other schools; the mold spores growing? Did you ask the architect if there were any possibilities that might be facing us, to rectify the problem?

Mr. Parisi asked, is that within the scope of the project?

Mr. Zappala answered, we are renovating the schools. We are repairing problems that exist in the schools. I see the mold as a major problem.

Mr. Harwood replied, from a committee and project perspective, we have never addressed that issue. It wasn't an issue that was brought in front of this committee in the original scope; it wasn't an action when we brought our schematic design forward to the Council in September; it wasn't an issue that had even made its way into the public domain, pretty much. We have not explored that at all. The only element that may potentially have some relevance, would be that at a few of the schools, we are trying to address visible surface water problems or high water tables that we have identified at some of the schools, when you are talking about dampness, etc. At Lyman Hall it is an issue that we have addressed in some areas. Just to deal with surface water does not mean that it may address the problem that the Town is currently encountering at Rock Hill. There are issues there with high water table that is on ledge up there, at Highland School and Moses Y. Beach. Those are some of the areas that are clearly identified in the project to deal with water table or surface water.

Mr. Zappala stated, that is the reason why I am asking. I did have an architect look at the problem that exists at Rock Hill and I don't see how a janitorial service is going to clear up that problem or by removing the carpet it is going to solve the problem. The problem exists due to water settling around the schools. It has to be removed to eliminate the problem. I don't want to see this committee come in next year or whenever the problem has been found and ask for another \$1 million to do the work. I felt that since we are doing renovations and we are faced with this expenditure for correcting the problem, it is going to be a burden to the taxpayers. I think every issue that deals with renovation or repairs to the schools should be addressed now. Now is the time to face the problem, not later. That is why I ask; since we are doing these renovations and repairs, were you asked or did you ask your architect if something could be done now, or not?

Mr. Harwood answered, no, it was not part of the project scope or brought to us in any fashion.

Mr. Zappala asked Dr. Cirusuolo how he can be so sure that this is not going to develop into a major problem later on?

Dr. Cirusuolo answered, we will be able, through the operating budget, to remove all the carpet on grade. We can do it more aggressively through the operating budget than we could through the project. The only evidence we have at this point is that the mold spores exist in those carpets that are on grade. If we remove them and replace them with tile, we will not have a place for those mold spores to exist. If we are talking about underlying water table problems, I think, to a certain extent, that is something the project is looking at. We have included in the scope of the project a look at the ventilation systems in all of the schools. That is something that will be addressed as the project goes forward. In terms of the specific problem that we have been dealing with for the last 2-3 months, as I have indicated in communication, of which the Council was copied on, I have not recommended that it be part of the project as I think we can deal with that problem; the removal of the carpets; much more quickly, through the operating budget of the school system.

Mr. Zappala answered, I am not an expert so I asked an expert to tell me what the problem was. The expert tells me that you are not going to resolve the problem by removing the carpets. You have to remove the source of the problem, outside of the building. That is not a little job.

Dr. Cirusuolo stated, I welcome knowing, outside of the contacts at the meetings, who you have talked to because I would put them in touch with the people that we have been talking to. The mold spore we are talking about does exist outside. It exists everywhere. It is a very common mold spore. We have never sought to remove it from outside of the buildings.

Mr. Zappala asked, why not?

Dr. Cirusuolo answered, because that becomes something that, from our perspective, becomes almost an impossibility. People walk all over the community; it is in the ground, itself. What we are trying to do, and when it is outside of the building, the spores tend to take care of themselves. What we are trying to do is prevent their being in the buildings. When the spores are tracked in, it is a nice place for that mold to grow. We can do that by removing the carpets. The spores are not going to grow; the mold is not going to grow on tile.

Mr. Zappala stated, it will help to remove the carpets, but that does not eliminate the humidity that exists.

Dr. Cirusuolo answered, at this point, we have not found any mold spores in the air; only in the carpet. If we remove the carpet, we remove the presence of the mold spores. That has been the extent to which we have decided to address the problem; we think it will solve the problem as it exists in the buildings. The whole issue of water tables and underground water, I think that is something that Mr. Harwood indicated is, in some cases, related to the project. The whole issue of ventilation within the buildings is part of the project.

