
SPECIAL TOWN COUNCIL MEETING

TUESDAY, MARCH 25, 2003

4:30 P.M.

QUINNIPIAC CHAMBER OF COMMERCE CONF. RM.

350 CENTER STREET

An invitation was extended by the Caplan/Wooding Committee to the Town Council to attend a meeting of the committee on the date and at the time and location listed above to hear a presentation by James Mitchell and Joseph Cohen of the Jonathan Rose Companies on potential uses for the Caplan/Wooding Committee.

In the event a sufficient number of Councilors attended resulting in a quorum (6), notice was posted that a Special Town Council Meeting potentially could occur, so as to comply with the Freedom of Information Act.

Note: There were no agenda items from the Council for this meeting.

The meeting commenced promptly at 4:30 P.M. with Caplan/Wooding Committee Chair Robin Wilson introducing Mr. Mitchell and Mr. Cohen.

At the time the meeting commenced, Councilors Doherty, Farrell, Parisi, Papale and Toman were in attendance. Mr. Brodinsky arrived at 4:55 P.M. thereby constituting a quorum and the Special Council Meeting commenced without an official Roll Call by Chairman Parisi out of respect for the presenters. Town Council Secretary, Kathryn F. Zandri was in attendance for the taking of minutes.

For the sake of clarity, information was recorded at the onset of the presentation by this writer so as to provide a clear and full reporting of the presentation, irregardless of the fact that a quorum of the Council had not yet been achieved.

Both Mr. Mitchell and Mr. Cohen alternated in facilitating the power point slide presentation which showcased eight (8) projects that Jonathan Rose Companies (herein referred to as JRC) have been, or presently are, involved with. A brief description of each follows.

Highlands' Garden Village, Colorado (completed project)

- 27 acre former amusement park site which closed in 1991
- property was blighted, fenced off, dangerous, negative effect on surrounding property values
- a few historic bldgs. were located on the site

JRC took the project from the planning to development stage over a two year period, working closely with the community to gain its support and approval.

The property now boasts 300 townhouse and multi-family residential units which range in price from 50% of median income to \$450,000 homes. The village has public, as well as individual garden space maintained by the residents; a community building for events which is nearly always in use; and includes a new style of co-housing which are connected dwellings having smaller kitchen space with an emphasis on community or "shared space".

JRC noted that monocultures fail due to lack of diversity.

The former amusement park carousel house was renovated into an area that is used for musical performances and also for quiet contemplation/meditation.

Burnham Bldg., Irvington, New York (completed project)

- abandoned 1891 light industrial building which produced greenhouses and boilers
- on the National Historic Registry

JRC developed the building into affordable housing for the community which ranged between 35-60% of median income and includes a public library facility on its ground floor level, thereby expanding/supplementing the community's public library space available to residents.

The original windows were taken out, repaired, painted and re-used to preserve the historic character of the building. The property is located on the Hudson River Line thereby reducing the need for vehicular traffic.

Ashbourne Hall, Pleasantville, New York (completed project)

JRC developed this site into a private senior housing complex on the top two floors with a village senior center on the ground level floor. The residents do not have to leave their "village" building to enjoy a good meal, purchase transportation vouchers, or access social services all available to them in one location.

Pleasantville, New York seniors are given first preference for residence requests.

Denver, Colorado (completed project)

Note: graphic was too dark to distinguish project's identity.

- large historic structure

JRC secured seventeen (17) separate financing sources for the project. Retail business occupies the ground floor level; offices the second level; affordable housing the upper floors with penthouse units occupying the top floors.

West Rock Public Housing Project, New Haven, CT. (project in progress)

- currently a barrack-style housing complex
- feeling of isolation from the surrounding community
- abuts West Rock Park which is 2nd largest state park
- close proximity to Southern CT. college which is larger than Yale

JRC has worked closely with city officials to develop a project that will emulate Wooster Square and Ninth Square village green-type neighborhoods which is characteristic of New Haven and can be found in several areas throughout the city. JRC believes that, once completed, the complex will be one of the premiere residential spots in New England.

Montauk, New York (project in progress)

JRC reviewed a harbor area plan currently under development.

Municipal Marina, New Rochelle, New York (project in progress)

- marina with several hundred slips
- minutes from New Rochelle

JRC has been hired to plan a project that will find ways to incorporate the New Rochelle waterfront property into the city.

East Hampton, New York (project in progress)

JRC has been hired to devise a plan of development for the municipality which presently lacks affordable housing and is faced with serious constraints.

Approximately five (5) public meetings have been conducted to gather input from citizens, residents, boaters, users, etc. for the purpose of developing a twenty (20) year plan for the community.

JRC's idea of the project is that nothing will be developed unless it meets with the approval of the community and its citizens.

END OF POWER POINT PRESENTATION

Observations – Caplan/Wooding Property - Wallingford, CT.

JRC was given a tour by a few of the committee members and found the area to charming with its period lighting, streetscape improvements and ample offering of fine restaurant establishments in which to dine.

The Caplan/Wooding property has potential and is suitable for development, although a rather small piece of property compared to its larger projects.

- site constraints
- 3.5 acres
- narrow access roads
- limited parking

JRC, if contracted with, would determine:

- best use of property for the community and its residents
- the type of project that reflects the community values
- the type of development that fits the urban fabric
- what is economically feasible
- market need

JRC's niche or areas of expertise:

- conduct a site plan study
- utilize its vision and principles
- evaluate market support
- identify potential uses
- determine if development is feasible
- implementation of plan

JRC representatives stressed that the company does not come with a "pitch" of any kind. First and foremost it seeks to match the needs and of the community with a harmonious use of the property, ever mindful of the fact that each community is unique in its own way.

Comments/Questions from the Committee

Ms. Wilson thanked JRC for their presentation and entertained questions from the committee at this time.

Jay Fishbein asked why JRC was intrigued with the 3.5 acre site? It seems to him that it is a very small site for a New York firm to be interested in.

JRC replied that not many firms do what they do; the site is appropriate for the firm.

John Bradley asked how JRC would draw boundaries around the project with the property being landlocked and the goal to connect it to the downtown area?

JRC replied that they would find ways to connect it while complimenting the downtown area. The boundaries would deliberately be left fuzzy to integrate the project into the area.

Ms. Wilson questioned the feasibility of mixing uses as was done in the Burnham Bldg., Irvington, N.Y. project.

JRC explained that it was achieved in Denver as well and provided a place for local firefighters and police officers in which to reside.

Ms. Wilson asked if JRC does the brokering of finances for projects?

JRC replied that it does. In the Irvington, N.Y. project, a great deal of public (state and federal) money was used due to the construction of affordable housing. In the Pleasantville, N.Y. project, the municipality was a tenant. A project does not have to involve municipal dollars.

In the West Rock, New Haven project, 790 units will be constructed which will consist of a mixture of affordable housing which will qualify for federal funding.

Questions/Comments from Town Councilors

Hank Toman asked JRC to rank the Wallingford project with regards to drawbacks and attributes. Does JRC consider the project to be:

1. relatively easy;
2. moderately easy;
3. hard; or
4. difficult?

JRC replied that there are definitely some challenges to overcome with the Wallingford project. It will not be easy. There will be at least six (6) months of talking and sharing of ideas. It will be ranked as a relatively hard (#3) project. "Challenges can be good; we step up to them."

Gerald Farrell, Jr. asked how JRC would determine the market for retail business?

JRC explained how they would study existing retail rents and their range. It would be premature to say whether a full-blown study would be warranted or not. If warranted, JRC might consider outsourcing the work.

Additional Questions/Comments from Committee Members

Lucille Trzcinski commented that she met with JRC representatives prior to the presentation and was very impressed with the firm. Their approach is altruistic and unselfish. She felt their primary interest was in revitalizing the area and that environment, restoration and the Main Street area was of utmost concern to them; money was secondary. She got the impression that they did not view the site in isolation but how it can be connected with the uptown area. It is a much different approach from what she has heard before.

Loren Lettick asked how JRC envisions maintaining a developmental interest – do they continue as project owner over the decades?

JRC explained that upon the completion of the project, it is customary for someone else to own/operate it, however, there are projects they do continue to own and collect rent from. In fact, JRC continues to own half of the projects displayed to the committee and council today. Sometimes they work with non-profit entities and eventually the non-profit organization comes to own it.

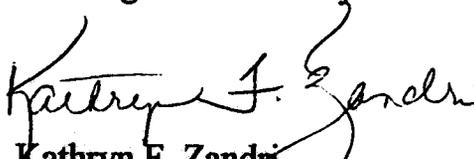
Ms. Wilson thanked Mr. Cohen and Mr. Mitchell once again for their presentation. Mr. Cohen announced that those interested can visit JRC's website at www.Rose-network.com.

The next Caplan/Wooding Committee meeting is scheduled for April 7th at the Chamber's office. Local architect Sam Sargent and local developer Mario DiNatale plan to make a presentation to the committee at that time.

Once again, the entire Town Council is invited to the meeting.

The meeting was adjourned at 5:22 P.M.

Meeting transcribed by:


Kathryn F. Zandri
Town Council Secretary

Approved by:

Robert F. Parisi (by RR)
Robert F. Parisi, Chairman

4-22-03

Date

Rosemary A. Rascati
Rosemary A. Rascati, Town Clerk

4-22-03

Date

RECEIVED FOR RECORD 3-26-03
AT 3 H 35 M P M AND RECORDED BY
Rosemary A. Rascati TOWN CLERK

TOWN COUNCIL MEETING

MARCH 25, 2003

6:30 P.M.

