

TOWN COUNCIL MEETING

OCTOBER 10, 1995

6:30 P.M.

AGENDA

1. Roll Call and Pledge of Allegiance
2. Consider and Approve the Appointment of Robert Wuchert to the Public Celebrations Committee to Fill a Vacancy Which Expires 2/1/96 - Public Celebrations Committee
3. Consider and Approve Awarding the Bid to National Golf Foundation to Perform Phase I of the Feasibility Study for a Municipal Golf Course as Requested by Councilor Tom Zappala
4. Consider and Approve a Transfer of Funds in the Amount of \$8,000 to Fund Phase I of the Feasibility Study for a Municipal Golf Course as Requested by Councilor Tom Zappala
5. Discussion and Possible Action Regarding a Five Year Lease Agreement for Use of Town Property by Brothers II Restaurant Requiring Termination of Said Lease at the End of the Five Year Period as Requested by Town Attorney Janis M. Small
6. Consider and Approve Authorizing the Department of Law to Bid the Amount of the Town's Debt for Property Located on Tremper Drive as Requested by Town Attorney Janis M. Small
7. PUBLIC QUESTION AND ANSWER PERIOD - 7:30 P.M.
8. PUBLIC HEARING on An Ordinance Amending An Ordinance Increasing the Appropriation and Bond Authorization from \$12,553,000 to \$26,713,000 for the Planning, Acquisition and Construction of Improvements and Additions to Yalesville, James H. Moran and Dag Hammarskjold Schools and the Acquisition of Land Thereof - 7:45 P.M.
9. Consider and Approve Tax Refunds (#26-32) Totalling \$2,135.14 - Tax Collector
10. Approve and Accept the Town Council Meeting Schedule for 1996
11. Approve and Accept the Minutes of the September 26, 1995 Town Council Meeting
12. Note for the Record Anniversary Increases Approved to Date by the Mayor
13. Note for the Record Mayoral Transfers Approved to Date

14. Executive Session Pursuant to Section 1-18a(e)(2) of the Ct. General Statutes with Regards to Pending Workers Compensation Claim

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OCTOBER 10, 1995

6:30 P.M.

SUMMARY

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TOWN COUNCIL MEETING

OCTOBER 10, 1995

6:30 P.M.

A regular meeting of the Wallingford Town Council was held on Tuesday, October 10, 1995 in the Robert Earley Auditorium of the Wallingford Town Hall and called to Order by Chairman Thomas D. Solinsky at 6:34 P.M. All Councilors answered present to the Roll called by Town Clerk Kathryn J. Wall. Mayor William W. Dickinson, Jr. arrived at 6:37 P.M. and Town Attorney Janis M. Small arrived at 7:50 P.M. Comptroller Thomas A. Myers was also present.

The Pledge of Allegiance was given to the Flag.

Mr. Rys asked that a Moment of Silence be observed for Richard "Dick" Fagan, a gentleman who dedicated many hours to the Town of Wallingford as an Auxiliary Patrolman and in later years as Chief of the Auxiliary Patrol Services.

ITEM #2 Consider and Approve the Appointment of Robert Wuchert to the Public Celebrations Committee to Fill a Vacancy Which Expires 2/1/96 - Public Celebrations Committee

Motion was made by Mrs. Duryea, seconded by Mr. Killen.

VOTE: All ayes; motion duly carried.

ITEM #3 Consider and Approve Awarding the Bid to National Golf Foundation to Perform Phase I of the Feasibility Study for a Municipal Golf Course as Requested by Councilor Tom Zappala

Motion was made by Mrs. Duryea, seconded by Ms. Papale.

Mr. Zappala explained that it will be up to the Golf Course Committee to determine whether or not the remaining three phases of the study is necessary. The land is located next to the reservoir up off of Whirlwind Hill Road and consists of 228 acres. The activities associated with a golf course will have no effect on the reservoir whatsoever. The land has not been in use since 1966. The study needs to be performed to prove that the golf course could be self-sustaining.

Mr. Killen asked if the committee was awarding the entire contract for all phases to National Golf Foundation (NGF)?

Mr. Zappala responded, yes for they are the lowest bidder. The whole contract will cover the four phases and will be awarded to National Golf Foundation.

Mr. Killen pointed out that the motion tonight is to only approve phase I.

Thomas Myers, Comptroller, explained that each phase would be awarded separately. Phase I is being awarded tonight and funding is being requested to fund this phase only. If everything is approved this evening then the committee will sign a contract with NGF for Phase I only. The bid specifications were designed in such a way as to allow the acceptance of each phase separately.

Mr. Killen pointed out that NGF is not considered the lowest bidder when looking at the figure for phase I. If we stop at phase I then we have not awarded the bid to the lowest bidder.

Mr. Myers explained that the intent of awarding the bid phase by phase is to not incur additional costs if we wanted to stop after phase II or after the financial pro formas are prepared which is phase III. The bid is being awarded on a total contract basis but the contract is going to be executed in phases. The lowest responsible bidder is that bidder having the lowest total cost for all four phases. That was the basis of award for the bid. It was not to award to one bidder for phase I, a different bidder for phase II, another bidder for phase III. They all have different prices for different phases of the bid but the basis of the bid award was to be the lowest cost for all four phases.

Ms. Papale stated that the Council was in receipt of a letter from Roger Dann, General Manager of the Water & Sewer Divisions which states that the 228 acres currently under consideration as a possible location for the golf course is outside of any current or proposed future watershed of Pistapaug Pond.

Mr. Gouveia stated that the NGF's bid was submitted with exceptions that are not detailed. He asked Mr. Myers what those exceptions were?

Mr. Myers responded, there were two exceptions, one of which dealt with bonding. NGF wanted to have the privilege to review a bond issue if the bond issue was, in part, supported by their feasibility study. There are various types of bonds that can be issued. If Mr. Myers decides to issue a revenue bond that review by NGF could certainly take place at the expense of the Town. We have never issued a revenue bond, however, due to the cost prohibitions. It is a more costly form of debt. He could not remember what the other exception to the bid was.

Mr. Gouveia wanted the public to know that the Council is not provided with bid responses, only the final figures submitted by all bidders. He was concerned that NGF's exceptions may increase or decrease the final bid figure submitted by them.

Mr. Myers reiterated that the bond review could result in a cost to the Town while the second exception, which he could not specifically recall, was a non-cost issue. The bond review would not cost more than \$2,500.

Mr. Gouveia then asked, has any discussions taken place with Durham officials regarding potential benefits for both communities should the course be constructed?

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Mr. Zappala responded that he held several meetings with the Durham First Selectman and he, in turn, held meetings with the surrounding neighbors of the proposed course area. Every meeting to date has proven positive.

Mr. Gouveia stated, although not a golfer, he does support golfing for, if nothing else, it does create open space in the Town. Since the course will be located in the Town of Durham, he hoped that we would be able to strike some sort of deal with Durham whereby we probably wouldn't have to pay taxes to Durham. Has any type of discussion on that matter taken place? Perhaps Durham can be allotted some free time for their residents to use the facility? By the same token Durham could provide some security. This course will be located far away from the Town and will be difficult to police.

Mr. Zappala stated that it was premature to discuss potential deals that could be made with Durham. He is of the impression that Durham's main interest is to collect taxes on the property and is not entertaining the idea of giving this town any breaks or favors. The first choice would be to leave the land as it is for open space, however, the surrounding neighbors are supportive of the project for it would enhance the values of their properties.

Mayor Dickinson stated, Durham was well aware that the land had been purchased with State grant funds which limits the use of the property to Water Division or recreational use. The only options available for use of the land was to either leave it as open space or develop it into a golf course. They preferred the golf course.

Mr. Gouveia stated, if any concessions are to be made, now is the time to discuss them. He pointed out that this same firm, NGF, was hired by the committee back in 1991 to perform a feasibility study then. He asked, how much money was paid for that study?

Mr. Myers responded, he believed it to be the same price, \$19,000 or \$20,000.

Mr. Gouveia asked, have there been any local golf courses constructed since 1991?

Mr. Myers responded, yes, NGF maintains a national data base and it is their opinion that the golf course market has changed in this area. They cited Lyman Orchards, eighteen holes are planned in Branford, the Town of Berlin is looking to add nine holes to their existing eighteen hole golf course, Portland has added another nine hole course, there have been changes to the market.

Mr. Gouveia asked, doesn't the committee feel that perhaps NGF has some sort of conflict of interest? Are they going to say no to a golf course? They are not in the business to tell people not to build a golf course. It is the National Golf Foundation. He would much rather see another entity totally unaffiliated with golf, perform this type of study. If the committee feels that this is fine then, so be it. Someone should raise that concern.

Mr. Zappala stated, he is not saying that they did not perform a valid study in 1991, the committee tried to get all their questions answered. All the questions that will be asked this time will be answered by NGF who will have to stand behind their answers. He doubts that a firm located in Florida (NGF) will care whether or not Wallingford, CT. builds a golf course. There is no direct interest on NGF's part.

Mr. Knight stated, it states in several places within the bid specifications that the Wallingford facility must be completely self-supporting in that fees must finance operating and maintenance expenses, property taxes payable to the Town of Durham, principle and interest expense on bonded debt, capital equipment and replacement reserve requirements. All of that is laudable, however, this bid specification is a set-up. It is absolutely asking for the conclusion which compromises the objectivity of the study when you set forth those points in the bid specs. If you are seeking a feasibility study you should be asking someone to objectively evaluate the market and come back to the committee with a "yes" or a "no" answer. This (bid specification) tells NGF that if they come back with a "no" answer, they will not get past performing the first phase of the project for \$8,000. The remaining steps will not be performed, hence, the company will not earn additional funds. It seems as though the committee has directed NGF to the conclusion that the committee wishes them to draw. No study should be shaped that way.

Mr. Myers responded, the reason that language was included in the bid specification was due to the fact that it was Mr. Myers' understanding that if Wallingford built a course it had to be proven, through a feasibility study, that the fees from usage would pay all the costs associated with that course.

Mr. Knight stated, as a consultant, himself, he will arrive at the findings that are beneficial to procuring additional work for him or his company. The committee has told NGF what would happen to the remaining phases of the study depending on the outcome of phase I.

Mr. Myers pointed out that the last time NGF was hired to perform the study, the Town did not tell them what we were looking for. They presented a study that was incomplete. They did not know what we really wanted. They presented a study that did not include the bonding costs.