Mr. Zappala stated, I am in favor of the motion and I think we are pretty much ready to go ahead and start with the project.

Mr. Rys stated, I appreciate the time that the committee has taken; the Board of Ed; Administration; in looking this project over, coming up with the figures that you have, even though it isn't the original figure that Mr. Centner had included in his motion. I think you really did a good job in what you did, in looking through the book, I can't say anything other than, I am going to support this. I am going to support the motion. I have confidence in the committee and architects. I hope everything comes in o.k. Let's move on.

Ms. Papale stated, I am very much in support of the motion. I have thanked many personally when I met them, but I want to thank the entire building committee, as a whole, and the Board; I think we made it a little tough but I think we were all on the same page and are all here for the same reasons; do the best we can for the money that we can use. Since the last time the building committee came before us to approve the schematic design, how much, as a whole, has been saved?

Mr. Harwood answered, Section 1, page 2, shows a total cost savings of \$9,406,557. That is reflective of the value engineering, the hazardous materials abatement and some of the associated soft costs.

Ms. Papale asked, and the price does include the environmental science study of hazardous materials that were discovered afterwards? You said the study came back...

Mr. Harwood answered, yes it did. When we presented the schematic at that point, we were targeting a number of approximately \$2 million + for hazardous abatement.

Ms. Papale asked, this \$1 million + does include what (unclear)...about the hazardous study?

Mr. Harwood answered, yes because some of the hazardous abatement has either been eliminated or our projection was a little high at that point because we had not received the study back from the consultant.

Mr. Centner stated, in response to Mr. Brodinsky's concern for a cap on the dollars in the project, I will only vote on this motion because of the cap. Most of you probably know I served on the last building committee and as that project grew in price towards \$28 million, we were here, in the Council Chamber, looking for approval from the Council at that time and, as a credit to Ms. Papale, I distinctly remember her saying she would vote in favor of the project however we could not come back for any more dollars. That project went off well and it came in under budget and it went fine. The reason I am concerned with a cap for this project is, this project is going to out live this current Council and the next two Councils. The cap makes the Council come and meet. If this project goes over in the future, during any phase of it, it creates a requirement for the Council to meet, discuss different alternate plans, change in scope, eliminating some items, or voting for the cost overrun and approving the new dollars. I think it is incumbent upon whatever Council it is in the future to do their due diligence and meet with the committee and do so. Thanks again, and I will vote in favor of the motion on the table.

Mr. Brodinsky replied, Mr. Centner raises a good point. I want to clarify the point that he made, with your help, Don. At about what time, what date, approximately, would we know the final costs of the school renovation project? It is roughly fourth quarter 2002; first quarter, 2003?

Mr. Harwood answered, you really won't have an understanding until the first quarter, 2003 because of the phasing. We will need to be approving three different funding ordinances; I anticipate that is how it is going to go in order to phase the project in.

Mr. Brodinsky asked, would it be possible for something like the following to happen: We bid Phase I, and I will make up hypothetical numbers to illustrate a point only; these are not intended to be precise by any means; we bid phase one and it comes back at about \$20 million and that seems o.k.; it is well within the \$62 million; we vote on it; we do everything that we wanted to do and somewhere along the line we bid Phase II and that comes out...that comes back at, say, \$25 million. We are now up to \$45 million. Based on everything we know, that seems to be well within what is contemplated and we do everything at all those schools in Phase II, and somewhere along the line we put Phase III out to bid which is, as you indicated just now, first quarter 2003 when we will get the bids back. The last schools to go out to bid under Phase C or III is Sheehan, Dag, Moran, Parker Farms and Pond Hill, right?

Mr. Harwood, yes.

Mr. Brodinsky continued; when those bids come back, let's suppose the market has changed; prices go up and we already used up \$45 million of spending, but let's say we need another \$20 million to complete Phase III because it is two years down the road and that would bring us to \$65 million instead of \$62 million. Would that create a risk that Sheehan, Dag, Moran, Parker Farms and Pond Hill would not get everything that they were supposed to get when all the other schools got what they were supposed to get because we are over the cap? Would that be a possible scenario?

