

SPECIAL TOWN COUNCIL MEETING

MONDAY, OCTOBER 30, 2000

6:30 P.M.

A special meeting of the Wallingford Town Council was held on Monday, October 30, 2000 in the Robert Earley Auditorium of the Wallingford Town Hall and called to Order by Vice Chairman Raymond J. Rys at 6:30 P.M. Answering present to the Roll called by Town Clerk Rosemary A. Rascati were Councilors Brodinsky, Centner, Farrell, Knight, Papale, Rys, Vumbaco and Zappala. Chairman Parisi was ill and unable to attend. Mayor William W. Dickinson, Jr. and Comptroller Thomas A. Myers were also in attendance.

The Pledge of Allegiance was given to the Flag.

Chairman Rys stated that the purpose of this evening's meeting is for the Council, School Building Committee and the Board of Education to communicate with each other; ask questions. The public will be able to ask questions after the Council has asked their questions of the respective parties.

Mayor Dickinson stated, the Council has a copy of the letter prepared and there are copies here, if anyone would like a copy of it. In terms of general comments, there were questions, initially, as to whether or not boilers or roofs would be added to the project. It has been determined that they will not be a sizeable component to the project. There was a question regarding asbestos, as to whether it is in the project or not. My information is that it is not in the project currently and it is estimated to be a possible additional cost of \$2 million. Estimates are still being reviewed and analyzed by the building committee. The tax impact as was reported is something that is sizeable and has to be taken into consideration. There are several components; reimbursement rate – at a 40% reimbursement rate \$70 million results in a 1.2 mill tax rate increase or 4.6% in taxes. At 47% reimbursement rate a \$60 million project would be a 1 mill tax rate increase or 3.9%. I also performed a 42% analysis because, initially the building committee and architects had reported that it could be a 42% reimbursement, in reality it may be something between the 42 and 47%, but at 42% the \$70 million project would result in a 1.4 mill tax increase which is 5.4% and for a \$60 million project it would result in a 1.1 mill tax increase or 4.3%. None of the comments should be interpreted as indicating the Town shouldn't do the project; I think a project is one that should be pursued by the Town. It appears to me that there should be some effort at reducing costs and also looking at a phase-in in order to reduce the impact over a series of years.

Mr. Rys reminded the Councilors that if they had questions of specific committees or administration, make sure the Chair is aware of it so those individuals can be called up to the microphone to address the questions. He stated that he would start with Mr. Centner, followed by Mr. Brodinsky and he will alternate back and forth between both sides of the Council bench.

Mr. Centner stated, he we are after a specific amount of time and number of meetings and I will speak personally as to what I feel my role is in this project at this time. My personal opinion is, I am trying to decide what our role is, here as Councilors and what the role of the Building Committee, Board of Education, and the Mayor. My personal opinion of our role here is to determine the level of spending of this project and to determine the timeframe in which we will fund it. All of my Councilors here, I know I have spent a significant amount of time with the data, Council members, various building committee members, Comptroller and Mayor on trying to get a feel on what would be a responsible package for the people of Wallingford. In my opinion, they differ greatly from my colleagues, and that is o.k. As you all know I abstained from voting on the first presentation at the \$43 million level. Because of that, I don't feel that our role as Councilors are to sit here tonight and have the School Building Committee come up here and have the Councilors investigate, line by line, everything that is in the building package. I don't agree to that in principal at all so I won't partake in any of that. I don't think I should be the judge of what goes in or out of your project. However, my charge, has been my position, is to try and determine a fail level of spending that is balanced against our annual budget for taxpayers as well as building this project, we have to keep in mind that any project we undertake will have an impact on the Board's operational budget year over year. I would like to come up with something suitable there. I feel at this time, that charge for the detail in determining what is best for the students and all, should lay with the Building Committee and the Board of Education. What I would like to do at this point, and whether it flies or not is o.k. by me, I would like to make a motion.

Motion was made by Mr. Centner to Take the Building Project and Send it back to the Building Committee. It is at a current value of Approximately, close to \$70 million, I would like to have it sent back to the Building Committee and Board of Education and have the Project Reduced by at Least \$10 million. Mr. Knight seconded by motion.

Ms. Papale stated, before we vote tonight every Councilor should have the opportunity to speak. It is not feasible to vote on the motion now; maybe by the time the meeting is over tonight, I could vote for it.

Mr. Rys stated, Mr. Centner's action merely puts a motion on the table; discussion will still take place.

Mr. Brodinsky stated that he was ready to vote on the motion. He was not sure if any other Councilors wished to speak to the motion. I still want to discuss the project.

Mr. Rys asked Mr. Brodinsky if he wanted to speak to the motion now?

Mr. Brodinsky stated, I have a lot of questions about the project so that I can fulfill my duty of due diligence, if there is a motion made and an apparent number of votes to carry the motion, I don't want to waste everyone's time. I would rather see the motion be defeated and we continue on with the information portion of the meeting, which was the original intent, at least in my view.

Mr. Knight stated, it seems to me that a motion is but a framework by which a lot of discussion can ensue. It seems to follow that, if Mr. Centner's motion indicates that there is a request in the motion to reduce the project, in scope, by approximately \$10 million that a number of questions to see if that is relevant would be in order. I think that was Ms. Papale's intent; to get information from everyone that is here to see if such a motion makes any sense. That is the point of making the motion. I have to concur with Mr. Centner; we have established a building committee and if anyone has done any work with them, you understand the expertise this committee has brought to the table that none of the Councilors up here have and the hours and hours and hours and hours they have put in to the project has, as far as I am concerned, made them the experts on this project. The Board of Ed and the Administration are the experts at educating our children. We are the financial body of this community and we do have a responsibility, not only to the education department but to the entire community for its financial health. That is the nature of the motion. It is important to have this discussion; a lot of it, with a lot of details to make sure that what we are doing is appropriate. My due diligence took place a long time before this meeting. My due diligence has taken place over the last year and one-half; it took place at home all this weekend and weekends prior to that. It has taken place in discussions with Building Committee members. I don't necessarily think that this is the only forum where due diligence can take place. I don't do most of my due diligence sitting under these lights in the face of this camera. Most of my due diligence, and I suspect most of the Council's takes place away from this; I hope so. I hope that this 2 1/2" document that we have tried to absorb, that most of it has been done outside of this room. Nevertheless I, too, have questions for which I had not gotten any answers, mainly because I haven't asked the questions. In the course of this discussion I expect a lot of these questions to be answered. I do think that the motion is appropriate and I hope that a good and thorough discussion will enable us to make an intelligent vote on it and not voting from the get go, fifteen minutes after the meeting has started.

Mr. Zappala stated, we all have a goal to get this project underway but, to come up with a number of \$60 million, if that is the number that the administration wants to fund, why didn't that number come out before the committee was formed? AT least then they would

have had a number to target. How could you possibly eliminate anything when you don't know if it is necessary or not? What happens to the items that are very important to this project that push the price above \$60 million? Are you going to go back in four or five years and do this project again? I don't want to have to do that; it will only end up costing us more money and there are many things in this project that are not yet included; the roofs are questionable; the boilers in some places might need to be replaced, they are not in the project. I don't want to see a number come up until after the meeting with the committee and Board of Education. I will not support the motion.

Mr. Rys stated that the vote will not take place until discussion has taken place with all the parties tonight. It is incumbent upon the Town Council to come up with a figure, as we report to the entire community, not only schools. We have to come up with some figure that we feel is going to be reasonable to live with. In the discussion, perhaps we will find out where some of this money can come from. Unless we have the discussion, we are not going to know that. Can we carry on now?

Mr. Zappala stated, I hope the project costs less than \$60 million. I think the purpose of the project is to do everything that has to be done.

Ms. Papale stated, we should all have our chance to discuss this. Ten million dollars sounds really good and maybe when this is all over we would agree to reduce the cost by ten million dollars but, I feel, before I can make a decision on how much to reduce or add to the cost of this project, after tonight's meeting I think there should be another meeting where the Board of Ed, architects and Building Committee comes back to the Council. I would like them to take it back and go over it again. They may come back with a \$10 million cut; they may come back with no cuts but I think that before we can decide we are going to go with, they have to go back and look at it again. I want to remind everyone on the Council, it was about two years ago and... I remember when the senior center came before us and we all agreed that it was too much money and we sent it back to their committee. They came back to the Council with a reduction and we all agreed. Anyone driving by there now will see that everything is working fine. When this came up at our last Council meeting, I stated then that I could not vote on it yet because I think that it should go back to the committee. If I was going to cut this project line by line, I wouldn't be doing the right thing because I don't really have the input and information that the committee has. We all know something is going to be done and it will cost the taxpayers of Wallingford money but it is the future of our children and the future of the Town of Wallingford. It has to be looked at more carefully.

Mr. Rys agreed.

Mr. Vumbaco addressed his question to Dr. Cirasuolo, Superintendent of Schools and Pam Mangini, Acting Chairperson, Board of Education, Gerald Powers, Supervisor of

Buildings and Grounds of the Board of Education. He asked, what dollar figure are we starting at? We have gotten some replies from you and the Board of Ed where there have been some cuts made from the \$69 million. There have been some add-backs to the \$69 million, if I recall. I would like to know, first of all, where our starting point is?

Dr. Cirasuolo answered, we cannot give you that answer. We would have to refer you back to the Building Committee and architects. The major actions taken by the Board was; remove from the project the new informational resource center (IRC) for Sheehan School and the moving of the Central Offices from where they are now to where the library is at Sheehan and added in renovating the present library to make it the informational resource center it should be. We can subtract out the cost of the new IRC, the cost of moving the offices, but we have no figure for the cost to renovate the present library. We can also subtract out the costs of the various relatively small items the Board removed, but we cannot at this point add in the cost of that section of the roof over the boiler room at Lyman Hall. Those items were included in the Board's recommendation and, at some point, the building committee and architects have to come up for estimates here.

Mr. Vumbaco stated, there were other issues raised at that meeting I attended such as Hazmat, removal of asbestos, etc. and I understand that you have a study underway with an environmental contractor. Are you doing a review of the asbestos?

Dr. Cirasuolo replied, that is the building committee.

Mr. Vumbaco asked Don Harwood, Chairman of the School Building Committee (SBC), where do we stand as far as the costs involved or as far as reviewing the asbestos scenario? I am trying to get at the point that we are sitting up here and have to make a determination as to how much dollars we will spend and we don't even know what our starting point is. I am trying to get to that figure. I can't believe we are acting in a void here, not knowing what our estimated starting numbers are.

Mr. Harwood answered, \$70 million is pretty much where we are. There was some reductions at Sheehan....the media center and relocation of Board offices were removed from the project. There are some net costs associated with just renovating the existing media center they have there, then we add back projection on asbestos abatement consulting services and asbestos abatement removal which brings us back to just a little over \$70 million. That is a good working number.

Mr. Vumbaco asked Dr. Cirasuolo, as far as this project is concerned, what dollar value is estimated that is required by law for us to bring this system up to snuff; ADA (Americans with Disabilities Act) requirements, code requirements, etc.?

Dr. Cirasuolo answered, there is no requirement by law to do anything. Once you start renovating, you have to update for all fire and safety codes and all new construction has to meet ADA requirements. All of the designated schools have to remain accessible, but that is only if you do the project. If you don't do the project, none of that is required. No part of this project, at this point, is required by law.

Mr. Vumbaco stated, assuming the project is going forward, is there a dollar amount that you feel is absolutely needed, required by law or...

Dr. Cirasuolo answered, the cost estimates were all prepared by the architects. I would have to refer to them to tell you what aspect of the code updates are required. I think the only part that would not be, would be some of the items that reflect or refer to ADA requirements. I think the architect and the committee, and I don't disagree with them on this, were trying to make all of our schools accessible. I think that if you look into the future, at some point we are going to be required to do that anyhow. I think they decided to bite the bullet now. How much of a difference there is between all of the ADA things that are strictly required and those things that are, at this point, optional, I would have to defer to the architects on that as well.

Mr. Vumbaco started, if we are talking a dollar figure here, we need to know somewhere what target we have to be shooting at. If we want to subtract \$10 million off but the target is \$66 million to do the project by, then the \$10 million does not flush. I am just trying to get some sort of starting figure where we think we might be going. I don't want to get us caught in the same situation that we did in Moran and Dag a few years ago where it was presented and then the numbers were cut and now we are facing another \$5 million of additional work.

Dr. Cirasuolo started, nothing in this project was cut out of the previous project. I will answer all of the questions that I can but the cost estimates were prepared by the architects and they are here, prepared to answer your questions.

Mr. Vumbaco asked Mr. Harwood, assuming the project is going to be done, what costs are involved in the project that we have to do to meet code and ADA requirements? In round figures, what is the estimate?

Mr. Harwood answered, typically what happens is, when you start doing new additions, you are required, by code, if it is NFPA 101, Life/Safety Code or ADA, you are required to ensure that those spaces are in conformance with the current code. There is going to be many areas where you will do a new addition or modification that there is ancillary space that you would need to bring up to code because it is an adjacency, an access point to that addition. Where we are not doing new work, and there has been a programmatic or decision to try to get closer to getting accessibility throughout all schools in the district,

you could back out of some of that. Let's talk about ADA by itself. We anticipate probably \$2 million \pm in ADA costs. Out of that \$2 million you have, just associated with new additions, you are probably doing \$1.25 million that is going to happen and there is probably \$500-700,000 that will be ADA discretionary, if I want to use that term. The goal was to try to get the schools accessible. However, Highland, Rock Hill and Moses Y. Beach are challenged to get them 100% ADA accessible, especially Rock Hill and Highland where you have all of those ramps. What we tried to do in the project is to try and get accessibility to common spaces like the auditorium, gyms, cafeterias, office areas and new additions. It is somewhat impractical to try and get 100% ADA compliance in those schools. It could be done but would be cost-prohibitive because the pitches are way too high on the ramps. At Moses Y. Beach, by putting in an elevator, because it is a multi-story building, you have an opportunity to make that more compliant with the ADA.

Mr. Vumbaco asked, am I reading this summary report by Konoer Swinerton that everything under the line items called, "ADA/Code Compliance" falls within that range you just talked about?

Mr. Harwood answered, yes, that is a fair assumption.

Dr. Cirsuolo added, I have a document prepared by the Federal Government that I will leave with you. Unfortunately, the issue of whether you comply with the ADA requirements or not isn't all that clear because it gets into a lot of issues regarding accessibility and non-accessible buildings; certain moves have to be made by public agencies to make areas accessible, you had some discussions of that in town regarding things having nothing to do with education. I will leave it with you, I think it will be constructive for you to look at it, as we wrestle with that issue as well.

Mr. Vumbaco stated that the accessibility issue is important, not only for the students but for parents of the students who may be handicapped impaired themselves and if they want to come in for parent conferences, the school system has to be compliant with that.

Mr. Farrell asked Comptroller Thomas Myers, how much will revaluation, which is occurring simultaneously, change the figures cited in your letter to the Mayor (Appendix I)? Would revaluation and that general assumption that taxes are going to go up under revaluation because of the increase in valuation, would that tend to cover the potential increase that is here (school project) or are we talking about these figures being "piggybacked" on the revaluation taxes?

Mr. Myers answered, when I made my analysis and looked at what would be the best way to evaluate the impact of this project, I did it as of June 30, 2001; as if this project would impact our financial position today or on that date. There is no real way to measure any effect of the results of revaluation. Revaluation is a confusing term, at best but you and I

best realize that it is establishing a current market value for each residential, commercial and industrial property in Wallingford as of October 1, 2001, a year from now. What data will we use? The most important data we will use in establishing that new market value is the collection of hard information on each residential, commercial and industrial property; the demographics of the property, so to speak and then the most recent sales and economic information. That will be data from the months of late August, September and part of October, 2001. None of that sales and comparative information is available, nor could it be in any scientific way forecast today.

Mr. Farrell stated, I realize I am poking around in the dark on this but I am trying to get a firmer grasp of just how hard a figure this is here. The question I hear from people who read the figures in the newspaper are, "is that in addition to what we would expect under revaluation?" I know that you are trying to tell me that you cannot give me an answer but can you give me a little more educated feel for it?

Mr. Myers answered, no, I can't. The analysis I made of the tax impact and what impact a project of this size could have on our credit rating was done if we felt the results as of June 30, 2001. Beyond that it cannot be measured. The short answer is, this does not take into consideration revaluation. It will be this project and then revaluation will be a financial transaction that we will have to deal with in October, 2001 which will effect the mill rate July 1, 2003.

Mr. Farrell asked, you have no feel for how revaluation cuts at it? Does revaluation, in effect, roll with the wave or is it against the wave?

Mr. Myers answered, I can't predict that. I wish I could predict it for you but, as I said, I thought the best way to analyze this is to do it as of a certain date, the end of our fiscal year, as if this project moves forward now where we could actually take a financial temperature and measurement.

Mayor Dickinson commented, normal tax increases, of course, would be on top of this figure. Revaluation does not increase taxes. Revaluation re-distributes the existing tax according to market values, that is the way I understand it. The relative amounts that commercial, industrial and residential properties pay, may change as a result of property in one category or another either staying the same, appreciating in value or decreasing in value. The resulting effect is a given property may see an increase or reduction in taxes or a staying of the same. It relates to the receipt of the same amount of money, it is just re-distributed over the existing tax base.

Mr. Farrell stated, but most people feel it is re-distributed in their direction.

Mayor Dickinson continued, usually, residential property appreciates; goes up in value. Commercial and industrial is less likely to appreciate so the impact is on residential.

Mr. Zappala asked Dr. Cirsuolo, I have a hard time accepting the fact that we are going to spend money on Dag Hammerskjold and Moran Schools again. The paint hasn't dried yet and we are going to spend \$5 million more. Why does wasn't these items addressed when we did the renovation of those schools?

Dr. Cirsuolo answered, our purpose for the last school project was not to renovate those schools but to add additional capacity for students; we had fourteen classrooms added to each school. We did not specify very much in the way of renovation. I don't think we specified anything initially. There were some things we were able to do in the project connected to some of the expansion items. Moran and Dag, the previous project there, had nothing to do with renovation. It was all a matter of expansion. Initially, my recommendation to the Board, nor did the Board include in its recommendation to the Town Council, anything in the way of renovation to those schools.

Mr. Zappala replied, from what I understand the ventilation has to be re-done.

Dr. Cirsuolo answered, I don't believe ventilation was addressed in the last project at all.

Mr. Zappala stated, I get the same questions from taxpayers; "we just completed renovating those schools, now we are spending more money, why?" It is very difficult to explain to taxpayers that we are going to spend \$5 million more on those schools. I thought that maybe if we had a meeting with the SBC, it would be more beneficial to us laymen to understand, more or less, what needs to be done at those schools.

Ms. Mangini stated, the Board, itself, did scrutinize the requests that were made for Moran and Dag for exactly the same reasons you just commented on. We, too, were concerned that having just finished the expansion of Day and Moran, here we were looking to spend additional funds to renovate. I will let Dr. Cirsuolo clarify specific items, along with the SBC, but we felt very comfortable and confident that those items were necessary. Again, we did spend a great deal of time scrutinizing them because we, too, share the same concerns that you are expressing.

Dr. Cirsuolo stated, I understand the concerns expressed by taxpayers, by ordinary citizens and my response is, the last project was an expansion project, not a renovation project. The amount that needs to be done at each of the schools is relatively low compared to the other schools because the SBC the last time around was able to address some issues.

Mr. Knight asked, Dr. Cirusuolo, a good deal of what I have seen in this project is to provide more space for Pupil Personnel Services of all kinds; of all descriptions. One of the things I have said before.....would you flush out for us what you have seen in the last 10-15 in terms of the transition of the educational system into what seems to be one where the educational system is being demanded of in the way of social services which is essentially what these building spaces are for. Would you give me a run down on if there is going to be an increase in personnel at any of these schools and how many need to be provided for in the system?