Mr. Knight stated, you are directing NGF to make an argument for a self-supporting golf course in Wallingford. He is all for the project if it is self-supporting. They will find a way to show that it will be self-supporting. They have \$8,000 to find a reason to make it self-supporting.

Mr. Myers stated, the \$8,000 does not cover the self-supporting portion of the study, it only covers the market sensitivity. Is there a golf market out there? It does not cover the construction costs, the review of the site, the financial information, etc. It just covers market. One way the feasibility study is conducted, it asks

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for each phase to be presented in draft form and the Town then has the right to comment and question that draft before that draft form is made final.

Mr. Knight then referred to the "Scope of Services" portion of the specifications which reads, "A comparison of fees from municipal courses, self-supporting and those which are not self-supporting, and area courses privately owned but open to the public is to be included in this study." This is fairly open-ended. There is no specificity with regards to numbers, how many courses you would expect to be included in the study, the geographical area that you would expect to be studying...why was that left out?

Mr. Myers stated, from his perception of the first study, the reason that language was included in the bid was because the NGF will define a market area around the Town of Wallingford. We would expect them to look at every municipal operation. It will be hard to compare a lot of data with the semi-private clubs such as Lyman Meadows for they may not wish to share that information. It is a matter of public record in the case of municipal courses, however, and they can collect that data and assumes that NGF will do so with those public courses within the Wallingford market area.

It is noted for the record that Mr. Myers is not a member of the Golf Course Study Committee.

Mr. Rys asked, are the 228 acres sufficient enough to build a golf course safely so as not to interfere with the Raccoon Club in Durham and still provide safety to the golfers?

Mr. Zappala responded, he has been told that an average of 130-160 acres are needed to build an eighteen hole golf course. He has held numerous meetings with the Raccoon Club which has recently appointed new officers who do not wish to be involved in any way with this project. It was originally believed that only 178 acres were available for the course but after much research the additional 50 acres were discovered.

Mr. Killen asked, what if NGF performs the four phases they have bid on and declines to perform the fifth step which is the conclusion and recommendations? What are we to do then?

Mr. Myers stated, the fifth phase is simply a by-product of the first four steps. That is why there is no price on it.

Mr. Myers went on to address Mr. Gouveia's concern with regards to the second exception to NGF's bid. After reviewing the bid responses Mr. Myers found the following stipulation to be the second exception to the bid, "Should the market analysis appear non conducive for an additional golf facility, NGF Consulting and the Town may determine to conclude the study after Phase I." Mr. Myers stated, the Town has the right to do so after any phase of the study.

Mr. Gouveia stated, although he will vote to approve the \$8,000

transfer to fund the study, he would much rather see some other firm than the NGF perform this study. You would not ask the National Dairy Farmers Association if people should drink more milk. Why do you ask the National Golf Foundation if we should build a golf course? It does not make sense.

Dave Canto, 4 Meadows Edge Drive stated that the 1991 study performed by NGF cost the Town \$25,000. Why would the Town want the same firm to perform this study seeing how the 1991 study was a failure in terms of its completeness in the area of the financial statements and what the study was lacking? Why award a second study to the same organization?

Mr. Zappala responded, they were the lowest bidders and they are very well qualified.

Mr. Myers responded, the 1991 study was conducted on a bid waiver and there was not a set of specifications as to what was expected from NGF or any other bidder. This time they have a very definitive series of steps and information that they must present.

Mr. Canto asked, in those specifications hopefully there is a section for a complete financial analysis on that phase III, where if it is a fifteen year project they have to provide a cash flow for fifteen years, not just seven years, right?

Mr. Myers could not answer how many years the cash flow will entail. A list of specific information asked for in the bid specifications themselves can be found on page 2 under the heading Financial Analysis. That list is as follows:

1. A detailed estimate of construction and capital and improvement costs, including costs associated with growing and conditioning the facility prior to opening.
2. A projection of rounds of golf by daily green fees and membership categories for a five year period.
3. Pro-forma financial statements for a five year period. The financial statements are to be presented in accordance with generally accepted accounting principles applicable to enterprise funds and are to consist of:
 - a. Balance sheet
 - b. Statements of Revenues, Expenses and changes in Retained Earnings
 - c. Statement of cash flow

Financials are to be presented in detail by revenue source and expense classification .

4. A proposed fee schedule. The fees must fully support the operation including principle and interest on debt, etc. as has been previously disclosed.

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5. A comparative analysis of the proposed Wallingford fee schedule to fee schedules of comparative municipal and semi-private facilities including comments and recommendations of the consultant. The municipal facilities are to be identified as completely self-supporting or non-self-supporting.

The person or firm awarded the contract will be required to meet with the Town administration in developing and supporting the financial data.

Mr. Canto hoped that this study will be more complete than the last one for the numerical accuracy of the study will be the determining factor in whether or not the project will go forward or not.

John Nitz, 45 Jones Road submitted a letter to the Council this evening stating that he is able to perform Phase I of the study for \$5,000 and the entire study for a total of \$15,000. He had several concerns with NGF performing the study. He has had experience in dealing with NGF for he has been appraising the Wethersfield Country Club for the past month. He agrees with Mr. Gouveia in that NGF is a proponent of golf. They will not be objective with the study for their entire business is dedicated to golf and promoting the sport. Although he is an avid golfer himself, Mr. Nitz is obligated by his profession to look at the issue objectively. He recommended that the Town hire another M.A.I. (no definition given) in Connecticut or himself to perform the study. He stated that Mr. Knight made an excellent point when he stated that no conclusion will be reached in either phase. That is absurd. How can you hire someone who cannot make a conclusion. Anyone can collect data but to not make an analysis and conclusion is absurd. We will be waiting until the fifth phase to obtain a conclusion. A conclusion should be made after each phase based on the data available at the time.

Joel Kramer, Ward Street, did not understand the need for a golf course in Wallingford for we already have one. Mr. Myers has pointed out the many other courses in the area and how they are planning to expand or are currently expanding. There are probably two dozen golf courses in a fifty mile radius of Wallingford. What will make our golf course so much better than the others? If we do build a course and we do not achieve the membership levels we are seeking to or the greens fees fantasized, we have just de-forested all that land and wasted it. With regards to Councilor Papale's comment that the Water Division has sent a letter stating that the land would be suitable for a golf course, that is merely an opinion. When the land was originally purchased and set aside for watershed area, those officials at that time thought we would be needing it for that purpose. That now brings the number of opinions to two. They are merely opinions. Councilor Zappala stated that the area has not been used since 1966. Does everyone know that it is watershed property and has it been posted with "no trespassing" signs? If it is off limits it cannot even be walked upon. Mr. Gouveia stated that a golf course creates open space, try walking a dog on a golf course. The only space a course creates that is open, is space for people who pay green fees. The committee came to the Raccoon Club and offered to trade forty acres of Water Company property for ten acres of Raccoon property. They wanted to take our ten best acres and give us mountain, billy goat country. That is not a good trade for us because it is all rock

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and ledge and steep hills. In our discussions with Durham we found that Durham does not want Howd Road, they want access from Route 17 where the Town has no direct access to the property. It is interesting to know that a \$25,000 study performed by NGF in 1991 was flawed and to think that the Town is actually thinking about going back to the same company to do it again this year for \$20,000.....the when you direct them to come to a conclusion, you will receive the conclusion that you are directing them to. If you tell them that they will receive \$8,000 now but if the study comes back saying that the golf course is a bad idea they will not receive any more money, what is their conclusion going to be? Not all the neighbors in the area are in favor of the golf course. If you want open space and you want people to use it then take the "no trespassing" signs down and he will walk his dogs in the woods. There are a lot of other uses for that property other than construct a golf course for the elite few who like to golf. It is not a good idea. There are plenty of golf courses in the surrounding area. How long will it take to construct? In five years all of the others surrounding courses will have been expanded already for a lot less then what we will spend on a new facility. It does not make sense. The Town is doing good, fiscally, we don't need to go out on a limb.

Mr. Zappala responded, the committee never arrived at a specific amount of acreage to swap with the Raccoon Club but there was a particular area that could possibly be swapped. It could be an advantage to not only the Raccoon Club but also the Town. We do have access from Route 17 coming into the land. There has not been one resident who has spoke against the project at any of the meetings he has held or been involved with in Durham.

Mr. Kramer stated, the members of the Raccoon Club are against the proposition. The club invited the committee quite a few times to meet and speak with them. The club received a couple of cancellations. To his knowledge, in looking at the maps, there was no direct access. Mr. Zappala may have arranged otherwise.

Mr. Zappala stated that he had a map in his possession for Mr. Kramer to review.

Mr. Kramer still did not favor spending millions of dollars when there is no guarantee that people will come to use it.

Lester Slie, 18 Green Street stated, in 1991 the State would not allow the Town to build a course on the Satori property due to the watershed area. That is why the committee did not pursue the remainder of the study, therefore the entire \$25,000 was not spent. The committee has had many meetings with Durham officials who seem to be in favor of the project. The committee suggested that Durham residents could receive the same privileges received by Wallingford residents if they abated some of the taxes. The committee never received a "yes" or "no" from Durham. The two courses at Lyman Orchards pay taxes to Durham because the majority of the area occupied by them rests in Durham. The two courses that currently exist in town are private. What about the public? Many residents have been paying taxes in town for years and years and we have to go out of town to pay top green fees because we

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are out-of-towners. It is about time this town starts thinking about its own taxpayers and at least go through with the feasibility study and if it shows that the golfers cannot support the course, then forget about it. Steven Holmes (former Councilor) has in his possession a print out of what it will cost to run the course for twenty years. It showed favorable results in proving to be self-supporting (applause).

Larry Morganstein, South Main Street stated that there is a legitimate debate on this issue. There are a lot of taxpayers in Wallingford and not all of them believe that the use of land for a golf course is the only use for that land. There are a lot of projects in the works now and this would be another outlay of money. There is the school expansion project, new recreation center, Community Lake, etc. He believes that if you change the character of the land not everyone will benefit from a golf course. People should consider that there are a lot of different opinions on this. Compared to the total budget of the Town, \$8,000 may not seem to be a lot however, it is still taxpayer's money. You will be changing the character of the land, it will not be the same open space with the same character. A golf course will not be the best use for that land.