AGENDA

Blessing

1. Pledge of Allegiance and Roll Call
2. Correspondence
3. Consent Agenda
 - a. Consider and Approve Tax Refunds (#504-540) Totaling \$25,562.71 - Tax Collector
 - b. Consider and Approve a Request to Subordinate an Existing Electric Division Easement Located at 68 North Plains Highway – Law Department
 - c. Consider and Approve Donating Wallingford Government Television Equipment to Wallingford Public Access (WPAA) Cable 18 as Requested by Chairman Robert F. Parisi
 - d. Consider and Approve a Resolution Authorizing the Mayor to Make Application to and Contract with the State of CT. Library for an Historic Preservation Grant in the Amount of \$12,000. – State & Federal Grant Administrator
 - e. Consider and Approve an Appropriation of Funds in the Amount of \$13,331 from Grant Revenues to Program Expenditures to Accept a State of CT. Dept. of Education Title III Part A English Language Acquis. Grant – Board of Education Business Manager
 - f. Approve and Accept the Minutes of the March 11, 2003 Town Council Meeting

-
4. **Items Removed from the Consent Agenda**
 5. **PUBLIC QUESTION AND ANSWER PERIOD**
 6. **Consider and Approve Confirmation of a Mayoral Appointment/Re-appointment to the Public Utilities Commission for a Three (3) Year Term to Expire March 1, 2006
- Mayor**
 7. **Consider and Approve a Revised Job Description for the Position of Laboratory Technician at the Sewer Division – Personnel**
 8. **Report Out/Update on the School Renovation Project – School Bldg. Committee**
 9. **Executive Session Pursuant to Section 1-200(6)(D) of the CT. General Statutes with Respect to the Purchase, Sale and/or Leasing of Property – Mayor**
 10. **Executive Session Pursuant to Section 1-200(6)(B) of the CT. General Statutes with Respect to Strategy and Negotiations Regarding Pending Litigation in the Masonic Geriatric Healthcare Center v. Town of Wallingford Tax Appeal Case
- Town Attorney**

TOWN COUNCIL MEETING

MARCH 25, 2003

6:30 P.M.

A regular meeting of the Wallingford Town Council was held on Tuesday, March 25, 2003 in the Robert Earley Auditorium of the Wallingford Town Hall and called to Order by Chairman Robert F. Parisi at 6:35 P.M. Answering present to the Roll called by Town Council Secretary, Kathryn F. Zandri were Councilors Brodinsky, Doherty, Farrell, Papale, Parisi, Rys, Toman & Vumbaco. Councilor Knight was out of town; Mayor William W. Dickinson, JR. arrived at 6:38 P.M.; Corporation Counselor Adam Mantzaris and Deputy Comptroller Eva Lamothe were also in attendance.

A moment of silence and meditation was observed for the many enlisted men and women comprising the coalition forces called into service to fight the war in Iraq and also for all the people who are in the area of the war. It is the hope of everyone that the war is brought to a swift conclusion.

The Pledge of Allegiance was given to the Flag.

ITEM #2 Correspondence – No items were presented.

ITEM #3 Consent Agenda

ITEM #3a Consider and Approve Tax Refunds (#504-540) Totaling \$25,562.71 – Tax Collector

ITEM #3b Consider and Approve a Request to Subordinate an Existing Electric Division Easement Located at 68 North Plains Highway – Law Department

ITEM #3c Consider and Approve Donating Wallingford Government Television Equipment to Wallingford Public Access (WPAA) Cable 18 as Requested by Chairman Robert F. Parisi

ITEM #3d Consider and Approve a Resolution Authorizing the Mayor to Make Application to and Contract with the State of CT. Library for an Historic Preservation Grant in the Amount of \$12,000. – State & Federal Grant Administrator

ITEM #3e Consider and Approve an Appropriation of Funds in the Amount of \$13,331 from Grant Revenues to Program Expenditures to Accept a State of CT. Dept. of

Education Title III Part A English Language Acquis. Grant – Board of Education Business Manager

ITEM #3f Approve and Accept the Minutes of the March 11, 2003 Town Council Meeting

Motion was made by Mr. Farrell to Approve the Consent Agenda as Presented, seconded by Ms. Doherty.

VOTE: Knight was absent; Toman abstained, all others, aye; motion duly carried.

Note: Mr. Toman abstained due to the fact that he was one of the property owners receiving a tax refund as part of Item #3a.

ITEM #4 Withdrawn

Mayor Dickinson announced that Item #7 is withdrawn at this time.

PUBLIC QUESTION AND ANSWER PERIOD

Pasquale Melillo, 15 Haller Place, Yalesville asked if there is any new information on the ball fields?

Mayor Dickinson replied, there is no new information.

Ted Curran, 116 Knollwood Drive stated that he received a call from someone in the Mayor's Office who suggested that he not come down to the Town Hall to pick up a copy of the audit report, that one would be mailed to him. As of this date he has not yet received it. Also, what is the status of the auditor search?

Chairman Parisi replied, Mr. Toman is in the process of scheduling a meeting of the Auditor Search Committee.

Mr. Toman explained, seven invitations to submit R.F.P.s were sent to a list of auditors. All seven responded and the committee must now meet to discuss the process of evaluating the proposals.

Mr. Curran stated, at the one meeting of the Auditor Search Committee he was allowed to attend, a supplement was to be sent out under separate cover, the audit, to the seven firms. Was that accomplished?

Mr. Toman replied, the C.A.F.R. (Comprehensive Annual Financial Report, a.k.a., audit) was sent out.

Chairman Parisi wanted to correct Mr. Curran's statement, "at the one meeting that he was allowed to attend...". Mr. Curran, and anyone else, is allowed to attend all the meetings.

Mr. Curran replied that he has not been invited since.

Chairman Parisi explained, they are not by personal invitation, they are open meetings.

Mr. Curran replied, my first one was and I sat right by you.

Chairman Parisi answered, it might have been because you asked to be notified of the meeting. It is not the policy.

Mr. Curran asked, are the meetings public whereby a voter can attend?

Chairman Parisi replied, yes, they are all posted meetings. It is a workshop meeting which means that there is no public participation but you can observe and you are welcome to every one of them that is posted.

Mr. Melillo next stated that the Federal Homeland Security Department is offering states \$566 million in grants for anti-terrorism efforts. Has Wallingford contacted any of its congressional representatives or state representatives to see if we can get some of that money?

Mayor Dickinson answered, I attended a meeting with Rosa DeLauro several weeks ago. The details of how to qualify for the funds eligibility, etc., have not been worked out so everyone is interested but I am not aware that the details have been finalized.

Mr. Curran asked the Mayor to respond to the availability of the audit report.

Mayor Dickinson answered, the audit report is available at the Town Clerk's Office as well as the Library. I am not sure it has been delivered.

Deputy Comptroller Eva Lamothe explained that a limited amount were delivered that had to be mailed out to banking institutions and rating agencies, etc. She was not sure whether or not extras have been received for public distribution. She encouraged Mr. Curran to call her at the office and she will check for him, however, the cost for producing the reports this year was much larger than what it has been in past years because they are a larger book. There was more printing involved and the cost to the Town is \$30 per book.

Mr. Curran stated that he is willing to pay the \$30.

Ms. Lamothe stated that the plan was to charge \$15 per book for this year because it is something that the Town has not done before.

Mr. Curran asked, is this the first time the voters have had to pay for a copy of the report?

Ms. Lamothe answered, yes, most towns don't even provide any to the public other than to have it for viewing at the Library and Town Clerk's Office. If they do provide it, the public is expected to pay the full price of the cost to the town. She encouraged Mr. Curran to call her office the next day.

Jack Agosta, 505 Church Street, Yalesville explained that he, too, was told by the Mayor's staff that a book would be mailed to him when one became available.

Mr. Melillo asked, has anything new developed with regards to the American Legion property?

Mayor Dickinson answered, the Attorney General's Office and the Town are preparing for trial as far as I know. I think there is a date but I am not sure what it is.

Robert Sheehan, 11 Cooper Avenue inquired how the employment search is going for the positions of comptroller and general manager of the Electric Division?

Mayor Dickinson replied, we are in the interviewing process for the comptroller position. There are four or five applicants. He is not sure that the P.U.C. is in the selection process for the general manager of the Electric Division. He is also not certain if the position has been advertised a second time.

Mr. Melillo asked for an update on the Caplan/Wooding property.

Chairman Parisi explained that there was a joint meeting of the Council and Caplan/Wooding Committee at which a presentation was given by the Jonathan Rose Co. Those councilors present thanked the committee for inviting them and listened to the presentation. The meeting did not go into any great depth with regards to the specifics of what they might propose. I understand that there may be another presentation coming up next month or so. The committee's job is to search out those companies who are interested and have them come in and make presentations.

Mr. Melillo next spoke about the national money supply and the stock market.

Public Question and Answer Period was closed at this time.

ITEM #6 Consider and Approve Confirmation of a Mayoral Appointment/Re-Appointment to the Public Utilities Commission for a Three (3) Year Term to Expire March 1, 2006 – Mayor

Motion was made by Mr. Farrell to Confirm the Re-appointment of David Gessert to the Commission for a Three (3) Year Term to Expire March 1, 2006, seconded by Mr. Rys.

Mr. Farrell pointed out that Mr. Gessert is a former member of the Town Council; former Chairman of the Town Council and has served effectively for almost a decade on the Public Utilities Commission.

Mr. Gessert was called out of town and was unable to attend the meeting this evening.

VOTE: Knight was absent; all others, aye; motion duly carried.

ITEM #7 Withdrawn

ITEM #8 Report Out/Update on the School Renovation Project

William Choti, Vice Chairman of the School Renovation Building Committee appeared before the Council to report on the activities and the status of the committee.