Mr. Harwood answered, I would think the checks and balances, Mike, that we would put in place would start from Phase I or A. Let me explain how we would analyze that to see if we could, potentially, run into an issue and we could because when you are in the year 2003 and moving on, you know another year has passed; market conditions could change; none of here can control that. The only thing that we can do is, when we get bids back on the first phase, which represents Lyman Hall and Moses Y. Beach; when we receive those bids back, just like all the other schools, they are broken down, by school, by project scope definition. As that came in and we took project scope definition and the bids that are associated therewith, we would know; is it tracking 10% higher than we anticipated?; 20% lower? We will have a good indicator. In fairness to the overall project, and this is more of a personal thing, not so much the committee but, if we found that that was tracking higher, right from the beginning, I think it deserves a great deal of dialogue with the Board of Ed., Council, committee, Mayor, to say, "wait a minute. Do we want to project priorities such as if something had to go, would you take a hit right up front out of those two schools so as to try and meet the highest needs at all of the schools?" I would be more inclined not to get back into that end scenario is to really try and address it on each phase and, hopefully, with the escalation factors that have been put in here, we have addressed some of the escalation impacts for the first phase and all the way out to Phase III or C.

Mr. Brodinsky stated, under my hypothetical; all it was is a hypothetical; not intended to be a Pandora's Box or anything like that but, the first phase bidding came back on track so we weren't alerted to a 10% cost overrun. The same thing happened with Phase II; the bidding came back on track, as you did your research and the numbers were as you indicated; they were pretty hard. But as we get further out in time, there is a greater risk; conditions change. So it is only in Phase III that we are surprised. By then, the work has been committed on Phase I and II and, under the cap, we now have to cut short part of the scope on the final schools. What is your response to that?

Mr. Harwood asked, is that a likely hypothetical? It could be; it could be because we just cannot project; the only thing that we have done is we have projected escalation factors and construction best guesses for a market that would be out there in 2003. Could something

change that we cannot control, Mike? Absolutely. Could it happen? It may be favorable, too. It is one of those where, you really don't know.

Mr. Brodinsky stated, my concern... is, as we get further and further away from this evening, we get into the year 2003, the final schools on the list are under pressure to cut the scope of their project. I am looking for the committee to raise my comfort level to say, "that won't happen" and that is the intent of my question. The last schools are Sheehan, Dag, Moran, Parker Farms and Pond Hill, those are the ones most likely to get scaled back if we were surprised. Thank you.

Mr. Farrell stated, I cannot understand this effort to say that the cap is wrong. I think it makes a lot of sense at this point to try and put some limits on the project; some limits. To suggest that the Council is going to have a deaf ear in the future does not jive with political reality. That, if indeed, there are substantial changes in the economy or in the construction industry, obviously, that is something that the Council is going to have to deal with. We have dealt with this on other building committees and other building projects. They came back to the Council, whatever building committee it was that was in front of us explained it; made sense out of it; and got a yay or nay whether we could move forward under the circumstances and all the circumstances I can think of, the projects went forward. I think that to suggest that a future Council is going to have an absolutely tin ear, doesn't make a lot of sense.

Mr. Vumbaco asked the Mayor, at the last meeting we requested that (Comptroller) Mr. Myers come up with at least some sort of tax consequence estimate. Now that we have and have had for two or three weeks, a \$32 million Town portion of this project, are you able to report to us what the tax consequences might be, approved as presented?

Mayor Dickinson answered, earlier, in October, 2000, a report was submitted to the Council. I believe you have it which indicated that, at a 47% reimbursement rate, a \$60 million project would have a tax impact of 1 mill; about \$108.50 or 3.9% tax increase on the average taxpayer. This would marginally be more but that is more of a worse case scenario. I think the figure is still a good one. I had a conversation with Tom Myers; he was comfortable with it. I think you can still look at that as the outside end of tax impact.