Tom Dokas, 1 Mary Ann Lane asked, is the Town committed to the golf course? Do we feel that we want to do this? We are requesting a feasibility study to see if it can work but do we want the course? He served on the original committee which considered the Satori property. Open space provided 75% of that project. The Town would have had to pay 25% towards it. It was a pretty good deal but, nothing happened. He would hate to see the feasibility study come back based on the number of players, demographics, who play's golf, who will come to pay golf, etc. and find that we have to build a sub-standard course because the fees won't support what we really should build. People want to play the best courses, they want to come to a course with character. They will not play at a track of land that merely has greens on it. Simsbury Farms Golf Course has a fitness track around the outside of the course for people to walk, jog, run, etc. If the study is going to come to the conclusion that the Town can afford to spend \$3 million based on what we will be taking in on green fees, you cannot do it.

Pasquale Melillo, 15 Haller Place, Yalesville asked, why wasn't Mr. Nitz hired if he proposed a cost of only \$5,000 for Phase I?

Mayor Dickinson responded that Mr. Nitz did not submit a bid prior to the date of closing on the bids.

Mr. Melillo stated, several years ago it was decided by a certain group of wise people in Wallingford that the Yalesville School would not be needed in the future in any way. Here we are we are re-opening Yalesville School. Those 228 acres will be needed in the future for our water needs. We have a growing population in the Town due to our attractiveness. We spent \$25,000 back in 1991 for a study that did not provide any practical results. We should learn from our mistakes. This item should be tabled until all meetings with the Town of Durham have been held. Right now the land is not being used so the taxes

are very low. The minute we build something on it the taxes will go way up. What will the total cost of this project be with bonding costs? Why are we hiring a firm from Florida? Why not Alaska? We have a lot of golfers, professional and amateur, who most likely would be able to conduct the study themselves. It is a waste to spend this money on the study. Table this issue.

Motion was amended by Mrs. Duryea to Award the Bid Contingent Upon Funds Being Made Available, seconded by Mrs. Papale.

VOTE ON THE AMENDED MOTION: Killen, no; all others, aye; motion duly carried.

ITEM #4 Consider and Approve a Transfer of Funds in the Amount of \$8,000 from Contingency Reserve for Emergencies #001-8050-800-3190 to Town Council - Purchased Professional Services - Golf Course Study #001-1110-901-9003 to Fund Phase I of the Feasibility Study for a Municipal Golf Course as Requested by Councilor Tom Zappala.

Motion was made by Mrs. Duryea, seconded by Ms. Papale.

VOTE: Killen, no; all others, aye; motion duly carried.

ITEM #8 PUBLIC HEARING on an Ordinance Amending an Ordinance Increasing the Appropriation and Bond Authorization from \$12,553,000 to \$26,713,000 for the Planning, Acquisition and Construction of Improvements and Additions to Yalesville, James H. Moran and Dag Hammarskjold Schools and the Acquisition of Land Thereof - 7:45 P.M.

Motion was made by Mrs. Duryea, seconded by Mr. Rys.

Section I of the Ordinance was read into the record (Appendix I). Motion was made by Mr. Knight to Waive the Reading of the Balance of the Proposed Ordinance and to Append a Copy of It to the Minutes of the Meeting, seconded by Mr. Gouveia.

VOTE ON THE WAIVING OF THE READING OF THE ORDINANCE: All ayes; motion duly carried.

Don Harwood, Chairman of the School Building Expansion Committee gave a brief overview of the Project Cost Update revised October 10, 1995 (Appendix II).

Mr. Harwood stated that the committee is very pleased that the construction schedule is going to allow them to be weather-tight for the winter months which saves the Town a lot of money with regards to temporary heating for the winter. The project is going very well. At the end of the presentation the committee would like to schedule a date which is agreeable to the Council and Mayor for a tour to be given of the project site.

At this point Mr. Harwood reviewed the site plans for the middle schools with the Council along with the Master Control Budget (included in Appendix II). The numbers exhibited in the master control budget are all bid numbers and are pretty consistent with the

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estimated numbers presented in the past for the same costs. The only item that a bid has not yet been received on is hazardous materials. That bid is due to be received on Friday, October 13, 1995. James H. Moran Middle School is a bit higher in expense due to the band room addition and to the allowance of a fire protection sprinkler system. The sprinkler system and associated design fee results in a \$278,000 increase in expenses to Moran.

Mr. Harwood asked that Mr. Myers, Comptroller, report out on the status of the estimated borrowing costs reflected on the summary sheet.

Mr. Myers explained that of the \$517,000 temporary borrowing costs, \$360,000 of it is to provide a funding source for temporary borrowings. Should the bond market take an adverse turn, he would need a source of funding in order to borrow money on a temporary basis. He would hope not to do so for the interest on temporary borrowings is a non-reimbursable item and not included in the grant. He intends to pursue every option and to look to not borrow any funds. He does not look to spend the majority of the funds for temporary borrowing but he needs the flexibility. This is the exact same procedure we used for the Water Plant, Sewer Plant, all our major projects. In the case of both the Water Plant and the Sewer Plant we did not borrow temporarily. The big factor here in looking to avoid temporary borrowing is that those dollars are all at our cost, they are not reimbursable under the State grant program. Right now, temporary borrowing will not be necessary in Mr. Myers' opinion. He is currently planning to issue bonds for \$9 million in November and follow it up with an approximately \$16 million issue in March.

Mr. Harwood then reviewed the schedule of the project with the Council. The committee anticipates completing the Yalesville School project in June of 1996 and hopes that they may even pick up time since the summer has been so dry that they did not run into any weather that delayed their project.

With regards to Dag and Moran, however, the projects will be started after the winter months. This will result in a savings that would not be realized if temporary heating was required for the winter months. If we pick this up at the end of the winter we can avoid those costs. The majority of the items will be finished before the September 1996 occupancy with the long-lead item being the classroom additions. This will require aggressive scheduling and there is no doubt that Gilbane will handle it well.

Joan Barbuito, 136 Ridgeland Circle asked the Council to vote against the proposed middle school expansion plan. She feels that it is too expansive and too expensive and will increase resident's taxes unnecessarily. She felt that adequate space can be added to the system to accommodate the additional 350 students expected at each middle school in the near future by utilizing the option of moving the eighth grades to the high schools. Sheehan High School was built for a capacity of 1,500-1,700 students according to its principal. It only has 708 students, however because many offices have been housed in Sheehan, he estimates that the capacity is only about 1,000

students now. That leaves room for 300 more students than it presently has. Lyman Hall High School is about 200 students under capacity according to its principal. If there was still not enough room at the high schools, the offices of the Board of Education can be moved to Simpson School which can be renovated quite a bit cheaper than adding two new additions. Another solution would be to scale down the middle school additions so that they would cost half as much or perhaps put an addition only on Dag and send Moran's eighth graders to Sheehan at least for the time being until the population bulge passes. She was not against school expansion if it is necessary to accommodate students, but she believes that the Town Council should ask the Board of Education to explore the other options offered tonight, rather than approve this expansion project and increase the tax burden on Wallingford residents.

Kelly , 1 Blossom Lane appreciated Ms. Barbuito's comments and asked where Ms. Barbuito has been during the past two years when all of the parents, Board of Education members, Councilors, School Administration have been meeting on this issue? She was in favor of the school expansion project.

Gene Riotte, 220 High Street requested that the Council, in considering the funding of this multi-million dollar school expansion program, seriously consider that it is not the buildings that produce better students, but what takes place inside those buildings. From the published results of the test scores of Wallingford high school seniors, he suggested that the Council give very strong consideration before any action is taken to expand the town's two middle schools. Wallingford's S.A.T. scores have been spiraling downward for the past three years. Our students not only score below achievement levels of surrounding communities, but below state and national levels as well. Despite a \$46-48 million education budget, despite teacher's salaries being the highest in the nation, despite a multi-million dollar school expansion program, despite a superintendent's salary plus benefits which exceeds \$100,000 a year, despite a school system employing all types of educational specialists, despite teachers and staff who have traveled all over the country to attend educational workshops and seminars, taxpayers are being asked to dig deeper to fund a school system that is producing seniors who, according to a nationally recognized testing system, are failing to master the basic skills of reading, writing and arithmetic. Pouring more money into the educational system does not necessarily produce better students. He urged the Town Council to look at the S.A.T. scores with extreme concern.

John Breslin, 23 Wooding Road agreed that the S.A.T. score issue is lamentable however, he strongly urged that the funding be approved for the building project for he doubted that a 30%-50% overcrowding of the middle schools will improve the S.A.T. scores.

William Lavorgna, 6 Grieb Court opposed the project and the funding of it because he feels that the alternatives have not been fully investigated enough. The schools, he stated, are under-used. Choate students attend school on Saturdays. Why don't our children do the same? Why are our schools vacant three months of the year? The town

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of Trenton, New Jersey has recently expanded to a full year of school. Why are the schools empty three months out of the year?

Joseph Cirasuolo, Superintendent of Schools responded, State law prevents schooling on Saturdays and the year round calendar issue was explored extensively by the Board of Education. There were three public hearings on the issue and if there was an idea in Wallingford that was less popular than year round education, it was probably the British Invasion. The people of Wallingford made it very clear that they did not want any part of year round education.

Mr. Lavorgna offered the option of letting those taxpayers who do not want their children attending school year round bear the full burden of the per pupil cost for educating the children. Perhaps that will bolster the S.A.T. scores for the parents would come down harder on the children to perform better and the parents may become more involved in the workings of the school system. The teachers play more of a disciplinary role today than the role of a teacher. He is opposed to spending \$26 million for this project. He suggested that the Town Council give Dr. Cirasuolo a time period during which to raise the S.A.T. scores of the students or he is to find employment elsewhere.

Donna Cassello, 14 Anderson Road stated that Wallingford has an excellent school system. She defended Dr. Cirasuolo. She encouraged those taxpayers who are opposed to this project to visit the schools during their operating hours to witness the system at work. The children of Wallingford will be the future councilors, school building architects, etc., give them the chance they deserve. These children will be paying into social security that will be drawn upon by most of the taxpayers in the room this evening in their senior years. She encouraged her young son to speak to the Council regarding his experience as a student at Dag Hammarskjold.

Mr. Cassello stated that his class size numbers approximately thirty students. It would be helpful for the class size to be smaller so that the students could have more of the teachers attention.

