
TOWN OF WALLINGFORD, CONNECTICUT
TOWN COUNCIL MEETING

November 9, 2004

6:30 P.M.

MINUTES

The following are the minutes of a regular meeting Wallingford Town Council held at the Robert Earley Auditorium of the Wallingford Town Hall on Tuesday, November 9, 2004. Town Council Chairman James M. Vumbaco Called the Meeting to Order at 6:38 P.M. Responding present to the Roll Call given by Town Clerk Kathryn Zandri were Councilors Lois Doherty, Gerald E. Farrell, Jr., Stephen W. Knight, Robert F. Parisi, Michael Spiteri, Vincent F. Testa and James M. Vumbaco. Gerald E. Farrell, Sr., Assistant Town Attorney and James M. Bowes, Comptroller, were also present. Mayor Dickinson arrived at 6:55P.M.

There was a moment of silence, especially for military serving in Iraq and Afganistan, followed by the Pledge of Allegiance.

Chairman Vumbaco announced that Mr. DiNatale was called away and will attempt to come to the meeting late.

Item 2: Ms. Papale read a letter from James J. Cullen, President and CEO of Gaylord Hospital, acknowledging the outstanding work of the Police and Fire Departments during an emergency at the hospital.

Item 3. Consent Agenda

Ms. Papale moved to approve the Consent Agenda 3a. to 3f. and Mr. Farrell seconded. The motion passed with all Councilors saying aye except Mr. DiNatale who was absent

Item #4. Withdrawn

Item #5.

Pasquale Melillo, 15 Haller Place, Yalesville: Spoke about trees and their care with winter weather coming

Chairman Vumbaco responsed that the Public Works Department and the Utilities have an on-going tree maintenance program.

Pasquale Melillo: This is all about pot holes on private property

Chairman Vumbaco: The Town does nothing about potholes on private property

Pasquale Melillo: Asked about the status of the transmission lines.

Chairman Vumbaco responded that the last he heard they were still in hearings. Any other members of the public have any questions? Item #6.

Item #6.

Ms. Papale: **Item 6 is to Accept and Appropriate into the Special Revenue Fund the Amount of \$40,000 for Hispanics in Philanthropy Grant to Rev. Hispanics in Philanthropy Account 218-1046-070-7050 and to Exp. Board Training & Agency Development Account 218-3070-605-6000. It is for SCOW.**

(Ms. Papale read the letter to the Mayor which is part of the agenda packet)

Chairman Vumbaco: I put this on the regular agenda for this evening since I was under the impression that SCOW or Don Roe wanted to explain it but they're not here this evening. Jim, is this a special account that we are establishing? It's a special revenue account? OK.

Ms. Papale: Our director, Ms. Santana Blanka, worked very hard with people from Hartford to get this approved. She worked with the person from Hartford that came down and spent many hours with the SCOW, sitting in at our Board meetings and seeing just what we're all about. She went back to her peers and came back with Okaying this for us. This is a grant so the money will be used within the SCOW program, and if there's money left over, it does not go back to the general fund. It's treated just like a grant but I think the way they are doing it to set it up within the Town is the proper way to go. Our Board of Directors needed a little bit more help so this will get her to different meetings around the state, will help us to get more programs. I just have to mention that SCOW has come a long way since I first became a Board member. We have our own fundraisers. We do things within the community to make people aware of what SCOW is all about and I guess it proves it by the state giving us this grant

Chairman Vumbaco: Are there any other questions by the Council? If not, we have a motion and a second by Mr. Farrell. All approve in favor? Opposed? So moved. Item #7.

Ms. Papale: #7 is the report out on the progress of the School Renovation Program. It was asked for by our Chairman James Vumbaco.

ITEM #7

Donald Harwood, Chairman, Eleven School Renovation Building Committee and Bill Choti, Vice Chairman and Committee Member – Jon Walworth.

Mr. Harwood introduced himself and Mr. Choti and Mr. Walworth and presented a slide show that gave a project overview and update of all of the schools. He said the report would include a snapshot of the expenditures. Resource allocations requirements, items that they know they are going to be faced with now that the schedule is very compressed schedule with Phase C starting, which will bring the project to 10 schools. Phase C - Athletic Field and Track specifically at Sheehan. We'll give you a snapshot on timeline and then any Q & A that you might have.

The only school not included is Yalesville. Some of the design changes are not reflected in the schematic design keys but this gives the order of magnitude.

Moses Y. Beach, the first school, you can see the window walls in the front. The media center was the big area (in pink). There are remodeled areas (in yellow). This is the school as it is today. The school really has a very nice flare to it now. It really looks good from the street, good street appeal. This is the back area. Stop and take a look at the media center so you have a perspective of what we'll present at other schools as we go forward. It will give you an idea. It did come out very nice and we're pleased with that part of the project. For them it's night and day since they went from a basement storage room to a very nice productive media center. There is a new parking lot in the back. The parking lot is not being used to the potential that it could be but it is starting to be used. Normally if it's 30% filled, it's a lot which is a little unfortunate because we had hoped that we could get the cars off the street but nobody's parking back there so that's unfortunate in many respects. It hasn't met the objective so far. That would be the overall staff that we expected would park back there and the access is very easy and it certainly provides a nice area for them to park. The majority of this was finished last year. We have a couple of lagging close out items. The committee is anxious to say that Moses Y. Beach is 100% closed so we hope to make sure that it happens in this calendar year.