Dr. Cirusuolo replied, in terms of special education and special services, that is the major area by far where we get into the kind of things you are talking about. The argument that is made, and I think there is a great deal of validity to it, there are a number of youngsters, if they are to be given an equal opportunity to learn, along with others, need to be provided some additional services. Children have learning disabilities, cannot learn as well as others unless you provide some assistance for them. Children are socially and emotionally disturbed, you need to deal with those issues before they can learn. Children with speech and/or hearing impairments, all of the children across that wide spectrum of special needs require special services. It is an area where I would probably tend to join you in this discussion. It is the area where we get into federal and state mandates as to how to deliver those services which are fairly specific. There is also a mandated process that school systems have to go through if there is any kind of disagreement between parents and school system regarding disturbances and unfortunately the process casts the school system and parents in an adversarial role which adds all sorts of problems to the process. The end result of that, for example, is that we spend about 25% of our budget providing special services for about 12% of our students. I guess I wouldn't mind that so much if the federal government met its share of its responsibility in this regard. When the federal government set up a national system of mandates, which was modeled by the system in Connecticut that had been in place for a good number of years prior to that, there was rhetoric expressed in the Congress to the effect that the federal government would assume 40% of the cost nationwide of these services. We are at the high point in the history of this. In 1972 it was about 15%. Depending on what comes out of the deliberations coming out of Washington now, the budget agreement, non-agreement, we may get the 20% but that is when economic times are unparalleled and budget times are unparalleled. We had the federal government making and imposing mandates on local school districts, without paying for them and that is a major problem. Having said all that, there is not much choice at this point other than to provide the services and in order to do that and put the money into the staff that is needed, we need to give them adequate space in which to work. Hiring teachers and providing materials without providing adequate space, you don't get back the investment that you put into it. That is why I have all these items in here for adequate space for those services. As far as additional staff is concerned, that is really something that is not related to the renovation project. We have to hire the staff based on the needs of the students, whether we have space for them or not, whether we put

that staff in converted closets out in hallways, up on stages, we have to hire the staff. The project, by itself, does not require any additional staff expenses, nor does it reduce any. That is going to be dependent upon the number of children identified.

Mr. Knight stated, I went through this on a school by school basis I saw a great deal of number of spaces renovated and a number of spaces for new construction. Some of that new construction is by virtue of the fact that they are being moved around and I understand that the spaces in some of the schools, probably most of the schools, for such services is inadequate. It looked like and I needed clarification on, are you anticipating that once the renovations are complete, are there going to be any additional people? Is the project anticipating additional people and no services?

Dr. Cirsuolo answered, we presented our proposals based on the same percentage of children requiring special services we have now. Whether that will hold up or not in the future, we have no way of predicting that. If we have more children requiring special services under state and federal regulations and law, we obviously have to hire additional staff to service them. If we are fortunate and have fewer children requiring those services, we can actually reduce the staff. The point I was trying to make was, whether we have additional staff or not has nothing to do with the renovation; we are going to need them or not need them based on the number of children. The project attempts to provide adequate space for the staff we have right now. It is based on an assumption that the staff will remain relatively the same as it is now.

Ms. Papale asked, please bring us up to date on what the final reimbursement amount is, and the timeline, Dr. Cirsuolo?

Dr. Cirsuolo replied, the latest figure is 47% reimbursement. When the project was proposed initially, we were pretty confident of getting a reimbursement rate of a little less than 54% on all eligible items. This was presented to the Town Council a year and one half ago. At that time the Board of Ed estimated that the actual reimbursement would be about 50% because there are always add-ins to the project that are not eligible for reimbursement. The building committee and the architects work on that and their initial calculation, in terms of the percentage of reimbursement on the total project once they factored in the ineligible items would be at 42%. Since then they have taken another look at it and their latest estimate, the total cost of the project, 47% will be reimbursed by the state which is pretty close to the 50% we were talking about to begin with. We won't actually know how much the actual percentage of reimbursement is until the project is completed, audited and the State Department of Ed begins to present the figures. It usually does not vary much from these estimates. It would be highly unusual for the final figure to be much different than that 47% you have received to this point, under the present scope of the project. If that changes because of decisions made by the Town Council or the Board of Ed then, obviously, we will have to take a look at the project

again. The factor that weighs in there is, "how much of this project is for items that are not eligible for reimbursement"? If they were all cut out; if we did only eligible items, the reimbursement rate would be 53.95%.

Ms. Papale asked, what items are not eligible?

Dr. Cirsuolo answered, things that are considered maintenance. Any new construction is reimbursable. There is some site work that is reimbursable at a lower percentage. The maintenance items that are in there are ones that, at least from what I can tell from our plans, were things well beyond five years. We kept anything we plan to do out of the operating budget for five years out of the proposal. As far as timelines are concerned, the present timelines are, for the reimbursement commitment to remain in place, local approval of the funding for this project has to take place by June 1, 2001; construction has to start by June 1, 2002. Requests can be made for those deadlines to be extended. The initial request goes to the Commissioner of Education and, if either the commission denied the request altogether or did not grant the request in the length for which it is made, a bill can be sponsored in the legislature granting those extensions. Whether it passes or not; I am not aware of any legislation along these lines that has not passed in the past, but I think there has been some recent articles in the press about a concern at the state level about how many building projects there are in the state, the impact of those projects on the finances of the state and some implications that it may not be as easy as it has been. I have not seen anything that would say to me that a reasonable request would not be granted.

Mr. Centner stated, as I look around the auditorium, a number of you had called me last week and I just wanted to let everyone know that I was out of the country last week and returned last night, therefore I was unable to return those calls. I don't know if the public is looking at this as the last project that we intend to do. I cannot speak for previous Councils before me and before them; I plan on being around and I look at the school system as a living thing. The students' needs change; the community's needs change and I am here to try and match those needs the best I can. I am fully aware that this project is not enrollment driven. I am in receipt of the Mayor's letter and Dr. Cirsuolo's responses. I agree with the Mayor's concerns and Dr. Cirsuolo's responses. My personal position in this is, I am not looking at this project top down. We had the number presented quite a few months ago of \$43 million. I am looking at this from the bottom up. I was not in agreement with \$43 million a year ago and I am looking that I favor the project; I know we need a project. I'd vote in favor of the project in a \$50+ million dollar range. That is where I am at. I am not speaking for the rest of the Councilors. In response to Mr. Zappala's question, "how can I make a motion like that?", I am the maker of the motion because I did not vote on the \$43 million. None of the other Councilors are appearing hypocritical here, because I am making the motion here. I am willing to spend somewhere in the neighborhood of \$50 million for the needs of the students at this particular time, with the understanding that it is the not last project that we are going to do. My question is

this, in detail, with the schematic design cost estimate, I want to know why we have the category "Furniture Fixtures and Equipment"? Fixtures and equipment are permanent and I fully understand why they need to be in but, the furniture category appearing under "Construction Costs", why do we have that? We are subjecting that to the 44% contractor's.

Dr. Cirusuolo answered, generally speaking, if you do new construction, you buy the furniture for the new areas out of the project. That is reimbursable and you get that reimbursement from the state so it is a lot less expensive to buy it that way than to put it in the operating budget where you have to pay 100% of it.

Mr. Centner stated, looking at that, we have a disparity of what the real reimbursement rate is going to be, right now the contractor's full burden rate is 44% and the reimbursement rate is somewhere between 47% and 50%.

Dr. Cirusuolo asked for an explanation of the 44% figure.

Mr. Centner explained, you have general overhead and then profit on it, then contingency, the program contingency and then escalation. The 44% is the sum total.

Dr. Cirusuolo replied, those figures are provided by the building committee and perhaps they can address that.

Mr. Centner stated, if we were to bid out the furniture and receive a favorable price and the reimbursement rate was 47%, I am betting that the town can beat the 3% window on the furniture, that is all I am saying.

Dr. Cirusuolo stated, I am not sure there is a 3% window. Perhaps they can clarify that for you; that is not my understanding.

Mr. Harwood stated, It is a good observation, Rich. By going out to bid directly and not carrying the overhead, we anticipate that there is about a \$400,000+ dollar savings there. We have anticipated that we carry it in the schematic design phase but it is not.....for a cost savings in the future. We have all that itemized at this point.

Dr. Cirusuolo stated, the previous project, we bid for those items through the school system's business office thereby avoiding the overhead costs. As Mr. Harwood indicated, we certainly would be prepared to do that either through our business office or some other arrangement so that we could avoid those costs and recoup just about all of the 53.95% reimbursement rate on those items.

Mr. Centner stated, I am in receipt of your letter, Dr. Cirusuolo, which states that the project is not enrollment driven. In the project there were options for regular space in some of the elementary schools, and that is because?

Dr. Cirusuolo answered, that is because I believe other space was being used for special services. Some existing space gets used for special services. In order to not decrease the capacity of the buildings, some regular classrooms are built. When the scope of the project was given to the building committee and architects, the architects did what they were asked to do; they went in and came up with what they considered to be the best solution, building by building. In some cases it was building additional space for special services and in other cases it was using existing space for either special services or library media center, but you have to make up for that by building classrooms for regular use.

Mr. Brodinsky stated, I think that all of us have received letters from parents and I want to get your reaction to one of them; a parent writes, in part, with respect to Sheehan: "The anticipated growth is 50 to 60 students per year in order to cap class size at 25 students, Sheehan needs more classrooms."

Dr. Cirusuolo answered, it is not needed. Our latest projections indicate that, within the next fifteen years, we will not be over capacity at either high school.

Mr. Brodinsky continued, in the same letter, the parent urges that, in addition to more classroom space at Sheehan, they suggest that the best solution is to have the central office personnel move to another location in order to make more classroom space. How do you respond to that?

Dr. Cirusuolo answered, I have no problem moving. We do not need additional classroom space at Sheehan.

Mr. Brodinsky stated, I wanted to clear up, in part, inaccurate information that may be out there. I got another letter...from a parent of a Lyman Hall student. The parent was concerned about several things, I will start with the gym. She writes, "then we went into the gym. It was hot and stuffy. She remembered her son saying that he hated gym because it smelled in there." Will the renovation project correct or address this situation? Does the parent have the facts right?

Dr. Cirusuolo stated, I was concerned with the letter also. I sent it over to Dr. Scott, the principal at Lyman Hall. He responded and he is here, tonight.

Dr. Scott, Principal of Lyman Hall High School stated, with regards to the condition of the gymnasium, there is an air circulation system in there that is manually operated so that if people are in that area are uncomfortable, the person who is in charge of it can manually

increase the amount of outside air that is pulled in. That will also cool it down if there is cold air outside. The circulating fans in that gymnasium are working; I think there are four, one of them was down and is being repaired, but there is a circulation system that is acting normally. It requires asking someone in charge to adjust the system manually.

Mr. Brodinsky asked, is there anything in the renovation project which improves the circulation in the gymnasium? Is that addressed at all?

Gerald Powers, Building & Grounds Supervisor for the Board of Education answered, not necessarily addressed in the gym but we are asking them to look at all areas for ventilation to make sure that we are in compliance with any current codes.

Mr. Brodinsky asked, so the answer is "no, there is nothing specific to the gymnasium"?

Mr. Powers answered, correct.

Mr. Harwood stated, Bruce Hartman is here from our mechanical contractor, he may give you a better answer.

Bruce Hartman, Consulting Engineering Services (mechanical engineers for the project) stated, for Lyman Hall we are providing new ventilation systems for the gymnasium. We will also be bringing in adequate outdoor air to meet the current codes and adding controls so that it is not a manual operation but automatic during the occupied period of the school.

Mr. Brodinsky stated, the parent was also concerned about the condition of the rest rooms. Are the rest rooms being redone as part of the renovation project?

Dr. Cirasuolo answered, we did not specify for it and I didn't see anything in the schematic design that would address that. Dr. Scott could go point by point through that letter.

Mr. Brodinsky stated, I would appreciate that because there is some perception out there about the condition and I think we owe it to the parent or parents to put this to bed.

Dr. Scott stated, a couple of years ago the condition of the bathrooms were in very bad shape. I have to say that they were being used by students primarily as smoking lounges. We changed the Board policy on how we address that problem and significantly cleaned up those bathrooms. I think the woman who wrote the letter indicated that there was a toilet seat that was in bad repair. We did send out all the custodians out to look at that issue and found that there were a number of toilet seats that needed to be replaced. We replaced about ten to upgrade the bathrooms but they are in very good condition and kept very clean.

Mr. Brodinsky continued, this parent had a concern about computers. The woman commented that the computers looked like they were first generation IBM machines and were not all operational. There was a question of whether or not that would be addressed in the renovation project.

Dr. Scott answered, the computers referred to in that lab were computers that were donated to the school system. New hard drives were put in to bring them up to speed to serve the function of that particular lab. Because of the number of computers that we have, there are times when some computers are down and technicians are very busy keeping them up and running. We do know from time to time that there could be two or three computers in a lab or classroom that may need to be repaired and are on the list to be repaired. Those computers do look older because the shells are older but the interior of those machines have been upgraded to provide the capacity for that particular lab that she was referring to.

Dr. Cirsuolo stated, the industry standard is 10% for down time on computers. We are well below that.

Mr. Brodinsky stated, there may be a perception that the renovation project is going to cure all ills and solve all problems. I wanted to have that addressed because it may be that the project will not be all things to all people.

Dr. Cirsuolo stated, we are not looking at this project as something that will absolve us from doing maintenance for the next five years. That is why we left out of the project the things we planned to do the next five years. We also don't plan to stop spending the \$1.5-\$2 million we spend on regular maintenance of buildings that are not parts of any particular special items. We certainly aren't going to look at the project as a way for us to let all of the computers or a significant number of them in the school system to become useless. In fact, the Board of Ed approved the hiring of a technician so that we can keep, even improve, on our record of computer down time which is pretty good by industry standards.

Mr. Farrell asked, when we were discussing the electric power plant, we spent a lot of time trying to get a handle on how much tax revenue there would be from that project to the town. We had our Assessor look at the question as well as other people from our Finance Dept. As I recall, we had a generally ascertainable number once the number is up and working which is expected at a certain point, that there would be "X" dollars coming into the town. How does that affect what is in the Mayor's letter? Is it a positive or an unfigured quantity?

Mr. Myers answered, it is a positive. Again, that revenue would not come into the Town. When I took the temperature for this project and, as with any increase in revenue, we would also have to consider other budgetary increases; our normal budget increase; the

cost of doing business, raises across the board for all employees; other uncontrollable costs such as the energy costs the community now faces for oil, gasoline and what impact other factors could have on the grand list such as settlement of court cases; outstanding tax litigation. I know there are some impacts, overall. Impacts to the grand list could be positive from the aspect of the power plant, however, growth on the grand list could be not as substantive as it has been in the past due to a settlement of tax litigation with major tax payers. That is a pretty tough measurement to take ahead of time. The number that is in the Mayor's letter is sort of a middle ground number that there may be some good sides to it that the number could be reduced, but there is also a pretty measurable negative side that could possibly be driven up by outside factors?

Mr. Myers answered, that is correct.

Mr. Vumbaco stated, it is good to hear there is approximately \$400,000 in potential savings in furniture fixtures. In looking at the rest of the project, how were these numbers generated and, with the expertise we have here this evening, what room is there in these numbers? I am under the assumption that a lot of these are Cadillacs. There may be some Volkswagens that we can put in here.

Mr. Harwood answered, there are no Cadillacs. The project we had a few years ago involving the middle schools and Yalesville, was not a remake of the schools. This project does not even come close to a 100% remake of the schools. It is very important that everyone understands that. You may put \$3,4,8, 10 million into a school. That does not at all indicate that every classroom, every space is going to be renovated; every seam is going to be replaced, every tile is going to be removed, every door is going to be sanded and painted, that is not what this project is, nor was the last project. There are targeted items for targeted programmatic needs. Although we can spend \$15 million at Lyman Hall, it does not mean that the school is going to be new, not at all. Akin to our neighbor to the north here, some of the school programs that they have done with their infrastructure where they have really gone in and gutted the entire school, this has not been done at any school here. From development of the numbers...you roll everything up into the major number. You try to put all factors in the schematic design phase which are the early numbers going into this. When you get into design development, the numbers will, in fact, move. Typically, what you will see is that you will have the ability to possibly value engineer things that you may not valued engineered early on in the schematic design phase.

Scott Sellela, Jeeter, Cooke & Jepson Architects stated, the number in the budget that we put together here is a schematic number. However, I wanted to draw some attention to the way in which that budget was, in fact, put together. We tried to put it together with categories that would make sense, not only to folks in our profession but, to the public at large. The budget is essentially a scope-driven budget so that the items of work are the

items that actually began to be delineated in that budget and those were the numbers that we actually priced. You will have a wide variety of items; anything from a renovation of an entire space for PPS, all the way to installing new VCT tile, a very specific scope of work. Those were listed because they reflected the items in the EDO49 and then the subsequent directions given the architectural team. The numbers then were assigned to each of those items in the reasonable allocation of dollars that that kind of a scope of work, as it was conceived, would be allotted in the year 2000. We've done that and listed that number, for instance, renovation of an entire space would be maybe \$85.00 per square foot number; \$95 depending on the level of complexity within the spaces and you saw that vary from school to school. We did that on purpose and put it there so that the committee could take a look at that and see exactly what they were spending. It is listed in today's dollars based upon our best estimates of what is current in the market place today and reflect what we think the character of that work is going to be. We then, specifically, took all of the mark-ups and put them at the bottom so that you all would know what sorts of costs would be added to those individual line items so that you would know that the budget we are presenting is attempting to be an entire budget and a complete budget. That is how we put that number together. We tried to put it in pieces that were responding to the individual scope items that you put before us.

Mr. Vumbaco stated, it is listed out by units and I appreciate that. The point I was trying to make was, under your experience in doing these types of projects in the past, the numbers that you use, are they averages; on the high end, low end? When you have done these type of projects in the past, have you come in pretty much on the money as to the numbers you project here? Or have you seen a significant decrease or increase? I am trying to get a feel for where the numbers...I am not trying to pinpoint you down to a certain percentage but, in order for us to sit up here and have a general understanding of what numbers we are going to be talking about approving in total...I am not going to go through this line by line but, in total, I need some sort of idea of where it may come in.

Mr. Sellala replied, we, as a group, are pretty comfortable with the numbers as we presented them. We did not attempt to bury contingencies within numbers. We did not attempt to inflate the numbers or allow us some room. We, specifically, took the types of contingencies that we thought might be applicable to the project and put them down below and identified them. What we are reflecting to you is our best guess about what we think that cost is going to be. We did not throw extra cash in to the line items. We think it is a reasonable estimate. The numbers that you see today, in the groupings that you see today, are not going to be the numbers that you see in the final project. There is going to be some variation depending upon the actual scope as it really gets defined down the line. You will see a different format for the budget and you will see different, precise numbers. The bottom line, we think (it) will come very close to what we have done. Our attempt was to give you the best picture we can.

Mr. Vumbaco asked, when the administration goes back and starts looking at this in a finer tune after tonight's meeting, if they look at something like Lyman Hall Library Media Center Expansion at \$135.00 sq. ft., that is a comfortable number for this area right now? It is not going to come in at \$110 or \$150? This number is pretty close to what you feel, based upon the data base that your company has developed over so many years, you are comfortable with these type of numbers?

Mr. Sellala answered, yes.

Mr. Knight stated, one of the items I see in common, especially in the elementary school project, is new cafeteria tables and chairs and I wondered why that was in there? Are we renovating all of the cafeterias?

Dr. Cirasuolo answered, the item is in there and normally we would buy them out of the operating budget. The Board did a walk through and their feeling was, if they could get this into the project and get it reimbursable; most of them need to be replaced and we have been doing it on a gradual basis. This was looked at as an opportunity to do it all at one fall swoop.

Chairperson Pam Mangini stated, we walked through the schools and realized that just about all of the elementary schools needed the replacement of their tables and chairs in their cafeterias and we determined that it would probably be more cost-effective and most definitely a quicker way of doing it, even though we realized the project won't be completed for many years. We were finding it more and more difficult to prioritize and leave that item in their regular operating budgets. One school, however, did manage to accomplish replacing all of their tables and chairs with new cafeteria tables and chairs. There is some type of folding table and chair unit that the schools feel are the safest and the best choice for the elementary cafeterias and I believe it was Parker Farms School at our last meeting that asked us to remove the cost of the cafeteria tables and chairs from the project and we did do that.