Susan O'Hara, 15 Cassella Drive stated that it is unfortunate to learn that there are still people out there that just don't get it. When the Town realized that it was not worth spending another dime on Simpson School, she doubts that the Board of Education Offices will want to move there either. The Town probably could not give the building away in its present condition, therefore she found that suggestion made earlier by the first speaker, strange. Her husband is the family's sole supporter and tomorrow he could lose his job. She is willing to take the chance to pay the extra taxes, \$86.00, and what every else it takes to provide an education to the children because her child is involved, not different than anyone else's child or grandchild. She could not understand how people could not want to give that opportunity to the children. Their education is as important as feeding them and clothing them. Show the children that they are important. Yes, some parents don't do what they are supposed to for what ever reason, but a lot of the parents and a lot of the good teachers that we have fill that space. To some children school

is their safe haven. Don't make their lives any more maddening than what some have to go home to already. She was sorry to see some of the Councilors leaving the political race for they have been supportive of this project immensely. She hoped that the new people elected to the Council in November share the same inner feeling that this project is very important. Yes the S.A.T. scores have dropped some. Perhaps the teachers need to be more accountable. When you move to a town you take the responsibility for it, otherwise live on an island where you are only responsible for yourself.

Sue Pierson, 25 Mettler Drive stated, she has asked her daughter to stand by her side as a live example of how long this issue has been dragged on. She started attending these meetings when her daughter was not yet school age. Her daughter will be entering the middle school next year. She has heard every solution possible and the majority of the people did not want any other options. This is what we have as an option, we are this close, don't take this away now. From Cook Hill School alone, 112 students will be going to Moran Middle School. She could not imagine what the overcrowding would be like without this project.

Jan Jones, 18 Cassella Drive stated that he has two children attending middle schools, one at Moran and one at Dag. Her youngest daughter was in a sixth grade classroom last year that was separated from another room by an "accordion-type" wall. Visually that may have stopped the distraction, auditorilly, the sound still came through. These children cannot attend to their classroom duties and learn what needs to be learned, focus on instruction with constant interruptions, the overcrowding, etc. We need to say "that is enough." We need to give them the right environment in which to learn and this is our opportunity to produce it for them.

Dave Canto, 4 Meadows Edge Drive asked if the bid is being awarded to the lowest bidder?

Mr. Harwood responded, yes. The criteria that is used by the Town is responsive and responsible bidder. We had an exception or two driven by the fact that the bidder was neither responsive nor responsible. The low bidder will be awarded the project.

The Gilbane representative explained that the low bidder with regards to the gym floor was not a responsible bidder. He proposed a substitution that was not acceptable or an equal to what was specified. In the case of the food service equipment, the low bidder was not responsive, did not provide a bid bond among other things, so that bid was rejected.

Mr. Canto stated, if you add up all the low bidders for Dag and Moran they total a little over \$11 million for construction costs alone. If you take all the high bidders, it comes out to be around \$14.5 million. There is a \$3 million+ spread between high and low bidders.

The representative from Gilbane offered to review all the numbers with Mr. Canto at a later date.

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Mr. Canto stated that \$26 million is too much to spend for this project. He will no longer argue his point for he feels that the decision has already been made.

Mr. Gouveia took exception to Mr. Canto's statement.

Mr. Canto asked, will the increase to the taxpayer be approximately \$86 per year for this project?

Mr. Myers responded, in re-visiting the strategy for financing the project, he has found that the increase will range from a low of \$65 and a high of \$76 (per year, per household), given today's market conditions, credit quality of Wallingford, etc. We have already budgeted some dollars in our bonded debt budget for this project. Because of the way the project has developed he will be able to use a significant portion of that money and apply it directly to the project in lieu of bonding. That will reduce the amount of bonds that will need to be issued resulting in an interest savings.

Mayor Dickinson added that it is also important to realize that of the \$65-\$76 dollar increase, \$43.40 is already in the budget which means that an increase...you are paying for it but it is already in the budget this year which means that the increase is actually an increase between \$22-\$33. The total is the \$76 but we prepared for it with a little over half of it in this year's budget.

Mr. Canto asked, assuming that Yalesville is completed on time next year, will we be receiving the reimbursement from the State? Can that money be used to pay off bonds that were used for the middle school project?

Mr. Myers responded, he has worked very closely with the Superintendent of Schools on this issue and as a test case he issued \$300,000 in bonds against the Yalesville project in 1994. The State now has a process where they will pay us estimated grant payments when we issue bonds so that the receipt of State funds for their share of the bond principle and interest will coincide with the date that we have to make those payments. Mr. Myers is only impacting Wallingford's tax rate for Wallingford's share of the project and counting very heavily on the fact that the State Education Department will pay us their share of the principle and their share of the interest as those payments come due and we will be paid on time.

John Wooding, 43 Academy Street, Board of Education Members, thanked everyone who attended this meeting and specifically those who have supported it over the years. In response to Mr. Lavorgna's comments regarding Choate students attending Saturday classes, it is because the students start school much later in the year and finish their school year a lot earlier in the year as well. There is no additional utilization of their buildings. They are actually vacant a lot more than the public schools are. The Board of Education reviewed numerous options at length, including year round education and eighth grade students in high schools. All or most of the people who have criticized the project so far have not been in the schools in the past several years. We have had numerous programs and will continue to

have programs taught on a cart moving from classroom to classroom. The cafeterias in the middle schools were reduced in size years ago and cannot handle the additional students that will come into the school, not to mention that they are having trouble handling the volume that is in the schools at this point. If you look around town you will notice all the additional building that is going on. They are not one bedroom condos, they are houses that will house children that are not yet in the school system. Not only is this project necessary but it is several years too late. He encouraged the Council to support the project before it gets any later.

David Routhier, 34 Nod Brook Road stated that everyone in this room acknowledges that Wallingford is a great community in which to live. He also believed that that does not come without some effort. We continue to expand as a town and one good reason why we do continue to grow is because of our long standing commitment to quality public education in Wallingford. Unlike others who have spoken here tonight, he does not view one parent families or senior citizens necessarily as being on one side of the argument rather than the other. He believes that quality education has importance to all members of the community. When the time comes for senior citizens to sell their homes, who will buy them? People with families, with children will. The single-most important reason why parents choose to sell in one community rather than another is the reputation for education that that community provides. It is not an unfair request of senior citizens, in fact it is in their own best interest to provide a quality education because that keeps the value of what they have worked so hard to maintain, it keeps it there. It is not that we can't afford to do this, it is matter of, we can't afford not to do it. A commitment to quality education should not divide a community, it should define it. He urged the Council to vote in favor of the middle school expansion project and to re-state Wallingford's commitment to quality public education.

David J. Doherty, 6 Reynolds Drive, Teacher at Sheehan High School, stated, in June of 1993 while serving on the Town Council he made a motion to begin work with Yalesville School. He is finally seeing progress. He asked his fellow Councilors at that time to visit the Cook Hill Elementary School with him. Some Councilors did visit Cook Hill and Moran and Dag. They need this expansion program. You voted for Yalesville and those children are on their way right now to Moran and Dag whether you believe it or not, they will show up there. We are not appropriating \$26 million here tonight. The Council has already approved \$12 million. We are approving \$14 million tonight. As far as the issue of S.A.T.s, this is a bogus issue. It is not tied to the buildings, the responsibility lies with the teachers in the classroom and the students and the parents. It has nothing to do with the buildings.

Phyliss DiChello, 6 Whiffle Tree Road, Board of Education Member, School Building Expansion Committee Member, stated, the S.A.T. scores are not only the fault of the school system but also the fault of the fact that many of the students, who want to achieve high honors, take the easier courses, the easier way out, instead of taking the courses that would let them get a higher score on their S.A.T.s. The

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School Building Expansion Committee has done its job. They have kept everything down to the bare minimum. They have not added any frills to the project whatsoever. The Town has a great responsibility to the children who will be the future leaders of our country and town. We cannot let these children enter classrooms that are over burdened with too many students for they cannot learn properly. S.A.T. scores will be low when there are thirty students in a classroom. She encouraged the Council to support the expansion project.

Suzanne Wright, 220 S. Whittlesey Avenue, Chairperson of the Board of Education and speaking on behalf of the Board stated, when Mr. Riotte stated earlier that it was not the buildings that produce quality students but what happens inside them, he was absolutely correct. Unfortunately, what happens inside some of our middle schools today is that there are thirty students in a classroom or fifty in a divided classroom. What happens now is that our libraries are under-utilized and under-stocked because they are made up of two classrooms that have no space for research materials, for computers or for cooperative learning and research projects to be conducted. What happens now is that there are fights in our cafeteria at times because students are trying to jostle if they need an extra milk because they have to climb over ten other students to get to the end of the line. What happens now is that science experiments cannot be conducted in our classrooms because we don't have the space and we don't have the equipment. We (the Board of Education) understand all of those things. What we want to happen inside our classrooms or for library projects and research projects to take place, for technology to be provided for our students so that they are better prepared for the future, for students to participate in laboratory experiments so that they gain the experience and the knowledge that they need when they move to high school and when they move to college. We want students to be able to receive occupational and physical therapy, to receive counseling service in privacy that they have a right to expect from our school system. We want students to receive more individualized instruction so that we can remediate the problems as they occur, not tell them that they have to wait until they can get their tutoring in a hallway, in a corner or in a storage area or maybe when they get to high school when there is a room that is available for them. We want teachers to have a space to call their own. We have four floating teachers who do not have their own classrooms. We want teachers to be able to set up learning areas in their classrooms that can be constant, that students can learn that they can work on a project and leave it until the next day, not to always have their learning defined by a forty-five minute time period, packed up into a back pack and moved onto the next day. Those are the things that a building that provides us adequate space will provide us the opportunities for. We are not saying that our test scores are wonderful, we are not proud of the S.A.T. scores and we are trying to do some things to address them. We are proud, however, of our mastery test scores, our achievement test scores at the elementary level and beginning at the middle school level. Even under over-crowded and ridiculously difficult times, those students are achieving the highest test scores that we have had in the Town of Wallingford in the last five years. Our students are benefiting from the initiatives that we have made, even under very difficult

situations. What we are asking for is students to be able to learn in the environment that we all would agree would be best for their needs so that we can better prepare them in an environment that is supportive of their academic success. She stated that she has been before the Council many times in the last six years and she hoped that this will be the last time. The Council knows what the problems are and the way to reach them. The Council, in its entirety, has been supportive in the past in trying to find the information, have visited the schools, have listened to Mrs. Wright and many others many times over the past few years. She is confident that the Council will support this project because she truly believes that their best interests are for the best interests of the students in the Town of Wallingford.