Lyman Hall – please take note of these pictures as I go through. The front entry of the school is significantly different. This is the new media center and there is another addition for culinary arts and lots of work has been done in the fields. This is a very big

project here and we've run into some unanticipated, sub-surface issues with some piping transite. The drawings aren't detailed so we expected to bump into things and we did with an electrical line in the summer which killed the power in the school. The Electric Division was extremely helpful in getting that back up and running. Bill Choti is the committee liaison for Lyman Hall and I'm sure he would concur so kudos to them as a partner on this project. The athletic fields, the irrigation, drainage and seating and drainage are completed. We have the science classrooms completed, not all 100% but we have turned over most of them at this point. Footings and foundations for the new band room, boys and girls locker rooms were completed. The locker room hallways and new unit ventilators installed throughout the school. Those are the big items that we wanted to highlight as we go through this. This is the new field from the building back out towards Pond Hill and we were able to get the grass to establish itself this fall which is fabulous. The small depressions in there will be leveled. It looks nice. Next year will be a full season of growing and we won't want anybody to be on there until that gets a real foothold. There is a lot of work there, lots of subsurface work. The science rooms are beautiful. Lyman Hall is going to the National, and this is the footing for the new band room, so I hope they win the National and have a brand new home to set up their program. Lots of foundation poured here for the new entry. (showed picture of new locker rooms) Bruce Hoff is the superintendent from Turner over there and he has been fabulous and Dave Bryant, the principal, has been phenomenally good to work with. He's a businessman and he's a partner on this project and he understands the challenges that we have when it comes to fiscal management, even just the project logistics.

Cook Hill - We done some work on the awning in the front. This is the new gym addition out in the back and some new classroom areas and then the parking area which really forces the new front of the school which might be this location with a traffic drop. There is current discussion to do a reiteration of the location of the principal's office and the adjoining room. It doesn't change the project scope. It's a nice move but it's going to come down to does it fit and is it a financial thing that's going to fit in the project. Logistically, this change makes sense when you see where the drop off is going to be on the backside. Hot water systems, risers, mains, branches, existing radiation, classrooms have been completed. Duct work has gone in, new acoustical tile grid, an all corridors entry lobby, concrete walks

out in front, fire main service which is scheduled for 2005, new lighting. New ceilings in the hallways that are really making a difference in the space as it did at Dag and Moran. We were able to squeeze it out of contingency and it really brings up the space from 40 year old ceilings. The repainted overhang at the entry area that goes out to the bus area has been cleaned up, new sidewalks.

Highland Elementary – We have the most invested there as far as elementary schools in work and in dollars at this point. Very aggressive. Dan from Turner is a very energetic guy and they have put in two shifts to make this project come together. This whole bus loop is brand new, separating bus and vehicular traffic. It has a nice flow to it. Lots under construction (red area), cement is in. We had a request of doing some additional plumbing out there. So we put in some subsurface plumbing so the Board of Ed can add to it at any time or added to the project later without hampering forward progress. We're trying to meet the needs as they come up and some of these are unexpected. New glass windows, new corridor floors which is an issue you need to know about, media center and connecting corridor, installation of retention system in the sidewalks. We met the safety need in the new loop for bus and parent –teacher parking and that was a priority in this project and all the schools from the get-go. I think we're doing a good job with the design in meeting that need and making it a lot safer for the kids. We gutted the corridors. All new window walls. ADA accessibility with the railing which was not there. The flooring system has been at problem at Rock Hill and at Highland. These are not foundation walls below this area that go down below the frost line. Some of the structural piers have pads so the cold and dampness is not being blocked out. It impinges underneath the slab so for us to go ahead and put footings and foundations, I don't even want to come back to you with a price. It would be through the roof. The problem is the water can run right underneath the floors causing the dampness issues so you don't have a 42: frost wall to stop any of the cold air, like you house where you have basement walls that go down 8' into the ground. These were not intended to be enclosed corridors. These were paths back in the 1950s and 1960s. That's all they were. Then they put the shelter around to keep the kids dry and then they decided to add heat and now we're trying to make sure we don't end up with a problem with mold and issues like that so the architect is recommending putting epoxy paint on the floor but it looks pretty tacky and I really don't want to see in our system. We are going to go ahead

and use an epoxy sealer that will hopefully give up some moisture protection and then BCP tile on top of it. No frost wall is an issue. Who would have thought? I think we have a good fix. You can see how aggressive the work has been out in front of Highland. We're starting to pour slabs this week.

Rock Hill – Very similar story. This little bubble doesn't happen. This was created as a pre-design and the photo hasn't been adjusted with the new entrance. None of this was here. This was just a path that went across here, basically a one lane where people parked on the dirt. That has been done and is just phenomenal. What a great change for the site. There is an addition going on and the media center that was here was demolished and we're building a new one. Corridors, windows, traffic loop again the same thing. We're got a nice traffic drop off area. Site drainage complete, very similar. It's hard to tell which school you're at – if it's Highland or Rock Hill. The exact same thing exists on the corridors throughout the building, unfortunately. We also have lots more water up here. It's all rock and the water just floats on top. We corrected drainage issues already. The project was only doing so much per site. Hopefully, we've addressed the majority of it. Lots of work on the window walls. It looks much nicer and different, and we will pick up some heating value there. There is still lots of infiltration so the corridors will never be as warm as the classrooms. The new main entrance will give a focal point to the school. There will be some tree re-location as a result of parent input. That was great having some parent input with some wonderful ideas and they are on our action list to be addressed. There is some talk of having a stairwell in here because this goes down to a ramp and zigzags around. You should look at it. There is some concern about skate boarders running down that stairwell but the kids are just going to run this grass over and over and over so we're going to end up putting in some kind of sidewalk. This is from ADA but we may need to look at something different here. You go to any school or college and you don't put in the sidewalks. You let the kids put in the path and then you pour the concrete. So we'll need to do something to connect this upper portion but you can see with the retaining walls, it's really going to be very nice. These schools change every day. Work near the gym.