Mr. Knight asked, this is a fully 53.95% reimbursable cost? That is a totally reimbursable cost?

Ms. Mangini answered, that is correct.

Dr. Cirasuolo explained, not as renovation, because that is the category we did not qualify for, but as a building project. That is my understanding.

Mr. Knight asked, if we did it in the operating budget, what percentage is the ECS?

Dr. Cirusuolo answered, last time I looked, it was probably in the neighborhood... the ECS grant is approximately \$15 million this year. Out of a \$60 million budget...

Mr. Knight continued, you are talking about 25-26%?

Dr. Cirusuolo answered, yes.

Mr. Zappala stated, I know that architects like to leave their mark when they get through building something, in the sense of achieving something nice to the public's eye. How necessary is it to re-do the lobby of the entrance of Lyman Hall High School? It involves quite a bit of money. Is it necessary? How much will it really help the kids?

Mr. Harwood answered, we have already done a little value engineering of early designs. Some of the facades, some of the soffit area, some of the treatments exterior that tend to be exactly that; a little more ornate to give it a little more personality of the architect. Those issues have been discussed at length. The issue at Lyman Hall really is not only just a new entry but the gathering area associated with the occupancy or population base that can gather in the auditorium. If you go to Sheehan, as an example, Sheehan has a "senior court gathering area" which seems to allow for a lot more mingling. When a function is being held at the school's auditorium and the people break out of the auditorium into the area adjacent to it, it is really tight. One of the considerations was, what do we have for occupancy loading and what would the code speak to, somewhere in the area of standing room square footage factor? That is what is really driving a great deal of that. There is an element there of trying to provide a little more definition to that school, as far as making it more of a funneling point. There are multiple issues. There are a few dollars there but some of those are code and some are to accommodate capacity and just to address an entry point to the building. If you need anymore explanation, I can get one of the architects to speak to that. NFPA 101, Life/Safety Chapter 5 does give a square footage guideline to follow when you are in an assembly-type environment. Are there areas that we could go back and look at if we receive direction from the Council? Absolutely. There are certainly areas that may afford some opportunity; definitely. I do not disagree with that.

Ms. Papale asked, Dr. Cirusuolo, on October 3rd you sent a letter to Chairman Parisi and in that letter you listed about 10 elimination items and a few additions but there was no dollar amount listing either what we would be saving or adding to the cost, can you explain?

Dr. Cirusuolo explained, if you go to the schematic designs, they would be listed there, exactly in the same wordage I used and there would be a dollar amount next to them. For example, we had the painting of the walls and other parts of the gym at Dag and if you look at the schematic design for Dag, you would see \$23,200 to paint the walls; \$14,900 for the ceiling and that is approximately \$38,000.

Ms. Papale asked, in putting all of these together, it didn't amount to too much of a savings by eliminating...

Dr. Cirsuolo answered, the only elimination that had any major dollar impact was the removal of the item that would have called for building a new Information Resource Center for Sheehan. All the others are very small items.

Ms. Papale asked Ms. Mangini how the Board arrived at deleting a few items and adding others? Did the Board review the proposal line by line or did everyone just present their own ideas?

Ms. Mangini answered, a lengthy discussion was held on a lot of the items but the elimination of some of the items came from the recommendation of Mr. Powers. He informed us, with regards to the painting, that the painting would be done within our regular operating budget so that we could remove it from the scope of the project. The cafeteria tables I already mentioned but I neglected to state that Stevens Elementary School that evening had also informed us that they did not need to have their cafeteria tables and chairs replaced through the project, they were able to handle it through their operating budget. With regards to the elimination of the Library Media Center and not moving the central offices, the letter that the Mayor sent to council members and the Board of Ed was copied on dated October 26th, item #3 does seem to give a pretty good idea of what the net savings of the Board's action would result in. Obviously, the elimination costs came from the schematic design. It is projected that the net savings will be less than \$500,000. and that had the largest financial impact of any of the actions taken by the Board. We truly spent a great deal of time with the scope of this project and spent a great deal of time reviewing the schematic design and savings of any sort. This whole situation is very difficult when it comes down to a dollar amount but the Board stayed focused on the needs of the school with regard to the renovation project. The one thing we all seem to agree upon even though I must admit there are a few of us who would very much have liked to have seen central offices moved to the downstairs at Sheehan with a new Library Media Center, we thought that was one place we honestly could support a savings.

Ms. Papale stated, I realize all the meetings the Board has gone through and all the time the building committee has sat through meetings but, this is your job. We do our job; you do your job. Sometimes I wonder how the Board does its job because it is so time consuming.

Ms. Mangini stated, we are all here as elected officials for the same reason; for what's best for our children.

Ms. Papale asked, does it make more sense for the Council to say that they will vote and decrease the project cost or does it make more sense for the Board of Ed and architects to

go back and look at it all over again and come back to the Council with their findings, whether it be \$8 million or \$14 million? That is how I feel about it. I would be so much more comfortable if the Board came back to the Council with an idea of what isn't 100%.

Ms. Mangini answered, from my point of view, the Board has to work in conjunction with the building committee and the building committee has been appointed by the Town Council so I see them as representing the Town Council to some degree. I think we need some guidance from the Council on what you want us to do. Perhaps you should give us a dollar amount to work within. It would be the easiest way to do it. It is pretty much the same as what you do when we establish our annual operating budget. You now know a little bit more about the fiscal impact that this project will have on the town. Prior to this information the Board fully understood the position you were in as Council people and the fiscal authority of the Town that it was very difficult to make a tough decision on what kind of financial burden can the Town handle with this project. I think you are in a little bit better position to do that now so perhaps that would be the best way to go.

Dr. Cirasuolo stated, from my perspective, if there is some decision made by the Council, I am going to be in the position to have to recommend something to the Board of Ed. It would be a lot easier for me and other staff in our planning, to have at least a guideline as to what the Town Council would like to see the cost of this project to be. I am not asking for a hard and fast decision, you may take a look at what we come up with, what ever guideline you give us and feel that it is not appropriate. I think we all need some direction as to where we ought to go with this. The Board of Ed did not receive from the superintendent a wish list, the Town Council did not receive from the Board of Ed a wish list. If we had put down everything that had been initially suggested to us, because we went through the process here, we would have had those new schools that Don (Harwood) had talked about. We would have had something costing three times as much. We went through a whole system of setting up priorities ourselves, around the central purposes of the project. One purpose was to make sure that the school's basic systems had gotten updated because they have been around a long time. The second purpose was, in response to Mr. Knight's question, to provide adequate services for special services programs. The third purpose was to make our buildings capable of handling the technology that we know we need to introduce into the buildings. Anything beyond that was more or less rejected as part of this process. For example, we had at least three or four schools...request that the schools be air-conditioned. That was not included in the project because I could not justify including it to the Board. If you take a look at the number of days that school is in session where heat is a problem, it is relatively few. If we are going year round, that would be a whole different story. What you have is, in essence, a list of priorities. I respect the Town Council's and Mayor's position; they have to determine what fiscal burden this project should carry for the town. If you determine that the burden presented to you tonight, around \$70 million, is too high, you need to give us some idea of where you would like this project to come in. We know you are not committing to that dollar

amount but some guideline would make it a whole lot easier for us to come back to you with a revised project.

Mr. Rys asked, if the Town Council does give a direction as to how much money we would like to commit to this project, how long would it take to get back through the Board and to the Council as to what your actions would be?

Dr. Cirasuolo answered, I think the staff would be ready to enter into a discussion with the building committee within two weeks. Their time constraints are a lot worse than ours. The process would have to be, it would seem to me, if we follow the normal procedure, we would bring the revised scope back to the Board of Ed first, have them act on it; revise it, reject it, send it back, whatever, and then you would get another letter similar to the one you received on October 3rd saying, "this is what the Board of Education is now recommending to the Town Council." How much time beyond the two weeks would be necessary from the building committee's perspective, I think you need to ask that.

Mr. Harwood stated, I think, from the building committee's standpoint, our role would be to look... we could maybe come back with ideas from a construct ability standpoint but for areas that would really be programmatic impacts or deletions of the project, that really is going to fall back on the Board of Ed Administration and the Board of Ed. We could engage our team quickly to start looking at things where we might be able to save. Based on the current scope is there anything that we can do differently; that is always a possibility. It probably won't garnish the type of savings as actual removal and that wouldn't be something that we would do. We would go back to the Board of Ed and Dr. C. I think a lot of it is driven more by how the Board of Ed can start to brainstorm at a workshop and maybe have some dialogue with us. It is difficult to say to just lop off \$10 million. That is a difficult process. I have got to believe that taking off some pre-determined dollar value is going to have significant impact on what was in the initial scope. A lot of it is driven by the Board and then for us to try and back into it. It is a few weeks worth of work. You cannot just remove \$10 million unless you just say that we won't do Stevens and Pond Hill Schools, that amounts to \$10 million. That is quick but would not make everyone happy, I suspect.

Dr. Cirasuolo stated, I think we go through a process. The first step would be what Don mentioned. There may be things that the architects could suggest now, savings that may not affect anything. The second thing we would be looking at is, are there ways to accomplish what the Board wanted to accomplish that are less expensive than what the architects have suggested? In saying that I am in no way criticizing what they have suggested. We would have to work with the Building Committee and the architects. Finally, if we can't come up with whatever the dollar amount is that you said, you have got to start looking at actually reducing the scope. There is going to have to be some consultation between staff, building committee, architects and Board of Education before

the Board has sufficient information to make a decision. I can tell you that staff work would be no more than two weeks. Beyond that, I would hope that we could accomplish it and get back to the Board...I would push for within a month. Maybe that is being too ambitious; about a month or six weeks.

Mr. Rys stated, hopefully that would be without eliminating any schools or any specific school in the project.

Dr. Cirasuolo stated, I am speaking for myself as Superintendent, I don't want to defend the position of eliminating one of the schools.

Ms. Mangini stated, I can assure you, from the Board's point of view, that is not what we are looking to do either.

Mr. Rys stated, because we all recognize that they all need some upgrading, definitely. I know I do and I am sure that the rest of the Councilors do, too.

Mr. Centner stated, I fully appreciate your position, feelings and comments. My motion was to determine exactly that for you. It was rather simple; right out of the gate; send it back to committee and reduce it by \$10 million. The motion gives you exact direction. I am also indicating to you that's where my vote becomes in favor and a yes vote. Anything other than that, I will have difficulty with it. I have at least 50 other questions to ask but I don't want to have to do that. I don't make it appear as if I am telling you what is important to your schools. I just stated the motion and I thought we would leave it with the committee and the Board.

Mr. Brodinsky stated, I may use the word "educational mission" in my questions and what I mean by that is the ability of a teacher to teach, and the ability of a student to learn. My question is, does the time and attendance system, is that directly related to the educational mission of the school system?

Dr. Cirasuolo answered, no. What the time and attendance system allows us to do is to make the secretarial staff more productive, which means that they can provide more services to students, teachers and other staff which enhances the accomplishment of the mission. Is it directly related to the mission as you defined it? No. About a year ago I saw some facilities in Africa that none of us would accept but I saw teaching and learning going on. It did not go on as well as it should have, but it went on.

Mr. Brodinsky asked for an explanation of what the time and attendance system is; who it is supposed to benefit; the cost savings anticipated from it; and the cost of it, as presented to the Council.

Bob Morrison, Director of Information Technology explained, the time and attendance system is an add-on to the accounting system to eliminate the punch clocks, possible fraud with that situation and to basically streamline payroll so that all of the staff is paid on time, accurately, with less chance of errors. It is estimated to cost about \$100,000. for the whole system.

Mr. Brodinsky asked, the cost, as set forth in the schematic design summaries is a lot more than that?

Mayor Dickinson stated, there are three components that account for some \$5.7 million.; The time attendance, telecommunications and the surveillance/security; if you total those three items upon every school and there are equal figures on every school even though they vary from school to school, they total somewhere around \$4.7 million if you add in the profit factors and overhead, the total approaches somewhere around \$5.7 million.

Mr. Brodinsky asked, is it possible to break out and separate out the time and attendance system from the other systems or are they all intertwined; you can't have one without the other?

Mayor Dickinson answered, it is separated in the schematic if you take one-third of the total, you will probably come up with what the schematic says is the time attendance.

Dr. Cirsuolo added, in terms of installation, if I understand it correctly, we can install a piece of software on the present system we have. We do not have to do anything with telecommunications or security to have the time and attendance system.

Mr. Brodinsky stated, I am having trouble reconciling the \$4.7 million with the \$100,000. Where am I losing it?

Dr. Cirsuolo answered, that figure was developed by the architect and building committee and they may well have seen some things we did not see. Our estimate on that item was \$100,000., they may have some other information.

Mr. Brodinsky asked, Mayor, does that satisfy your concern?

Mayor Dickinson stated, I raised a concern on this item, and I had spoken to the school staff, superintendent, as well as the committee and architects. No one seems to have a explanation as to those figures other than the \$1.6 million estimate on the new telephone system prepared by Rand Corporation. The Council has a copy of that in the materials I provided in the letter. The balance of that, I did not receive an answer as to what it was from, I merely pointed it out that that is an area that perhaps some significant savings can be achieved.

Mr. Brodinsky stated, I would like to nail this down now that we are on it. The time and attendance systems standing alone cost \$100,000 soup to nuts; that's it; no add-ons; no extras in any amount in the summaries that we have got to the contrary; we ignore that and focus on \$100,00?

Dr. Cirusuolo answered, I wouldn't ignore it until you have an explanation for the figure. Our understanding of what the cost of that is, is \$106,000, to be exact.

Mr. Brodinsky asked, is there another understanding that it costs more?

Charles Bujould, Konover Swinerton representative explained, in the early stages of concept and schematic design, I did some verification both on the telecommunication system, time and attendance and security. The information that we had received through the Board of Education relating to the time and attendance system, I spoke with a Mr. Shanahan and that proposal was not complete. We did not feel that that \$106,450 did provide the complete package that I think the Board of Ed believes they were getting. What Konover Swinerton did, in conjunction with Jeter, Cooke & Jepson was to go back over prior projects and previous experience and we came up with a cost of \$1.50 per square foot which is something that Jeter, Cooke and Konover Swinerton has experienced before on other projects. We carried that \$1.50 for the time and attendance system. That is something, by the way, that is not provided by Rand but by a company by the name of Kronos.

Mr. Brodinsky asked, using your estimates, in your opinion, what is the total cost of the time and attendance system, standing alone from soup to nuts?

Mr. Bujould replied, I would have to go through and add that up per school but we based it on \$1.50 per square foot.

Mr. Brodinsky asked, can you come back to the microphone in 10-15 minutes and figure it out in the meantime, that is one of the reasons why we are here.

Mr. Bujould answered, yes. For additional information, we used the same procedure in dealing with the surveillance and fire alarm systems; they are references from other projects that have been completed.

Dr. Cirusuolo stated, I have a copy of a communication from Mr. Shanahan dated February 9, 2000 to Linda Winters, Board of Ed Business Manager, that has the estimate of \$106,450. I have no reason to doubt that Mr. Shanahan did not change that picture but, within here there are a number of assumptions...

Mr. Brodinsky stated, if I had my druthers, I would say to go into the other room with the people that have the information, work it out and come back with an agreed-upon number.

Dr. Cirasuolo answered, we would like to have Mr. Shanahan here to do that, frankly, but I can make copies of this available to you, if someone can make copies for us.

Mr. Brodinsky stated, I am still faced with a conflicting number.

Dr. Cirasuolo answered, I understand that it does not clear it up altogether but it tells you the conditions under which the \$106,000 estimate was made.

(unidentified speaker) added, also, the back up information I have attached to that letter references it as a ball park price.

Mr. Brodinsky asked, now everyone agrees that time and attendance standing alone is \$106,000?

(unidentified speaker) replied, I do not.

Mr. Brodinsky asked, what number do you have?

(unidentified speaker) answered, we don't know, that is why we based it on the \$1.50 per sq. ft.

Mr. Brodinsky asked, you can still come back in a few minutes and come up with an estimate, based on your numbers?

(unidentified speaker) answered, yes.

Mr. Farrell stated, the rationale for doing the project is, of course, to better educate the children. The scope of the project is enormous. If you look at other building projects that other educational institutions are doing, they have had pretty large size logistical problems; having so much physical construction activity going on in the schools when education is taking place at the same time. I cite the instance of a local college that had to renovate every dormitory and went out and built a separate dormitory so that as each one came up for renovation, the students were moved into that swing dormitory, if you will. I don't think Wallingford can afford to have an extra school; a spare, so to say but, how has your office started to address that if this goes forward, how you are going to continue the education of the children while all of this is going on? This is immense and much grander in scope than the prior building project substantially.

Dr. Cirasuolo stated, if you take Yalesville, which fortunately was not in operation, had that been in operation, we could never have done Yalesville without finding someplace for the students to be for about 1 year. The middle schools were additions, so they were fairly easy to deal with. Your point is very well taken. What we have done up to this point is, first of all, when we put together the original proposal and presented it to the Board of Ed, we looked at it and were confident after we reviewed it, that we could maintain schools in those buildings and still have the work done. This is with the understanding that there are certain times during the summer and other vacation periods when only certain types of work can be done. The schedule will have to be worked around that and that is why I have been estimating a five year construction period because there are things you can't do while the students are there. My review of the project, as it would be defined by the schematic design doesn't change my confidence that we could, remember this is building by building that we are dealing with; that we could maintain a valid educational program and still undergo the renovations to those buildings. It is going to be inconvenient, there will be some things that will be less than the most efficient way to do things but nothing that would strike at the core of the educational program.

Mr. Farrell asked, is there any cost that you would see associated coming through your normal budget that is going to be related to this disruption?

Dr. Cirasuolo answered, the only thing I can think of, it is difficult to estimate it now, we might need to do some cleaning that we hadn't anticipated but I don't see any change in transportation, staffing, so that where you would have a major dollar impact, there should be no effect there caused by the project.

Mr. Vumbaco stated, I am a little confused. About one half hour ago I asked Mr. Harwood and the architects if there were any Cadillacs in here vs. Volkswagens, then we had a little bit of discussion on the cost and I was given assurance that the architects are pretty much assured that the dollar values that have been provided us are pretty much on the money. My assumption from that is, if we are to cut \$1.00 out of this, we have to cut back on the scope. Now I am hearing that there might be some room for movement. Don Harwood and Dr. Cirasuolo have both said that, in discussion with the architects, there might be some room if we can do things differently. My original question that I asked was not answered correctly. Now I am looking at the time and attendance brought up by Councilor Brodinsky and I just did a quick and dirty analysis using a calculator which says that I have about \$1.3 million assigned to time and attendance and the Board has \$100,000. You can buy a lot of Cadillacs with \$1.3 million versus a couple of Volkswagens for \$100,000. With regards to the numbers, now I am wondering, is there a lot of that out there? Especially when we start looking at telecommunication systems assigned at \$273,000 for Lyman Hall and progresses through all ten schools. Or the new security surveillance systems or the master key systems. Now since we are basing all this on square footage instead of what we considered dollars that are associated with those individual items

themselves, now I am wondering if maybe this project at \$69 million does have a lot of Cadillacs in it. I am confused. I am posing a question here because we are asked to give you a number, we have a number on the table...I am lost. I am hoping that someone can stand up and answer the question. I look at Lyman Hall in itself and between the new telecommunications system, new time and attendance system, the new security surveillance system, the emergency lighting system, the fire alarm system and the new master key system, we are talking approximately \$1.5 million. Are those good numbers? Bad numbers? Are they all based on square footage? Unless someone can prove me wrong, the square foot number we are using for the time and attendance system is all wet. Please, someone stand up and inform us on this, I am really confused.