Edward Bradley, 2 Hampton Trail stated that he, also, found the article which appeared in the Record Journal correlating the S.A.T. scores with the building project somewhat unique and amusing. He thought it was ludicrous to compare the S.A.T. scores to a building project. The point is that there is frustration on the part of some taxpayers for they continue to see money thrown into the education budget that goes into a "black hole" and they receive diminishing results from it. They see administrative salaries in the hundreds of thousands of dollars, benefits, perks, and they see low S.A.T. numbers. They see administration on cable T.V. holding press conferences and they see diminishing S.A.T. scores. Is there a true correlation? He did not think so. But the frustration is there. He asked the Mayor how much was budgeted in this year's budget for this project?

Mayor Dickinson responded, it is the equivalent to four tenths of a mill for an average taxpayer that equates to \$43.40.

Mr. Bradley asked, where did that money come from?

Mayor Dickinson responded, it is in the debt schedule.

Mr. Bradley asked Mr. Myers, what is the term on the bonds?

Mr. Myers responded, fifteen years.

Mr. Bradley asked, have you negotiated an interest rate?

Mr. Myers answered, no, I will issue them at competitive market. It will go out to bid in November and will award to the lowest interest rate bidder. Currently, for a fifteen year term the interest rate will range between 5.1%-5.2%, maybe lower. It is an issue of market timing.

Mr. Bradley asked, on the operating and maintenance side of the budget, to support the expansion, to support Yalesville, what does that represent as far as tax increase?

Dr. Cirasuolo responded, that depends on the area you are referring to for planning purposes. That is difficult to pin that down at this point. If you maintain class size at the current rate it will be more

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expensive on an annual basis to operate the school system without the building project than with it because you would have to factor into it the lease cost of temporary classrooms, most of which would be very expensive at this point because we have gone beyond the point where we can locate those classrooms close enough to a building not to have to put plumbing in them. We are looking at probably \$50,000 per year lease costs for classrooms. If you operate the school system in the future without the building project and let class size rise then, obviously, it will cost less to operate the school system without the building project than with it. On the operational side, the thing to keep in mind is that, in a sense, the independent variable is not the number of buildings and the number of classrooms, it is the number of students. Once you have a given number of students and you want to keep class size constant, it will cost you more money whether you have a building project or not and in a case where you don't have enough classrooms for the students to begin with and you have to go out and lease them, without a building project it will cost you more to run the school system than with the building project.

Mr. Bradley asked, how many more teachers are we looking at hiring?

Dr. Cirasuolo responded, that would depend on the rate of increase in the population. In this case we are looking at an addition of twenty-eight classrooms to the middle school level so eventually we will have twenty-eight more teachers. That will be when the students are there for them. We are not going to hire teachers if the students are not there. The figure used to represent teacher cost which includes salary and benefits is \$44,000. That number will have to be multiplied by twenty-eight to arrive at a general idea of what the staffing cost will be for the middle school portion of the project on a yearly basis.

Mr. Bradley asked, what is the figure for the maintenance side of the project?

Dr. Cirasuolo stated, he did not have those figures with him this evening but was willing to share them with Mr. Bradley. It will obviously cost more money to maintain more classrooms, however, in the early years there will be minimal cost due to the newness of the classrooms. If you keep class size constant and you lease temporary classrooms for the students instead of the building project, you will be looking at maintenance costs that are probably a little greater without the building project because the temporary classrooms do not have the durability that the new classrooms would.

Mr. Bradley directed his comments to the Mayor stating, back in 1992 you made a statement that given the current cost and shape of the project the Town of Wallingford could not afford it. Has your feelings changed since then?

Mayor Dickinson responded, I addressed a number of concerns then, I would clearly state that I think that the project is too large today but I think those concerns were correctly addressed at the design stage. That is when I raised the issues, that is when there was an opportunity for discussion in going in other directions. We are way

beyond the design stage. Recognizing that we made some efforts to deal with the financial impact, incrementally, with this year's budget in planning for another budget. I am not going to sit here and say that I have changed my mind, that I think now that the project is the right size, I still think it is too large. On the other hand, I think it is too late to be dealing with re-design. We have a project, we had the opportunity to change it, my viewpoint was not accepted, I have moved forward, I think that everyone has to move forward, it should be approved.

Elizabeth Rodenheizer, 189 High Street stated, she is in support of the building project and hopes that the Council is also.

Linda Mecuri, 64 Constitution Street stated that she had served on the committee to review year round education and that was an option that was rejected by the public. She has a son who is now in seventh grade and has twenty-nine children in his class. We need this project. You have to do it. It is too long overdue. She has two more children in the system. Portables.....can't do them anymore. This is it, big time. Let's do it.

Pasquale Melillo, 15 Haller Place, Yalesville stated, there is no guarantee that the State will fund their half of the project.

Mr. Myers responded that the Superintendent of Schools has, in his possession, letters of commitment from the State of Connecticut that they will fund their share. In looking at past practice, every school project in Wallingford, the State has contributed their share to. The State issues bonds to reimburse us.

Mr. Melillo asked Mr. Harwood to explain what he meant by the terms "other expenses" and "related expenses" that were used by Mr. Harwood when discussing the bonding of the project.

Mr. Harwood referred Mr. Melillo to Section A of the Updated Master Control Budget Sheet, Item #4, Other Construction, Support Costs.

Mr. Harwood explained that the committee is dealing with costs associated with operating the field offices, support fees that are appropriate for Gilbane as a construction manager, special testing, hazardous materials, costs for electricity, water, sewer assessments, temporary electrical service, etc.

Mr. Melillo asked if the other costs relate in any way to the hiring of unnecessary consultants?

Mr. Harwood stated, that is hard to answer for he was not sure what Mr. Melillo meant by "other consultants".

Mr. Melillo responded, it meant any type of consultants.

Mr. Harwood stated, consultants hired to date would include those who have performed sub-surface testing to ensure that the concrete would be able to rest on a proper earthen footing so that it does not shift and we don't have problems with structural components of the project. We have a consultant that is developing the traffic light

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configuration to comply with State D.O.E. guidelines for Route 68 and the entrance drive which will be opposite Hanover Street and Enviromed is our consultant for hazardous material abatement.

Mr. Melillo asked, are there no professionals employed by the Town of Wallingford who are capable of performing those services?

Mr. Harwood stated, on those topics mentioned, the committee dealt with civil engineering which tends to be the educational experience that is required for doing traffic light designs and road work. We have an Engineering Department but Mr. Harwood did not believe that they were specialists in developing lighting systems. John Costello, Town Engineer, has offered his input on numerous items associated with the project and has proven to be an asset to the committee. There is no one currently employed by the Town who has the expertise or testing facilities for studying the soil. Enviromed's services have been utilized by the Town for years for hazardous material identification and abatement in the school system.

Mr. Melillo asked those individuals who are involved in the school system to take a cut in pay and benefits as a sacrifice for the school project and the best interest of the children. He felt that this issue should be tabled until the Council and Mayor could scrutinize

Ray DeRosa, 15 Country Way stated that he is in favor of the project one hundred percent. If anyone in the room who is not in favor of the project went to the parking lot tonight and found that their car would not start and the mechanic the next day told them that it would cost \$86 to fix it, they would be thrilled to death. He considers a \$86 investment in the educational system and in the students and youth of Wallingford, the best deal in town. He urged the entire Council to vote in favor of it. Up until five years ago his oldest son, who is now in the eighth grade at Dag, went out of district for school. He is a special education student. The DeRosa's were very aggressive in bringing him back to the system some five years ago to Pond Hill School. That was very successful, largely on the strength of the talented teachers and administrators but also in spite of the facilities and the overcrowding that existed in Pond Hill School. He needs to spend a lot of individual time with a teacher and, unfortunately, in Pond Hill School he spent too much time in a storage closet. That was his welcome to the Wallingford educational system. Now he is at Dag and the teachers are doing their best to educate him in a hallway outside of an auditorium. This is deplorable. This cannot exist. Eighty-six dollars per family, per year to make all of this go away is the easiest decision that the Council should ever have to make.

John Marriott, 33 Grieb Road stated, this project has reached the point in time where it deserves favorable action by the Council. The students at the middle school level, present and in the future, deserve nothing better. More importantly, the parents and grandparents, the latter of which are growing in number, deserve it.

An unidentified speaker stated that he has been driving his daughter for the past five years to T.A.G. (talented and gifted) classes that

are held on Saturday mornings for two weeks in the summer and ten weeks in both the spring and fall. He urged the Council to vote in favor of the project so that the T.A.G. classes could be moved into the regular weekly schedule of schooling.

Mr. Knight made a motion to Amend an Ordinance Increasing the Appropriation and Bond Authorization from \$12,553,000. to \$26,713,000. for the Planning, Acquisition and Construction of Improvements and Additions to Yalesville, James H. Moran and Dag Hammarskjold Schools and the Acquisition of Land Thereof, seconded by Mrs. Duryea.

Mr. Knight thanked everyone for attending the meeting, whether or not they supported the project. He congratulated those individuals who came in support of the project for their tenacity. He has followed since joining the Council two years ago. When first given the cost estimates he, too, had a case of "sticker shock". It was a tremendous amount of money. He thought it was a huge burden to the taxpayers of Wallingford and did not see how or why the Town should undertake this burden during a time with such difficult economic times. After investigating the why's and the wherefores and listening to parents, reading articles about the state of American education, hearing about federal and state mandates, the make-up of what has become the American family, etc., has changed the way our school system must do business. After becoming more and more familiar with the project before the Council, he had become certain that the Town is on an inevitable path that we must go down. We see the enrollment projections and there is no argument with that. We see the residential development of Wallingford as well and that is the most obvious reality of why this project ought to be done. We can no longer accept average as a way to describe our school system. We cannot accept average results from our students. In no way does he want any child of Wallingford getting an average education. In today's hyper-competitive world one of this town's basic responsibilities is to prepare the public school student to be equipped to meet this competition head-on. For that reason he will vote in favor of bonding every dollar of this project. Every person in this room is aware that not one single dollar of this project will in and of itself make one student smarter or better prepared to meet the world. Our responsibility as public officials is to provide the tools that make that happen. The expansion project is one of those tools and it is merely the beginning. To Dr. Cirasuolo and the Board of Education, these are the buildings to provide excellence. To the teachers of Wallingford, this is one of the tools that you will be provided to make students successful. To all parents, here is the work space that your children need. We all have to take advantage of this opportunity. Now we have to make it happen.