The status of the project, EDO49R; budget; slippage of the project; and reimbursement were the topics covered.

The committee has finally gotten through Planning & Zoning, Zoning Board of Appeals, Inland Wetlands Commission, E.P.A. and D.E.P.

Status of the Project – Work of the Committee

Design - mostly complete. There are some finishing touches that need to be done to the Phase C schools. The committee is now in the final process of the State Facilities Unit (SFU) and PCT approvals. That is when the plans go up to the State of Connecticut and are viewed for completeness and looked at for code compliance.

Information Technology – The project finally has a scope and budget. The committee has had discussion as to the components of the bid that is going to go out for information technology but word was received of Board of Ed approval.

Manpower - The committee is working on identifying the best use of manpower that was interjected by the Board of Education, i.e., their construction representative. The committee is currently trying to nail down where this person is going to fit into the scheme of the committee's things. Being the owner's representative on the project, the committee has found that the user's representative is probably coming from a slightly different outlook on this project as the Board of Ed also is.

Cost – The committee is still holding to the \$62 million bottom line that the Council gave the committee the year before. They continue to track the re-allocation of funds in each school. That re-allocation is based on the fact that when we first put the original budget together the committee was looking at items that costs were based upon square footage. Now the committee is beginning to see real numbers. Components of the project that the committee thought were going to be less turned out to be more and vice versa.

Permitting Process – The committee is currently working with the Turner Company, which is the construction management company and JCDA to obtain all of the building permits.

Mr. Choti went on to say, with regards to the work of the paid professional staff for the Building Committee; they are working with SFU and PTC on the comments that they received from them. They are also working with Planning & Zoning issues. There are issues still out there from the Water & Sewer Division, from the Board of Health; items like that that are “tie up” features on this. Building permit applications; you would be surprised at how much work it is to get a town project through the Planning & Zoning process.

Specifications and Bid Documents – For Phase B and Phase C schools need to be typed up, worked up; the front end needs to be looked at for the committee needs to know where they are going with that.

Mr. Choti continued, I am happy to say that we are gearing up over at Moses Y. Beach. The trailer is in place and Turner has a man on site. We are getting ready to rock and roll over there. Very soon we are going to have dirt flying and I am very happy about that. JCJ (Jeter, Cook, Jepson) is in the construction mode which means that they are reviewing submittals; talking about shop drawings; looking at installation instructions and pretty soon they will be looking at field revisions and field decisions. JCJ has assisted the Board of Education through Darren Novak (Buildings & Grounds Supervisor) to prepare the EDO49Rs and they were giving them the back up numbers and also the square footage numbers.

EDO49R- Mr. Choti stated, the committee had until June 30, 2003 to file the EDO49. Extensions have been received to start all phases of construction to June, 2005. The paperwork was filed with the Department of Education and Darren Novak was delegated by the Superintendent to file that paperwork. All of the state legislative representatives have been notified to the status of our grant. The committee, the Board of Education, the Superintendent and his staff, the Mayor, the Bond Attorney and Tom Myers (Comptroller) via telephone, met to move to file before the deadline and to start recovering money spent on design and the town financial issues related to bonding. That was quite an arduous task, to make sure that the Town was in the correct position to file the paperwork and make sure it was all correct because when you file on line, if there was anything that was incorrect, it doesn't accept it. You have to make sure you are starting at the right point and you are finishing at the right point.

Budget – Mr. Choti stated, the total construction and soft cost budget remains the same. We haven't gone up and we haven't gone down but we are still tracking in the same direction. We do have changes to the reimbursement budget. The sheet that has been distributed to you that has the Konover Swinerton heading on it, specifically page one, was from February 6, 2001. I guess the world has changed quite a bit since that day for as you

can see, the grant reimbursement at that time was calculated at about \$29 million from the state and the cost to the Town was \$32 million. We have been tracking that number but after the EDO49s were filed, we find a slight shift in the dollars expended. If you look on page 2, this document was prepared by Darren Novack of the Board of Education, you will notice two spots that I have highlighted on it. One is "Future Financing" which is the Town's burden; the other is the State reimbursement. As you can see, there has been a change in the shift. The change will be explained because of the way the project has been structured. Certain items that were thought to be fully reimbursable were not. The second hand out that I gave you was an EDO49. If you look at it, on the front page down at the bottom, you will see a series of numbers. Those numbers are non-eligible costs. If you factor out all of the ineligible construction costs from the eleven schools, it comes up to \$6,500,000. The contingency that is being carried is \$4,300,000 and temporary borrowing is \$621,000. By factoring those numbers, contingency is unspent dollars and they are not allocated into any category so we saw a shift. With Mr. Novak's spreadsheet, if you factor out temporary borrowing, which at the Council meeting where we had approval for Phase A we were told to take that out of the budget, and you factor in contingency, which is unspent dollars, the factor to the town now becomes 43.9%, which is a jump up. The construction that is already allocated is \$57 million. The state's portion of that, based on that percentage, would be \$25 million. The Town's percentage would be \$32 million and we are basically back where we were. What's the good side of this and what's the bad side of this? The contingency dollars, if they start to move; unforeseen conditions, if we need to spend that money, what is going to happen is, it's 54% reimbursable if it is good money; fully eligible. If it is not, then the percentage starts to drop down. What we are calculating right now is the cost to the Town or shift to the Town's burden is approximately \$1.8 million, tentatively. Tentatively because Phase B and Phase C have yet to go out to bid. We really don't know where those construction dollars are going to come in. Hopefully, we have a very good market out there and we will track less. Hopefully, when we open up the schools, we don't spend as much contingency as we think we possibly could. If you look back in the dark ages; February 6, 2001, we were expecting someplace around 47%. Right now we are tracking someplace close to 43.9% and we are hoping that we can stay there. Based on the report that you see in front of you that was sent by the Board of Education, the percentage is around 40%.

Reimbursement - Mr. Choti stated, ineligible costs in that line, if you look on the final page of the EDO49R report, you are going to see "student population" based on enrollment and you will see "Total number of square feet." We are adding to the size of our buildings. We have less people in our buildings. When you start to do that, your percentage moves drastically. It is not necessarily items that the state says are just maintenance items or that they are partially eligible items. A lot of this is based on the square footage computation. It starts to move rather quickly. As for items that are in the budget that do not show up as eligible, many of these items are partial parts of items that are eligible. Example, when you start doing the heating or ventilating system over, when the state views the controls, they say it is eligible. When they look at the ductwork, they say it is eligible. But if you are replacing a roof top unit, that portion of it is considered

maintenance so that falls out of the eligibility list. That is where it is. It is a very complicated formula. It is almost a secret. I can tell you that the board of Education, Superintendent, Darren Novak and the Mayor spent an extensive amount of time with David Wedge, trying to get the whole affair explained and so it was clear to them where the reimbursement dollars were going to come from. Under reimbursement, the Mayor has not released Lyman Hall High School yet, because we are still awaiting General Assembly approval of our EDO49R. Why does that have to happen? If you have a 10 or 15%, why it is worded like that, I am not too sure; percentage change in the dollars that you first requested, the General Assembly now has to view it again and vote on it again. That's the law, that's the way the statute reads and that is what we are waiting for now. We are hoping, through legislative force, that maybe Lyman Hall can go to the top of the pile and because we have yet to bid Phase B or Phase C, those two phases have not been impacted. It looks like the start date for Lyman Hall will be, with approval, sometime around June. That's where we are; that's where we are going. The committee is working very, very hard. We have spent 3 ½ years to get to this point. As I reported in the newspaper when I was asked about Lyman Hall starting, I was kind of disappointed because I am the kind of fella that likes to get his feet in the dirt; I like that. This part of it is a little more tedious for me. We are all looking forward to starting the project; to the first hole dug over at Moses Y. Beach. The committee is excited...and I just want to announce that we are starting to put people from the committee in positions of liaisons to the schools and the first one is going to be Mr. Dick O'Connor, past principal of Moses Y. Beach and he drew the lucky straw and he is going to be our liaison over there. That is all I have, thank you.

Chairman Parisi stated, I understand that State Representative Fritz is doing a yeoman job on this effort?

Mr. Choti replied, that is my understanding also, sir.

Mr. Farrell asked, is it fair to say that the definition of what is ineligible is best described as maybe a fluid thing to some degree and that there is some, for lack of a better word, gamesmanship on both sides? We want to try and get in as much as we can and they want to keep out as much as they can? Is that correct?

Mr. Choti replied, there are times when things thought to be ineligible during the audit at the end of the program may slide to a different direction. It can work both ways. We might come in and say that we are going to paint the lockers. They may come in and say, "that's a maintenance item." But if the tiler comes in to do the floors and he wrecks them, then it may become eligible again. You try not to get into that mode; that'll come back to bite you. You can cheat on your taxes just so long and sooner or later something is going to flag. The Board of Ed receives a list of eligible and ineligible items after the plans go through SFU review. They know what was and what isn't and then it becomes a question mark until audit.

Mr. Farrell replied, but it is like beauty being in the eye of the beholder, what's eligible and what's maintenance versus non-maintenance is in the eye of the beholder and we may have a different perspective.

Mr. Choti commented, my recollection of the last project is that there were some heated discussions, yes.

Mr. Vumbaco asked, is the construction rep that you referred to the one that the Board of Ed is proposing to hire as their liaison?