Ms. Mangini answered, I can't address the figures that were used by the architects but, the Board shared your concern with the time and attendance system. IT did appear as though, what ever figure they came up with, they split it between those three items; telecommunications, time and attendance and security surveillance. The dollar amount is equal across the board for each school and each item. It was a concern to the Board and we have not yet gotten a clarification on it. We did realize through discussions what the time and attendance system was meant to view and your \$1.3 million estimate is about right because I sat there and went through the entire project as well and came up with something similar. That is a far cry from the \$100,000. I am not saying that those three items totaled may not actually cost what the architect has estimated, but I don't feel that the way they broke it down within the schematic design is, by any means, an accurate representation. I understand that they are going on square footage and I am certainly not an architect so I could be missing something. But it is a clarification that the Board has expressed a desire for, as well.

Mr. Vumbaco stated, the bottom line is, we have to come up with a comfortable number to vote on; what we feel is comfortable to hand back to you if, in fact we decide to do that. Some of these numbers look a little suspect to me at the current time. I am not standing up here saying that I am not for any of these things, I just need more clarification in my mind that these are good dollars.

Dr. Cirasuolo stated, with respect to time and attendance, I will make copies of this and get it to you. None of this estimate is based on square footage as a unit. This all has to do with basically hardware and software.

Mr. Vumbaco replied, which is why I questioned it. I don't understand why we would be using square footage to apply a cost to something that is a piece of equipment you are going to buy. I would think that the database would know that the time and attendance systems range from \$50,000 to \$300,000 as an example.

(unidentified speaker) stated, this is the kind of thing that can unravel very quickly and I don't think it is necessary for that to happen. Let me explain exactly how those numbers were put together and exactly what the scope is, as we understood the scope to be and why we assigned those numbers. Number one; they are square footage numbers because it was understood by us that these systems would cover the entire school, not that they would be adjunct pieces of software but, rather the inclusion of new systems. When we talk about systems we are talking about wiring, infrastructure and equipment. That is what is contained in that budget. The \$1.50 is a reasonable allocation for that scope of work. If there are misunderstandings regarding the scope of work, then those misunderstandings need to be looked at. If such a misunderstanding is being pointed to today, then we need to address that and continue to address that. I have to say that what you have is a budget before you is the budget as we understand it. Those understandings are going to be modified. Some of the tables and chairs don't need it after all. When we open the wall and do some exploratory types of demolition here, perhaps we will discover something that is different. However, given our understanding of what the conceptual scope of this project is, we will continue to stand by the \$1.50 per sq. ft. for the scope as we are envisioning that scope. If there is a mistake in that scope, we need to explore that and that is part of the process. The process needs to unfold and needs to be refined. What the Council has done this evening is pointed out an area for us to now examine. We need to have more discussions about this area in order to arrive at what is really the issue. I think it is very important to understand the difference between; a) losing confidence in a number in the process on one hand, and b) understanding that process has to unfold.

Mr. Vumbaco reiterated, I was not attacking the numbers or being confrontational, I was just confused with the numbers. When you look at \$1.3 million v. \$100,000., it is a big difference in scope. Now it looks like we won't have to be reducing the scope as much because there might be some room for movement in these numbers to maintain what the Administration and Board of Ed is desiring.

(unidentified speaker) responded, and that is the exercise that takes the two, three or sometimes four weeks. That is why we set the budget up the way we did; precisely for this reason.

Dr. Cirasuolo stated, let me second what he said. If we get some direction to look at this project again, obviously, these are the kinds of things we look at. The scope, as I tried to explain it to you very quickly, was contained in the letter we sent to Mr. Bujould back in February. Somewhere along the line, as far as the time and attendance is concerned, some assumptions changed, some judgment changed and they may have all been done for very good reasons. If we go back and take a look at this project from the perspective of meeting some guideline for the Town Council, again, one of the first things we would do is look for items or areas where the cost estimate could be reduced without sacrificing anything in terms of what the Board of Ed initially asked for from the Town Council.

Mr. Vumbaco stated, in speaking of looking at areas beyond this, I reviewed this and added up the total site work cost of this project is about \$4.2 million, bottom line for all ten schools. A lot of this has to do with roadwork or fields, site preparation. Has anyone given thought to whether or not any of our own people, such as our Public Works employees or any other departments within the Town doing some of this work? We rebuild roads and they have done field work. You may want to consider that option to reduce costs. If you look at the 19% that is assigned for just the mark-up and profits on the construction, that 19% equates to almost \$800,000 on this \$4.2 million. I know it all can't be done by the Town but if even 25% of it can be done by the Town we are talking about a potential savings of \$250,000. Has any consideration been given that thought? If not, can you take this suggestion into consideration as you go forward with this project?

Mr. Harwood answered, we did not explore utilizing other resources. For the most part it is schematic design. What you are doing is just taking the scope and applying industry standards to that scope. You're looking at "X" number of linear feet of drive and surface work, drains and curbing, etc. and you apply a factor to build a specific item. How we source the work is a whole different issue. Is it a possibility? I guess it could be if the Mayor so directed them to work for the Town in such a fashion. We have not explored that at this point in time.

Dr. Cirasuolo added, none of the proposals we made or estimates we made were based on any other town agency doing any part of this project. Based on our judgment that they had a full plate to begin with and they have had to add staff and hire people to do this as well as everything else they are required to do. If for some reason that assumption was not valid, then it is certainly something we can look at.

Mr. Vumbaco stated, I am looking at it as a matter of priorities. It is not for me to say, I am only suggesting that it should be looked at.

Mr. Knight stated, we have been at this for two hours and fifteen minutes. The motion was made five or ten minutes into the meeting and, from my standpoint and from the comments that I am hearing from the Superintendent and others, to set a goal similar to the one that is in motion seems very much in order, even within this short time span. The Mayor's letter indicated that there would be a lot of questions about this time and attendance and not just how those figures were arrived at but whether those are items of a top priority. I am pleased with the way the meeting is progressing and it does look to me that everyone is approaching it with the idea that we can shed some light on areas of concern and also, at the same time, give direction to both the Board of Ed and Education Administration and our committee as to where they might focus their attention, not that it hasn't been already but, to lead into my question, this security and surveillance system, just the name of it alone peaks my curiosity. It is scoped with a very strange square foot number which

seems confusing to me if you are describing something specific that you are looking for in terms of hardware/software.

Dr. Cirsuolo explained, when we put together the scope, the proposal that came to you a year and one-half ago, I believe we included in there a couple of cameras per school that were not tied to a monitor but would videotape people going by. The purpose in mind being, if something happened during off hours; evenings, nights, weekends, we might catch the perpetrator on tape. The committee took a look at it and developed a very sophisticated security system for the schools, which would be wonderful to have since it would meet a lot of the concerns coming out of Columbine (Colorado) and places like that; I am sure they can explain how they arrived at their scope they put together for their schematic design.

Mr. Knight stated, you must have some kind of system in mind. Again, we are talking cameras.

Dr. Cirsuolo answered, the only system we have in mind is the one I described to you.

Mr. Knight answered, video cameras.

Dr. Cirsuolo answered, yes.

Mr. Knight continued, a couple of video cameras here, a couple there, two or three in each school and that is what you had in mind.

Dr. Cirsuolo confirmed with Gerald Powers, that that is what they had in mind.

Mr. Knight stated, the way it is priced out is on a square foot basis. It is a strange way to buy cameras.

Dr. Cirsuolo stated, we did not price it out on a square foot basis ourselves.

Mr. Harwood interjected to help clarify the matter. He stated, if we flash back to September 19th in this Council Chambers, we discussed two elements that were not defined. Understand, the committee has been totally on a hiatus since that time; it has done nothing, no meetings, nothing. We asked for direction that night. Technology being time and attendance, security and telecommunications were items that I clearly denoted that we had just addressed on a square footage basis because of lack of clear definition, at that point, of the project but we carried a number going forward. The other element that I clearly defined was hazardous materials because at that point I did not have any number back from our environmental consultant. Nothing has changed since then. We have just let those numbers sit out there. We had no scope definition that would allow us to do

much more than that. Pretty much that is where we are tonight. It has been said by myself to the Mayor during numerous meetings that these elements are up for discussion and this is an appropriate form for that fact because we never did put anything down. When you are in the schematic design phase, just by the design phase, by definition, all you are trying to do is get some sort of a benchmark to start building from. Typically, you start to flush those items out in design development, where you go a little more in-depth on every element. You can talk about this telecommunications package; that is why I clearly defined it on September 19th because it was variable; one of those things that can go up and down. As they shake out, I can only hope that there is a dollar value that can be gleaned out of here for savings.

Steve Burgess of Jeter, Cooke & Jepson stated, the only thing I would add is the system that we are carrying money for is about \$1.50 a square foot and it covers door contacts, motion detectors in corridors and a couple of cameras and a monitor in the office. This is what we would normally carry for a school project like this, it is a very basic system.

Mr. Knight continued, it refers back to my original statement when I started this question; that I am encouraged by the possibility that these numbers can be tightened up; tightened up big time when we get to analyzing exactly what we are talking about, with respect to hardware.

Mr. Harwood commented, it is clear that definition in that telecommunications window can be tightened up but please do not get the false impression that, as we go through the rest of the items in there that we have potentially, the same opportunity. I don't believe we do because those were defined for us right from the get go. There are some items out there that are kind of unique to what has transpired even in the past few months. We started off on this project with the possibility of working with Rand Associates. That was the group the Town used for their consultant in these areas. We had a meeting with Rand and, upon completion of the meeting, found that the Board of Ed had actually been able to source a new technology person who was brand new, and he spoke earlier, Bob Morrison, which is wonderful so Rand Associates kind of just dropped by the wayside. We had some base information from Rand Associates. Bob Morrison then came on who is going to be a focused individual working on behalf of the Board. We have since had a meeting with Bob Morrison. It was his first baptism to even the project. There are even dynamics that have changed dramatically since we started to touch that and that is why I really highlighted September 19th, knowing darn well that the telecommunications umbrella was very, very sketchy, at best. That is why we simply put a dollar value associated with it.

Mr. Zappala stated, I can't help noticing the six brand new tennis courts that are in the project for a total cost of \$300,000. Where have those kids been playing tennis now?

Dr. Cirusuolo answered, that is at Lyman Hall and they are on Town-owned or operated tennis courts.

Lyman Hall Teacher responded, they play varsity matches across from the YMCA at Doolittle and at Harrison Park. They have three tennis courts there and the students have to sit around and wait for their matches to come up to get them all in so we usually go quite late in the evening. The coaches would like to keep the team together and that is a challenge as kids have to sit around and wait for their turn to play and those who have finished playing have to wait and watch those who are taking on their matches. Most schools have four courts for competition so that all the kids can play at the same time and finish their matches up early on. Our kids spend a very long afternoon and evening on the tennis courts.

Dr. Cirusuolo stated, we looked at this as a bit of an equity issue. At Sheehan we have tennis courts on site and at Lyman Hall we do not. From the very beginning this was something we included in the scope of the project for that reason.

Mr. Centner asked, are the tennis courts reimbursable from the state?

Dr. Cirusuolo answered, I think they are partially reimbursable at a lower rate.

Mr. Centner stated, that gives an indication of what the state feels also, maybe they should remain in the operation budget.

Dr. Cirusuolo replied, I would not make that assumption as to why they consider something as reimbursable or not. I wish I could grace it with that kind of thought process but I am sure that is the case.

Mr. Centner stated, I have to continue to value whether putting it into the project with the burden rate of about 44% or leave it in the operational budget and getting 25% on it.

Dr. Cirusuolo commented, I understand what you are saying but I wouldn't make the statement or implication that the state was making certain judgments as to what should be in operating budgets or not, I am not sure that is the criteria they use.

Mr. Centner stated, the amount of site work at just about all schools, Lyman Hall High School in particular, we have \$314,000 worth of work going out with the entry drive, the separate parental loop; we have faculty parking in the bus loop already at the main lobby in the front. In the rear lot, on Wharton Brook Drive, that is student parking and it has and has always had a loop right up to the cafeteria doors. I am looking at the value of a \$314,000 option versus just putting signs up that the parent drop-off is now at the student parking lot.

Dr. Cirasuolo stated, we looked at that and the problem is, given the fact that people are used to doing what they are doing now, it would be a major challenge to force every parent to go all the way around the building and that's a drive, it's not even around the block, it is a good distance. We would almost have to have an armed guard at the entry way they are coming in now to force them to go elsewhere. It is not a viable option for us, in terms of re-directing the traffic.

Mr. Centner stated, I know what we have already in terms of assets that exist and most students, I know, go right to the cafeteria for the snack before class.

Dr. Cirasuolo stated, those students aren't the problem. The problem is, we have in one place the bus drop off and parental drop off of students. It still happens at the high school level and what we are trying to avoid, this was part of the two middle school projects as well, is to set up a separate loop for buses and a separate area for parents to drop off students. It would be very nice to do what you have suggested; it would become a major problem for us to enforce people to abide by that.

Mr. Centner asked, is there anything that our Town Public Works could do with regards to road work and/or site work?

Dr. Cirasuolo answered, we haven't addressed it because I have proceeded on the assumption that they have a full plate and if they were to take on this additional work they would have to hire people and get equipment and do all of that, maybe even contract out for it. If that is the case, we are better off putting it under a building project than to do that. If, on the other hand, my assumption is not correct and without incurring any additional major costs for staff; if they just needed materials and they could do this project at a much less cost and they indicated that to the school system and building committee, I don't think anybody would object to that.

Mr. Centner asked the Mayor, is there a possibility that Public Works will be able to handle any of these situations?

Mayor Dickinson answered, Public Works doesn't actually do paving, we contract out; Tilcon Tomasso does paving. I suspect that we could probably do it at a lower rate than what would be achieved through this bidding but, the proof of that only comes in when you actually have figures. We can take a look at that; I think there possibly could be savings. Whether it would be savings of large magnitude is another question. We would still have to come up with the basic materials and the ability to pay for Tilcon, assuming they would still have the state contract to do the actual paving. We can take a look at that but, again, I don't think there is going to be huge savings. If there is any savings, that could be evaluated.

Mr. Centner replied, I am just looking at economies of scale and system-wide it is about \$4 million worth of activity, whether or not we could attain it.

Ms. Papale asked, how would it be more feasible to do all the schools at one time or a few at a time?

Dr. Cirsuolo answered, from the school system's perspective, we could have them all done within the same time period but when I say that, I am thinking of the five year time period because, obviously, you cannot do everything while the students are there. There are aspects of the work that has to be done during vacation periods. But I don't see any major problem with doing all eleven projects within the same five year period.

Ms. Papale asked Comptroller Myers if that would make a difference in how the Town finances the project?

Mr. Myers answered, yes it would. The difference would be that you would impact the mill rate over a 3-5 year period versus maybe a 1-2 year period. It would have a "smoothing" effect on the mill rate; it would be less of an impact over a longer period of time.

Ms. Papale asked, has that been decided yet?

Dr. Cirsuolo answered, not that I am aware of yet but, keep in mind another factor; you asked me about deadlines and getting extensions for deadlines. Getting extensions of deadlines because a town is still working of the scope of the project or still trying to assess the financial impact or other related matters is relatively easy. I am not sure how easy it would be to get an extension if you were to say that, "well, we just want to spread the beginning of the project out further so that we can have a lessening of the impact on the tax rate." You could well run into a situation there where the state says, "well, if that's the case, then start the process all over again for those schools you are going to do down the road." Then you could be looking at less of a percentage of reimbursement, etc. It depends on how you structure it. If we can meet those deadlines for approval of funding and starting of construction within a reasonable time period of where they have been established, I am not too worried about it. We go down the road a number of years and it becomes much more problematic in terms of getting the extension of the deadline. And if you don't get the extension of the deadline then, all bets are off on the percentage of reimbursement.

Ms. Papale stated, I thought that the minute the shovel was in the ground for the first school, it was the start of the.....

Dr. Cirsuolo answered, no, it is eleven separate projects. The state considers each site a separate project. You have to put the shovel in the ground at all eleven sites at some point. You can begin the project by putting the shovel in the ground; you don't have to come back to it right away, as long as you have started doing a little more than turning over a shovel full of dirt. You have to do something at the site but then you can decide not to come back and do the rest of it for another year or so, you can do something like that. The construction schedule can be flexible. I am just concerned about going too far beyond the established deadlines for the actual beginning of construction at each of the sites.

Mayor Dickinson stated, on that point I really think that it certainly has to be discussed but, given the experience we had with three schools under construction and what I felt were difficulties of any committee staying on top of multiple sites; receiving the amount of information that comes in; change orders; authorization to pay bills; the finalization of those projects; and, at this time, we still do not have closure for financial purposes on those three schools. I really think that to try and have a building committee handle more than three or four schools at a time is courting a major, logistical problem. There should be more discussion about it but I have some real reservations at this time in trying to open up eleven sites and keeping track of all of that information coming in and maintaining any hope of finalizing this in a reasonable time period. When I say finalizing, not just the construction, but the finalizing of all of the financial information that ultimately pins down exactly what we were to receive in reimbursements because we always enter into a period of limbo that stretches over a period of years in order to finalize the financial side of it and that period puts at risk some of the reimbursement. I really think the building committee should be given a project that is in phases and allows them to keep track more easily of specific sites; have those sites basically complete, in terms of construction, before going on to the next phase with a number of additional sites, say, three to four at each phase, then complete the project.

Mr. Harwood stated, turn the clock back to September 19th when we provided to the Council three alternatives for logistical planning and for consideration. We spoke to the third alternative which was basically having almost like a three-phase, three-tiered project because it seemed to be the appropriate way to go at it. We concur with the Mayor's observations; it is a very large project however, there is dynamics that have changed since the last project. Not always can we draw a 100% parallel. One of the agreements even going into this project was that it was clear that, because of the magnitude, and just the logistical considerations that would come forward, that we would need to hire an owner's representative or someone to work with us on our behalf and on the community's behalf because in a volunteer capacity, you cannot possibly manage that effectively. We can manage it but it would be helter-skelter management and what ever was the final end, would be the final end. We have already, I think, considered that however, when you start to really phase projects as well as to deal with the issue that came up a couple of times about sourcing Public Works, there is a whole lot of considerations that go into effect. It is

not just the ability of the committee to process the sheer volume of paperwork which is absolutely phenomenal but it is also how you get the contractors to work; what is the marketplace like when you enter into it; can you get enough tradesman; can you split between multiple sites; is there benefits of just sheer magnitude of buying in bulk to try to give us our best costs savings? There are so many things that go into that process that will need to be explored. At this point, we are still working out the schematic design and as you move forward there is a whole host of issues that come up. If you look at the display boards we brought to the meeting previously and were also available at the work shop that we held, you can see that most of the major construction is independent of the schools. A lot of the work that is going on, let's take media centers, in general, for the vast majority of sites, the media centers are almost a stand alone addition which is wonderful because then the impact on existing facilities is minimal. If you really look at it, there are some real opportunities to have multiple sites underway and have limited impact to day to day operations, other than the typical things just like when you build at home, there is noise and there are issues that come up. I do have some reservations....I think the ability to tax the Public Works Department to process site work within a limited window...some of it is going to have to be crammed into the summer months, just because you don't want to disrupt traffic flow etc. Now you have to ramp up and have a lot of effort into a site to accommodate fast turnaround. Public Works, although obviously they do a lot of projects, just may not have the sheer capacity to take on that type of burden. That is just my observation.

Dr. Cirasuolo added, the committee outlined a phase-in but I think it is spread out no more than two years from the beginning of the project. Maybe that is even more than it was. That is what I think would be within the realm of getting extensions and guidelines. But if we are going to do three or four schools and wait until they are complete and then start another three schools and then another three schools, we are looking at a deadline of some schools of six years; a six year extension. I don't see that happening. If we are going to do that we need to re-group and decide when we are going to re-propose some of those projects, if I understand what folks are saying.