Mr. Vumbaco asked the Mayor to define what he meant by "worse case scenario".

Mayor Dickinson answered, for instance, this does not take into account any increase in Grand List. It is dealing with the situation right now.

Mr. Vumbaco asked, then it is a very conservative estimate, then. Is that what you are saying?

Mayor Dickinson answered, right.

Mr. Knight stated, I would like to first express my thanks to the committee. I was so heartened when this committee was established, with the caliber of the people that came from the last building committee for the school renovation project and the addition of the members that comprise the committee now; yes, I would like to extend my thanks. I have done it privately, but I also wanted to do it publicly. My only other comment is, again, I am the one who made the motion so I feel obligated to explain that this Council cannot dictate to the Town Council of two years from now what money is going to be spent on this project. In fact, this motion that is on the floor now, as I said before, is not carved in granite. It is taking the best estimate of a very thorough committee and architectural study and applying the best numbers that they can come up with now. Lord knows the economy can change within the next two years, hopefully for the better, in terms of our ability to bring this project under the \$62 million figure. But, you don't spend the money until you vote for it in an ordinance. Thank you for explaining the phasing, Mr. Harwood, because that does make it a little more complicated because we are going a little farther out. You have built in an inflation factor to cover as much of that uncertainty as possible. There is no way on March 12, 2001 for you to predict what is going to happen when we bid things out two years from now. Again, it is important for this Council, I think, to send a message to the community that this is what we anticipate we are going to spend on this project; that the scope is intact and it will be up to the Council two years from now should, Lord forbid, prices escalate, to deal with the reality as of March, 2003. I am glad to have this part of the motion. It gives the community a much better understanding of what they can expect other than leaving it open-ended which, in a sense, we are doing anyway because nothing gets spent unless funding ordinances are past. Thank you.

Mr. Zappala stated, I want to thank the committee for what they are doing. You are just beginning; it is not over yet. Everyone is saying "thank you" as though it is over and you are right in the middle of it and will be for the next few years. We appreciate the effort of the committee and I am sure it will be o.k. Thank you.

Mr. Rys asked the Mayor, during the Parker Farms School renovation, didn't we have cost overruns? Do you remember?

Mayor Dickinson answered, I do believe there were, yes.

Mr. Rys stated, I think they were substantial, if I am not mistaken. Ms. Papale was part of that Council, too, I believe.

Mayor Dickinson answered, I would feel more comfortable with being able to look back at that history but....yes, anything has to be evaluated at the time. There could be many factors that change. Right now you are setting an overall direction but there can be changes. However, from my perspective it is important to let the committee know, and most important, our professional help, architects and others, that we are serious about the expenditure of public money. If estimates come in, we are serious about having them be accurate estimates and not

be led astray so that there are prices widely, wildly in variance with what the estimates are built on. I think that is a very healthy thing. Naturally, that has to be re-evaluated as time goes on, but there does have to be a serious message that we take the expenditure of public money seriously and want good figures to be able to plan the Town's financings and capabilities on.

Mr. Rys stated, I remember distinctly back then and I can't give you the dollar amounts, but I can remember that the Council was a little bit divided on that and it was a real bi-partisan effort in order to get the funding through so the school could be completed. I just wanted to bring that as an example that things do happen. I certainly hope that the figures can be adhered to. Thank you.

Ms. Papale stated, I am curious about the timeline. If the schematic is approved this evening, what would the timeline be? When will the bidding process be finished? When will the ground be broken? When will the detailed designs become complete?