Mayor Dickinson stated, as a point of order a statement needs to be made that there was an intention to read the entire title of the ordinance. Attorney Fasi pointed out that the rest of the language regarding the issuance of bonds should have been included in the reading.

Motion was amended by Mr. Knight to Include the Following Language in his Motion: And Authorizing the Issue of \$26,713,000. Bonds of the

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Town to Meet Said Appropriation and Pending the Issue Thereof the Making of Temporary Borrowings for Such Purpose. Seconded by Mrs. Duryea.

Atty. Fasi stated, the record must be clear that the intent is to adopt the ordinance that we just held the public hearing on.

Ms. Papale stated that she agreed with Mr. Knight. She, too, was in shock when the numbers were first presented. Many Councilors attended as many meetings as they were invited to by the Board of Education, not to mention the Board/Council Liaison Committee meetings that were held. The entire process has been educational. Her grandchildren attend the school system in Wallingford. Although she is a senior citizen she is still concerned about the school system. She felt that there was a misconception about what was discussed at a Board/Council Liaison Committee Meeting last week that she wished to clear up. The S.A.T. scores were discussed at that time and Councilors discussed comments that they had heard with regards to the scores. The discussion on that topic ended and the group moved on to the next order of business which was the public hearing this evening. The next day's newspaper gave the impression that the Board and Council were discussing the two items as one. The Councilors received many phone calls and letters on the subject from the public who were under the false impression that all of the officials present were going to vote against this project this evening. We have come full circle with this issue which will most likely be put to rest this evening. This will give the expansion committee a well-deserved rest for their wonderful work. Although we are not all doing cartwheels over this, we are finally getting used to it. She was one of the Councilors who did tour the middle schools. All the Councilors have done their homework on this issue with the help of the Board and committee. She will support this project tonight.

Mr. Zandri stated, eight years ago when he first sat on the Council one of the first committees that he served on was the Portable Classroom Committee when the Town was dealing with overcrowding eight years ago. His recommendation at that time to that committee was, we should be putting permanent additions on the schools, back then. Here is it eight years later and we are finally putting an end to this. He is happy to be able to be in a position to support this project.

Mr. Killen stated, many years ago when first elected to the Council, he earned the title of the lone dissenter given him by a local newspaper man. He is going out of office the same way. It takes a lot of nerve to be a dissenter for you have to have a reason. You must tell the audience who have already tuned you out because you are against them, what your reasons are. He is not against education, one can never get enough of it. He has had his problems with Boards of Education and he recalled in the 1960's screaming, "enough already" when they were projecting how many more schools the town would be needing. In reviewing records one will find that a school was projected out in the North Farms area because it was going to be the fastest growing section of town. The closest thing ever built to that was Rock Hill School. This again, is what this Council has to work with all the time, that type of information being thrown at them.

Again, he led the charge when the Board was closing schools. He fought to maintain this (Town Hall) building and have it converted into a town hall. When they closed the Parker Farms School, he fought to retain that, saying that we were going to need it in the future. We did not take proper care of it and paid the price for it. He fought to retain Yalesville School when they closed it down and re-opened Parker Farms School, saying we were going to need it. Little by little his predictions have come to fruition. This does not make him any smarter than the first day he served on the Council but it does make him question a lot of the actions proposed. He was quite surprised to learn that there was money set aside in this year's budget to pay for some of the debt. We are not part of an inner circle that knows what is going on. Our left hand does not know what our right hand is doing many times and we pay an awful price for that. Quite a while back when Mr. Myers presented his method of financing the project to the Board/Council Liaison Committee, Mr. Killen asked, how about the process whereby if we pay over a five year period it is the same as cash and we can get our money back? Mr. Myers stated that he was not asked to present that option. Mr. Killen stated at that time that unless that option is presented also, he will not vote for this project. We have a so-called Capital and Non-Recurring plan that is supposed to cover six years of planning. When it was first adopted in the 1960s it was predicated on our need for schools and the ability to pay for them. The ability to pay for them lay in the fact that we had an electric division that was producing a surplus that we could use for the building of more schools. That Capital plan was put into effect and we paid for one school, Cook Hill, \$800,000., cash. That so-called plan has gone right down the tubes. We knew these additions were going to be necessary a long time back. Go back and review the six year capital plan and see if you can find funds set aside for it anywhere? You won't. Why? You also won't find Community Lake, Community Pool, Recreation Center, etc., the only thing you will find is roads, bridges and culverts. We did not plan properly. We end up paying a price for that. You have to remember, the Council had figures of \$30 million+ being thrown at them for this project at the beginning and that was the lower end figure. Some of us disagreed and stated that the project can be done for less than that. Administration argued otherwise. For a while it seemed it was going nowhere. In summation, he commended everyone who worked so hard to achieve this but he feels that the project is not being properly financed, it is going to be a drain on some people, along with other drains that are going on. There are dollars being placed aside in the budget that we don't know about and are not helping us with our tax rate. He is at the age where he considers himself a senior citizen and it is the senior citizen who picks up the tab after a while. Eighty-six dollars is a lot when you live on your social security check. We have to think of those particular people, also. What has to be done by the public is, pay closer attention to your government. It is a tool available to you, use it. If you don't one thing is for certain, what ever happens, it will not be good. He commended everyone for appearing tonight. He hoped this passes.

Mr. Zappala stated, he, too, also felt that he was misrepresented by the newspaper article last week. Yes, he was concerned with the S.A.T. scores but he has visited the schools and is well aware of the

October 10, 1995

need for the expansion. He also wants the best education possible for his grandchildren and the children of Wallingford. His only objection to the project from day one was the contingency fund. He tried to lower the five percent contingency fund but was unable to do so. To date, the fund has been tracking as projected and those things happen. That was his only objection to the project. He is a strong proponent of the project and thanked the committee for a fantastic job.

Mr. Rys stated that he, along with the rest of the Council, has approximately 1,200 signatures in front of them from parents who are in support of the project, not to mention the number of telephone calls received by him at home. However, since 1990 he has been committed to helping out the children of Wallingford, in some way. He has taken on the project that the Council appointed him to back in 1990 for the portable classrooms. Thank God we have them at this point. He plans to support this project. He has heard arguments about classrooms, programs, etc., but it is a different environment than when he attended school as a child. Our children need specialized areas of learning to be able to compete. He thanked the building committee for their hard work and hoped that they can bring the project in at cost. He thanked the parents and citizens in Wallingford who have contacted him for his support of the project. He will vote in favor of it.

Mr. Gouveia stated, he is glad that this project is finally coming to fruition. About ten years ago he tried to bring to the local debate the rampant development that was taking place in this town and the potential side effects of it, one being the overcrowding of schools. A little later, reluctantly, he voted to accept the portables. He knew then and spoke then about the portables, saying that they were a short term solution to a long term problem and that nothing short of opening a school would remedy the situation. About a year later he again stated, this is not a case of, if you build it they will come, they are already here so let's build it. The merits of this expansion project has been more than debated extensively at Board, Council, Board/Liaison and Building Committee meetings. He wanted to vote for this project from the very beginning and the building committee created a situation that made it very easy for Mr. Gouveia to vote for it and at no cost to the Town. The committee has provided a wealth of information not only to the Councilors but to anyone that was interested in this project. He thanked the committee for their outstanding job. The time for debate and posturing is over. He is glad there are no more delays.

He went on to say that it is almost fitting that as he decides not to serve on the Council any longer that this issue comes about in a public way. He is about to give back something with his vote to the school system in Wallingford. He told a story of young man of nineteen years of age who, thirty years ago, immigrated to a town not too far from here. The young man had a fifth grade education and tried to go to the school in the area in which he lived. He was told there was not room for him unless they placed him in an E.M.R. class because he spoke no English. An E.M.R. class is an Ineducable, Mentally Retarded class. About six months later that individual came to Wallingford. Wallingford public school system opened their doors

to that individual. That individual went on to become a teacher and, in fact, went on to run for Mayor of that town, twice. He knows that individual well for it is him. That is not the reason why he wants to pay back the school system, the true reason was his two children who attended the Wallingford school system and was provided with an outstanding education perhaps far better than they would have gotten in a private school system. One is now a teacher, the other is going on to medical school. He is glad that as he finishes his term on the Council, for he will not run again, that this issue is before him and he has an opportunity to vote yes for it.

Mr. Killen apologized for failing to thank the building committee for their outstanding job. The Town has a right to be proud of them.

Mr. Solinsky commended the committee for the hours, days and years of hard work invested in this project. He, too, will support this project.

Mr. Myers made the Council aware of one technical change in the language of the ordinance. He will be issuing bonds in advance of expenditures. He will be issuing the debt, he will have bond money to invest. The change in the language of the ordinance will allow the income received from investing those proceeds to be applied to the project so that we will end up reducing the amount of bonds that we issue for the project. That language appears on page 2.

VOTE: Killen, no; all others, aye; motion duly carried.

The Chair declared a five minute recess at this time.

It is noted that Items #5 & 14 are withdrawn.

ITEM #6 Consider and Approve Authorizing the Department of Law to Bid the Amount of the Town's Debt for Property Located on Tremper Drive as Requested by Town Attorney Janis M. Small

Motion was made by Mrs. Duryea, seconded by Mr. Killen.

There will be no deposit required for the bidding process for the Town is the one that the money is owed to for the property.

VOTE: All ayes; motion duly carried.

PUBLIC QUESTION AND ANSWER PERIOD

Pasquale Melillo, 15 Haller Place questioned the need for the hiring of a crossing guard at the intersection of Parker Farms Road, Highland Avenue and Hope Hill Road.

Mr. Solinsky pointed out that the issue is to be addressed by the Board of Education.

Rich Centner, Board of Education Member stated that the Board has

October 10, 1995

to extend the busing exceptions for the year while the Board is in the process of revising the policy which will also give them time to add to the contract for next year's crossing guard needs.