Mr. Choti replied, he is already on board, in fact, I believe that you folks received a review list from the Board of Ed's paid guy. He took the sets of plans, went through them, made comments on what he saw. Basically, after reviewing the list and going through it, there are some items on it that I would probably question. He reviewed some of the schools, saw a canopy being removed but did not see it going back in, because it's not. This has been a 3 ½ year process without knowing the full history of the project, you would probably think that if you were taking something out you were probably designing it back in again. We had issues like that. That is one of the things that we are looking at as to what we do with this. We wanted to make sure that when the plans were reviewed by this gentleman, that it went to Darren Novak, who is the Superintendent of Buildings and Grounds, then it passed to the Superintendent's office where he reviewed it to see if it was something they wanted to bring back to the committee. Once the committee reviewed it, then we would give it to our paid consultants to see whether or not it had value to the project. I think that is important that everyone understand where the train goes because, with much of this work, if we sit our consultant down and tell him we want him to go through 32 pages, we might get a bill for it. We don't just want to send them off on a mission just to answer a question that probably someone who has been sitting on this committee already knows. We are going to review it, put our two cents into it and what we see as viable, which may have some value engineering, may have some cost saving. We are not sure. It is not a bad thing to have a second set of eyes look at your plans, it is traditional, it is called a peer review and sometimes the architect will ask for that, have a peer review of the plans. We had an extensive study with SFU. They look at all the plans for code compliance. We also had Turner Construction. Turner is not going to try and construct a set of plans that aren't too good. Then you have to give it out to the bidders who, when looking at the plans we submitted to them, had very few requests for information (RFIs) back to Turner which would go back to the architect so when they bid the jobs, they saw a set of plans that they understood.

Unforeseen conditions – Mr. Choti stated, what I have found out and where I find the use of the Board of Ed's man very valuable to us, he has the time during the day to go in and lift a ceiling panel to look and see what is actually up there. It is not a bad thing, it is a useful tool for us that we are trying to work in so that we also have another team member and someone that we can also utilize.

Mr. Vumbaco stated, I don't remember that position being in this year's budget so I don't know how that person got hired. I guess I will have to take that up with the Board of Education. I heard it was going to be in next year's proposal but I'm not sure about this year's and how that whole thing worked in. I am just as surprised when you mentioned the fact that this person is actually on board because I don't recall when we reviewed the budget last year whether that position was even approved. Apparently there must have been some sort of shifting of funds to do that but that's not for you, Bill (Choti). I have a question on the \$1.8 million; in other words you are maintaining that the \$62+ million, the \$1.8 million is just a shift in the reimbursement dollars as it stands now, tentatively?

Mr. Choti replied, the bottom line \$62,128,000 remains intact at this time.

Mr. Vumbaco asked, does it look like it is in jeopardy at all? We hear from different members of the committee as well as articles in the newspaper, specifically the I.T. (information technology) issue came in like \$1 million more than what the plan was. Is that being offset by other bids coming in under so that you will maintain that \$62 million?

Mr. Choti answered, we are looking at some re-allocation of some of the funds. The I.T. budget, we are going to send that out on the street with an add/deduct. What is going to happen is, there are two components of the I.T. budget; one is the I.T. portion of it which is information technology only. The other side of that is phone systems throughout the school system. That ranges someplace in an estimate around \$316,000. We are going to bid both components together but we are going to get two numbers. If the I.T. side of the budget comes in favorably, then we may be able to slide in the new phone system. One of the issues with I.T. is, the phone system would not be reimbursable, because that is considered a maintenance item. There are portions of I.T. that are not fully reimbursable and we were carrying just around \$1.1 million throughout the budget for I.T. so there are dollars available. One of our concerns with the I.T. side of it is, some places where we put the money, there isn't enough money for each individual school because it was based on a square footage estimate. Lyman Hall may have enough; Dag may be a little bit short, and I am just using those as examples, that isn't exactly what is going on out there. That is what we are concerned about right now, an allocation issues; we do we put the dollars.

Mr. Vumbaco stated, the reason I brought that up was because I received calls from a few concerned parents from those schools that are in Phase C. If the \$62 million is being held so solid which is what the charge is and if we are going to start expending more dollars up front, somewhere, someone is going to get short-changed if, in fact, those re-allocations don't occur through the full eleven school project. That is the only reason I am asking. In other words, if the \$62 million is case and it costs us another \$1 million for Lyman Hall, let's say, for speaking purposes, then that \$1 million has to come from somewhere.

Mr. Choti replied, one of the issues with that is, because we are on the state rolls with eleven separate projects, we can't really steal money from Peter to pay Paul, we have to work within those EDO49 recorded budgets. Unless we come back to you and say that

Lyman Hall needs more money, that's the only way Lyman Hall is going to get more money or Parker Farms is going to get more money. We are staying within the \$62 million overall, that's the checkbook and we can't exceed that. We are also kind of locked into each individual project. We can't say that we are going to take money out of Sheehan because it is the last school and sent it over to Lyman Hall.

Mr. Vumbaco answered, that's good to know. I didn't realize that myself....

Mr. Choti interjected, not without Council approval. If you folks say it is o.k., then we can do anything you say. We are not looking to do that at any time in the future.

Mr. Vumbaco stated, when you were showing this example of Lyman Hall, if you go to the last page, the total square footage is actually decreasing for Lyman Hall. This is just an example, what you are talking about, the shift in square footage could be causing some of the changes in the reimbursement?

Mr. Choti answered, yes, sir. As you can see, enrollment had dropped slightly; square footage has gone up; basically, it was many years ago we came before the Council and we explained that the State of CT. views each school, elementary, middle and high school, with a square footage per pupil. One of the things that has kind of come back to bite us is the fact that we have what we call "California-style" schools which has an exaggerated amount of hallway space. That hallway space does come into the factor. It might look pretty but sometimes if you stack them, it is a little easier to build them. That's where we are seeing a significant shift in dollars.

Mr. Vumbaco asked, the slippage that you had talked about and addressed briefly, is that the Lyman Hall slippage you are talking about?

Mr. Choti answered, yes, because right now since Phase B was not planned on starting, we wouldn't be coming before the Council until probably September to look for funding. Phase C, we were anticipating probably the first of next year before we would be looking for funding. Right now, I think the greatest concern is that a lot of folks were hoping that Lyman Hall would be up and running. We have to wait for General Assembly approval, I think that is prudent. I know the committee wants to make sure that the Town's money is going to be available and basically, that's where we are at. There is really nothing that we, as a committee, could do about it but we are poised. The bids went out, we are asking, through Turner, all of our subcontractors, to hold their bids. We are well past the ninety day bid period so the downside is, if a bidder decides that they don't want to hold their bid, there may be some components that have to go back out on the street. Right now we are still good with Lyman Hall.

Mr. Vumbaco stated, there was an article in the paper about something like \$40+ million versus the \$62 million and that Mary Fritz was going to go in front of the General

Assembly to get that and we missed dates, etc., is that what these EDOs that you are talking about are?

Mr. Choti answered, the paperwork that you are looking at is an EDO49R which is a revision to your original scope of work and dollar value that was placed on that. When the original EDO49s were filed it was thought to be a \$40 million project. It is not. At one time it was a \$72 million project and it was brought back to a \$62 million project. That paperwork that needs to be filed to the state because that's how they put their legislation together for bonding. Basically what you are doing is reporting how much money they have to have in the bank and you are also looking at where your reimbursements lay so you know how much money you have to have in the bank.

Mr. Vumbaco asked, who files these EDO49Rs?

Mr. Choti answered, the EDO49s are ours and all of the EDO forms are filed through the Superintendent's office, Board of Education. The committee is not in grants administration, we are in design and construction. Although we do track and know about the reimbursable, eligible vs. ineligible, we do not file the paperwork.

Mr. Vumbaco stated, I could not raise up the infamous letter that was written about in the (news)paper that Mary Fritz wrote that said we needed to file these EDO49Rs. Is there such a letter? Have you seen it? She said you're at \$40 (million) and you had better get going if you are going to go to \$62 (million).

Mr. Choti answered, I have never personally seen that particular letter. I don't know who it was addressed to.

Mr. Vumbaco replied, that's what I'm trying to find out.

Mr. Choti added, I don't know if it went to us or not. The only thing I can tell you is that back on February 6th we had a meeting upstairs before we came down to the Council Chambers and we did put in our minutes a request that the Board of Ed now file an EDO49R. At the time we did have Konover Swinerton on board which was an owner's representative. As an owner's rep. he was involved in that because as you can see page 1 is a Konover Swinerton document. When we went from the owner's rep./general contractor model for this project and went into construction management, that the task of filing and recouping money went to Superintendent, Board of Education offices where it always was. It was always there, it is not like new news; everybody knew it was there. The only thing is, when we lost the owner's rep. the owner's rep. would go to the architect to get square footages and student population numbers and eligible cost numbers and give those to the Superintendent's office who would make the filing. With the loss of the owner's representative, now the task of delivering the numbers to the Board of Ed went directly from the architect to the Board of Ed on a form that followed the plans when they came back from the State of CT. They were tracking the number, they had the paperwork

at their end. In fact, Steve Burgess is here from Jeter Cook Jepson and can reiterate what I just said but that is where that part of the process goes.

Mr. Vumbaco asked, this legislation that needs to be enacted to get the additional dollars, is that being done in one fell swoop or is it going to be done on an individual school by school project basis?

Mr. Choti answered, the Mayor may be able to answer that. He was at the meeting, I was not.

Mayor Dickinson stated, I believe it is part of the school construction legislation that I am told isn't enacted until the end of a session. Mary Fritz is the lead on it and I think all of the other legislators are assisting as they can but, as recently as yesterday, she had told me that it was being drafted and scheduled to be part of the overall legislation that the department seeks.