Mayor Dickinson stated, I don't want to repeat a lot but of the projects I have seen, the logistics of the amount of dislocation and the amount of work presented to a committee is not a small thing. There are two advantages to a phase-in; financial and workload to the committee. Even though there are stand alone components to this, you still have construction material and all of the dislocations associated with traffic going into these sites as media centers and anything else is being constructed. I really think the building committee should seriously look at what they want to take on as a work load and whether they want to deal with six nights a week or whether they want to deal with something that is much more practically embraceable as a project that will end up not causing the kinds of problems that I suspect eleven sites will.

Mr. Harwood stated, just to clarify; the recommendation we made to the Council was to phase the project through August of 2004. Maybe I am just missing the Mayor's point here. We, in fact, clearly appreciate the Mayor's observation here. This is a project where we cannot open up every site at the exact time. We would want to phase it, it is only appropriate. You have different issues that come up. Dr. Cirusuolo addressed the potential exposure with the state if we don't seem to take on the projects within a relative period of time. We have a concern of trying to spread it financially. Of course, it is a wonderful idea to try and share or divide the impact on the taxpayers. All my point was related to stand alone facilities, is that when we did an overall observation of construct ability and the impact on the schools, we saw clearly that we were fortunate that we weren't, for the most part with the bigger addition, sacrificing existing space at the same time while we were building so we weren't down space going back to Councilor Farrell's comment about not having a new school to swing the tide. All the observations are, yes, there is existing space that will be impacted but it is not the majority of the project.

Mayor Dickinson replied, I have concerns about going into a site and the shovel full of dirt, as was symbolically stated, and then not being back there for a period of time just to show that it was started; I really don't think that that is a good way to be dealing with a project. I think when we start it, we should be in there, we finish, then we go elsewhere. But to go to eleven sites and pretend that we are starting them all and not be back for a period of time, I just think there is a formula there that is going to spell major logistical problems. Keeping track of what bill goes where; what change order is associated with what, and the previous projects illustrate what kind of problems can occur.

Mr. Brodinsky stated, with regards to the tennis courts, it is often used as an example by those who may be resistant to the project; used as an example of excessive spending. You said that it was an inequity issue and you had said that Sheehan had four on-site tennis courts. Are there any more planned for Sheehan?

Dr. Cirusuolo answered, no.

Mr. Brodinsky asked, for Lyman Hall you have proposed six tennis courts. If I was a tennis player would I rather go to Lyman Hall or Sheehan?

Dr. Cirusuolo answered, it would depend on a whole bunch of things; the number of courts would probably be one of the lesser considerations; the quality of coaching; the quality of the teaching in the school; there are all sorts of things.

Mr. Brodinsky stated, if it is truly an equity issue, put in for.....

Dr. Cirusuolo interrupted to say, the equity issue is, if you are operating off site, you don't get as much time with the kids as you should, you are incurring some costs at times

because of the need to transport, and so if you are going to get the most out of the money you put into coaches and materials for the sport, you should have the facility for running this sport on site as much as possible. I am not proposing a swimming pool for Lyman Hall because that is too excessive.

Mr. Brodinsky asked, are you familiar with what other high schools in the area outside of Wallingford do; North Haven, Cheshire, Southington?

Dr. Cirasuolo answered, it is my impression that most of them have courts on site but I think Dr. Scott can shed some light on that because he referred to that previously.

Dr. Scott, Principal, Lyman Hall High School stated, I can't speak to all the schools in the area, I can only say that I have never worked at a high school that did not have tennis courts on site, just for practices everyday; to go out there and use them, as well as a facility for the school to use during the day. The physical education programs; I used that as a teaching site at every school that I have been in. That certainly is something that we can do, when they have to go off site to do that so that is not a part of our P.E. program at all.

Mr. Brodinsky suggested, if you can get some data as to what some other high schools have, it may help explain or justify the tennis courts to those who may be skeptical. That is the reason why I asked the question; not to fight you on it but, if you are able to show me that North Haven has ten and Southington has nineteen, and Middletown has thirty-six, that may make a difference to some people. That was the spirit of the question. To move on to another issue; with regards to the entry lobby at Lyman Hall, in the materials that we have, it is coded as a four, rather than a three. What that means to those who don't have codes is, a code three means the item is required by code, life, safety or ADA. A code four is an item that was not included in the original proposals but was suggested by the architects. Is the entry lobby as proposed required by code or not?

Dr. Scott answered, I cannot cite codes for you, I can only tell you that when we held a program in the auditorium which holds about 900 people, during intermission when people left the auditorium to go out into the lobby, I had serious concerns about the safety of the individuals. I am sure the Fire Marshal can speak to how crowded that lobby is; especially if the weather is bad outside, people stand inside the lobby. You could not get out in a hurry, if you had to.

Mr. Brodinsky stated, what peaks my curiosity is that this expense was not included in the original proposal to the state, I think its called the EDO49, and was also not included in the RFP, which is the additions that you made. It appears to have been a concern that arose despite those two opportunities to include it. Can you address the apparent inconsistency. Again, the spirit of the question is not to fight you on it but the inconsistency is the kind of thing that people ask about. In my attempt to exercise due diligence, I have to ask it. You

didn't consider the expense the first or second time, but now the architects have included it.

Dr. Scott answered, when I came on the job here, at Lyman Hall, that project was already underway in terms of defining the scope of the project. It wasn't my place to add to that scope. We did not recommend changing that but when the architects came on site and looked at the situation, and examined the fact that we were going to renovate the auditorium, I believe it came out of their study of that situation and what was required to empty out that auditorium that they were going to renovate. They saw that problem; it came out of their looking at renovating the auditorium and how it emptied out into that space.

Dr. Cirasuolo added, the recommendation did not come from the staff but the architects, after they observed the situation. The coding would indicate that it is not a code issue.

(Unidentified Architect) stated, the reason the entry is the size that it is is the fact that we have exiting from the auditorium and we have to get people out of the building so we had to re-work the entries to make sure we had the proper exiting from the building. That is why we did do work at the entry.

Mr. Brodinsky asked, do you agree that it is not a code requirement?

(Unidentified Architect) answered, the actual size of the entry is not a code, but getting the people through the exiting doors is a code. So it is a code issue.

Mr. Harwood stated, NFPA 101 Life Safety Code speaks to exit egress, exit capacity, standing room capacity, it is all in the code. He (architect) is great, he is just very conservative. It is a code issue.

Mr. Brodinsky stated, we can comply with code and not do the amount of work envisioned in this item; true or false?

Mr. Harwood answered, you can apply that to any part of the project, in fairness. You can ask, can we do less? Yes, we could. This is the best observation to meet the needs, address the codes and to accommodate the observations Dr. Scott has, yes, the schematic design. Because in design development things are going to change; they are going to clearly change; clearly. We halted the process...in design development you start to flush things out. We are going to see some of these numbers go up and some go down; that is going to happen. Then when we go out to bid, you are going to see fluctuations that you did not expect, that is all just part of the process. Typically, you are rocking and rolling in design development. We basically have the architect on hold. If, say since September 19th if we had continued rolling with design development, some of the questions that you are

raising to us probably would come out with some adjustments already. That is just part of the process.

Mr. Knight stated, with regards to the window upgrades for all of the school systems; there is a ton of money put into the window upgrades which, I think is critical to the project. Obviously the windows are there, what are the benefits as to establishing new window systems for every school?

Gerald Powers, Building and Grounds Supervisor answered, we were not trying to establish new window systems per se, Rock Hill and Highland, for example, do not have glass, they have Plexiglas which is discolored to such an extent you cannot see through it any longer. In other situations, in Moses Y. Beach, we were trying to upgrade all of the windows all the way around. The Board of Ed did about 1/3 of the building and then ran into steel sashes so we put that part of the project onto the renovation. There are some cases where you do have code problems; at Parker Farms, the windows that are supposed to be operable do not function; they cannot role them and open them up. That was something we asked them to correct. At each school I think there is a different situation why we asked the Building Committee to look into that.

Mr. Knight stated, I was hoping also that there would be some return in terms of billing; heating efficiency and ventilation. Is there going to be one that is recognizable; that is significant enough to be considered as an offset to the cost?

Mr. Powers answered, I am sure there would be but I will leave that up to the architects to determine whether there is and how much there is of a savings as far as heat loss and is there any rebate from the state on doing that?

Mr. Knight asked, is it too early to ask that of the architectural firm?

Mr. Harwood answered, if you look at some of the schools, the single-pane windows that are there are certainly not energy efficient. It is not like we have double-pane, glazed windows, Therma-tru, Anderson's, that you can relate to at your residence. A lot of them are metal sash, metal moldings, etc. As we upgrade they will be inline with recommendations on efficiencies. The answer is, there is more than a single benefit here. Some of them are absolutely terrible; they just don't function. Especially Parker Farms. One of the biggest complaints we heard when we did our walk-through was the non-function ability of the windows; they can't move them.

Matt Whitner, Jeter, Cooke & Jepson stated, at some of the schools there are code reasons the windows are going to be used as a second means of egress, which is required of some of the classroom spaces. In addition, there are other benefits that Don (Harwood) mentioned. Calculations have not been done yet but will be to determine what kind of

energy savings we will see. We do anticipate that there will be a significant savings, especially in the buildings where plexi-glass is present, rather than a thermal window system. In addition, there will be some potential savings in reimbursement as there will be some remediation involved in these window systems with removing asbestos caulk which will allow those costs to be kicked over to reimbursements. There are some benefits throughout with keeping this scope as part of this project.

Mr. Knight asked, is the reimbursement in excess of this standard Department of Education reimbursement? Or are there special programs the state has to encourage this type of investment such as window treatments, etc.?

Mr. Whitner answered, are you thinking about a rebate system through the state or through utilities?

(Unidentified speaker) answered, no. It is not like an energy rebate that you can sometimes get from the utilities.

Mr. Vumbaco asked, are we losing any ball fields behind Moses Y. Beach? Isn't there a couple of them being used by the Softball League?

Mr. Harwood answered, yes there is.

Graham Curtis, Civil Engineer, replied, there is one T-ball field in the back of the school that will be lost. We talked to the school and they feel comfortable with being able to work their program with the loss of that field.

Mr. Vumbaco asked, T-ball for girls or boys? Softball or baseball?

Dr. Cirasuolo answered, we use that for our P.E. program.

Mr. Vumbaco asked, purely for P.E.? It isn't used for any of the leagues in town?

Mr. Curtis added, there is a softball field further out that we are not touching. This is the smaller field closer to the school.

Someone from the audience yelled that the field is used by the Girls Softball League.

Mr. Vumbaco stated, we have a problem with fields as it is, especially our Girls' Softball League and now we are potentially taking a field away from them.

On a separate note, Mr. Vumbaco stated, in reviewing the material I see different escalation years on some of these projects. Is that due to the fact that you are attempting to

phase-in the project? If we follow this phase-in the dollars are o.k.? If we don't will the escalation factors change? Some are escalated to the year 2002 and some are escalated to 2003. Was the plan you presented basically leaning towards the phase-in schedule?

Mr. Harwood answered, yes. That way we reflect to you what we see as possible cost exposure.

Mr. Vumbaco asked, at the last Board of Ed meeting I attended when you discussed this project, Dr. Cirusuolo mentioned the fact that there are no dollars in here for education technology wiring; is that still true? You had mentioned that there were some state monies you would be receiving for wiring up the schools and that may be rolling in?

Dr. Cirusuolo answered, we have received quite a bit of state money. We actually just got another \$175,000 for that.

Mr. Vumbaco asked, will we be needing any more for this project or will the money that is coming in from the state going to be enough?

Dr. Cirusuolo answered, I think we will be able to handle the wiring for the educational technology in terms of the Board's operating budget and the state grants. We just received some information today that there may be another \$10 million available state-wide and we are gearing up our proposals for that as well.

Mr. Knight stated, both Highland and Rock Hill Schools show an option of extended classrooms; twenty, I believe at 180 sq. ft. per classroom at a cost of \$414,000. If the project were sent back for another review by the Board of Ed, would that be one of the elements that you would be looking at very carefully? In view of the articles we have seen recently, Dr. Cirusuolo, where you have indicated that the enrollment should be fairly stable, if not slightly declining, would that be something that we might look at or are there other reasons for the expenditure?

Dr. Cirusuolo answered, the reasons for the expenditure had nothing to do with enrollment to begin with. As it was explained to all of us a couple of times, it is an opportunity to take something we have to do anyhow, the window replacement, and solve a problem with respect to some drainage with that. In some of those buildings there are classrooms that are experiencing water seeping in from out of doors. As I understand it, there is also a way for us to address the issue of energy efficiency. No one made a judgment that the classrooms weren't big enough. If the windows did not have to be replaced, we would not even be talking about pushing the walls out. Having said that, certainly, it is one of the things we would look at but I don't want to give anyone the impression...it is one the list of hundreds of items that we would look at as possible sources for cost savings.

Mr. Zappala commented, I was not picking on the tennis teams, by all means. I think a lot of questions are being asked out of concern for the expenditure that this town is going to be facing. We are not building a golf course for the golf team that we have; at least not for a while. I think we are concerned about the school situations....and we want to do the most and the necessary but not in Cadillac style. That is one of the reasons I feel that it is time for the Building Committee and Board of Ed to see what really has to be done. I am sure that I will be voting in favor of the project but some questions that were raised tonight remain to be answered and followed up on.

Ms. Papale asked Dr. Scott, will the music room at Lyman Hall be moved to a larger location? Will the choral room move as well?

Dr. Scott answered, that is a project that has evolved. A study of our current band room was conducted and it was found that the noise levels were excessive and it was determined that something had to be done to that room. All the studies have indicated that the only thing we can really do with that room to effectively bring down the decibel level in it was to enlarge the room. Under the original plans we talked about pushing the wall out, a very expensive renovation. We also needed to add a room on. At the present time our choral room is in what was originally an automotive shop and is not conducive to being used as a choral room. The recent review of the situation tells us that if we are going to have a build a new room, build a band room that allows us the greatest opportunity to have a high ceiling and the walls out rather than pushing a wall out in the current band room. Then all you would have to do are minor renovations to the band room to make it a choral room. That was one of the areas we looked at where we felt we could gain some cost savings by not pushing the wall out and build a new room and then do interior renovations and move the choral room out. The room that the chorus would leave then gives us the art room we originally needed to have in the project because we don't have enough art room for the courses.

Mr. Knight stated, I noticed in the project that three of the schools are due for new music rooms and one of them needs an art room. One is scheduled for an instrumental room. What is an instrumental room?

Dr. Cirusuolo answered, our elementary music program has two aspects, choral and instrumental. If you are going to get maximum usage out of staff, you have a room for each. That is basically what that is about. But I suspect in those schools that you are talking about, we are taking the present space that is being used for art and music and using it for special services or some other purpose and thereby constructing new rooms. The possible exception may be Moses Y. Beach where the present art room is really a converted shower. That has never been adequate as a good place to give art instruction.

Mr. Knight stated, one of the impetuses for the last project and to renovate Yalesville School was to enable the rest of the elementary schools to have an art room and music room and get them off of the carts. I am surprised to find that this is part of the project.

Dr. Cirasuolo replied, the reason it is part of the project is, the present art room and music room is being specified for something else. We don't need additional space to provide an art and music room for every school. We have had a couple of years here where we have reduced class size in Kindergarten, Grades 1 & 2, where there are a couple of schools that have had to either put art or music on a cart temporarily. As we look at our student population projections, in the near future that is not going to be a problem in those schools either. If the only need we had was an art or music room, we wouldn't have a project. The present art or music area in some schools is now being specified for use as something else, usually special services. We don't need any additional rooms to have adequate space for art and/or music instruction. That is not the purpose of the project.

Mr. Knight commented, I am pleased that the motion was made to send this back to the Board of Ed. The questioning that we have had for the last three hours, and in listening to the people from the architectural firm, from the School Building Committee, the Board of Education and Administration, we have heard very intelligent replies that have been very well thought out. It makes sense to me that the tightening up, if it is possible to do and there has been an indication that there may be some, should be placed with those bodies working together to make a project that is going to be the best, not only for the educational process and the education of the students of the Town, but also for all the taxpayers that have to support that system. I am looking forward to voting for it. I have spent a great deal of time going over this project and I look forward to the results of their review.

Mr. Brodinsky to button up some of the issues that we didn't resolve before, for instance, the security surveillance; what did you and the Board have in mind when you put it in the project?

Dr. Cirasuolo replied, basically a couple of cameras per building; no monitors or any of the other stuff that was specified by the architect.

Mr. Brodinsky asked, what was the security interest that you had in mind? Was it vandalism or something else?

Dr. Cirasuolo answered, after-hours theft and vandalism with the hopes that if we locate the cameras in the right place, you might be able to actually see the perpetrators in action, giving the police evidence that they can follow up on.

Mr. Brodinsky asked Mr. Powers if he priced that kind of security system out?

Mr. Powers answered, the Board asked me to do that quite some time ago and I did price it out at the two elementary schools and it was approximately \$10,000 - \$15,000.

Mr. Brodinsky asked, is it then part of your plan to go back to the architects and ask that they bring the scope of the security system back into what you originally envisioned?

Dr. Cirsuolo answered, I would include on the same list of items I mentioned earlier in response to Mr. Knight's question. Obviously, if you see something, we will take a look at it. There are some things that I already said I would not be talking about eliminating a school, certainly wouldn't be talking about eliminating media centers; personally, I am just speaking for myself. Items such as that (security system) would fall into the category of things we would want to consider.

Mr. Brodinsky stated, I am getting the impression that what we have in our cost estimates is more than you need, and I think you are agreeing with that.

Dr. Cirsuolo answered, I don't want to answer it that way because I have no problem with what the Building Committee brought before you. If cost were not an issue, I think what they brought before you would be an excellent improvement for the school system and I think it would be something that the Town could be proud to have. But, if we were asked to make a reduction, obviously there are some things we would look at and, on the list of those things would be where there is a difference between what the Board initially asked for and what is now before you.

Mr. Brodinsky stated, another issue left unresolved was the telecommunication issue. Mr. Harwood indicated that he was up in the air about that and I am too. What did the Board have in mind when you initially put it in the project?

Dr. Cirsuolo answered, what we had in mind was what was proposed by the Rand Study which was costed out by them and remember, this was a first run estimate of \$1.6 million.

Mr. Brodinsky asked, what was it intended to do?

Dr. Cirsuolo answered, to replace the phone system we have now which is in such bad shape we can't get a maintenance contract on it, but to go beyond the phone system, to really bring in a modern telecommunication system in the school system.

Mr. Brodinsky asked, by telecommunication system beyond telephones?

Dr. Cirsuolo answered, sharing of data through electronic means, again, I can ask Mr. Morrison to come forward and give you some detail on it. I think it is in that Rand Study that you received.

Mr. Brodinsky asked, and what you got back or what we have in front of us from the architects, does that exceed your original concept?

Dr. Cirsuolo answered, I am not sure it does but it appears to have exceeded the costs that we had associated with it. They may have taken a look at it and decided that it would cost more than the \$1.6 million.

Mr. Brodinsky asked, can you get back to us on the question of whether that exceeds the original concepts?

Dr. Cirsuolo answered, yes.

Mr. Brodinsky stated, Mr. Mayor, I thought I saw a question from you on the telecommunications system, maybe I'm wrong; did you have some concerns about that?

Mayor Dickinson answered, I think I cited the three areas; security surveillance, telecommunications and time and attendance as constituting a fairly large component of the project with very little back-up; the only back-up being the Rand report and an area that should receive some very serious analysis and hopefully accomplish some reductions in that area.

Mr. Brodinsky asked, does that mean that you are not satisfied with the back-up on that Rand report?

Mayor Dickinson replied, I indicated that the cost indicated was between \$4.7 million and \$5.7 million and the Rand report only cites \$1.6 million.

Mr. Brodinsky next stated, I want to go back to the beginning and the EDO49; in layman's language that is a proposal you initially filed with the state, am I close to being correct?

Dr. Cirsuolo answered, it is the proposal that we presented to the Town Council. It is the proposal that the Board of Education presented to the Town Council a year and one-half ago and the Town Council gave the Board approval to file the EDO49.