Mr. Harwood answered, if you refer to Section 2 of your booklet, the second and third page are a timeline schedule (Appendix II). What you will see, if you go to the very first item is that we have already experienced some slippage. The schematic design was put in front of the Council in September and months have passed. We are finding some slippage. That was our best estimate as we looked at it back on September 15th. What you see in this document will be revised yet, again, but you have got to anticipate that if we lost sixty days in schedule or thirty days in schedule or what ever the number is, we are going to try and make that up as we go. There will be some pressure to try and make sure we pick up some time in design development through the architect and then hopefully we can pick it up as we start to get into construction. I hope to pretty much be on the schedule that you see and not slip too much farther. We have built in those milestones that are critical and those come back to Councilor Knight's comments about just the funding ordinances. Sometimes funding ordinances can all of a sudden cause slippage. Just the fact that it requires approvals and the thirty days to wait and the potential impact by the community. There are things in there that we can't control. To answer your question regarding the timeline; design development will probably bring us out to the third quarter of this year; bidding will probably occur first to second quarter of 2002; construction would hopefully start somewhere around third quarter of 2002. Before you have a shovel in the ground and as long as all the milestones are met, you are basically out to perhaps September of 2002 before we are making some moves. There is a fair amount of lead time before you start digging and then, of course, the same slippage; you would see that same delta with the other phases.

Mr. Brodinsky stated, I am going to vote in favor of the motion but I want the transcript of my comments to be clear as to how uncomfortable I am about this cap. I think, with a cap in the motion, we are not sending a clear message; I think we are sending kind of a mixed message. I have heard comments tonight that, "well, there is a cap, but don't worry about it, if the time comes, we will bust through it." I think another Councilor said, "I am deadly serious about the

cap and if it is any more, I am not going to go for it.” I think the Mayor said the cap is a symbol to say that we are serious about controlling costs. I think all nine of us are serious about controlling costs; I don't think there is any question about that. But what does concern me, and I have really heard nothing tonight which allays my fears; what does concern me is, when we get time to do those final schools, there will be great pressure on those schools to slice back that which we are promising tonight and I am not going to sit on the fence about this. What I am voting for is to get the project done as we are promising. If it comes over \$2.00 more, that's not terribly important. What is important is, that all the work gets done. If the cap is eliminated from the motion, that doesn't mean, and my comments shouldn't be construed as, “we are going on a spending spree” that is ridiculous; that's absurd. The Council has discretion and maintains its discretion now and for the next two or three Councils. If things seem to be getting out of hand, we can take a second look, a third look and as many looks as we need to. But I would not want this vote to send some sort of message that the last schools in line to be done are going to be the “sacrificial lambs” because of the motion tonight. I want to make my comments very clear if someone should research the minutes three, four years from now. My intent is to get the work done and only in some unforeseen circumstances would we have to take a look at that but, if the price comes in slightly more but within the target range, there is not reason not to give those final schools on the list that which we are promising tonight. I am voting for the motion but I have serious misgivings about the cap. Thank you.

Mr. Parisi stated, actually, at this point everyone is right because it will take three, four years to find out who was wrong. There is nothing really....we are rolling dice, here, all of us. I wouldn't be too concerned. I would encourage the Board of Ed to vigorously pursue a solution to that mold program. I know that you are. I have dealt with things like that in my career and I, quite frankly, think you are right on track. It is critical to find the cause and locate the cause and then apply the solution. I believe that is what you are doing so I know it is frustrating for those who have to wait for it. It is a process that has to evolve all by itself and it will. It is just that there is that period of stress and we just have to get through that. I want to commend the committee; I think you did an outstanding job. I want to commend the Board of Ed, too, because this project was presented and was turned back and it is being presented again for what, I am sure, is going to be approval tonight. It was a lengthy process; it was a difficult process; and, at times a rather heated process but I think we are all the better for it; the Town is, too. For the committee, this is just the start of your work. Five years later you will be grayer and balder but you will still be toiling. We wish you good health.

Geno Zandri, 37 Hallmark Drive asked Dr. Cirasuolo, several items were eliminated here and one stuck out; the bleachers at Lyman Hall High School. Were these additional bleachers at Lyman Hall or replacement of existing bleachers?

Dr. Cirasuolo answered, replacement.

Mr. Zandri asked, was it put on the original list of items because of their condition?

Dr. Cirsuolo answered, I believe they are wooden bleachers and there are maintenance costs associated with wooden bleachers that are not associated with metal bleachers. Initially, we thought it would be a good idea to replace them so that we would have something that would cost us less from year to year to maintain.