Mr. Vumbaco asked, so she is going for the full \$20 (million) difference or are we going to have to do it by school, like this indicates?

Mayor Dickinson stated, I am not sure of the exact drafting. I think it refers to each of the project numbers and reflects the larger total.

Mr. Vumbaco asked, did she (Mary Fritz) give you any indication that it could be a problem? I know it is hard to say when you are in front of the legislature with millions of dollars...

Mayor Dickinson answered, I have a feeling that she sees this as more of a routine type of thing than it has been in the past. Nothing is out of the ordinary. Now with all the fiscal crisis and the state looking to save every dime it can, that becomes the open question but, so far, anything that I have heard has been positive.

Mr. Toman stated, I think you implied, when you were talking about how you asked the bidders to hold their bid, with the anemic economy we have here, I would think that we have a pretty good shot at getting some of these bids falling our way, working to the Town's benefit. Are you intending to solicit a greater universe of bidders now? Are the bidders so specific in their services to the Town that you really can't go out and solicit a great number of more in their particular areas?

Mr. Choti replied, that would be a re-bid, basically, of the whole job. What's wrong with that is that the bidders already know where the apparent low bid was so that kind of drives that portion of the project. Moses Y. (Beach) is already in the start of delivery. Lyman Hall, we are hoping that with quick legislation that we will get approval and we can move forward quickly. The re-bidding of any school takes quite a bit of time and work. We would have to go out again, solicit, give them thirty days to look at it, the bids would have

to come back, we would have to spend 2 weeks looking at it, then it would be a two week period where the building committee would then analyze the bids. Then we would come back to the Council, look for bid approval. We would have to change the appropriation for the bonding that we approved on the first go-around with Phase A. It might be more tedious for that school than it is worth. Phase B/Phase C has not hit the street yet. Again, what you say is true, we are seeking a softer market out there; we are seeing some better pricing. There's only one component of Lyman Hall that is going to go back of the rod again and that's going to be the electrical side of it because we had some substantial changes in what we were going to do with the electrical so we put that one back on the street. We are not contemplating, we are hoping that we can kind of stay where we are rather than try and reinvent the wheel on that one.

Mr. Brodinsky asked to review the projected dates for Moses Y. Beach and Lyman Hall High Schools. In looking at a construction schedule update that the committee provided to the Council back in December, there were some timing milestones and target dates that I slowly want to review where we are on this. I starting with Moses Y. and there is a notation there that Turner was authorized to award the trade contractors and the target date was January, 2003.

Mr. Choti answered, it didn't make it.

Mr. Brodinsky asked, when did that happen?

Mr. Choti answered, we are on site now and had the bid released from Purchasing probably thirty days ago. With regards to the schedules; the schedules are self-imposed.

Mr. Brodinsky replied, understood. No, because we are talking about timing, I thought it was a good opportunity just to get caught up. The next item is "Mobilize site contractor, start construction February 14" was the self-imposed target date.

Mr. Choti replied, we had the trailer on site on the fourteenth but there was no work going on. We had a pretty vicious winter and even if we contemplated starting on January, you weren't going to get anything in the ground.

Mr. Brodinsky asked, construction started?

Mr. Choti answered, the construction process has begun. We are looking for lay down; we are telling our contractors to begin moving things on site. We have to put up all the safety fencing; we are still working with the Fire Marshal's Office to make sure that he is comfortable with everything we are doing, but we are still talking with the principal to make sure that she understands what areas are going to be available to her, but the process has begun, yes, sir.

Mr. Brodinsky stated, the next notation is "Start the structural steel projected date May 15", is that still realistic?

Mr. Choti answered, no, because we don't have a foundation in yet. We have to pour concrete before we can put in steel.

Mr. Brodinsky stated, because you gave us an update in December, I thought I would bring us up to date now. That is the purpose of this. When do you think if it is not May, 2003?

Mr. Choti answered, we are looking at probably into April before we start swinging steel. Right now we are looking at the summer building season when everyone is out of the building. We will have total control and be able to move quickly. Right now we are targeting closer to the end of school rather than just arbitrarily saying we will start tomorrow.

Mr. Brodinsky referred to the next item, "Start school construction full scale, June 16" is that on target?

Mr. Choti answered, sounds like that's going to really happen.

Mr. Brodinsky next referred to, "Complete new addition, December 31", that still sounds...?

Mr. Choti stated, yes, Turner is looking at possibly accelerating that but they don't want to make any guarantees. The Board's representative looked at the plan and felt that there were less than 120 days of construction on the addition. It may move quicker than we are scheduling.

Mr. Brodinsky next directed his inquiries to the Lyman Hall project. He asked, have we received the building permit yet?

Mr. Choti answered, absolutely not. There is no activity on Lyman Hall, not until we get approval.

Mr. Brodinsky next referred to the item, "Turner authorized to award trade contract" which was targeted for the beginning of February. We're not there yet?

Mr. Choti answered, no, sir, they are in my briefcase and they will not be released until I have authorization from the Mayor's Office.

Mr. Brodinsky replied, that brings us to the legislation that we are talking about and the legislation might be passed when?

Mr. Choti answered, we heard, because it is tied to the end of the legislative session that it could be the beginning of June; May or June; somewhere around there. Hopefully, they can push it to the top of the hopper.

Mr. Brodinsky stated, that would set all the dates back about three months I would guess. "Renovations full scale" were projected for June to August. So that would be when? November through December?

Mr. Choti answered, yes, because we were looking at renovation, we may switch renovation to addition. That work we can do while school is in session. We can do that outside and then look to the next summer season to get in and do the renovation. Lyman Hall is going to be an incredibly complex project, not so much in the dollar value but we're everywhere in that school doing sometimes large things, sometimes small things. It is a people shift issue. We have to construct to move people into new areas to get into the old areas and what we are looking at right now is the double up on the two summer construction seasons and it may stretch a little bit longer because we still have to do abatement over there. Abatement may be done in the first summer season.

Mr. Brodinsky asked, knowing what we know now about the timing and legislation, again, I am following your form, how you set it up; knowing what we know now, when probably will we start the new additions-band and lobby? I am reading from your handout from last December.

Mr. Choti answered, right now, the handout from last December, although you are looking at critical milestones, we have to re-do the schedule basically from point one. The construction side of it, because we have been slightly a kilter here, we need to go back to Turner, we need to re-think what we are going to do and when we are going to do it and then we are going to come back to you and re-submit a schedule so everybody knows where we are going and you can actually see what we are trying to attempt.

Mr. Brodinsky answered, that is good to here because I have been, and I am sure everyone has been getting calls, "what's happening at Lyman Hall, when is it going to start?" The community wants to know and the sooner you could get back to the community with a presentation like you did in December, that would be great.

Mr. Choti replied, that is why I thought it was so important when we knew what the circumstances that the committee was going to be acting under and with the shift in time we wanted to make sure that we got to you folks as quickly as possible so that there weren't going to be people saying that we are going to be stealing money from Sheehan and Lyman Hall is never going to start. What you read and what you hear are not necessarily exactly what's going on in the committee.

Mr. Brodinsky stated, Moses Y. Beach is starting shortly and we don't have to go to the legislature for Moses Y. and I assume that's because we didn't see the price increase of 10 or 15 percent, is that correct?

Mr. Choti replied, that's correct.

Mr. Brodinsky asked, were there any other EDO49Rs filed along with the Lyman Hall EDO49R?

Mr. Choti answered, yes. I did not give you all the schools, I gave you that as a sample so you could see the categories that need to be filled in, where the Town's financial side is and, basically, what the state is looking for as a cursory overview of your project before they give you money.

Mr. Brodinsky asked, have we now filed all of the EDO49Rs in all of those schools that have an increase in cost of 10 or 15%?

Mr. Choti answered, yes sir.

Mr. Brodinsky asked, so all the paperwork is up to date?

Mr. Choti answered, yes sir.

Mr. Brodinsky asked, how did it come about that we learned that we needed to file this EDO49R? It just happened last week that we filed it. What triggered that?

Mr. Choti answered, it was actually quite innocent. The State of CT. has a website that has building project information on it. When we accessed the site, we saw a \$40 million project for Wallingford, not knowing whether or not the website was actually up to date, inquiries were made.

Mr. Brodinsky asked, who found that?

Mr. Choti answered, I believe it was Linda Winters (Board of Ed Business Mgr.) over at the business office. What propelled here to take a look see was they were looking to start the reimbursement for design costs. Without a current EDO49 up there, there was no way to recoup any dollars that were already expended by the Town on design. They were already in the mode to start returning money to the Town to basically seed the project going forward so they looked into it. When they looked into it, they found that it was a \$40 million project. They knew they needed to file a revised EDO49. They started the process in place and where we came to a slight bend in the road was with the Town financing side. According to the state, if I have everything right, you would have had to

funding in place up to \$62 million already before they throw their piece in. We found that to be quite unique. We didn't think that happened on the last project but it may have, but I don't believe it did. When they tried to recoup money we found out that we needed to file further paperwork. They started the process in place; we worked with Tom Myers, the Finance Office, JCJ, the paperwork was put together and when we finally found out what the funding burden was going to be for the Town, we filed the paperwork. David Wedge, with the SFU, by his own admission ventured to point out how unique our project was, how nobody out there is trying to do eleven projects at the same time so he understood where our issues were coming from and I think the Mayor put Wallingford's point well forward as to how the Town was going to proceed with this project and how we were comfortable putting the associated Town funding in place before we went forward.

Mr. Brodinsky repeated to be sure he understood, Linda Winters was, at some point, in the process getting reimbursement back from monies that we have already spent?

Mr. Choti replied, she made the inquiry yes, sir.