Dave Canto, 4 Meadows Edge Drive stated, he has the right to state what ever opinion he wants to state. If it disagrees with the Council's thinking, that's fine but no member of the public should be interrupted while speaking. If any member of the Council does not want to hear criticism then its time they found something else to do with their time.

ITEM #9 Consider and Approve Tax Refunds (#26-32) Totalling \$2,135.14
- Tax Collector

Motion was made by Mrs. Duryea, seconded by Mr. Knight.

VOTE: All ayes; motion duly carried.

ITEM #10 Approve and Accept the Town Council Meeting Schedule for 1996

Motion was made by Mrs. Duryea, seconded by Mr. Knight.

VOTE: All ayes; motion duly carried.

ITEM #11 Approve and Accept the Minutes of the September 26, 1995 Town Council Meeting

Motion was made by Mrs. Duryea, seconded by Mr. Rys.

VOTE: Killen and Papale abstained; all others, aye; motion duly carried.

ITEM #12 Note for the Record Anniversary Increases Approved to Date

Motion was made by Mrs. Duryea, seconded by Ms. Papale.

VOTE: All ayes; motion duly carried.

ITEM #13 Note for the Record Mayoral Transfers Approved to Date

Motion was made by Mrs. Duryea, seconded by Mr. Rys.

VOTE: Killen, no; all others, aye; motion duly carried.

Motion was made by Mrs. Duryea to Adjourn the Meeting, seconded by Mr. Rys.

VOTE: All ayes; motion duly carried.

There being no further business, the meeting adjourned at 10:40 P.M.

Meeting recorded and transcribed by:

Kathryn F. Milano

Kathryn F. Milano
Town Council Secretary

Approved by:

Thomas D. Solinsky

Thomas D. Solinsky, Chairman

10-31-95

Date

Kathryn J. Wall

Kathryn J. Wall, Town Clerk

OCT 31 1995

Date

Appendix I

AN ORDINANCE AMENDING AN ORDINANCE APPROPRIATING \$12,553,000 FOR THE PLANNING, ACQUISITION AND CONSTRUCTION OF IMPROVEMENTS AND ADDITIONS TO YALESVILLE, JAMES H. MORAN, AND DAG HAMMARSKJOLD SCHOOLS, AND THE ACQUISITION OF LAND THEREFOR, AND AUTHORIZING THE ISSUE OF \$12,553,000 BONDS OF THE TOWN TO MEET SAID APPROPRIATION AND PENDING THE ISSUE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE

An ordinance entitled "An Ordinance Appropriating \$2,000,000 For The Design And Contract Administration Phase Of Town-Wide School System Improvements And Authorizing The Issue Of \$2,000,000 Bonds Of The Town To Meet Said Appropriation And Pending The Issue Thereof The Making Of Temporary Borrowings For Such Purpose", enacted by the Town Council on October 12, 1993 and approved by the Mayor on October 15, 1993, as amended by ordinances enacted by the Town Council on February 28, 1995 and approved by the Mayor on March 1, 1995, enacted by the Town Council on April 25, 1995 and approved by the Mayor on April 26, 1995, and enacted by the Town Council on May 9, 1995 and approved by the Mayor on May 10, 1995, is further amended to increase the appropriation and bond authorization by \$14,160,000, from \$12,553,000 to \$26,713,000, to provide for costs of construction of the James H. Moran School and Dag Hammarskjold School projects and debt administration, and to authorize the expenditure of project revenues to pay project expenses, thereby making the ordinance, as amended, read in full as follows:

"AN ORDINANCE APPROPRIATING \$26,713,000 FOR THE PLANNING, ACQUISITION AND CONSTRUCTION OF IMPROVEMENTS AND ADDITIONS TO YALESVILLE, JAMES H. MORAN, AND DAG HAMMARSKJOLD SCHOOLS, AND THE ACQUISITION OF LAND THEREFOR, AND AUTHORIZING THE ISSUE OF \$26,713,000 BONDS OF THE TOWN TO MEET SAID APPROPRIATION AND PENDING THE ISSUE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE

Section 1. The sum of \$26,713,000 is appropriated for the planning, acquisition and construction of improvements and additions to Yalesville Elementary School, James H. Moran Middle School, and Dag Hammarskjold Middle School, including land acquisition, additions, renovations, refurbishment of Yalesville School for reuse, improvements to comply with governmental building, fire, handicapped access or other safety codes and improvements related thereto, asbestos abatement, lead abatement, feasibility studies, equipment, furnishings, site work, demolition, testing, surveying, improvements and costs appurtenant to said projects, closing costs, architects' and engineers' fees, project management and contract administration, and for administrative,

printing, legal and financing costs related thereto, in accordance with the following:

<u>Yalesville Elementary School</u>	\$10,345,000
Planning, acquisition, construction (as hereinbefore described), land acquisition, contract administration, and related expenses	
<u>James H. Moran School</u>	8,115,000
Planning, acquisition, construction (as hereinbefore described), land acquisition, contract administration, and related expenses	
<u>Dag Hammarskjold School</u>	7,736,000
Planning, acquisition, construction (as hereinbefore described), land acquisition, contract administration, and related expenses	
<u>Debt Administration</u>	<u>517,000</u>
Total	<u>\$26,713,000</u>

Said purposes hereafter sometimes collectively referred to as the "Project". The amount authorized to be expended for each purpose shall not exceed the amount set forth opposite each purpose, provided that, the Town Council may by resolution transfer unexpended funds among purposes, so long as the aggregate amount of the appropriation and bond authorization shall not be increased.

Section 2. To meet said appropriation \$26,713,000 bonds of the Town or so much thereof as shall be necessary for such purpose, shall be issued, maturing not later than the twentieth year after their date. The total amount of bonds to be issued shall not be less than an amount which will provide funds sufficient with other funds available for such purpose to pay the principal of and the interest on all temporary borrowings in anticipation of the receipt of the proceeds of said bonds outstanding at the time of the issuance thereof, and to pay for the administrative, printing and legal costs of issuing the bonds. Capital project revenues, including bid premiums and income derived from the investment of proceeds from bonds issued pursuant to this ordinance (and net investment income derived from the investment of note proceeds) are authorized to be credited by the Comptroller to the project account and expended to pay project expenses customarily paid therefrom, provided that the appropriation and bond authorization shall be reduced by the amount of capital project revenues so credited. The bonds shall be in the denomination of \$1,000 or a whole multiple thereof, be issued in bearer form or in fully registered form, be executed in the name and on behalf of the Town by the facsimile or manual signatures of the Mayor, the Comptroller, and the Town Treasurer, or any two of them, bear the Town seal or a facsimile

thereof, be certified by a bank or trust company designated by the Mayor, the Comptroller, and the Town Treasurer, or any two of them, which bank or trust company may be designated the registrar and transfer agent, be payable at a bank or trust company designated by the Mayor, the Comptroller, and the Town Treasurer, or any two of them, and be approved as to their legality by Robinson & Cole, Attorneys-at-Law, of Hartford. They shall bear such rate or rates of interest as shall be determined by the Mayor, the Comptroller, and the Town Treasurer, or any two of them. The bonds shall be general obligations of the Town and each of the bonds shall recite that every requirement of law relating to its issue has been duly complied with, that such bond is within every debt and other limit prescribed by law, and that the full faith and credit of the Town are pledged to the payment of the principal thereof and interest thereon. The aggregate principal amount of bonds to be issued, the annual installments of principal, redemption provisions, if any, the date, time of issue and sale and other terms, details and particulars of such bonds shall be determined by the Mayor, the Comptroller, and the Town Treasurer, or any two of them, in accordance with the General Statutes of the State of Connecticut, as amended.

Section 3. Said bonds shall be sold by the Mayor, the Comptroller, and the Town Treasurer, or any two of them, in a competitive offering or by negotiation, in their discretion. If sold in a competitive offering, the bonds shall be sold upon sealed proposals at not less than par and accrued interest on the basis of the lowest net or true interest cost to the Town. A notice of sale or a summary thereof describing the bonds and setting forth the terms and conditions of the sale shall be published at least five days in advance of the sale in a recognized publication carrying municipal bond notices and devoted primarily to financial news and the subject of state and municipal bonds. If the bonds are sold by negotiation, provisions of the purchase agreement shall be subject to the approval of the Town Council.

Section 4. The Mayor, the Comptroller, and the Town Treasurer, or any two of them, are authorized to make temporary borrowings in anticipation of the receipt of the proceeds of said bonds. Notes evidencing such borrowings shall be signed by the Mayor, the Comptroller, and the Town Treasurer, or any two of them, have the seal of the Town affixed, be payable at a bank or trust company designated by the Mayor, the Comptroller, and the Town Treasurer, or any two of them, be approved as to their legality by Robinson & Cole, Attorneys-at-Law, of Hartford, and be certified by a bank or trust company designated by the Mayor, the Comptroller, and the Town Treasurer, or any two of them, pursuant to Section 7-373 of the General Statutes of Connecticut, as amended. They shall be issued with maturity dates which comply with the provisions of the General Statutes governing the issuance of such notes, as the same may be amended from time to time. The notes shall be general obligations of the Town and each of the notes shall recite that every requirement of law relating to its issue has been duly complied with, that such note is within every debt and other limit

prescribed by law, and that the full faith and credit of the Town are pledged to the payment of the principal thereof and the interest thereon. The net interest cost on such notes, including renewals thereof, and the expense of preparing, issuing and marketing them, to the extent paid from the proceeds of such renewals or said bonds, shall be included as a cost of the project. Upon the sale of the bonds, the proceeds thereof, to the extent required, shall be applied forthwith to the payment of the principal of and the interest on any such notes then outstanding or shall be deposited with a bank or trust company in trust for such purpose.

Section 5. Resolution of Official Intent to Reimburse Expenditures with Borrowings. The Town of Wallingford (the "Issuer") hereby expresses its official intent pursuant to §1.150-2 of the Federal Income Tax Regulations, Title 26 (the "Regulations"), to reimburse expenditures paid sixty days prior to and after the date of passage of this ordinance in the maximum amount and for the capital projects defined in Section 1 with the proceeds of bonds, notes, or other obligations ("Bonds") authorized to be issued by the Issuer. The Bonds shall be issued to reimburse such expenditures not later than 18 months after the later of the date of the expenditure or the substantial completion of the project, or such later date the Regulations may authorize. The Issuer hereby certifies that the intention to reimburse as expressed herein is based upon its reasonable expectations as of this date. The Comptroller or his designee is authorized to pay project expenses in accordance herewith pending the issuance of reimbursement bonds, and to amend this declaration.