Mr. Brodinsky asked, and in that EDO49 were items to be included in the school renovation project?

Dr. Cirsuolo answered, that is correct.

Mr. Brodinsky asked, was there any written criteria as to what was to be included or not included? Any articulated dividing line as to what was to be in and what was not to be in?

Dr. Cirasuolo answered, we had three major purposes for the project; one, to make sure our buildings, in terms of their basic systems, were updated; two, to make sure we were providing adequate space for special services; and, three, to make sure that the buildings could support the technology that we saw ourselves introducing to the buildings in the near future.

Mr. Brodinsky asked, then there was another stage when RFPs (Request for Proposals) went out and the RFPs included items that were not in the EDO49.

Dr. Cirasuolo answered, correct.

Mr. Brodinsky asked, when the RFPs were being contemplated, were there some written standards as to what would be in the RFPs; a line indicating criteria?

Dr. Cirasuolo answered, I don't think anyone set them exactly that way but if you take a look at the items that are in the RFP, they would meet the criteria that I just indicated. Let me explain how they got into the RFP. After the Building Committee submitted the project, it toured the buildings, talked to people and it came to the Board of Education last January and said, "here are some things I think should be added." It was during discussion that the Board agreed that certain items should be added. The Board, at that time, also added in the telecommunications system; the Rand Study material. That constituted the basis for the R.F.P. that went out to seek bids from architects. That is how those items got into the project; they were added in with the approval of the Board of Education.

Mr. Brodinsky asked, was it a matter of an agreed-upon criteria or is it just a subjective view of the Board of Ed members and Administrative staff or was there an agreed-upon standard as to what was going to happen?

Dr. Cirasuolo answered, my impression is that we were all operating with the same criteria; the three purposes I outlined for you.

Mr. Brodinsky asked, then you got back from the architects what we have as code 4 items. These are items that you didn't have in the original proposal to the Council or in the RFPs but they were recommendations that came from the architects. Were they provided with any standards or criteria as to when they should or should not include something in the project?

Dr. Cirasuolo answered, in my discussions with the committee and architects, what I suggested strongly was they not base any of their recommendations on what they would hear further from staff. There were items that I mentioned to you earlier that were

presented to Mr. Powers and myself initially that we have decided not to recommend to the Board of Ed. There was a meeting at which we reviewed many items that were coded 4 and, as a result of the discussion, they were eliminated from the project. You have very few #4 items left.

Mr. Brodinsky stated, I will digress for a moment; I got additional letters from parents as did the Council members. I will not read the letters but there are some excerpts that I do want to share because they reflect my views too and I want to clarify why I am asking some of these questions. One parent wrote, in part, "When a town invests in education, the whole town benefits, not just the children or the parents of the children." I think we all agree with that. There are studies that are out there that have proven that when the educational system of the town improves or when the town has the reputation for having a good educational system, property values go up. If someone is looking at the financial impact, strictly from a tax point of view, there is some good news and some bad news. The good news is, if Wallingford has the reputation for having a top-notch, first-rate school system based on these studies, they can get more for their house than if Wallingford had a reputation for having a sort of dilapidated system. Buyers would be more willing to pay your asking price with a good educational system. Another parent wrote, in part, "there is no investment with a greater payoff than we make on the education of our children." No question about it and I share that view. I bring this up now because it may be that the questions I am asking are intended to diminish the project; that is not the case. The purpose of my question is to give you an opportunity to explain as persuasively as you can why the project is what it is. If there are obvious areas of inquiry, I feel it is my job as a councilman to get into those obvious areas because I view that as my job. I feel I have to do that, that is the right thing to do. That is what I call a due diligence inquiry. If there are elements or characteristics of the proposal that just begs for questions, I am going to ask it. It may take us a while but I have to satisfy myself that the project is going in the right direction and the reason why I am going to vote against the motion when it eventually comes to a vote is, at this time, it appears to be too arbitrary; \$60 million as opposed to \$70 million. Right now, I haven't heard all that you have to say. That is why I am asking these questions, so that I can be better prepared to act on it. That having been said, part of the numbers that we received, include line item expenses that are ineligible for state reimbursement. There are many items in the project for which we do not get either 54% or 27% reimbursement. We have to pay for them all ourselves. I want to discuss very briefly with you those items. For example, at Lyman Hall there are several items; refinishing the stage floor; flooring at the food prep area, auditorium seating. Auditorium seating is a pretty big item, \$211,000 completely ineligible. Are those kinds of expenses the kind of thing that the Board of Ed could prioritize, just the totally ineligible expenses, so that we can match how important new exterior doors are with direct access to the gym, to stage curtains to refinishing the stage floor, so that we can get some grasp on that? Just the ineligible items. The partially ineligible items sit well with me because we are getting money back from the state.

Dr. Cirsuolo answered, yes, we can do that. The problem is, to what purpose do you want those items prioritized?

Mr. Brodinsky replied, so that I know what you are thinking when you say what 's most important and what's least important if there is going to be a motion today, or another day, to cut by \$10 million. I need to make some judgment as to whether that motion should be defeated or not. The only way I can do that is to get your advice on....

Dr. Cirsuolo commented, if a motion were made to cut the project \$10 million, we would probably look at eligible and ineligible items. I would not say that all of the ineligible items should go first. I am not asking you to share in that and I am not asking other councilors to share in that. This is just the way I am approaching this. Those items which are completely ineligible, I would like to see prioritized, can you do that?

Dr. Cirsuolo answered, we could do it; it would take some time and, frankly, I would not do it unless the entire Council asked us to and would ask it of the Board and the Board would ask it of me, just to make the connection the way it ought to be.

Mr. Brodinsky asked, do you see any logic in doing that?

Dr. Cirsuolo answered, no, frankly, no, for the reasons I stated a minute ago. If we were looking at having to reduce this project, it would not be just a matter of looking at all of the ineligible items first. There may be some eligible items that we conclude should not be done or done a different way.

Mr. Brodinsky stated, there are also some code 4's which are items that the Board, on two occasions, did not include in the renovation project that the architects did and I feel that I would be remiss in my obligations if I didn't ask questions about that circumstance. The board did not ask for it the first time around or the second time around and it came back in the project. How did this come about? To my way of thinking, it is a very logical question to ask.

Dr. Cirsuolo answered, it is and the answer to it is, what happened was, back in late September with the Board of Ed is similar to what happened in January. The Building Committee, based on the recommendation of the design team came to the Board and said that some things should be added to the project. The Board, in late September, agreed. They had adopted the schematic design before you with the changes that were noted. Judgment had been made by the Board at that time that, although they hadn't considered those items previously, that those items are now worthwhile.

Ms. Mangini added, it is worth mentioning that when the Building Committee came before the Board, with their recommendations, we realized the amount of time and energy they

put in to this and there were things that, obviously, that as they walked around with the architects they saw that perhaps we didn't see or even think of a need for. When they presented it to us with an explanation, we thought they were extremely worthwhile.

Mr. Brodinsky asked, is there any possibility that the committee or Board can address the concerns you originally had in mind, with regards to the code 4's, by using other choices? In other words, still satisfying the educational mission, preserving the ability to teach and the ability to learn but nevertheless change it, making other design choices or whatever and bringing the cost of the project down, without prejudicing the educational value?

Dr. Cirsuolo replied, yes. If we are asked to reduce the project by a specific amount, one of the things we would look at is ways to accomplish the same items at less cost. That, by implication, means that we would look at design features. If there were ways we could get what the Board wanted for less money, albeit not as well as it should be done, perhaps, and surely not as well as has been recommended to you; that would be an area I would be looking for to include on my list of recommendations to the Board for alteration of the scope.

Mr. Brodinsky asked, supposing that the motion carries and in going through the process you are torn between cutting back 5 or 6 or 7 items or eliminating 1 or 2 in cutting back and you just don't know which way to go. Would it not then be useful to you and the children to then explain with a defined priority, those items that you are in doubt about and in a dilemma about and present that to us. IN other words, you can't have AB&C, you can only have two of them and there are pros and cons to each. Would you make that decision on your own or would you present that to us? What would you do?

Dr. Cirsuolo stated, if the Council asked the Board to reduce the project by a specific amount, I would give the Board a recommendation equal to that amount's worth of items and an explanation of why each of those items is on the list. Included in that explanation would be what ever impact elimination of that item would have on education. I think the Board expects me to do that and not to go to them and say, "here is 5 or 6 things and I can't make up my mind". I think they would tell me that they pay me a considerable salary to make up my mind. I guess I am not all that persuasive because I can't remember the last time I gave a list of that type regarding any issue to the Board of Ed that they accepted completely. I am always asked to give some alternative items and I do that.

Mr. Brodinsky stated that he would like to thank the Building Committee for all the good work that they have done. We are lucky to have the kind of people we have on the committee. The Board of Ed is probably the most over-worked and under-paid organization that we have and they always seem to be caught in the middle of situations such as this. I certainly don't always agree with what the Board has done; I agree with a lot of what they have done, but I certainly appreciate and respect the effort that they have

put into it. My recommendation would be that you prioritize for us the code 4 items, take it or leave it. I am just giving you my thoughts on that. Those are items that were inserted by the architect that were not included by the Board the first or second time around. My recommendation would be to help me come to a decision, would be to prioritize those items which are not eligible for any reimbursement from the state. There are some things that have got to be more important than others and I would like to see your thought process in doing that, especially before I vote on any motion. I would like to have some assurance that the design team would use what ever skills they have to see if they can accomplish the same educational mission with alternative and less-expensive means. That means not sacrificing the quality of education but using their imagination and skills to get the job done another way. I tried to probe for that when I asked about the code situation at Lyman Hall.™ That is just an example of the thought process. The point isn't necessarily to scale back that entry way at Lyman Hall but the thought processes should be; that is a code 4; an item that is not reimbursable by the state. Is there a way your interest can be accomplished while still saving some money? If the answer is no, alright. But don't, in my view, pass up the opportunity to re-examine every single expense that is code 4. You may find, in re-examining it that there are savings there. And to say that we have done it once or thought about it last month or three months ago, to my way of thinking, is not adequate. You have a motion on the floor made by a member of the majority to scale back by \$10 million. I don't know what is going to happen to that motion but in view of what I consider a serious threat to the project, I certainly would be comforted if I saw this effort going on and if someone assured me, "don't worry, we can scale some of this back", I would like to know that before I address the motion. For whatever that is worth and I am just one voice in the woods, I am trying to level with you as to where I think this is going. You have had some public relations problems with this project; we have all gotten calls urging for the project to be scaled back. It is going to take, I believe, some further justification from the Board of Ed to adequately address those concerns. Some of these items have to do with sports or things that people see as thrills and I am not making any judgment on it. By showing that you are willing to prioritize, by showing that you are willing to take another look and then come back with a number; it may be the exact same number that you have and if that is the case, then \$70 million is the number. The effort is very important to show everyone you have tried, you have done your homework and the number that you come back with is whatever it is and what ever it is, if you tell me that you have gone through this process, that is pretty persuasive to me. If you don't go through the process then I don't know where I stand on it.

Ms. Mangini commented, on behalf of the Board of Ed, we have spent a tremendous amount of time on this project and the scope of the project. We most certainly have scrutinized every item that we have presented to the Council. If the Council is going to go ahead and vote on the motion that is on the floor and tells us that we need to find \$10 million in cuts, we have said all along that we would welcome some kind of guidance and guidelines to adhere to by the Council. We most certainly will go back and look at every

single item, again, probably for at least the sixth time. We take this project very seriously and we fully understand the financial impact that it will have on the town. I know there may be some people who are concerned about the scope of the project as it stands but, quite honestly, I have heard the reverse; we have heard a tremendous amount of support for this project. One of our Board members, Mr. Votto, brought up an excellent point at one of our meetings. We had a number of students come before us with regard to the track at Sheehan and they were wonderful. They were articulate, got their message across very strongly and, as a result, actually persuaded some of the Board members who were on the fence on some of these items to be supportive of some of the items. Mr. Votto pointed out something that we were all aware of but needed to be reminded of, that a lot of these items, the community as a whole, is going to benefit from. That, most certainly, includes the track at Sheehan...the tennis courts as well. As far as the renovations of the buildings, overall, our buildings are used all day, obviously, and also in the evenings. I sincerely believe that this project is going to benefit the town as a whole. House values will go up as our schools are renovated and improved. Wallingford has a lot to be proud of and I have been very pleased to be affiliated with this project and to be an elected official. I feel that we have gotten a tremendous amount of support from the Mayor and Town Council in all our endeavors and I am sure, I know you are trying to support us in this project as well and I realize the financial impact is of concern but as far as the Board's commitment, research, homework on this project, it has never once not been done totally and it will continue to be. I can assure you that we will go back and we will scrutinize every item again that we need to. I can also assure you that there is going to be some long discussions amongst Board members on this as well.

Mr. Brodinsky stated, I appreciate your comments and, so that my motives are not unclear, I think this process helps your cause. Maybe I didn't make that clear. The failure to go through that process, in my opinion, jeopardizes your cause. That was the spirit in which I offered these comments. I am trying to help your cause, at the same time not missing anything that I am obligated to raise in my job as a Councilor trying to use due diligence.

Ms. Mangini replied, I do respect that.

Mike Votto, Board of Education Member, commented to Mr. Knight's statements; Mr. Knight had brought up the amount of space that is going to be made available for special needs. I feel compelled to say that I have been visiting the schools and have seen children with learning disabilities being taught in what were once closets and now being used as a classroom and students being taught in the hallway with a screen around them getting speech therapy. This is embarrassing to students and not a very good situation. I feel compelled to say that these proposed changes, hopefully that will be made, will benefit the kids. It is very much needed.

Joan Barbuito, Board of Education Member, thanked the Council members and Mayor for scrutinizing the costs of this project and various items so carefully. She stated, there are still some costs that I would like to scrutinize and would like some more information on, one is the ventilation systems which is a priority 4 item. Lyman Hall alone is \$873,000 for ventilation for classrooms and hallways. This is a big amount of money. There is a tremendous cost associated with renovating the Science Labs in both schools; around \$1 million. We did obtain an explanation from the architect on the Sheehan labs and it is almost as if they are going to tear the rooms down and rebuild them. I wonder if that can be done at less cost also. A project like this is so big that it probably should go out to referendum but we are in a time crunch because we do want to get the reimbursement from the state. I thank you for looking at things so carefully.

Mr. Rys explained, we don't have the availability of referendum on this issue.

Valerie Ford, Board of Education Member stated, if Councilors are saying to the Board and the Town that \$60 million is what the Town can afford, then I, and I am sure my fellow Board members will be more than willing to go back to the table and see what we can come up with to take out of this project. That does not mean that I think that things need to be taken out of it, it just means that, if that is what you are telling us, if that is the number that we are going to work with, then I am more than willing to try and reduce the scope of the project by that amount of money. I would also like to say that if we do go through that effort and we come back and say that we can't reduce it that much; there are things that just have to stay in the project; we cannot justify saying that one item is taken out over another; that you, as Council, will take that into consideration when we come back. If we were to come back with a figure, hypothetically, \$63 million, that you will look at that. I realize there are some issues with the time and attendance and the communications and the security that have to be looked at and we have been trying to look at that and get some answers for the past 3-4 weeks as to why those numbers are so high or why they were divided up the way they were. We actually got some good information here, tonight, that we haven't been able to get before. We are willing to look at that but, if that is what is happening here; if you are saying that this is what the Town can afford, then I am sure that we, as a Board, would be more than willing to go back and look at the project but ask that you give some consideration down the road if just cannot cut it by that amount.

Mr. Rys opened the discussion to the public at this time. He asked that everyone try and limit their comments to three minutes so the meeting can conclude by 11:00 P.M.

Geno Zandri, 37 Hallmark Drive asked, how did we arrive at the \$10 million figure for a cut?

Mr. Centner stated, I abstained at \$43 million, went through this book for a couple of months and have put a lot of hours into it and I am willing to move to close to \$60 million and that is about it. It is my personal opinion.

Mr. Zandri asked, is it an arbitrary figure you just picked out?

Mr. Centner replied, no. We started uncovering a number of the figures that we were not comfortable with here. I think it can be done, that is why I made the motion.

Mr. Zandri asked, those are items that you picked out as an individual that you feel comfortable with?

Mr. Centner answered, no, those items are a result of all of the conversations we have had over the matter during the last couple of months.

Mr. Zandri stated, I personally feel that the different Boards have different responsibilities; the Council has the financial responsibilities to the Town and the Board of Ed has their responsibility as far as educating our children. I think the Board of Ed has spent many long hours scrutinizing what has to be done at all the different schools in town and that is why they presented the program that they did before you, regardless of the dollar amount. I think the Council is shirking its responsibility by taking this hot potato and just cutting it a certain amount of money, passing it back to the Board and expect them to make the cut. I really feel that both bodies should work together and have a meeting and go over this line by line and mutually agree on what you feel should be cut. Just by passing it back to them is the wrong way to go. Each line item should be scrutinized and justified as to whether a cut will be made or not; not just come up with a \$10 million figure off the top of one individual's opinion in doing it that way. I think everyone should work together and scrutinize this whole project, line by line, item by item and then have it in your own hearts that you want to cut those items from this project. (applause)

Mr. Rys replied, Mr. Zandri, I know the Chair feels that it is the responsibility of the Building Committee and Board of Ed to take care of education and we take care of the general government side; it is just one man's opinion.

Jack Agosta, 505 Church Street, Yalesville stated that this month's issue of CT. Magazine rates all of the towns in CT., starting with the best one to live in listed as #1. Out of 32 towns in the 20,000 – 50,000 population range, the Town of Wallingford came in 11th. The reason they came in 11th is because our school system brought it up. He stated, they graded mostly based on test scores recorded for 1997 – 1999. After what happened this year, our test scores came down, we most likely do not have the same good rating that we did. Our economy was rated 9th out of the 32 towns. There is something seriously wrong about the money we are putting into the school education. Not enough money has been

put in through the years. Every budget has been cut all through the years and I think it is because of that reason that we are in this position of having to spend a tremendous amount of money. The children's education comes first, as far as I am concerned. Educational items should come first.

Lisa Kelly, 30 Chimney Sweep Road stated, I am very disappointed by the motion that is on the floor. I think the plan that was presented to you is comprehensive and, in its entirety, would make the school system significantly better. I know we are talking about a huge amount of money but if you look at the dollar figures that are presented by the Mayor, at the reimbursement rate of 47% and a 1.2 increase in the mill rate, would make the average cost to the taxpayer of \$130 per year at \$70 million. At \$60 million, the increase to the taxpayer is \$108 per year. That is a \$22 dollar difference over the course of a year which works out to be \$.06 per day. I can't imagine in this town that we cannot afford \$.06 a day. Even at the lower reimbursement rate, the cost to the average taxpayer would be \$150 which works out to be \$12.50 per month. That is the cost of a large pepperoni pizza. I find it hard to believe that we can't invest in our children, the cost of one large pepperoni pizza for a month. I urge you to not touch this budget and to support it in its entirety of \$70 million. (applause)

Philip Wright, Sr., 160 Cedar Street stated, a lot of good questions were asked and a lot of good answers were received. It is my feeling that we should not be penny-wise and pound foolish. It sounds like there are a lot of items in the project that, if we took them out, we would be doing them 2-3 years from now on a capital budget. It doesn't make sense to boil it down only to a pizza evaluation but I certainly came down to the difference between \$60 & \$70 million as being \$22. Damn it, if the average taxpayer in this town can't get up \$22 more per year to guarantee good educational facilities, then I'm grossly mistaken. Don't start cutting this project because someone says that \$70 million is too much. That's not the way to do it. (applause)

Ann _____, 21 Clearview Drive stated, I would like to submit to you letter from approximately 50 parents of Cook Hill School students, supporting this project in its entirety. We are asking you not to cut this project at all. I agree with everyone who has said this evening that the amount it is going to cost the taxpayers is very limited. I have two young children attending school right now and there is nothing more important to me than the education of these children. Please do not cut the project.

The letters were presented to the Town Clerk at this time.