Mr. Zandri asked, now that they are removed from the project, what are your plans to resolve the dilemma or problem you have with the existing bleachers?

Dr. Cirsuolo answered, it is not a major problem. We will continue to maintain the present bleachers. They are not falling apart; it is not a safety issue or anything like that. Somewhere in the Capital Plan for the school system 5-10 years down the road, we will probably have replacement. As long as we maintain those bleachers, they will be fine.

Mr. Zandri asked, it is not a safety issue?

Dr. Cirsuolo answered, no.

Joan Barbuto, 136 Ridgeland Circle, Board of Education member stated, I am pleased with the cuts we made and I like the idea of the spending cap. There is just one area that still concerns me and that is the ventilation systems in the schools. I have not still gotten any good answers as to why they need complete new ventilation all through Lyman Hall and upgrade all of Sheehan. Those two schools alone are going to cost about \$1.5 million. I still don't know just what they are going to do. In the elementary schools, the only one where they are upgrading ventilation in classrooms is Cook Hill. It is an area that we ought to take a look at when these things do go out to bid and I, personally, would like more information on why they decided the two high schools needed all this complete re-doing of the ventilation systems and not the other schools. I don't know if they did air testing or what?

Matt Whitmere from Jeeter, Cooke and Jepson, Architects replied, as far as the HVAC (heating, ventilation and air conditioning) systems in the eleven schools; all of the schools have been addressed by our mechanical engineers and there are modifications that are being made to these systems. It is written in as line items throughout and a dollar value assigned for renovation of the systems to all eleven schools. In some areas at Lyman and Sheehan, there is, I believe, additional equipment that is being replaced, so those were carried as a line item that is showing up in the budget. It is an expensive process, but they are being addressed as part of this project.

Mr. Harwood added, there has been significant code changes to ventilation/air changes in the building since those systems were installed some 30-40 years ago. That, alone, drives us to try and ensure that you are maintaining indoor air quality at different levels than were depicted many years ago.

Mayor Dickinson stated, the principal of the school is here and he might have some specifics as to what the problems are?

Ms. Barbuto stated, I also want to know if they did air testing and I still cannot get an answer.

Mr. Harwood asked, air quality testing?

Ms. Barbuto answered, yes.

Mr. Harwood replied, no, we did not do air quality testing, no.

Benjamin Scott, Lyman Hall High School Principal stated, about two years ago, there was a complaint and OSHA (Occupational Safety and Hazard Administration) came in and did some testing. They found, in a few areas of the building where they did the testing, that the carbon dioxide levels were extremely high. They were not in violation of any code, but it did indicate on the report that a person in those areas, and this was done in the winter time, would have a tendency to have headaches. The solution was to open the windows, but at that time the temperature outside was about five degrees. That was not a practical solution. The answer was simply that we had to improve the circulation of the air in here, especially in the cold weather when you cannot just open a window and freeze everyone out. The comfort level and the carbon dioxide level was very high in the building. I think that was what went to the committee when they began to look at what needed to be done at Lyman Hall.

Pasquale Melillo, 15 Haller Place, Yalesville asked, what if this is not approved? Why do we have to approve the schematic design?

Wm. Choti, Vice Chairman of the School Renovations Building Committee replied, this document has to be approved by the funding body of the Town in order to be passed along to the State of CT. for their consideration as a project. That is why they have to first accept this as the project. This is the project.

Mr. Melillo stated that the committee could not give a full report because the bidding process has not even been started yet.

Mr. Choti responded, the project is based on bidding. There is a schematic design; there is going to be a construction document phase; a bidding process, construction, and then close-out. Right now we are in the first part of the project; schematic design. We all, here, have to agree that, in some shape or form, this is what the project is going to look like when it is done. After this phase is approved, we go on to be more specific in the design of what is going to be created but we first have to agree that we want a project, and that is where we are tonight.

Mr. Melillo stated that, in his opinion, the project was blown way out of proportion; architects were not needed for this project.

Mr. Parisi asked Mr. Melillo, are you in favor of the project or not? This is the project and it isn't going to change. It is being presented in this form in its totality; this is it. Tell us what you don't like about the project.