Stevens - There is lots of work to happen yet at Stevens. The new addition out in back will be the new media center. Lots of work inside. We're adding some additional parking. There was some value added that came out of this project so they haven't

gained as many spaces as they hoped to gain but it doesn't mean some back parking can't happen somewhere down the road. South parking lot the bus loop is in that connects into Dag, which gives busses and cars separation. The new entrance, the canopies are painted, utilities, foundation walls, some of the heating, ventilation and air-conditioning, new corridor ceilings and pad, new parking in the back and the connection into Dag and go out onto Pond Hill Road. This has taken 3 or 4 spaces out of Dag's total and this area over here is maybe where some spaces could be added in the future. It met a safety objection and the principal would like more parking but there's always a balancing of priorities and I think when we go through this, you will see that some really super things have happened.

The **schedule** is very simplistic so we can show how this pieces together. Phase A, which was Moses Y, as you can see the 1st quarter of 2004 is gone and we're done other than a couple of hanging chads. We got into Lyman Hall in 2004 just as Moses Y was completing, and we're running along but not at the half way point on that work. Phase B is kicking in. We've got Stevens and Highland, Cook Hill and Rock Hill all happening but we're not at the half way point with those schools yet. Highland is running a little faster. The challenge for us and the town and the comptroller and everybody that's involved now as we get into 2005 you can see that we're going to have ten (10) schools going at the same time. It's a mammoth task. We've had some go and no go decisions made and meeting held with our architect and our CM to say can we deliver this? Can we do this? That's a concern of mine and of the committee. Once we load all of this, there is no going back. Once we start this, we're engaged. The downside of Phase C, sliding it out, means we lose out bids. That means it's all going to be re-bid and we'll have inflationary pressure and we're going to have additional costs from the CM and the architect so I think when you look at the financial ramifications and the risks and you look at how we can deal with this delta, we've pretty much decided, it's a go. Our team really needs to have some more focus so we have to manage some of the distractions that pull them away.

This a snapshot of the **budget** and you'll see that Parker Farms isn't on this list. The comptroller's office gives us a summary report every month of architectural costs, constructions costs, professional fees, administrative expenses and insurance costs. It's a great management tool. It's a nice quick picture. It's adds up to about \$17 million for this project right now. There are

some costs that are not picked up in this but that we know are coming. It gives a perspective. It let you know that there is a lot ahead of us in this \$67 million project. Lyman at \$4 million. Moses Y \$5.8 million out of \$6.4 million budget. There are some things that are added that we will cover with our contingency dollar value and lots of those could be considered as operation expenses. For example, all of the classrooms, when we got done with the casework, putting in the new white boards and tearing that room apart, it was obvious that it really needed to be painted. So we added that to the project and painted those rooms. \$24,000, but it was the right time and the right place and the right condition to do it. It's an ancillary expense attached. It's appropriate. The ceilings that were in there in the classrooms. They were never finished properly. They came over to the venetian blinds and they stopped it. They never installed them correctly, never. So when we installed the window wall you could see out between the ceiling and the original deck. It was terrible, and it's unfortunate that it happened. Again it was the right time and we fixed it. We put a return up to the ceiling and finished it correctly. So in most of these schools there are expenses that could be called operational that we're working on and making them better and the school benefits. There's got to be give and take on both sides of the house between us and the Board of Education when it comes to these issues. Painting, ceiling tiles, lockers that were fixed up at Dag and Moran. Those are operation issues but we fixed them and improved the space and absorbed in the project at no major impact to the project. I want to highlight that because it's so important that we look at the big picture. I'm a big picture guy looking at the whole \$67 million project. I don't care about the \$5,000 and \$10,000 items day to day.

Highlights – the compression schedule that we're under right now is really going to force us to look at how we process issues. To do that John Hackbar, who's on our committee, went ahead and handled all the furniture and fixtures and equipment that we needed for Moses Y. He handled that as a volunteer. We cannot do that for the upcoming schools so we will hire an expeditor to handle that stuff. That's over and above what we contracted with Turner and JCJ although the specs are out there. We will bring on that team member very shortly. We will bring on some financial support to the committee very shortly. Jared McQueen has done a fine job in trying to stay on top of this. When we're running ten schools with all the budgets and my hats off to Bob Ronstrom from the Comptroller's Office. We need someone to