Ann McDonald, 175 North Branford Road stated, I also encourage you to support this project in its entirety. If we look at education, probably no time since we have gone from a one-room schoolhouse to community schools and multiple classes have we seen the increase in what is happening in the schools. When we take a look at when our schools

were built, the last elementary school built in this town was in 1964 from what I have been told, we barely had a space program going. We have since put men on the moon and have seen great advancement in the field of technology. When you look at what has been brought to the school systems in terms of special education demands, which we did not have prior to 1972 and you look at the growth of technology and what our children are going to have to face when they enter the workforce, whether their kindergarteners or high schoolers, I ask that this budget not be cut. Every bit of it is important. (applause)

Vincent Testa, 30 Piper Drive stated, what aggravates me the most is when the number of \$43 million is even discussed just because we all know that, no offense, it was a best attempt to try and come up with some kind of idea of what it might be. Given the limited resources that Mr. Powers had and the limited amount of information that they had at the time, he tried to come up with a rough idea just to give everyone an idea of what this project could cost. In reality, that was no more than a very good educated guess. The first time you have a number put before you is when the building committee gave you a figure of \$70 million. It is so easy to say, "it was \$43 million; now it is \$70 million, where is it going to go from here" etc., etc., is nonsense. Using that as any rationale for anything is irresponsible and an abhorrence of your responsibility. The real number is \$70 million. We can see in discussions that once this goes out to bid and you start getting into detail, there is a lot of places where the cost may go down and I think that everyone would be inclined to try and get the lowest price they can. But to use \$43 million as a starting point is foolish. My kids go to the Wintergreen School and, I have to tell you from experience, you can't over-estimate the impact of a new, showcase-type building. I wish the Board had really come forward with a project that would, in fact, have turned all of our schools into showcases, because that is what this town should want. We should want every school to shine. If they did that, and I wish they had, and this project came forward at \$85 million or \$90 million or \$100 million and then everyone started to say, "whoa, that's a little out of hand" and if Gerry Powers' original estimate was \$75 million and suddenly they came forward with \$70 million, you would be washing their feet and approving this project. It is all arbitrary. The Board has worked so hard in sharpening their pencils and come forward to you with the least they could possibly want and the least that this Town should want and the Building Committee has worked long and hard; those people you appointed to the committee. The experts, the professionals, everyone else has come forward and have said, "here it is, we really think bare-bones, this is what we need to do." Now, based on some arbitrary numbers and because some of you feel you have to do it; you have to make believe you are being responsible; you are going to try and cut it arbitrarily without looking at any individual items; it is the wrong time for that. It is the wrong time. I ask you to please let this go forward from where it is right now. Things will get tighter. People will sharpen their pencils. We can wait to see what the bids are going to be like. This project is not even going far enough. These buildings are old, tired and many of them look terrible for forty and fifty year old buildings. No one in their right mind has buildings that old in industry or your own home without renovating them; giving them a facelift all

the way through. You are not doing that but at least do the most you can and have the bravery and the guts as a group to do what the other two groups have done and stand up and be leaders and everyone in the Town will go with you. That is your job. (applause)

Steve _____, 1046 Durham Road stated, as I am sitting here listening, I thought about my son who attends Rock Hill School. The teachers there are great. He has also attended Stevens School and the teachers there are great. What bothered me is when I heard we have Plexiglas windows. I don't have them in my house which was built in 1951. It has been remodeled, it looks nice. My neighbors compliment me on it all the time. If we do it to the schools everyone around us outside of Wallingford will say, "that's beautiful"; "great education; great schools; great teachers; great government" that is what we need. We need to think about the children because someday they will be running the town. (applause)

Chris Schuster, 54 Maltby Lane commented, my main concern is, if you send this back to the Bd. of Ed. there is a time delay. This is a small step in such a long process and they have worked so hard already. I have attended several of their meetings where they have reviewed each of the items, line by line. Don't send it back and have them do that again when you can move the project forward. See what happens as the bids come in and fine tune the numbers at that point. How can we get quality teachers here, in Wallingford, if we expect them to teach in closets? With each new state mandate the space is not there to service our students. Providing a better bus route and parent drop off is going to make our schools safer. Do we want to wait for something tragic to happen before we deal with that issue? How can we expect our children to embrace the world researching information when they can't reach the books on the shelves or when they don't have the adequate media center to reach the information they need? Our buildings need to be in compliance, there is no doubt about that with the federal and state laws. Our children and teachers need to have their needs met in better environments. Our media centers need to be state-of-the-art and the safety and welfare of the children have to be of our utmost concern. Think about the ramifications of sending this back to the Board of Ed, having a time delay and the costs will rise due to that time delay. (applause)

Mike _____, 1 White Tail Lane stated, I am currently a junior at Lyman Hall and I hope that the Council understands the students' point of view. For the majority of us at Lyman Hall, the school is an embarrassment. The condition of the building is sad and is effecting our education, safety and our future. The \$70 million proposal does not have any frills in it; it is a necessity. By cutting that project short, you are messing with a volatile substance. It is really going to effect our future. (applause)

Mark Montessi, 3 Wild Life Drive stated, I, too, support the project as it is proposed. I support it in full view of the tax increase. I think it is a nominal amount to pay for an investment in our schools. One individual brought up the fact that other towns, except

New Haven, were spending significant amounts of money on their schools. Just within the past three years Hamden has completely renovated and remodeled their high school; Cheshire currently has a significant renovation and expansion project underway for their high school; Amity High School has completely been re-built; Branford High School has been completely renovated and expansion. Madison currently has approved building a new high school. I don't bring this up to say that we should just be keeping up with the Jones', I think they were in situations very similar to ours. Our facilities are old, they are not adequate for the current educational environment and I urge you to support the proposal as it is. I think we owe that to our children. (applause)

Charles Flynn, 52 Academy Street stated, in reading the first paragraph of your letter, you are completely overlooking the heating systems. I have two children at Moses Y. Beach and it is very hot in there, every day. If you want to save money, don't bother putting new windows in because they are opened most of the time.

Andre Loubier, Board of Education Member stated, I would like to thank the staff, the faculty, the principals who came here tonight; their days usually don't end at the last bell of the day and as you can see, it hasn't ended yet at 11:00 P.M. To the Building Committee, which I am proud to have co-served on with Ms. DiChello and the Board, their work and the work of the architect and firms that we have hired is immense. You are seeing tonight just months and months of hours and evenings that they have put together. I am in support of this project; I have been and my fellow Board members are as well. That is why we are here tonight. It concerns me when Councilors come to us and say to cut "X" amount of dollars out. The reason behind it is because I have looked and we have looked at the project line item by line item and I can justify it. If you can justify it line item by line item, I would like to see those line items so I can make my decision with my fellow Board members and we can go over those same line items and make our job a little easier; we are trying to make your job easier. We, as Board members, will meet, if it is approved tonight, to do what is told of us. I, in the best interest of the students in this town; not only the ones here, now, but in the future; am going to have a difficult time making cuts to this project. I, in the beginning, fought for this project; our Acting-Chairperson as Co-Chair of Operations with me, fought tooth and nail for this project, meeting on Saturdays and weekends, school by school, in closets where students were learning, we were there. I wish that you would go back again and look at those same closets now, during the day, when students are learning English as a second language. Their first words, their first writing assignments; Special Education students. These are kids we are going to impact, not only now but in the future. They will be running our town in 10, 20, 30 years and who will be deciding your taxes. I would like to have them be the most educated students in the best facilities now and not have to worry in 30 or 40 years from now what will happen to us. (applause)

Pasquale Melillo, 15 Haller Place, Yalesville asked, is it true there are several new school signs listed in the project at a cost of approximately \$10,000 each?

Dr. Cirasuolo answered, no. The signage that is there has to do with code updates. There are certain signs we have in buildings based on codes. We are not buying fancy signs to put in front of buildings.

Mr. Melillo stated, this project should be scrutinized line by line. With regards to the bidding process, everything involved with the project should be sent out to bid and there should be no limit on the competition for bids. It should be unlimited to encourage as much competition as possible. That is the only way you will get the best price. Isn't it true that most of our libraries or media centers don't need renovation?

Dr. Cirasuolo answered, no. They do need renovation.

Mr. Melillo asked, to what impact.

Dr. Cirasuolo answered, they are totally inadequate, I invite you to visit any one of them. They are classrooms that were made into libraries. There is not enough room for books, much less technology or any of the other things that need to go on. There are three adequate libraries; Yalesville and the two middle schools. They were done in the last project. All the others need renovation.

Mr. Melillo asked, is there really a necessity for moving Board of Ed offices?

Mr. Rys answered, you have not been listening, Mr. Melillo. They aren't moving. That was brought up twice, you were not listening.

Mr. Melillo asked, why is it that the public is being limited in expressing themselves?

Mr. Rys answered, because there will be a public hearing later on in the project. At that time the public can speak all they want.

Mr. Melillo stated, how seriously do you intend to address the ventilation systems in the schools? I understand that there have been a lot of problems with them and have had children experience problems on some of the hottest days of the years due to lack of air conditioning, thereby endangering their health. Why is it that that was allowed to happen in the first place and is that situation going to be rectified the way it should?

Dr. Cirasuolo answered, there have been no safety issues raised and no one's health is being impaired. Nothing in the project calls for air conditioning in the schools. It is not needed to ensure health and safety. There are ventilation issues that are being addressed

and they revolve around the need to be able to replace air in given areas at a given rate. Those issues will be addressed.

Mr. Melillo stated that he heard complaints from many parents about the fact that the ventilation systems are poor and there is excessive high heat and humidity during the summer periods and they are very concerned about the health of their children.

Mr. Rys asked, are you done, because someone else wants to speak?

(applause)

Robert Hinneman, 16 Brockett Road stated that he would like the Council to approve the project in its entirety. With regards to Mr. Centner's motion he stated, I would equate that to sending a child to the store for a bottle of milk that costs \$3.00 and giving him only \$2.00 and telling the child to get the milk for \$2.00. Approve the project in its entirety.

Mr. Farrell stated, in light of all the discussion we have had tonight, I think the Board of Ed and Building Committee has certainly heard enough sentiment from some members of the Council, the Mayor that some tightening is in order. I do appreciate the comments that had been made that it is hard to just make a slice and leave it there. It is perhaps an unfair process to go down that road. In light of that, I am going to make a motion to amend Mr. Centner's motion.

Motion was made by Mr. Farrell to Remove the Dollar Amount from Mr. Centner's Motion and Otherwise Send the Proposal Back to the Board of Ed and Building Committee for Further Consideration and the Opportunity to Tighten it Up, seconded by Mr. Zappala.

Mr. Vumbaco stated that he wanted to stress the point that the scope has been revisited and revised by the Board of Ed many times and tonight what was presented to us was definitely what they need. I do not want to sit back and cut back their scope one iota. I think their scope is solid and it is exactly what we need for the education system as far as the renovation project is concerned. I think it is obvious and has been pointed out on a few occasions that there is some room for improvement on this project; case in point, when we discussed the time and attendance and a few other issues. There is the \$400,000 that we might be saving from the furniture and fixtures area. I think, without attacking the scope of the project, we can get back a project that is a little more fine-tuned on a dollar for dollar basis. In that light, I am willing to support that motion that we do send it back to them to take a look at it and see if they can tighten it up. If they can't, then come back to us with the reasons why they can't tighten it up and why the \$70 million has to stand and then we can take it into consideration.

Ms. Papale stated, the way the motion came down, I think, is the way that most of us have been thinking from the very beginning. I want to thank my guys on the right (majority of Council) and say that this is what makes Wallingford so great. We are all here for the same reason; there is eight of us here, tonight, and we are all finally thinking the same; that we really want this to work and I think it is nice that it is a unanimous vote.

Mr. Rys asked, is there a time limit by which the Council would like a report back on this?

Ms. Papale answered, no, whenever they are ready. Before the holidays.

Board of Ed Member, Andre Loubier stated, by passing it back onto us, I am formally asking that all of you attend our meeting. In the past many of you have not attended. As liaisons to the Council, we have tried to prepare everything for you before tonight so that it can be presented, in detail. I would like the two individuals who made the motions to finally come to the meetings where we, as a Board, discuss this because in the past those Councilors have not. We, as a Board, will do it with you but we will not do it alone and we will not make the cuts alone. We need your help and we need your support.

(applause)

Dr. Cirasuolo stated, Mr. Vumbaco brought up an issue that I don't think is included in the motion. He indicated that he did not want to see a reduction in the scope of the project. If that is the intent of the Council obviously, that changes the way in which we look at this. Please clarify that.

Mr. Vumbaco clarified his statement by saying, the architects have indicated tonight that there is a question on what they interpret the scope to be versus what the scope is that you sent over to them. It is the \$106,000 v. \$1.3 million scenario. You defined what you wanted, now you have to sit down with the architects to make sure that the numbers that you want, what you are looking for, match up. Right now they are not matching. That is where I feel there is room for improvement on the dollars but the overall scope of the project remains the same, in my opinion.

Dr. Cirasuolo stated, if that is the intent of the motion, obviously we would look at items where you can still do the same thing but possibly do it for less as opposed to eliminating items. Just for direction, frankly for myself, because I want to make sure what I recommend to the Board of Ed. is consistent with the motion that you passed.

Mr. Vumbaco responded, I am assuming that, as has been stated by every Board of Ed member who spoke tonight, yourself and members of the Building Committee, you sat down and re-prioritized, re-looked, re-looked, re-looked, and what this is is what you absolutely necessarily need to make the system whole. You're the professionals; I accept

the fact that this is, personally, what you feel you need to make the system whole. I disagree that the dollars associated with it is what is needed to make it whole. If you are presenting this plan to me with the feeling that this is what you need to make the system whole, I can accept that. I just think the dollars should be re-looked at.

Mr. Knight stated, there is a motion on the floor and I think it is unanimous that the Board of Ed. needs to look at this project again. You will have to bring it back to us (Council). There is a motion on the floor and a number given. In light of the discussion that took place this evening over the past 4 ½ hours, there was a motion to still return this to the Board of Ed. for yet another review. It will come back here. You do want this project passed and it will have to come back here. In light of that, I think that it does behoove the Board of Ed to review the project, in its entirety; scope and all. You have said don't touch a dollar of the scope. What I am hearing is the Board of Education saying, "no, we have gone over it and have gone over it and have gone over it.."

Dr. Cirusuolo stated, all I am asking for is an understanding of the motion. Mr. Vumbaco stated why he was supportive of the motion and he indicated that he did not want to see the scope touched but the dollars touched. I just wanted to get a sense of which way the Council was going. I am not arguing with you one way or the other. If the Council agrees with what you just said, namely that everything is up for grabs; it could be the scope, it could be the dollar amounts, everything, that gives us one context in which to operate. If it is a limited operation, where all you want us to do is look at dollar amounts for things that are already in the project, that is a different situation. All I was asking for was clarification.

Mr. Knight replied, I can tell you that I have gotten a lot of phone calls from people who are not in this room tonight. There are people, believe it or not, that are concerned about spending \$70 million versus \$60 million. We are asking the experts to please take a look at this project in light of the fact that there are a lot of people in this community who would like to see the project reviewed yet, again, to see if in light of other discussion and comments from other people that there may be a few ways to reduce the project. We are not talking about gutting the project and no one in this room has said anything about gutting this project. We are talking about perhaps looking, in view of the financial constraints of the community and all the other things that the community wants us to do, for a way for the Board of Ed to take that into account and look at the project from that perspective.

Dr. Cirusuolo stated, again, I think I am not making myself clear. All I was asking, and I am not arguing with anything that you said, I understand there are people concerned about the cost of this project. I have heard from them myself while out in the community. All I am saying is that I didn't want to have a situation where the project comes back to you with items that are in the scope removed and the Council said, "that isn't what we meant."

Mr. Brodinsky stated, I think we have a helpful clarification for you.

Mr. Vumbaco stated, let's just remove the word "scope" and use your best judgment in doing this review. I think that may solve all the problems.

Ms. Mangini asked Mr. Centner if that was his intent when he made the motion?

Mr. Farrell was the individual who made the motion Ms. Mangini was referring to therefore he answered her question by responding, I would like to see the money tied in first of all. If there was any slight shaving of the scope that you thought was appropriate, I think that now is the time to bring that forward when you come back the next time to the Council. I am not asking that the scope be changed, considerably. But if there are some things at the edges that you thought would be appropriate, that that would be the time to do it.

Michael Spiteri, Board of Education Member stated, I would like to point out that this could have been avoided if the Council was present the last time we went over this project line item by line item which was late September, I believe the 26th or 27th. At this point I believe the Council, as a whole, has questions. The other two entities, the Board of Ed and the Building Committee are satisfied with the project as we are trying to present it. I think it would behoove you to be present when we do go over it line item by line item so that you have your answers to your questions. Otherwise you are just going to throw it back to us again. It seems to me that it is very inefficient.

Ms. Papale stated, I received a letter from a resident and it was mentioned that we were not at the meeting, whatever the date was, and I called that resident today to say, speaking for myself, I wasn't at the meeting because I knew there was some work going on within the Board of Ed but we did not receive a notice or invitation to the meeting. We weren't aware that we were to be included at that meeting. That is why I wasn't there. I have all intentions of being at your other workshops because I think we have to work together; it was suggested and you invited us to come, the way we invited you tonight and you all were here. I think that is the way it should be. I will make every effort, and I know everyone else will, also. As far as that other meeting, I am not aware of it. It could have been avoided maybe if we were all there but, I don't think so. I think this was a very healthy meeting with everyone. We will sit down at a roundtable meeting and get it accomplished, I know we will.

Mayor Dickinson stated, now is the time to be dealing with the size of the project. At the point this goes out to bid, we have not receiving bids that are lower than estimates. In general, we have been receiving bids on construction projects that are higher than estimates. If that continues to be the experience it is going to be extremely difficult to cut

back on the project once all the specifications have been drawn up and it is out in the market place (bid). Then it is too late and we will lose significant amounts of time trying to cut back. The financial issues are serious. Right now we are facing in excess of a \$500,000 deficit on the fuel situation. That is for this year's operating budget. If the oil situation continues and has a ripple effect through the economy, what will the conditions be? I hate to be the voice of doom and gloom but I see that as part of my job. There is no guarantee that the economy is going to stay good. At the point things get tough, we had better be fully justified in every dollar we are spending because, at that point, it is too late.

Dr. Cirusuolo replied, we are fully justified on every dollar that is in here, with a couple of exceptions that we talked about tonight, from an educational point of view. We may not be fully justified from the fiscal impact on the town or on the part of the taxpayers. I have to say that we certainly will comply with what ever direction you give us. It becomes more difficult when we don't know what you will think the financial impact is. Something will come back to you but may very well not meet that test because it is almost impossible for us to deal with that.

Mike Votto, Board of Ed Member asked, you want us to go back line by line and try to find areas where we can make more cuts?

Mr. Rys answered, that is correct.

Mr. Centner added, not without a dollar figure.

Mr. Votto asked, if we do this work again, again, and we come up with...\$3 million (in reductions) and we come back to the Council with \$3 million in cuts, is that going to be satisfactory. Are you going to be satisfied that we did our job? That we tried to do what you asked us to do and go with that? Or are you going to throw it back at us again because you really do want the \$10 million? To echo what Dr. Cirusuolo just said, I am sure that most of us can go through every item on that list and give you educational justification for each item, whether it be tennis courts, track, or music room. We can give you an educational value of each of those items. But I want to know at what point are you going to be satisfied? This is a lot of time, effort and work.

Mr. Agosta stated, we can go for this project with a very simple procedures, we have an asset in this town that has \$20.5 million in the bank who is not touching it. Take \$10 million out of the Electric Division to pay for this. I know you don't want to do it but it is an asset we have available. We can do this whole project and maybe more and have the best schools in the state.

Mr. Rys asked to hear the motion read back.

Interim Secretary Dawn Pello stated, the amended motion is to remove the dollar amount from the original motion and send it back to the Board of Education and Building Committee to scrutinize for further cost savings.