Mr. Melillo asked, are the four new classrooms being proposed, necessary?

Mr. Harwood answered, the four new classrooms proposed for Sheehan is to accommodate the expansion of the Science rooms that are currently in the building to get them up to the square footage that is appropriate for today's standards, compared to the 750+- sq. ft. that was the required amount of space for them at the time they were built.

Mr. Melillo felt the four new classrooms were unnecessary. He asked if the committee still plans to alter the entrances to some of the buildings?

Mr. Harwood answered, where we require modifications to entrances to comply with egress requirements or processing of people, by code; either BOCA or NFPA Life Safety Code; those additions and modifications will be made.

Mr. Melillo was in agreement with code required alterations, but did not want alterations to entrances for aesthetic purposes. He was in agreement with altering parking areas for safety reasons only. He next asked about new windows. He asked if the windows will be adjustable to allow for the opening and closing of them?

Mr. Choti answered, yes, the windows are being addressed in all the schools. They will be operable units, yes.

Mr. Melillo asked if there has been a strong effort made to obtain federal funds for the project? He referenced President Bush's campaign commitment regarding education.

Mr. Harwood answered, you raised this issue early on and, as a result of that, a letter was struck and we asked the Administration of the Town to review that there was dialogue, I believe, with our Congresswoman related to what federal funding was available. Thank you for steering us in that direction. You were copied on that correspondence.

The Council requested that the motion be read back to them prior to voting.

Motion was made by Mr. Knight to Approve the Schematic Design Report of the School Renovation Building Committee and the Owner's Representative Report regarding budget

projections and comparison dated February 6, 2001 which includes a total cost figure not to exceed \$62,131,698., seconded by Mr. Farrell.

VOTE: Brodinsky, Centner, Farrell, Knight, Papale, Rys, Vumbaco, Zappala and Parisi, aye. Motion duly carried.

ITEM #3 Consider and Approve Authorizing the School Renovation Building Committee to Proceed with Implementation of the School Building Renovation Project

Motion was made by Mr. Farrell, seconded by Mr. Centner.

VOTE: All ayes; motion duly carried.

Motion was made by Mr. Farrell to Adjourn the Meeting, seconded by Mr. Centner.

VOTE: All ayes; motion duly carried.

There being no further business the meeting adjourned at 8:26 P.M.

Meeting recorded and transcribed by:

Kathryn F. Zandri
Kathryn F. Zandri
Town Council Secretary

Approved by:

Robert F. Parisi
Robert F. Parisi, Chairman

3-22-2001
Date

Rosemary A. Rascati
Rosemary A. Rascati, Town Clerk

RECEIVED FOR RECORD 3-19-01
AT 3:50 M P AND RECORDED BY
Rosemary Rascati TOWN CLERK