help us with some finances so we can cull this information over and above what we have Craig doing right now for the state reimbursement. We need to bring somebody on in a part-time fashion. We're going to deal with some process changes on how we handle requests from the schools – principals, meetings, those type of things. Every principal wants to do the best thing for their school and they know that this is an opportunity to do the best thing and we agree 100%, and there has to be a litmus test where we shut it off. We're going to have a process change. Jon Walworth did a fabulous job putting together a request for project modification that we are going to implement as we go forward. This is brand new, hot off the press. Running one or two schools, you can handle it but when you're running ten schools, it's got to be regimented or we get bogged down. Even in our meetings, we cannot be spending time on miscellaneous things. We cannot be talking about an operational issue at the meetings anymore, with your approval, when we need to approve \$3 million worth of invoices and we need to look at the big picture. I say that over and over because I need your support if I find that we get to an issue with small issues bogging us down, even out in the field. That's critical to bring this thing home properly. We're going to add some secretarial support because our paper log is phenomenal. We also need a space that we can access. We currently occupy Room 315 (in Town Hall) upstairs. We can't get in here at night. We can't access our files. We're running a \$67 million project, and we can't get into our files, pull paperwork and so on. We need a solution. We're going to need a rent space somewhere, rent a building. Occupy the American Legion, I don't care but we have to come up with a solution because we do need a way to run this project. Our secretary who's a part-time worker, works all day, and she gets here at 5pm and can't get into the building. She can't get up to the files. We need help there and we need a solution. We're probably going to bring on someone as a committee facilitator that will do some liaison work for us with day to day, I travel a great deal. Bill and my self spend an exorbitant amount of time on this project and I love it but it's stressing me out, and I have to make sure that we have to make sure that we hire people to take the burden off. These are some issues that we as a team want to bring to you tonight. You have a snap shot of where we are tonight. It's really going well. We've got some good people in the field. We have some very good rapport with the principals. Thanks to the Purchasing department. The biggest loss that we had was Bob Pedersen. He was fabulous for us. That's a tragedy. Thanks to everybody.

- Mr. Farrell:** What's the problem with the 30% occupancy rate in the Moses Y. Beach parking lot? There was a lot of outdoor space sacrificed for that. Is it that the teachers just aren't parking there?
- Mr. Harwood:** That's correct. It's just not being utilized. I hate to see green space wasted.
- Mr. Farrell:** That needs to be taken up with the principal?
- Mr. Harwood:** Yes. In fairness, the teachers can park on the street. It's public parking, and there's nobody that can force them to park there. It's just unfortunate we took away so much space, and it's not being utilized. Off hours and for events, I'm sure it's going to be packed. They needed some parking for night time stuff for events but categorically there needs to be *no* additional parking ever, ever, ever added to that school – front, back - can't be. I'd like to see it used.
- Mr. Farrell:** Thank you.
- Mr. Knight:** I certainly am heeding your warning that starting in the early part of 2005, this project essentially doubles in size at least in the number of schools that you are going to be working on.
- Mr. Harwood:** It's actually exponential.
- Mr. Knight:** I can see you point. I'm very pleased to see that you are going to be adding day-to-day professional oversight, FF&E, financial and secretarial and so forth. Is that going to be enough? I remember the last project and I remember that you core group members fielding small questions all the time on the projects and we were doing three schools. I'm concerned that now you are doing ten schools, how are you going to do this?
- Mr. Harwood:** There are a couple of answers, and when I finish I missed the issue that I put on my bullet point, which was related to Phase C and Sheehan and I need to come back to that. You are absolutely right and every day, every single day of the week, Bill and I are handling issues. I start my day on the phone at 7am before I go to the office. I have so much email that has been coming to the office, I've now asked everybody that I can't process it anymore. It must come to my home office otherwise, I'm not going to have a job and that's rather important to me. We've gone ahead. There are basically four members of the task force – Jon Walworth, Bill, myself and Rick Morris – that really bring the

expertise about the construction to the table and how the project runs. Good people for dealing with day-to-day decisions and direction. We're trying to do it now with email. For instance, we approved the eleven spaces at Stevens and they quickly got it out to the vendor. Let me tell you how our vendors have responded – a little side bar – BB Construction has been phenomenal on our site work here. On Wednesday, the day after election, we voted as a committee to go ahead and tell this sub-contractor to make that happen. The work is being done Thursday, this week. He's already de-mobilized. He's taken all his equipment out of here but he's coming back. Just phenomenal. We make those decisions; and email comes to me. I look at it and I send out an email, go for it, make it happen. That's the response on my emails. I'm authorized with the committee, and this is how we've done it in the past. Day-to-day decisions, we can't wait for a committee meeting every two weeks because the project would never finish so we're allocated a threshold of around \$10,000 decisions that we bring and ratify back to the committee as long as a couple of committee members have looked at it because you can't move. You have to have some sort of flexibility. This seems to be pretty good. You have to be able to say put the pipe in the ground. That's probably where we will get a facilitator to help us out. Some of those decisions we can't make. I'm traveling out of the country and out of touch with my phone. Italy and Paris next week. I think we've got this put together. We need help, and we've identified it, and we're going to put it in place.

Mr. Knight: FF&E, financial and secretarial support but that doesn't take anything away from you three.

Mr. Harwood: No, and that's where the committee facilitator will be brought on to handle some of this. Will be given some responsibility on our behalf. We have to. I'd like an intermediary in the Town's interest and it's not our CM making some of those decisions on some of these things. We're the owner. We'll do that by the first quarter of 2005 as we engage this into Phase C.

Mr. Knight: We've watched you guys, the three of you at least, and some of the others for years on some of these projects and I have all the confidence in the world that you know what you are doing. You shouldn't be working on the school 23 hours a day.

Mr. Spiteri: Can you clarify 'operational issues' ?