Mr. Brodinsky continued, and she was beginning that process of...

Mr. Choti added, in fact, they asked us, how can we start getting some money back?

Mr. Brodinsky continued, and so I guess to date we haven't gotten any money back yet on any...?

Mr. Choti replied, no and that's interesting because, based on your project start time, right now the only project that is started is Moses Y. and it is the only one that is approved by the state so, at this point, the only one we could start to recover money on would be Moses Y. We couldn't do it on the money we've spent on all eleven schools until those projects officially start. The start of a project is a shovel in the ground, take a door off the wall, something that simple, but you have to physically start the project.

Mr. Brodinsky asked, at what point, approximately, did Linda Winters become aware? December, January?

Mr. Choti answered, I really don't know because I don't know how long they were fishing around.

Mr. Brodinsky asked, when did you first learn about it?

Mr. Choti answered, probably two months we started the process.

Mr. Brodinsky commented, it was probably one nanosecond after she learned about it.

Mr. Choti answered, not necessarily because, through all of our committee meetings we always made inquiries as to, are we o.k. with our funding; are we o.k. with our funding? We did, in committee, discuss, are we o.k. with our funding, and that's where we went. Mr. Brodinsky asked, this EDO49R, I gather, could have been filed any time after the figure of \$62 million became known?

Mr. Choti answered, yes, it could have but there was; I'm just coming out with my own personal opinion; I know we really wanted to know what the cost was. I mean, the Town mindset is always "bid first; finance second" so we like to know what we are talking about. I can only surmise that we were looking to see Phase A; looking to see if our estimates were accurate and would hold up and then move on. We had time to file. If we knew everything; if it was filed a year ago, if it was filed two years ago, would it have made a difference today? I don't know. I don't know that anyone could have predicted the state of affairs up in Hartford. I think that was the big bogey that came in and that's what really made this probably a little larger than it would have been without the state's problems.

Mr. Brodinsky asked, and the requirement of special legislation when the project cost increases by 10 or 15%, I assume that has been around for a while?

Mr. Choti replied, that is across the board. Mr. Mayor, do you have any idea when that actually came into date?

Mayor Dickinson answered, it appears to be a new interpretation by the (State) Education Department. The commissioner has the authority to interpret and determine at what point the department will approve things. They have been imposing this, if the cost goes 10 or 15% above, then they are going to require the General Assembly. That appears to have begun in the fall. That is the information that I have received from Joe Fasi, our Bond Counsel. There was a change in law and that dealt with requiring local funding to be in place and that became effective in 2002. There was a change in law and then I think the department appears to be interpreting some of their existing language in a way that requires General Assembly to get involved. I think all of this is brought about by the fiscal crisis of the state.

Mr. Brodinsky stated, what prompts that question, again, is the article in the Record Journal that indicated that the legislators were, at least, aware. It may not be reported right but there was a statement that indicated that at least the legislators were aware that a revised form needed to be filed. I am trying to piece the puzzles together. It is not terribly important but you can understand the curiosity.

Mayor Dickinson explained, the extension of time to file had been filed by the Superintendent's office when Joseph Cirusuolo was superintendent. The extension lasted until June 30, 2003. The Town had two years to file the EDO49R for the expanded project.

Mr. Brodinsky commented, I was actually referring to the special legislation requirement, not the extension requirement but, again, I am trying to put the pieces of puzzle together because I like to understand what is going on. When I read something that I don't understand I want to get it from the horse's mouth.

Mr. Choti stated, parallel paths; EDO49R has to be filed; all of the numbers have to be accumulated to be placed on the form.; local funding has to be approved in time so we understand where it is going; state legislature – all the members of the state legislators were informed that this was the situation that we were in and both sides of the aisle understand the situation. All of it was going on, all at the same time. There was not a succession of one after the other, after the other. We don't have time to do that so it was simple enough to say, "o.k., get the form filled out and when the form is filled out, let's get it up to Hartford, and when it is up to Hartford, hey, folks up at the legislature, let's move this through appropriations." Basically, that is how it happened. It happened all at once. We didn't try to fill out the paperwork first and then go to the state legislators with the paperwork. We had everything moving at the same time.

Mr. Brodinsky asked, all of the schools affected by the 10-15% increase in cost are now the subject of this legislation that is...

Mr. Choti replied, absolutely. We don't know if they are going to attack on all eleven projects because they all have a different project number. That's the way it is going to be done so as far as we can see, it is not done with a total \$22 million number. It is done by each school. They will vote for Lyman Hall, this number; vote for this project number; that number; that's how it is going to go.

Mr. Brodinsky replied, I don't want to leave this to chance; is someone checking on the exact terms of that legislation so that we know one way or another whether all the schools are included in this legislation? I don't want the same thing to happen again.

Mr. Choti replied, I, sir, have not because the grant procurement is in the purview of the Board of Education but I have no problem and I can tell you emphatically that we will be tracking, don't worry. Just so that everyone understands; Page 3 of your handout entitled, "Wallingford School Project – Eleven School Additions or Renovations Schedule" you are looking at a hypothetical schedule. I asked Turner Construction to put together a hypothetical schedule based on Phase A start, June '03; Phase B start, June '04; Phase C start, June '05. I am not that crazy about stretching this project out too much, but because we do have, and we are all taxpayers here, we understand the impact to the taxpayer with an adjustment to the Town's burden for this project that you may want to look at an option of stretching the project out a little bit more for financial consideration. It is just for hypothetical discussion, maybe at some later date. I am sure you folks are going to have to talk about what sort of impact; right now we are looking at \$1.8 million. I don't know what that impact is going to be to the taxpayer but I am sure it is something you are going to have to deal with. We just want to make sure you have options available. One thing about the schedule; time is money. What is going to happen is, all the paid professional staff that are going to be around a little longer, we may have to return to you and tell you that we are going to need a little more money for them, but it is just a hypothetical situation, not something that we are holding to. We will be back with a new schedule once we get approval and then we will move forward.

Chairman Parisi asked, when will the new schedule be available?

Mr. Choti answered, as soon as we get legislative approval because, right now, any schedule that we give you would just be, again, hypothetical. This is just a talking point. It is just something that you might want to think about.

Chairman Parisi stated, it really doesn't have any value.

Mr. Choti answered, right. It can be done.

Chairman Parisi asked, what is going to be the outcome of this? Some of the dates on these pages go back three years.

Mr. Choti stated, that is when the plans were submitted; those are the dates that you are looking at. We are going to run through these things. There are two cover letters asking us to have our project engineers and architects review this and then the response should be sent to the Board of Education and the Building Committee. Although I respect Mr. Henrici's request, we are going to renew it first. We are going to talk to our professional staff and see which ones are going to be relevant and then we will get back to that. On the

second letter which is from Darren Novak, we are still continuing discussion on this Barbara Coleman Network 8000 Automation System, which is the controls for the heating and ventilating system. We have not come to complete closure on that. The only thing I can tell you is, currently we do have a qualified low bidder and right now we are trying to make sure that qualified low bidder meets the new expectations of the buildings and grounds staff. Again, when plans, scope and specifications were drawn up, the process started 3 ½ years ago and we now have some new players; players with some new expertise in some of the more technical and more up to date heating and ventilating system requirements so we are looking at a slightly different system. Back in the design stages we were looking at, if it was hot, we were going to cool it off, and if it was too cold, we were going to heat it up. Basically it is that simple. This new automated system is a computer-based control system that has the ability to be controlled remotely from remote locations. It is a little more bang for the buck. The reason that we are actually looking at an automated system is because we do know that the State of CT., Department of Health is already viewing air quality for public buildings which is going to be a required number of air changes and all of this equipment will be controlled by computer.

Chairman Parisi asked, in other words, decisions that have already been made are going to be re-done, reviewed?

Mr. Choti answered, we are going to look at them from a value point. Sometimes that extra set of eyes may see something that could come up as a change order. Not that it is an error or omission, it could be just the fact that their man was able to go on site, look at something on the plans and find out that the current conditions are not what the designers thought they were. Seeing that and noting that, if we go back to our design staff, they may be able to say that things can be changed or modified either as a field change or, there are many avenues they have to modify what they see. Whether or not we are going to go back to re-design, first of all we can't do that. The Council has approved plans; the Board of Education has approved plans; the State of CT. has approved plans; we have approved plans. We are what we are. There is very little room to go back and say that we are going to start all over again and re-design the project. Phase A has been bid and is under construction. We are hoping to get Lyman Hall started up. Phase B and Phase C schools will have an extra set of eyes looking at them so we are going to scrutinize this. We are going to see if it has value for the project. If it does, we are going to ask that it be implemented. It is another tool.

Chairman Parisi asked, you're not going backward? I am concerned about the cost.

Mr. Choti replied, this is not a backward push.

Chairman Parisi stated, be aware of the so-called computerized systems. I had experience with them at a facility and, boy, just be sure you get a good one because if you have a system that doesn't quite function the way it was reported to function, you are going to have a lot of unhappy people. I was involved with a building that went through that very tedious process. I don't know if the system has every truly functioned properly, be careful.

Mr. Choti replied, we, on the committee, are following many of the recommendations of your new Buildings and Grounds Superintendent, Darren Novak, and he has quite a bit of expertise in the systems; how they work and don't work, and the ability for the staff to utilize what we have paid for. We don't want to buy a system that no one can work. We don't want to have to call the consultant in to turn the heat up. It has to be a user friendly application. Right now we are working towards that.

Chairman Parisi stated, the object is; automatic computerized, you shouldn't have to turn the heat up, be careful.