VOTE ON AMENDMENT: Parisi was absent; all ayes; motion duly carried.

VOTE ON AMENDED MOTION: Parisi was absent; all ayes; motion duly carried.

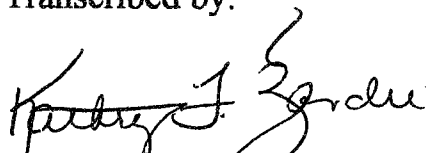
Motion was made by Mr. Centner to Adjourn the Meeting, seconded by Mr. Farrell.


VOTE: Parisi was absent; all ayes; motion duly carried.

There being no further business the meeting adjourned at 11:15 P.M.

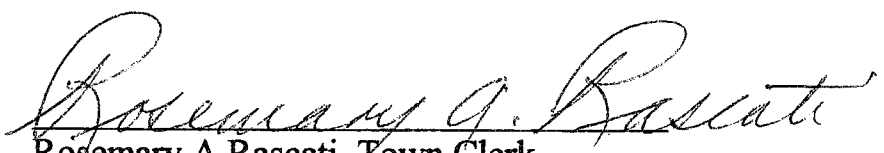
Meeting recorded by:
Dawn Pello, Interim Secretary

Transcribed by:


Kathryn F. Zandri
Town Council Secretary

Approved by: 
Raymond J. Rys, Sr., Vice Chairman

12-5-00
Date


Rosemary A Rascati, Town Clerk

12-5-00
Date



OFFICE OF THE MAYOR
TOWN OF WALLINGFORD
CONNECTICUT

WILLIAM W. DICKINSON, JR.
MAYOR

October 26, 2000

Wallingford Town Council
Wallingford, CT 06492

ATTN: Robert F. Parisi, Chairman

Dear Council Members:

We have received information which attempts to answer questions of concern and allow us to establish a direction on the school renovation project. Certainly there may be other questions that have not been voiced, but these are the ones I have been aware of in the process of analyzing the project.

- 1) The Schematic Design Report indicated that boilers in nearly every school should be replaced, but the replacement cost was not included in the project. Should boiler replacement be in the project? As per the attached correspondence from Dr. Cirsuolo, the boilers identified in the report will not be in the project as they still have useful life. An open question is whether augmentation of heating systems is necessary because of additional square footage and the cost is unknown at this time.
- 2) The roof survey report of August 15, 2000 raised concerns regarding the condition of roofs. Should all of the roofs be included in the project? As per the attached letter from Dr. Cirsuolo, additional roofs do not have to be added to the project other than the work identified in the October 3, 2000 letter from Dr. Cirsuolo (attached).
- 3) The Board of Education revised the recommended project on October 2nd. What are the revisions and what costs are associated with them? The attached letter dated October 3rd from Dr. Cirsuolo lists the revisions. In a conversation with Stephen Burgess and Matthew Wittmer of Jeter, Cook and Jepson, our architectural firm, it was indicated that the elimination of the Library expansion at Sheehan would save \$644,000, the elimination of the renovation of the Library for Central Offices would save \$323,900, but the addition of the renovation of the existing library would increase costs by \$494,600. The

net effect is a savings of \$473,300. The other changes were assumed to be fairly minor in impact.

- 4) With regard to accessibility issues, the State Education Department follows a 50% rule, that is, programs must be accessible to persons with disabilities in at least 50% of the total number of school facilities. New construction of course must be accessible. The project identifies the ADA component as costing \$2,071,400. Given the letter from the architects dated October 5th which indicates that a 50% approach was not being followed, are there aspects of the project which are not mandated by law or code? A meeting with the architects on October 23rd resulted in agreement that there may be up to \$750,000 which is discretionary spending as it relates to ADA requirements. This figure does not include other costs in the project such as the \$58,000 for an elevator at Moses Y. Beach. ADA costs which amount to \$2,595,625 or 4% of the project should be carefully reviewed.
- 5) Asbestos removal is not an identified cost in the project. Don Harwood, Chairman of the Building Committee, has indicated that the removal initially was identified as a potential \$2.7 million cost but has been revised downward to a figure of \$2 million. This cost must be added to the project total. Subtracting the savings from the Board of Education changes, the project cost would increase from \$69 million to \$70.5 million.
- 6) The Schematic Design Report appendix contains a copy of a letter dated July 16th indicating that the project is not eligible for State of Connecticut reimbursement under Renovation Status. Attached is a copy of a grant commitment from the Division of Grants Management Department of Education declaring the project eligible for reimbursement.
- 7) The project will have a sizeable tax impact. Our present total net debt as of June 30, 2000 is \$698 per capita. A \$70 million project at a 47% reimbursement rate coupled with unissued debt on approved and planned projects will increase per capita debt to \$1,612. A \$60 million project at a 47% reimbursement rate coupled with unissued debt on approved and planned projects will increase per capita debt to \$1,483.

At a 47% reimbursement rate, a \$70 million project will increase taxes by 1.2 mills; a \$130.20 or a 4.6% tax increase for the average taxpayer (\$108,500 assessment and two motor vehicles).

At a 47% reimbursement rate, a \$60 million project will increase taxes by 1 mill; a \$108.50 or a 3.9% tax increase for the average taxpayer.

At a 42% reimbursement rate, a \$70 million project will increase taxes by 1.4 mills; a \$151.90 or a 5.4% tax increase for the average taxpayer.

At a 42% reimbursement rate, a \$60 million project will increase taxes by 1.1 mills; a \$119.35 or a 4.3% tax increase for the average taxpayer.

If the project is incrementally advanced with three to four schools under construction at one time, the financing can be accomplished over a longer period of time than if all schools are under construction at one time.

The tax impacts stated above are just for this project and do not include amounts necessary for operating budgets. The project increases the square footage in the schools by approximately 70,724 square feet. At this time we do not have estimates on what additional operating expenses will be requested.

- 8) The financial impact of the project should cause a careful review and effort to reduce costs. The project identifies an option of expanding 20 classrooms at Rock Hill and Highland Elementary Schools. The cost is approximately \$1 million. There is no narrative explaining approximately \$4.6 million in Telecommunications, time/attendance, and security surveillance items at each school. With overhead/profit this may total \$5.7 million. The only back up information obtained is a \$1.6 million Telephone System Report prepared by Rand Associates (attached summary). Road and parking improvements total \$2.15 million (if 25% overhead/profit is included \$2.7 million).

We hope this information is of assistance in analyzing the school renovation project.

Sincerely,



William W. Dickinson, Jr.
Mayor

jms
Attachments

WALLINGFORD PUBLIC SCHOOLS

142 HOPE HILL ROAD
WALLINGFORD, CONNECTICUT 06492
TELEPHONE (203) 949-6500
FAX # (203) 949-6551

RECEIVED
MAYOR'S OFFICE
00 OCT 19 PM 1:30

SUPERINTENDENT
Joseph J. Cirasuolo, Ed.D.
Ext. 509.
Fax # (203) 949-6550

ASSISTANT SUPERINTENDENTS
Dale A. Wilson - Personnel
Ext. 508
LeRoy E. Hay, Ph.D. - Instruction
Ext. 506

October 18, 2000

Hon. William Dickinson
Office of the Mayor
Town Hall
Wallingford, CT 06492

Dear Bill:

This letter is both a confirmation of what we discussed in a recent telephone conversation and an initial response to your request for projected increases in operating costs that may accompany the ultimate completion of the School Renovation Project.

In our recent conversation, I gave you the following information.

- As a result of a meeting that involved school system staff, a representative of the Building Committee, a representative of Jeter, Cook and Jepson and representatives of Konover/Swinerton, the following decisions were made regarding the need to replace boilers as a component of the School Renovation Project.
 1. No boilers will be replaced solely on the basis of their age. The boilers have been maintained regularly so that they still have appreciable life ahead of them.
 2. Jeter, Cook and Jepson will determine whether any boilers have to be replaced or augmented because of the additional square footage that will accrue as a result of the Renovation Project. The judgment in this regard will be made on a school-by-school basis.
 3. Jeter, Cook and Jepson will augment their report on the boilers to reflect the first two decisions.
- As a result of the same meeting, the following decision was made regarding the need to replace roofs as a component of the Project. The only roof sections that will be replaced are those that the Board of Education specified when it approved the schematic designs for the Project. This information is contained in the letter that I sent to you giving notice that the Board had approved the schematic designs and requesting the Town Council to approve the designs for submission to the State Department of Education. A copy of this letter was sent to the Town Council.

The reason why no other roof replacement has been included in the Project is the fact that the roofs are being maintained regularly and that as a result, we can look forward to many more years of life for them.

- The Time and Attendance system that has been included in the Project is basically a component that could be added to the school system's wide area network. The System would enable us to track hourly wage information much more efficiently than we do at present. The estimated cost of the System is no more than \$100,000.00. There is no pre-set threshold of obsolescence for the System.

- The letter you received and that caused you some understandable concern regarding the State's commitment to re-imburse the Project was sent in response to my attempt to have the Project be classified as a *Renovation Project*. If my attempt had been successful, the rate of State re-imbursement would have been significantly higher than the rate that has been approved. Unfortunately, my attempt was not successful because in no school that is included in the Project is the work specified sufficient in terms of scope to qualify the Project for *Renovation* status. To qualify, a Project has to result in an almost total replacement of the building. That level of work is not specified for any of the buildings that are included in the Project. For this reason, the State issued the aforementioned letter which indicates that no re-imbursement will be received from the State in connection with my application to have the Project be given *Renovation* status.

Under separate cover, I have sent you the letter that was received a few months ago, committing the State of re-imburseing the Town a little less than 54% of the eligible Project costs. This commitment was made and still stands despite the fact that the Project does not qualify for *Renovation* status. The commitment is made within the previously and still existing categories of re-imbursement for school construction projects.

With respect to your request for projected increases in operating costs, I can tell you the following at this point.

- There will be no additional staff and/or instructional expenses that will accrue as a result of the Project.
- To the extent that the square footage of school buildings is increased, there will be additional costs associated with heating, utilities and cleaning. Until a decision is made regarding the Project scope as it will be represented by the schematic designs that are submitted to the State Department of Education, it is impossible to project those costs because we do not know what the additional square footage will be.

I hope that this information is clear and that it is sufficient for you to move to the next step in the consideration of this Project. If either isn't the case, please contact me.

Sincerely,



Joseph J. Cirasuolo, Ed.D.
Superintendent of Schools

JJC/ean

Cc: BOE
D. Wilson
L. Hay
G. Powers
Town Council
D. Harwood
C. Bujold

WALLINGFORD PUBLIC SCHOOLS

142 HOPE HILL ROAD
WALLINGFORD, CONNECTICUT 06492
TELEPHONE (203) 949-6500
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SUPERINTENDENT
Joseph J. Cirasuolo, Ed.D.
Ext. 509.
Fax # (203) 949-6550

ASSISTANT SUPERINTENDENTS
Dale A. Wilson - Personnel
Ext. 508
LeRoy E. Hay, Ph.D. - Instruction
Ext. 506

October 3, 2000

Robert Parisi, Chairperson
Town Council
Town Hall
Wallingford, CT 06492

Dear Bob:

At a special meeting on 10/2/00, the Board of Education decided to request that the Town Council approve with the following revisions the Schematic Design for the School Renovations Projects at Lyman Hall, Mark T. Sheehan, Dag Hammarskjold, James Moran, Moses Y. Beach, Cook Hill, Highland, Parker Farms, Pond Hill, Rock Hill and Stevens Schools for submittal to the State Department of Education.

- Elimination of the Library/Media Center Expansion at Mark T. Sheehan High School
- Elimination of the Renovation of the Existing Library at Mark T. Sheehan High School for Central Office and PPS Central Office
- Addition of Renovation of Existing Library at Mark T. Sheehan High School so that it becomes a library/media center
- Elimination of Gym Painting (at walls) and Gym Painting (at ceilings) at Dag Hammarskjold Middle School
- Elimination of Science Classrooms (stools only) at Dag Hammarskjold Middle School
- Elimination of Cafeteria Tables and Chairs at Parker Farms Elementary School
- Elimination of Cafeteria Tables and Chairs at Stevens Elementary School
- Elimination of Burners (3) at Mark T. Sheehan High School
- Elimination of Replace Damaged Boiler Section at Parker Farms Elementary School
- Addition of Roof Replacement over the Boiler Room at Lyman Hall High School

Members of the Board and I are prepared to discuss this matter with the Town Council at a time and place and in a forum of your choosing.

Thank you for your consideration of this request.

Sincerely,



Joseph J. Cirasuolo, Ed.D.
Superintendent of Schools

JJC/ean

Cc: * BOE
D. Wilson
L. Hay
G. Powers
L. Winters
All Principals
J. Bivona

**Jeter
Cook &
Jepson**
Architects, Inc.

400 Church Street
Hartford
Connecticut 06103-1129
Tel. 860 247-9226
Fax 860 524-8067

October 5, 2000

REVIEW COPY

Mr. Charles Bujold
KonoverSwinerton
345 North Main Street
West Hartford, Connecticut 06117

**Re: Eleven School Renovations Projects
American with Disabilities Act**

Dear Charlie,

The Wallingford Building Committee has requested Jeter, Cook & Jepson Architects, Inc. (JCJ) to provide information regarding JCJ's efforts to comply with the Americans with Disabilities Act (ADA) as part of the town's Eleven School Renovation Projects program.

JCJ was directed by the initial Request for Proposal for the Eleven School Renovation Projects that "All locations are to be brought into conformance with the Americans with Disabilities Act of July 1998" (Item #9, Common Scope/Concerns - All Sites). The Americans with Disabilities Act requires the removal of architectural barriers in existing facilities where such removal is readily achievable. In addition, ADA further provides that (1) alterations to a facility must be made in such a manner that, to the maximum extent feasible, the altered portions of the facility are readily accessible to and by individuals with disabilities, and, (2) that it is a violation of the ADA to design and construct a facility that does not meet the accessibility and usability requirements of the ADA except where an entity can demonstrate that it is structurally impractical to such requirements.

JCJ and KonoverSwinerton have requested the ADA Compliance Plan from the Wallingford Board of Education. This document, a long-range schedule outlining when non-ADA compliant schools throughout the Town will be brought into compliance, is required by the State of Connecticut to be filed with the State's regulatory agencies. This plan would allow JCJ to determine which schools should be included for compliance with ADA in this project's scope as part of the Town's overall long-range plan. As of this date, the Board of Education has not provided us with this information. As a result, JCJ proceeded with design with the intention to bring all eleven schools into compliance.

Throughout the schematic design phase of this project, JCJ provided the Wallingford Building Committee with information on where and how the proposed design solutions for each school would comply with the above requirements of the ADA. In addition, JCJ determined and has communicated the difficulties involved in complying with usability and accessibility requirements at three of the eleven existing facilities: Lyman Hall High School, Rock Hill Elementary School and Highland Elementary School. Meeting such requirements could not be achieved without significant hardship due to the grade level changes throughout these facilities. This information was presented to the Building Committee at their regularly scheduled meeting on June 28, 2000.

Americans with Disabilities Act
Wallingford Public Schools
October 5, 2000
Page 2

The Building Committee in turn directed JCJ to leave one portion of Lyman hall non-accessible, and duplicate the programs of this area in other accessible areas of the school.* In addition, JCJ was directed to only bring the existing "public" areas of Rock Hill and Highland Elementary Schools in compliance; those being the Administrative Offices, Cafeteria, Gymnasium and Media Center. JCJ determined that both of these directives from the Committee could be achieved without significant modifications or expenditures to these three buildings.

JCJ has, as instructed, studied the 11 existing schools and provided designs with both additions and renovation work that address ADA issues. The exception to this is Lyman Hall High School, Rock Hill Elementary School and Highland Elementary School where, as directed by the Building Committee, some existing areas of these schools will remain non-accessible at the conclusion of this project.

If there are any further questions or concerns regarding the direction JCJ has taken in regards to conforming to ADA in this project, please do not hesitate to contact us.

Very truly yours,

JETER, COOK & JEPSON ARCHITECTS, INC.

Stephen S. Burgess, AIA
Project Manager

CONNECTICUT STATE DEPARTMENT OF EDUCATION
 Division of Grants Management

DATE RECEIVED: 6/21/00
 EDUCATION GRANTS OFFICE
 FILE # 16-100-100-100-100
 COPY: SUPT CURR PEPS SUB B&G
 TICKLER

Grant Commitment Notification
 General Assembly Authorization of School Construction Priority List Projects

Grant Recipient: Wallingford

Legislative Reference: Special Act 00-10

Effective Date: May 16, 2000

State School Construction Projects:

Reimbursement rate: 53.930 percent

'00 JUN 29 PM 1:08

Project No / Type	Facility	Project No / Type	Facility
148 - 134 EA	Moses Y. Beach Elementary	148 - 139 EA	Rock Hill Elementary
148 - 141 EA	Lyman Hall High School	148 - 140 EA	Stevens Elementary
148 - 137 EA	Parker Farms Elementary	148 - 138 EA	Pond Hill Elementary
148 - 144 A	Dag Hammarskjold Middle	148 - 136 EA	Highland Elementary
148 - 135 EA	Cook Hill Elementary	148 - 142 EA	Mark T. Sheehan High School
148 - 143 EA	James J. Moran Middle School		

The State of Connecticut commits itself to a grant to your school district for the project(s) listed above and at the reimbursement rate indicated. Payment is contingent upon compliance with all statutory and regulatory school construction procedures and policies, including but not limited to those set forth below.

The state will pay its share of project costs through progress payments during the life of the project. The state share will be the reimbursement rate specified above times project costs adjusted for ineligible and limited eligible project components, state standard space specifications, bonus reimbursement rates, and standards for site eligibility. For further information on eligible project costs, please refer to Section 10-286 of the Connecticut General Statutes and Sections 10-287c-15 and 10-287c-18 of the regulations governing school construction. For more information regarding progress payments, refer to Forms ED046 and ED046A and their instructions.


The authorization of the General Assembly shall lapse on June 30, 2001, unless prior to such date you have completed all required steps to authorize sufficient funds to pay for the local share of each project's cost including any site acquisition. Local share is defined as project costs less the state share of project costs.

The Commissioner of Education may disapprove a project if construction has not started within two years of the effective date of the General Assembly act. Therefore, construction must start, as defined in Section 10-282(9) of the Connecticut General Statutes, on or before June 30, 2002.

Also, be reminded that school construction projects may not be let out for bid until the State Department of Education has approved the final plans and specifications for the project(s) and you have received written notice of such approval. Local authorities in jurisdiction must also review and approve all final plans and specifications. If you have not already done so, you should contact Ruth Woodward of the School Facilities Unit at (860) 566-1213 to schedule the plan review meetings that may be required.

Please note that the school construction grant guidelines as well as all grant forms and instructions are available through the Department of Education's website at www.state.ct.us/sde.

Do not hesitate to contact David Wedge at (860) 566-2222 if you have any questions.


 Robert A. Brewer, Director
 Division of Grants Management



Rand Associates, Ltd.
Telecommunication Consultants

November 24, 1999

Ms. Linda E. Winters
Business Manager
WALLINGFORD PUBLIC SCHOOLS
142 Hope Hill Road
Wallingford, Connecticut 06492

Dear Linda:

Below please find the estimates of cost we recently discussed. Please be aware that they are preliminary in nature but represent a realistic starting point for the development of formal budgets.

• Telephone Intercom Equipment (1107 x \$650)	-	\$719,550
• Yalesville DID and Voice Mail System		10,000
• Network (Data) Electronics	-	705,595
• Cable (Voice)	-	105,975
• Fiber Optics	-	21,000
• Construction MDF/IDF (32 x \$3000)	-	<u>96,000</u>

TOTAL BUDGET **\$1,658,120**

Please be advised that this estimate does not include the cost of removing existing cable in any location. This charge (although warranted in certain instances) cannot be determined with the limited amount of information available at this time.

Please let me know if additional information is required.

Sincerely,
RAND ASSOCIATES, LTD.

John R. Richardson
President

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PAGE 001