- Mr. Harwood:** Moses Y has two pages of change orders some of which are related to the operations of the school. Some of the painting. That's day-to-day and is not reimbursable for us. That's a maintenance item but it clearly needed to be done. Unfinished areas of ceilings. You can't paint the front door and not paint the house. You have to take care of it while you're there.
- Mr. Spiteri:** Concerning the meeting, you mentioned the operations issues. I want to understand what you are looking for if it's immunity to some of the issues that the school system might have at the meetings. I'd like you to be specific so I can understand.
- Mr. Harwood:** Sure. I'm sorry that I wasn't. I think that what we are finding encompassing. Anybody that attends out meeting is part of our agenda talks. We answer questions. It's akin to what you have at Council meetings. You have a period for questions and you have to take you administrative action and have a public question and answer period and then you move on and we have to do that with some of our things. Many time in good faith we'll have the building and Grounds Supervisor come through our meeting with questions that need to be addressed but we can't deal with the day-to-day miniscule issues and some on them are. There has to be a venue for the Board of Education to get their issues out but we can't do it at some of our major meetings. We just can't. We anticipate change orders, and we approved hundreds of thousands of dollars the other night representing 20 change orders. Multiply that by ten schools for one meeting. We will never go home. We will do some process changes, not to shut anybody out and clearly there still needs to be a venue for dialogue but we're going to structure it much tighter and I hope that I have your blessing just because we cannot operate. If you're CEO of a company, you deal with the big picture. If you're the Mayor of the community, you should be dealing with the big picture. The department heads run the day-to-day. They come to you with the issues. You should be providing strategic direction in running things and improving things but you can't deal with miscellaneous things and that's what I'm talking about and we get other input that comes in, even from committee members. We can't go down a road that doesn't give us focus. So we're going to put a process together and make sure that we don't close anything but we may create another venue for those informational items to come up. We may have an information flow chart that says this goes to committee, that goes to superintendent, etc. Before it comes to us it's has to go through some hurdles.

Mr. Spiteri: My concern is with the Superintendent of Buildings and Grounds if he has concerns or issues with the projects as they are moving forward that he's not shut out that he's able to talk to someone. I don't know if it's the project supervisor or you every other Tuesday night. I can understand how that can bog things down. I'm hesitant to make any changes unless I know the Board is on board with that.

Mr. Harwood: I agree with you 100%. We just need to make a process that's dealing with the big picture and then we need to have a process that deals small issues and that it has a clearing house to go through. Come to our meetings for about a year and you will have a whole different picture of what goes on. We need to be focused on the \$1.8 million invoice from Turner.

Mr. Spiteri: In the photos of Highland and Rock Hill, the railings were attached to the floor instead of the wall underneath the windows. I am curious why since the kids will be walking down the halls and it looks like something to trip over the way it is right now.

Mr. Harwood: I'm not sure why the designer did that but I would say based on what we have found is as far as no foundation walls underneath that those side walls, I wouldn't want to put a lot of strain on them. There's nothing there to hold. It's floating. I don't know what the issue is but I can find out for you, Mike. I'll ask.

Mr. Parisi: I commend you for your suggestion to re-structure. I don't quite frankly know how you could bear it for as long as you did. I totally agree that some things just have to be dealt with very quickly and you can't deal with everything at every meeting especially the miniscule things. Is it an additional cost for the additional help that you are asking for or was that planned on?

Mr. Harwood: Not totally, Bob. Some of it we're going to yank out of contingency and allocate it per school. We do have a committee expense line item which really is for miscellaneous expenses by the committee which we have spend almost nothing. We did use about \$100 for thank you to some of our key people that made the summer happen. Thank you-s go a long way. We're going to have to assess that. I don't want to have a budget buster here but I also know that if we see we need to add some dollars to accommodate this it will pale in comparison to what it would cost if we delay the project. We'll come back. We have to assess that.

- Mr. Parisi:** I would like to be apprised of it so if we're hit with the question we have the answers.
- Mr. Harwood:** Sure. Top of my head because we haven't done the math on it, if we anticipate that the next 12 months are our crunch months, then if we brought people on in a part time mode for some of these things, and some are less than 20 hours per week. This could be a couple hours this week and a couple next week and then ten hours and then off. Even if you add that up and say that it represents a couple of identified man hours across the year what are we going to have? \$200,000 maybe on a \$67 million project and then you allocate it across each school, maybe \$15,000 at each school. It's not a lot of money when you start looking at it that way. It's all perspective on a project of this magnitude. This is a *big* project.
- Mr. Parisi:** That's good though. We're kept apprised, and we can respond appropriately.
- Ms. Doherty:** You mentioned that you were having some difficulty accessing your files in Room 315. Is 88 South Main Street available?
- Mayor Dickinson:** It's possible that the upstairs is available although I'm not absolutely certain of that. I know that there's at least one room up there that is not being used but I'm not sure about additional space. That could be looked at.
- Mr. Harwood:** That's certainly a possibility, Lois. We're just look for a way to make the next twelve months without obstacles. We got a design document the other day and we wanted to look at it and here we are going through piles of paper to find the original design so we could make a comparison. Jon was working on a comparison. It needs attention and we multiply this by another five schools on top. If we put our files there that might be fine and we need a meeting room that's accessible. Whatever we can work out. Thanks for the suggestion.
- Mayor Dickinson:** Mr. Chairman, another possibility would be Fairfield Blvd., and that probably would have more space than 88 South Main Street. This is the first I've heard of it so I'll talk to some departments and find out what's available.
- Mr. Parisi:** Had you approached anyone before about the space problem?