Mayor Dickinson stated, my motto is, always make sure you can open and close the windows, regardless of what the system is. With all of what still has to go ahead, I think there has to be a continued real careful look at the total cost of the project and the reimbursement because either one will put more burden on the local taxpayer; further reduction in the reimbursement or an increase in cost to the project. This project was accepted by the Town Council on a 47% reimbursement \$62 million so we have slipped several million dollars and I would really hate to see that trend continue because all of our planning was based upon a 47%, \$62 million.

Chairman Parisi stated, I would hope that the Council would be notified immediately if not sooner of any drastic changes in anything that deals with the cost or potential cost of this project because I think we were all rather specific on where we wanted to go and how we wanted to get there and I, for one, haven't changed my opinion and I don't think many others have, either.

Mr. Choti stated, that is what the report and the shift change on the EDO49R shows approximately \$3.9-\$4 million shift. We see that shift but you also must put into those two numbers, temporary borrowing which is going to come out. When we start using the contingency, if those dollars are allocated into fully eligible components, then they become 54% reimbursable. What we did is look at the total contingency, took our percentage and that is how we ended up at the \$1.8 million figure that, right now, I am very comfortable in

reporting to you that that appears to be the shift at this time, at this date. Now, because we have not bid (Phase) B or C, again, it is at this date. When B & C go out there, we are going to be back again to see if that total is actually holding.

Ted Curran, 116 Knollwood Drive asked, the project started out at \$67.4 million and you have now added on approximately \$1.8 million and you told the Council it would come back to about \$62.1 million. Are those correct figures?

Mr. Choti answered, yes sir.

Mr. Curran replied, the change is about \$7 million which I guess is the difference between capitalized items and maintenance items plus the deletion, maybe, of the telephone system at Lyman Hall? Would that account for the drop of \$7 million?

Mr. Choti answered, no, sir. What happened was, when the project was first put together we were tracking around \$67 million, construction and soft costs. We had three areas that we did not have firm numbers on and the total cost, as first reported to the Town Council, was a little over \$72 million. The Council was not very comfortable with that number. We were told to go back and re-visit with the Board of Education all scope items and remove any scope items that were not needed. The Board of Education made the reductions, they came back to the committee, the committee went back to JCJ and, at the time, Konover Swinerton, a new budget was written and a new budget came out at \$62,131,000.+. The reduction was not because of Lyman Hall, it was not because of any specific school.

Mr. Curran asked, where did we get the starting point of \$67.4 million?

Mr. Choti answered, that was without the component of hazardous abatement because we did not know where that was going to go; I.T. because at the time there was a study out on the street that said the I.T. budget was going to be someplace around \$3.3 million and there were some other areas that we were looking at, land purchases, whether or not we were going to do some new roofs that were immediately taken away from that part of the project. So we made deletions.

Mr. Curran asked, it was a misnomer; the figure of \$67.4 million should not be a starting point figure, it should be the \$62+ million?

Mr. Choti answered, yes, we originally started at \$72 million.

Mr. Curran asked, what should the revised figure that we should add the \$1.8 million to?

Mr. Choti answered, that \$1.8 million is the \$62 million, which is the total construction cost to our budget right now, the stateside reimbursement and the Town burden. The Town's burden has shifted \$1.8 million.

Mr. Curran asked, what is the total nut that we are talking about?

Mr. Choti answered, \$62.1 million.

Mr. Curran asked, it would be done in segments rather than the \$62.1 million? It will be done by project?

Mr. Choti answered, the project is numbered. Each one of the eleven projects has its own budget, totaling \$62 million.

Mr. Curran asked, do you have to go in and ask for approval specifically for each project to be accomplished?

Mr. Choti answered, yes, but we are phasing. We have Phase A, we ask for funding; Phase B, we are asking for funding; Phase C we are asking for funding.

Mr. Curran asked, might the public get a copy of your presentation that was made tonight, the schedules?

Mr. Choti answered, again, the schedules that they have is a hypothetical, talking point schedule. It is not the agreed to schedule. It is only if the Town sees a financing burden and they would like to stretch things out. That is all it is for.

Mr. Curran replied, I understand. As I talked to the Mayor before, I would like to see that.

Robert Sheehan, 11 Cooper Avenue stated, I don't want to assess blame but this project has been delayed so many times, it has probably been a year and one-half with a different start up date. I find it awful at this point in the game that in your first phase, you are held up because you didn't file the right form and now we are waiting for the legislature to pass a bill. Given the way politics works and the way the state of the State is now, what ever you are asking for, you are not assured you are going to get that money, whether it is \$20 million or what. They may say that they are only going to give you \$15 million. That makes us \$5 million short on our projected \$62 million and the only place that is going to come from is out of my pocket and every taxpayer in this town.

Chairman Parisi replied, not necessarily.

Mr. Sheehan replied, not unless we get a big star in the east and a gold mine falls out of the sky. I don't know where else it is going to come from. Nothing is written in stone. I don't know what you are going to get or what you think you are going to get. More power to us if we get it all. But you don't know if you are going to even get the reimbursement rate at 47%; it might be 43%; it might be 40%. It is still an extra burden placed on the taxpayer that uses up your contingency fund fast. The only other place left is from the taxpayer.

Chairman Parisi stated, the project could be trimmed back, too.

Mr. Sheehan stated, it could be but every one of these meetings that I have been to, that's been the reassurance. You came here at one time and took \$500,000 off the third phase of this project and I said, "what happens if you need that money at the end?" "Don't worry, we don't need it, nobody is going to get short-changed." That's the number one promise made by the former superintendent of schools; "nobody is going to get left out." If you don't get all the money requested or something causes you to go over budget, I want you to go to the parents of Cook Hill School and Sheehan and when they ask, "how come my kid didn't get it?" and tell them, "I ran out of money; I screwed up" or whatever. Somebody is going to have to answer for it. I hope that never happens and I have been assured for three years, that's not going to happen. Well, guess what? It looks like that is going to happen now. You can't avoid it. You took stuff to get down to \$62 million that you are going back for and looking to throw in now and one of them is a communication system and that price did not decrease over the last three years. If anything, it went up. If you think it is going cost \$3 million to do that in the school system, it is probably going to be more like \$4 or \$5 million now. Whether it is the Board of Education or your project, the money comes from one place and that is the taxpayer.

Pasquale Melillo, 15 Haller Place, Yalesville began to ask questions about fire protection and ventilation in the schools.

Mr. Choti stated, under Planning & Zoning review, the Water & Sewer Division looks at all of the fire service availability to all the schools. Throughout the new constructed areas, we are having sprinklers put in areas that, by code, require them. Vinny Mascia has been very diligent in his requirement that all school buildings have enough water service to them and enough pressure. Those schools do not have that, we have to install pumps. In the past we have even had to off-site close loops for the Water Division to make sure we

had available water and available pressure. This is not anything that is taken lightly, this is life safety. We do not have a choice in this, this is something that is dictated by the State Fire Marshal's Office and I can absolutely tell you that your insurance carrier for the Town of Wallingford would not tolerate these buildings not being to fire code.

Mr. Melillo asked if the schools hold fire drills often?

Mr. Choti answered that he is sure that they do. It is not a function of the committee.

Mr. Melillo wanted to make sure that all schools have adjustable windows.

Mr. Choti stated, in those schools requiring a window system change, the windows coming in will have the ability to open and close. The ventilation system will be state-of-the-art to the schools themselves. We are following the required number of air changes. Yes, the architects have spent an awful lot of time and your money to make sure that the schools are well ventilated.

Mr. Melillo next questioned the traffic patterns at the schools.

Chairman Parisi pointed out that these issues have been covered in the past and are not part of this presentation. He thanked Mr. Choti for a very informative presentation and thanked all the committee members for the time and effort they are putting into the project.

No Action Taken

ITEM #9 Withdrawn

ITEM #10 Executive Session Pursuant to Section 1-200(6)(B) of the CT. General Statutes with Respect to Strategy and Negotiations Regarding Pending Litigation in the Masonic Geriatric Healthcare Center v. Town of Wallingford Tax Appeal Case – Town Attorney

Motion was made by Mr. Farrell to Enter Into Executive Session, seconded by Mr. Toman.

VOTE: Knight was absent; all others, aye; motion duly carried.

The Council entered into executive session at 8:25 P.M.

Present in executive session were all Councilors (with the exception of Mr. Knight), Mayor Dickinson and Atty. Mantzaris.

Motion was made by Mr. Farrell to Exit the Executive Session, seconded by Mr. Vumbaco.

VOTE: Knight was absent; all others, aye; motion duly carried.

The Council exited executive session at 8:42 P.M.

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

VOTE: Knight was absent; all others, aye; motion duly carried.

There being no further business, the meeting adjourned at 8:42 P.M.