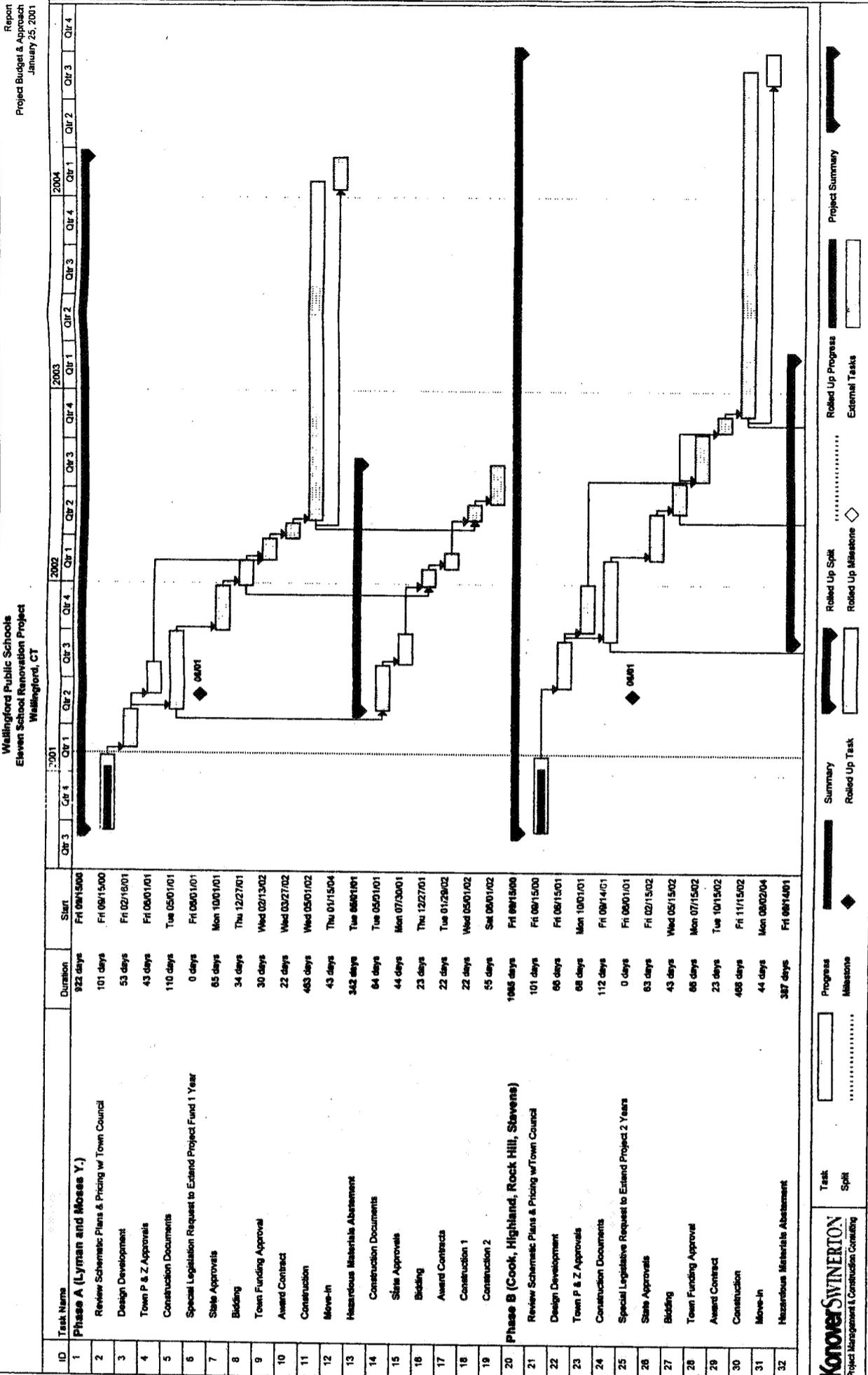
3-22-2001
Date

Jeter, Cook & Jepson Architects, Inc.
JCJ #0007.00

Wallingford Public Schools
Eleven School Renovation Project
February 5, 2001

SUMMARY OF VALUE ENGINEERING AND BOE SCOPE REDUCTIONS

Item Description	Cost Reduction
1 Value Engineering Cost Reduction Proposals	\$508,000
2 FF&E Purchasing by BOE	\$307,800
3 Elimination of New Media Center at Sheehan H.S.(BOE Expansion)	\$531,100
4 Reduction in Scope of Time & Attendance Systems	\$1,732,500
5 Reduction in Scope of Security & Surveillance Systems	\$1,742,800
6 Reduction in Scope of Telecommunications Systems	\$399,000
7 Elimination of Code Compliance Items at Designated Schools	\$889,600
8 Delete Master Key System	\$118,800
9 Delete Entry Drive Reconfiguration at Lyman Hall	\$386,900
10 Delete Maintenance Items	\$1,381,900
11 Delete Bleachers at Lyman Hall	\$140,500
12 Delete Vestbule Doors at Dag Hammarskjold Middle School Auditorium Lobby	\$5,200
Total Accumulated Savings	\$8,144,100



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 Project Management & Construction Consulting

Task Split Task Split
 Progress Progress
 Milestone Milestone
 Summary Summary
 Rolled Up Task Rolled Up Task
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