- Mr. Harwood:** I believe that Bill (Choti) can speak to that. I think he has mentioned it to the mayor about it a couple of times. Is that correct?
- Mr. Choti:** Yes, we talked about some available space, and we had made some workouts with getting the keys and trying to get our people here on weeknights, rather than trying to get in on Saturdays. But what we're finding is with the management of the project growing, when we were just dealing with Moses Y, we were able to manage from Monday to Friday between Council meetings and whether Inland Wetlands was in the building. But now with the ten schools, we're doing more and more work on Saturday and Sunday and we really have to get a more convenient way to assess out records. Right now it is more critical than it was say a year ago.
- Mayor Dickinson:** The conversations were how to use the space here in this building not the need to be able to go somewhere else.
- Mr. Choti:** Right.
- Mr. Harwood:** Accessibility has been the issue. Going somewhere else is a pretty good idea that you bring to the table.
- Chairman Vumbaco:** Where do we stand on the reimbursements?
- Mr. Choti:** Reimbursement was requested through the EDO-46 process and as far as I know there's about \$10 million on the table at this time. It seems that the backlog at the State of Connecticut is actually causing the log jamb based on layoffs and rehires, people on vacation, etc. The process at one point was supposed to be a 45 day process. It looks like that is moving out a little bit but the money I have been told is on the way, and we have already received about \$3 million. The process is in full swing.
- Chairman Vumbaco:** Have we filed for everything that is due us? For a while we weren't.
- Mr. Choti:** As projects begin, that's the issue, getting the reimbursement. Now that Phase B is in full swing, we are now making payment requests for all of the schools.
- Chairman Vumbaco:** Have you tapped into the contingency at all?

Mr. Harwood: Every school, yes. Anywhere that's under construction. Lyman Hall we've got hundreds of thousands already in that contingency.

Chairman Vumbaco: Do you have a handle on the amount the contingency was and what you hit it for and the remaining balance that you can send to the Council so that we can stay on top of it? I know I'm not speaking for every Councilors tonight but I think for most of the Councilors tonight, I think that you've got your backing as far as your re-organization and your structuring is concerned. If you do have any issues or concerns with your meetings or with the Board of Education, please contact me. We understand how big the project is and I think everybody here agrees with Steve and what he said that we know you need the help and you should go out and get the help. I think that I can speak for the Council on that issue.

Mr. Choti: If the Council could look at an issue that we're starting to have up in the Rock Hill area and when Rock Hill School was first designed way back when, Durham Road was the front entry. You went up the hill and that's where the bus drop off was and now it's considered the front. What we have currently done and through the administration in past years, we have moved the front entry to Old Rock Hill Road. Old Rock Hill Road is an improved road up to Summit Drive. When it gets past there, there are no curbs and it's a narrow cow path kind of a thing in from of the church and when you get up to the park. We've had a couple of instances right now where even out heavy trucks coming down that road are breaking some things up and some curbing has fallen away and there is one claim for a hub cap and a tire that our contractor has made good on. Before we start running into a whole lot of problems up there, it might be advisable at some point that this Council take a look at this road and see if it could be included on some kind of road improvement because that has now become the primary entrance for Rock Hill School.

Mr. Harwood: As of last Wednesday last week, the committee voted and authorized funding to go ahead with our architect for the re-design of the field at Sheehan which would include the grants that have come forward for the Town for the track and the artificial surface. We've had four people who have shown interest to be an as hoc advisory group that want to help us out and bring some expertise to the table and we will be scheduling g a meeting right after Thanksgiving to talk about the scope. It's

our hope as a committee that the design that we approved back on May 19, 2003. You saw the design. Our hope is that the majority of that design can be used and what we really do is tweak it to accommodate artificial surface on that elliptical area that was designed. If we span that elliptical design then we basically take what we've already spent which is well over six figures for design and throwing it in the trash and starting again. State or town money I would like to see it used wisely. I think it can be accommodated. That's something that we're going to push towards but clearly trying to meet the objective of an artificial surface on that football field and making sure that the track meets the requirements because we did put together a full design on that replacement of the cinder track. The process is moving. Our goal is that we will have a design out to bid and in the ground in the spring of 2005, that could be in May. We hope to be completed by the fall of 2005. I anticipate that we should be able to hit that. We are pleased with that.

Phase C In the next month or two with all the shop drawings hitting the street, we're asking all of our prime contractors to go ahead and ramp up so they can get people in place so this isn't just asking Turner to get more people out in the field. This is asking for JCJ to get more people in their office to do their submittal reviews and then for the prime subs to get out there and really do their work. It's an issue that you should be aware of and we're putting a lot of pressure and that's probably harkens back to the whole issues of process. We will make some process changes with how we deal with them in Phase C so that our construction manager and architect maximize their time because they bid this but we can't force their hand to where they're not making money on it and then it hurts the project so we have to make sure they have a win on this and the town has a win on this.

Robert Sheehan, 11 Cooper Avenue, Wallingford: Asked about construction timetable.

Mr. Harwood: I showed that back here. If you would look at this slide, we're on target. If you remember back to the original schedule, you wouldn't have seen this compression. Some structural elements have caused some delays but over all this is not hurting the project. We may have to pay for some temporary heating but we'll manage through that.