Meeting recorded and transcribed by:

Kathryn F. Zandri
Kathryn F. Zandri
Town Council Secretary

RECEIVED FOR RECORD 4-8-03
AT 4:45 P M AND RECORDED BY
Rosemary A. Rascati TOWN CLERK

Approved by: *Robert F. Parisi (by RR)*
Robert F. Parisi, Chairman

4-22-03
Date

Rosemary A. Rascati
Rosemary A. Rascati, Town Clerk

4-22-03
Date

KonoverSWINERTON
 Project Management & Construction Consulting

GRANT REIMBRUSEMENT SUMMARY
 SUMMARY OF ALL LOCATIONS
 WALLINGFORD PUBLIC SCHOOLS
 ELEVEN SCHOOL RENOVATION PROJECT
 WALLINGFORD, CT

February 6, 2001

PROJECT	SCHOOL	2/6/01 BUDGET PROJECTION	GRANT REIMBURSEMENT	COST TO TOWN
0007.01	LYMAN HALL HIGH SCHOOL	\$14,230,410	\$6,690,685	\$7,539,725
0007.02	SHEEHAN HIGH SCHOOL	\$9,761,280	\$4,430,796	\$5,330,484
0007.03	DAG HAMMARSKJOLD MIDDLE SCHOOL	\$2,592,946	\$1,293,293	\$1,299,653
0007.04	JAMES MORAN MIDDLE SCHOOL	\$2,143,024	\$1,026,835	\$1,116,189
0007.05	MOSES Y. BEACH ELEMENTARY SCHOOL	\$5,988,518	\$2,558,337	\$3,430,181
0007.06	COOK HILL ELEMENTARY SCHOOL	\$4,803,852	\$2,576,045	\$2,227,807
0007.07	HIGHLAND ELEMENTARY SCHOOL	\$5,140,664	\$2,348,210	\$2,792,454
0007.08	PARKER FARMS ELEMENTARY SCHOOL	\$3,478,634	\$1,827,168	\$1,651,466
0007.09	POND HILL ELEMENTARY SCHOOL	\$4,087,830	\$2,197,824	\$1,890,006
0007.11	ROCK HILL ELEMENTARY SCHOOL	\$5,284,069	\$2,378,457	\$2,905,612
0007.12	EVARTS C. STEVENS ELEMENTARY SCHOOL	\$4,620,471	\$2,483,069	\$2,137,402
2/6/01 TOTAL BUDGET PROJECTION ALL SCHOOLS:		\$62,131,698	\$29,810,719 47.98%	\$32,320,979

Attachment - Agenda Item #8

March 21, 2003

PROJECT FINANCING SUMMARY

SCHOOL	ORIGINAL TOTAL PROJECT ESTIMATE	REVISED TOTAL PROJECT ESTIMATE	ORIGINAL GRANT	REVISED GRANT	FUTURE FINANCING	GRANT PER STATE SOFTWARE	VARIANCE FROM "REVISED GRANT"
LYMAN HALL	\$9,283,140.00	\$13,880,000.00	\$9,283,140.00	\$6,207,358.00	\$7,672,642.00	\$6,246,262.00	\$38,904.00
SHEEHAN	\$5,724,540.00	\$10,063,000.00	\$5,724,540.00	\$3,857,575.10	\$6,205,424.90	\$3,645,301.00	(\$212,274.10)
DAG	\$2,175,174.00	\$2,554,000.00	\$2,175,174.00	\$1,315,106.70	\$1,238,893.30	\$1,077,828.00	(\$237,278.70)
MORAN	\$2,031,631.00	\$2,111,000.00	\$2,031,631.00	\$850,311.61	\$1,260,688.39	\$688,375.00	(\$161,936.61)
MOSES Y BEACH	\$6,196,554.00	\$5,784,000.00	\$6,196,554.00	\$1,981,534.35	\$3,802,465.65	\$2,089,358.00	\$107,823.65
COOK HILL	\$2,472,012.00	\$5,068,000.00	\$2,472,012.00	\$2,117,885.03	\$2,950,114.97	\$2,291,719.00	\$173,833.97
HIGHLAND	\$2,721,600.00	\$5,348,000.00	\$2,721,600.00	\$2,252,920.36	\$3,095,079.64	\$2,288,883.00	\$35,962.64
PARKER FARMS	\$2,226,312.00	\$3,370,000.00	\$2,226,312.00	\$1,378,330.00	\$1,991,670.00	\$1,324,342.00	(\$53,988.00)
POND HILL	\$1,967,080.00	\$3,876,000.00	\$1,967,080.00	\$1,810,494.82	\$2,065,505.18	\$1,671,384.00	(\$139,110.82)
ROCK HILL	\$2,894,400.00	\$5,290,000.00	\$2,894,400.00	\$1,916,201.93	\$3,373,798.07	\$2,082,662.00	\$166,460.07
STEVENS	\$2,414,600.00	\$4,784,000.00	\$2,414,600.00	\$2,010,100.53	\$2,773,899.47	\$1,974,508.00	(\$35,592.53)
TOTALS	\$40,107,043.00	\$62,128,000.00	\$40,107,043.00	\$25,697,818.43	\$36,430,181.57	\$25,380,622.00	(\$317,196.43)
DIFFERENCE FROM ORIGINAL		\$22,020,957.00		(\$14,409,224.57)			
ADDITIONAL FINANCING REQUIRED LESS REMAINING FUNDING FROM LHHS & MYB *					\$25,063,289.22		
PREVIOUS FUNDING APPROVAL	\$22,842,000.00						
LYMAN HALL	\$7,672,642.00						
MOSES Y BEACH	\$3,802,465.65						
REMAINING FUNDS FROM ORIG APPROVAL	\$11,366,892.35 *						

FORM ED049R. Project Change Request

State project #: 148-0141 Facility: Lyman Hall High School
ED049R Number: 1

Form Status: Ready To Sign-off
Request Status: Being Filed

PART A. Type of Change Summary

IF THIS ED049R CHANGE REQUEST IS FINAL, CHECK HERE

Indicate all applicable project changes for this form ED049R submission

Project Costs Complete Parts B, B1, C and E **Financing** Complete Parts C **Project Scope** Complete Parts D and E

PART B. Change in Project Costs

Item from ED049. Schedule 2. Section C

Revised From Revised To

ELIGIBLE COSTS

Architectural Design	\$0	\$917,000
Site Acquisition	\$1,500,000	\$0
Facility Purchase	\$0	\$0
Other Professional Fees	\$0	\$252,000
Construction (fully eligible)	\$5,668,611	\$9,522,000
Bonus Costs - School Readiness	\$0	\$0
Bonus Costs - Full Day K/Class Size Reduction	\$0	\$0
Equipment/Furnishings	\$0	\$669,000
Eligible Costs SubTotal:	\$7,168,611	\$11,360,000

LIMITED ELIGIBLE COSTS

Outdoor Athletic Facilities And Tennis Courts	\$1,550,000	\$300,000
Natorium	\$150,001	\$0
Eligible Auditorium Seating Area	\$304,528	\$0
Eligible Gymnasium Seating Area	\$99,999	\$0
Limited Eligible Costs SubTotal:	\$2,104,528	\$300,000

INELIGIBLE COSTS

Ineligible Site Acquisition Costs	\$0	\$0
Ineligible Facility Purchase Price	\$0	\$0
Ineligible Construction Costs	\$10,000	\$1,121,000
Ineligible Bonus Costs - School Readiness	\$0	\$0
Ineligible Bonus Costs - Full Day K/Class Size Reduction	\$0	\$0
Unauthorized Cost Increase	\$0	\$0
Contingency	\$0	\$961,000
Other Ineligible Costs Describe: Moving and temporary borrowing	\$0	\$138,000
Ineligible Costs SubTotal:	\$10,000	\$2,220,000
Total Estimated Project Costs:	\$9,283,139	\$13,880,000

EXPLANATION FOR CHANGE IN PROJECT COSTS: Explanation to be mailed

Original estimate was prepared by Board of Education. Subsequent project estimate was prepared by professional architectural firm and construction manager. Project costs have been escalated to revised anticipated construction schedule. The Town of Wallingford is currently seeking legislative approval for the increase in the total project costs and noted in each ED049R

PART B1. Calculation of Auditorium Seating Area

Item from ED049. Schedule 2. Section A	Revised From	Revised To
a2. Total Square Footage of Auditorium, sq.f.	8,905	0
a3. Square Footage of Seating Area, sq.f.	8,095	0
a4. Total Construction Cost of Auditorium (excluding seats/installation)	\$335,000	\$0
a5. Construction Cost of Seating Area ((a3 / a2) x a4)	\$304,528	\$0
a6. Costs of Seats and Installation (not including item a4)	\$0	\$0
a7. Total Cost of auditorium seating area (a5 + a6)	\$304,528	\$0

PART C. Change in Financing

Item from ED049. Schedule 2. Section B	Revised From	Revised To
GENERAL FUNDING		
State School Construction Grant Payments (Progress Payments)	\$0	\$6,207,358
General Fund	\$0	\$0
Current Bonds/Notes	\$0	\$0
Future Bonds/Notes	\$9,283,140	\$7,672,642
Sub-Total General Fund/Bonding:	\$9,283,140	\$13,880,000
OTHER FUNDING		
Rebates	\$0	\$0
Insurance Proceeds	\$0	\$0
Federal/Other State Grants	\$0	\$0
Other Financing	\$0	\$0
Sub-Total Other Funding:	\$0	\$0
Total Financing:	\$9,283,140	\$13,880,000

EXPLANATION FOR CHANGE IN FINANCING: Explanation to be mailed

Original estimate was prepared by Board of Education. Subsequent project estimate was prepared by professional architectural firm and construction manager. Project costs have been escalated to revised anticipated construction schedule. The Town of Wallingford is currently seeking legislative approval for the increase in the total project costs as noted in each ED049R.

PART D. Change in Scope

EXPLANATION FOR CHANGE IN SCOPE: Explanation to be mailed

Original estimate was prepared by Board of Education. Subsequent project estimate was prepared by professional architectural firm and construction manager. Project costs have been escalated to revised anticipated construction schedule.

PART E. Change in Other Project Data

ED049 Schedule Reference	Field Description	Revised From	Revised To
--------------------------------	-------------------	--------------	------------

6	Enrollment	1211	1132
6	Existing Square Footage	185050	176,180
6	Square Footage to be Demolished	0	0
6	New Square Footage to be Added	5000	12,080
6	Total Square Footage	190050	188260