Robert Sheehan: Is concerned about the future with more school under construction and what might be found. Asked about costs on

Moses Y Beach School \$5.8 million but what about outstanding bills. You've already gone from \$62 million to \$67 million, an 8% increase. Are you within the budget at Moses Y?

Mr. Harwood: We are within the budget. Yes.

Mr. Sheehan: I don't think that you're done coming back here for more money. Now you're in the more ambitious part of the project, and you don't know what you're going to find. I don't think that you can hold to that \$67 million. Great, if you can but I don't think so.

Mr. Harwood: I hope that I can prove you wrong.

Pasquale Melillo, 15 Haller Place, Yalesville: Commented on ventilation in the schools for the children.

Mr. Harwood: We have invested millions of dollars in HVAC. That was one of the main drivers of this project, air quality, so there are significant changes in air exchange rates throughout all the rooms in this project. You can see the big units up on top of the building at Moses Y and every school is going to have that.

Mr. Melillo: What about safety improvements in every facet to the maximum possible?

Mr. Harwood: That was not the scope of this project; however, we did look at a couple of items that were significant. If you remember from the slide, one of them was the separation of the bus and car drop-off areas. That's huge. Stevens, Highland, all the schools. Some of the code safety related updates are going to occur – fire-life safety issues that are required when we are doing this magnitude of work.

Mr. Melillo: Spoke about the speed of cars. What about mold problems?

Mr. Choti: The Board of Education made a decision to remove all the rugs from all of the buildings. All of the areas over which we have authority and responsibility, we are water proofing and building to correct any of the problems that they had. We are finding at Rock Hill and Highland Schools where there are no frost walls, we have issues with wetness so we are dealing with drainage issues. We will at some time with the community be looking at putting roofs on all of these schools. It will be after this project because we have no authority or scope to do roofs. We are looking at all of the areas. Fortunately, there are lots of records

out there of areas that did have problems and during design development we looked at those areas and tried to mitigate as much as we could. You need to keep the water out, that's number one. You have to keep the ventilation moving. That keeps down the mold. If there is going to be mold in the building, it's something that has to be addressed immediately and it can't be left to grow. That's really the biggest problem. We are trying to build to a standard so we won't have to deal with that issue again from our standpoint. What's left in the building because we are doing such focused work in these buildings, we are touching at Lyman Hall 25-30% of that building. The rest of it still remains in its original condition so the due diligence is not only from the Building Committee but also from the folks that have dominion over that building which is the Board of Education. They also have to stay on the job and make sure that they don't bring in or introduce any water into the building or that they deal with water immediately. That's how you're going to keep the mold out of the schools.

Phil Wright, Sr., 160 Cedar Street: I think that the Town of Wallingford is blessed by having such competent, hard-working members of this committee and I am quite disappointed that there aren't more people out here to listen to this presentation. Apathy runs amok in this town.

Jon Walworth, 28 Laurelwood Drive: When I was on the Park and Rec Commission I had a term of three years and I would look forward to the letter from the Mayor which said you've done a great job, please stay on for another term. When you are on a Building Committee, you are on forever. As a matter of fact, I think that we're still on the Building Committee from the 1990 schools and we haven't been dismissed from that. My question is for the Council. Would the Council consider for the live active committees something perhaps at the end of the year that said Thanks for sticking around and for helping the town. Thank you.

Mr. Sheehan: Do you think that the Sheehan field will be out to bid before May?

Mr. Harwood: It will be out to bid before May, absolutely. We hope to be in the ground. Design fees were allocated as of last Wednesday. Early December with the ad-hoc to solidify thoughts to get an outline.

Mr. Sheehan: And this is just a committee within a committee just to deal with the field and track over at Sheehan with no other distractions.

Mr. Harwood: Correct.

Mr. Sheehan: And it's strictly them and it's going to run and not be involved with your committee except for those who sit on your committee too. No funds comingling

Mr. Harwood: No, that's a significant issue here that we need to do some housekeeping on to make sure that funding is appropriate. The two grants need to be accounted for by itself. The work that's going to some under the \$500,000 has to be validated and work that is outside that scope will be handled under the project dollars. It has to be if we want reimbursement from the state. Very important.

Mr. Sheehan: And my little prediction of \$70 million or \$72 million, I'm just saying, whether you or the school board does it, it all comes out of one pocket, the taxpayer.

Mr. Harwood: Certainly we shouldn't get a fear factor out there to the public that's it's going to hit \$70 million. We are fiscal stewards of \$67 million, and our job is to try to do the best job we can with market conditions and issues that may be unearthed when we start doing work. Our job is to hit \$67 million. The only thing that I can stand on is that as a team with the last project we were successful in bringing it in under budget and on time so I hope there is some lasting credibility there.

Mr. Sheehan asked about reimbursements –I follow the money.

Mr. Harwood: What happens if you spend \$67 million and we're lucky to get back 45% net when we are all done with this from the state, that money that comes back offsets the town's future indebtedness and the town is going to float the rest of the money in long term bonds. It's being handled appropriately.

Mayor Dickinson: To the question of the project exceeding \$67 million I think it won't surprise you to hear me say, it is absolutely essential that we maintain the budgets as they are. I'll be bringing some things to the Council in the next weeks or months of increased expenditures beyond what we have expected, and we're in for a rough ride financially. We cannot look at this as a limitless pit into which we'll dip and not have it returned to the taxpayers. We have a budget, and we have to deal with that budget, and I

think the Committee knows that and certainly I have no doubts that they will make decisions within that kind of a framework.

Mr. Choti: Regarding the question from Mr. Sheehan about the field, I was contacted today by our designer, Matt Wittmer, and he would like to be contacted by the Chairman, Mr. Vumbaco, as to a time that would be available that you and Athletic Director Samaha and the ad-hoc committee can get together and look at what we have on the drawing board right now, do some design development and get a feel for that and move forward. They want to get this thing going before we start doing submittals on Phase C and the time is now.

Chairman Vumbaco: I've heard nothing but good things from parents, teachers, principals, Board of Education members, students across the board on this project. They feel that there has been the least amount of disruption of their lives in the school system and I think you guys as well as Turner should be commended and I think you've done a great job so far and we expect nothing but the same type of job going forward. Thank you for coming.

Mr. Harwood: Thank you.

Item #8

Mr. Knight, Minority Chair: We're moving on to #8. Consider and Approve a Transfer to Replace 12, five ton, rooftop HVAC units at the Doherty Municipal Building, 6 Fairfield Blvd. in the Amount of \$48,000 to Acct. # 001-5015-999-9212 and from Purchase Professional Services – Clean Catch Basins in the Amount of \$35,000 Acct. # 001-5015-901-9024; Paint exterior – 88 South Main Street in the Amount of \$7,000 Acct. # 001-5015-999-9207; Maintenance of Buildings in the Amount of \$6,000 Acct. # 001-5015-560-5100 as requested by Public Works. So moved.

Mr. Farrell: Second.

Ms. Papale, Majority Vice-Chair: Any questions from the Council? I will bring the public up to date. This is something that was an emergency and we got called at home about it.

Henry McCully: We have a heating contractor, who is on contract. We have 22, five-ton, heating and air conditioning units at 6 Fairfield Blvd. that heat and cool that building. Upon inspection of one of the units, some perforations were noticed in the heat exchangers and because the serial numbers were all installed at the same time,

that building is 18 years old, the contractor did a thorough inspection of all of the units. When there are perforations in a heating unit this time of year, you get carbon monoxide deposited into the vents that go into the classrooms and other rooms in the building. Right now they are miniscule. We have two CO₂ detectors for monitoring that. We work with the fire department and had it tested last week when this came up. Upon the more thorough inspection we discovered that we have twelve units that were right on the cusp of being replaced that had small leaks. Obviously that is not desirable, considering the emissions from them. That's what prompted me to come to the Council and to the mayor for the transfer and I will be requesting replacement of other units in the upcoming budget.

Ms. Papale: Are there any questions from the Council? Public? All in favor? Against? Motion passes.

Item #9

This is to consider and approve an Agreement with the State of Connecticut for financial assistance for Construction of a Synthetic Turf Field at the Mark T. Sheehan High School in the Amount of \$500,000 and Approve Resolution Authorizing the Mayor to enter into said Agreement. So moved.

Mr. Farrell: Second.

Ms. Papale: There is a letter from Donald Roe, State and Federal Program Administrator. *(Ms. Papale read the letter herein attached, Appendix A.)*

Don Roe: This Item is the second piece of the project. The first part was before you earlier this summer, the \$500,000 for the track piece. This is the artificial turf piece, the football field piece. To begin the process, we are asking you to approve the Resolution, authorizing that application, the contract, be entered into. This is the first step.

Chairman Vumbaco: Any questions? Comments? This is just the second half of the \$1 million that we got from the state. If there are no questions or comments, we will vote on the Resolution. All in favor? Opposed? So moved. I never got a call from the Mayor as far as any issues he wanted to raise up for land so I will take a motion.

Ms. Papale: I make a motion that we close this meeting.

Chairman Vumbaco (*speaking to Gerald Farrell, Sr. who was off-mike.*): Well, Jerry, he's supposed to contact me and he hasn't so there will be no Executive Session. We have a motion and second to adjourn. All in favor? Opposed. So moved.

Meeting recorded and transcribed by Sandra R. Weekes

Respectfully submitted,

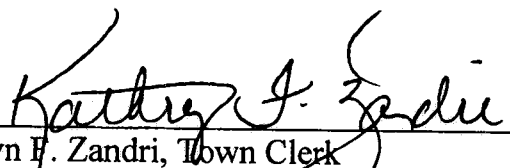


Sandra R. Weekes
Town Council Secretary

Approved by:


James M. Vumbaco, Chairman

Date: 1-11-2005


Kathryn F. Zandri, Town Clerk

Date: 1-11-2005



Town of Wallingford, Connecticut

Appendix A
Minutes 11/09/04 9

DONALD W. ROE
STATE & FEDERAL PROGRAM ADMINISTRATOR

WALLINGFORD TOWN HALL
45 SOUTH MAIN STREET
WALLINGFORD, CONNECTICUT 06492
TELEPHONE: (203) 294-2060

November 1, 2004

William W. Dickinson, Jr., Mayor
45 South Main Street
Wallingford, CT 06492

Re: Sheehan High School Synthetic Turf Field

Dear Mayor Dickinson:

The Town has received an Agreement from the State of Connecticut for a \$500,000 grant to be used for installation at Sheehan High School of a synthetic turf field. The Agreement is attached as is a Resolution for Town Council consideration and action.

Very truly yours,

Donald W. Roe
State & Federal
Program Administrator

DWR:ec
Attachments