Section 6. The Mayor, the Comptroller, and the Town Treasurer, or any two of them, are hereby authorized, on behalf of the Town of Wallingford, to enter into agreements or otherwise covenant for the benefit of bondholders to provide information on an annual or other periodic basis to nationally recognized municipal securities information repositories or state based information repositories (the "Repositories") and to provide notices to the Repositories of material events as enumerated in Securities and Exchange Commission Exchange Act Rule 15c2-12, as amended, as may be necessary, appropriate or desirable to effect the sale of the bonds and notes authorized by this ordinance. Any agreements or representations to provide information to Repositories made prior hereto are hereby confirmed, ratified and approved."



415 Church Street
 Wallingford, CT 06492
 203-294-6956
 Fax 203-294-6960

WALLINGFORD SCHOOL EXPANSION PROJECT

Project Cost Update
 Rev: October 10, 1995

Category	Yalesville	Moran	Dag H.	Total
Construction Cost	\$7,727,387	\$6,649,097	\$6,254,637	\$20,631,121
Other Expense	\$1,779,208	\$877,900	\$824,300	\$3,481,408
Soft Costs	\$838,000	\$587,500	\$656,800	\$2,082,300
Project Sub-total	\$10,344,595	\$8,114,497	\$7,735,737	\$26,194,829
Temp. Borrowing	\$200,000	\$162,300	\$154,700	\$517,000
Total	\$10,544,595	\$8,276,797	\$7,890,437	\$26,711,829

Approximate Town's Share of Cost - \$12,000,000.

ADDITIONS AND RENOVATIONS TO THE
D. HAMMARSKJOLD & J. MORAN MIDDLE SCHOOLS
 Wallingford, Connecticut
UPDATED MASTER CONTROL BUDGET
 September 20, 1995

Gilbane

	DAG HAMMARSKJOLD	JAMES MORAN
A. HARD COSTS: CONSTRUCTION		
1. Construction Cost (Bid Each)	5,656,989	6,043,920
2. Economy of Scale (Both Projects)	-56,152	-56,152
3. Alternates	9,155	18,484
4. Other Constr. Support Costs	644,645	642,845
SUBTOTAL	6,254,637	6,649,097
PREVIOUSLY BUDGETED	6,067,988	6,261,078
B. OTHER EXPENSES		
1. Hazardous Materials Removal	59,900	77,600
2. Furniture/Computers	416,400	432,300
3. Telephone Wiring & Security	19,000	19,000
4. Computer Wiring/Equipment	16,000	16,000
5. Project Contingency	313,000	333,000
SUBTOTAL	824,300	877,900
PREVIOUSLY BUDGETED	1,007,400	1,051,100
C. SOFT COSTS		
1. Architectural and Engineering Fees	533,800	467,500
2. Specialty Consultant Fees	40,000	40,000
3. Testing & Special Inspections	30,500	30,500
4. Surveys & Borings	10,000	7,000
5. Printing & Misc. Reimbursables "Design"	20,000	20,000
6. Moving Expenses	10,000	10,000
7. Legal Expenses	5,000	5,000
8. Misc. Committee Expense	7,500	7,500
SUBTOTAL	656,800	587,500
PREVIOUSLY BUDGETED	652,800	583,500
Total L.A.B & C.	7,735,737	8,114,497
D. DEBT ADMINISTRATION	154,700	162,300
TOTAL	7,890,437	8,276,797
COMBINED TOTAL Middle Schools		16,167,234
YALESVILLE SCHOOL w/Fees & Debt Service		10,545,000
TOTAL SCHOOL EXPANSION PROJECT		26,712,234
LESS BONDED PREVIOUSLY		
YALESVILLE		(10,345,000)
FEES & MISC.		(2,008,000)
DEBT ADMIN.		(200,000)
TOTAL THIS BOND REQUEST		14,159,234

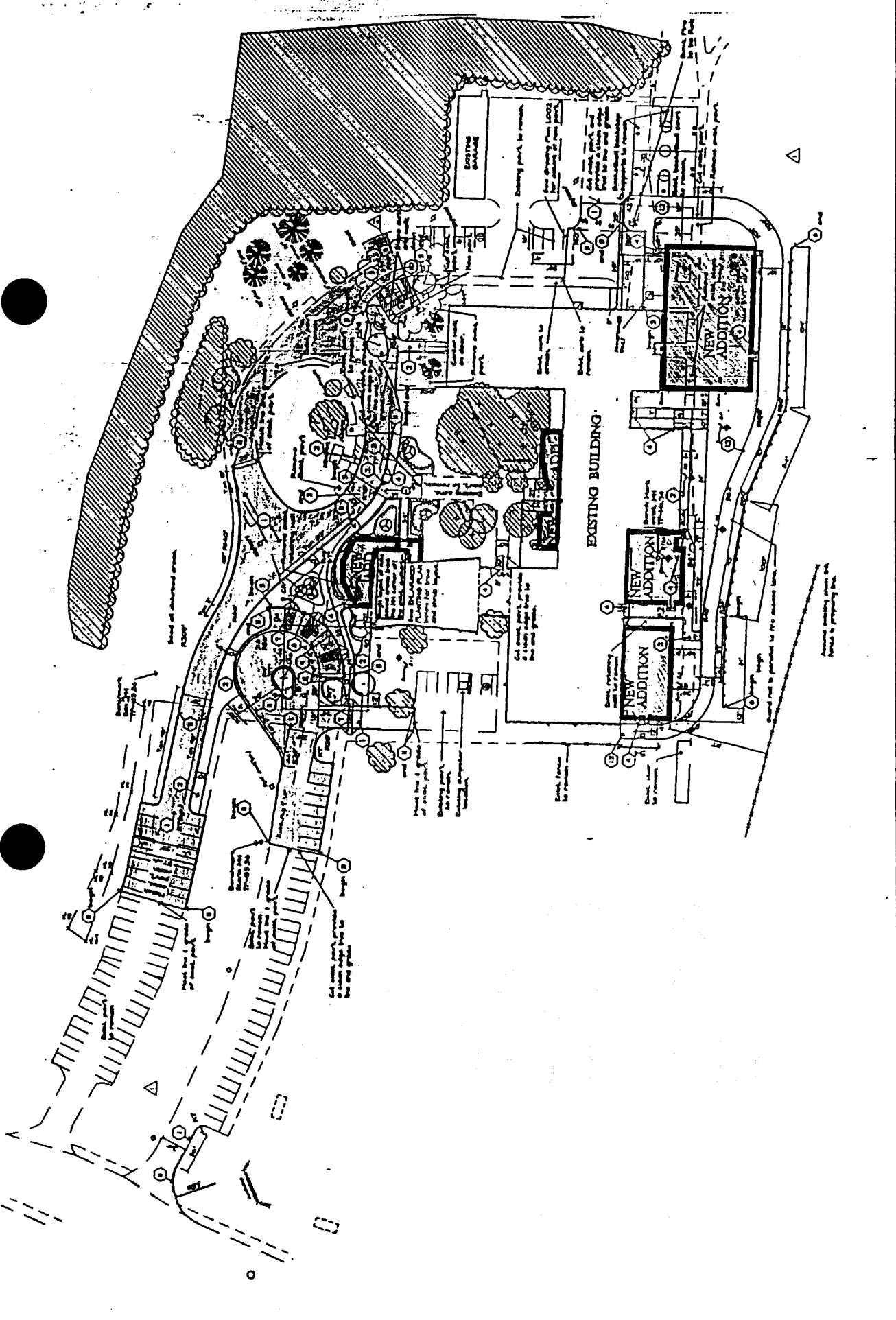
NOTE: The previous Master Control Budget did not include sprinklers and water main loop subsequently mandated at Moran This and the associated design fee and appurtenances is included above at \$277,000. This sum does not reflect the cost impact to both schools due to the resultant time delay.



415 Church Street
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Wallingford School Expansion Project
 Dag Hammarskjold and James Moran Middle Schools
 Preliminary Trade Contracts Bid Summary
 September 27, 1995

BID PKG	DESCRIPTION	APPARENT LOW RESPONSIVE/RESPONSIBLE BID					APPARENT LOW R/R COMBINATION BID		ECONOMY OF SCALE COMB. VS SU	ALT. NO. 1 - ACCEL. SCHED. PREMIUM		ALTERNATE NO. 2			REMARKS
		DAG HAMMARSKJOLD AMOUNT	BIDDER	JAMES MORAN AMOUNT	BIDDER	SUM	AMOUNT	BIDDER		DAG	MORAN	DESCRIPTION	DAG	MORAN	
02A	SITWORK	\$619,000	NORTH HAVEN CONST	\$494,000	NORTH HAVEN CONST	\$1,113,000	\$1,074,000	NORTH HAVEN CONST	\$39,000	\$0	\$0				
03A	CONCRETE	\$636,700	RJB	\$848,000	RAC CONST.	\$1,484,700	\$1,440,000	RJB	\$44,700	\$45,000	\$50,000				
04A	MASONRY	\$645,000	FILLORAMO	\$711,000	FILLORAMO	\$1,356,000	\$1,356,000	FILLORAMO		\$0	\$0				
05A	STRUCTURAL STEEL	\$156,400	E.H. WELDING	\$178,522	BERLIN STEEL	\$334,922	\$336,749	BERLIN STEEL		\$8,850	\$16,000				RECOMMEND USING 2 CONTRACTORS
05B	MISC. METALS	\$92,000	E.H. WELDING	\$87,000	E.H. WELDING	\$179,000	\$179,000	E.H. WELDING		\$0	\$0				
06A	GENERAL CONST.	\$680,000	RAC CONST.	\$880,000	RAC CONST.	\$1,360,000	\$1,360,000	RAC CONST.		\$25,000	\$25,000	ADD TACKBOARD IN ADMINGUID.	\$7,500	\$7,500	
06B	CASEWORK	\$287,000	BUDGET	\$297,000	BUDGET	\$584,000	\$584,000	BUDGET		\$0	\$0				RE-BID REQ'D
07A	ROOFING	\$122,900	HARTFORD ROOFING	\$169,215	SILKTOWN	\$282,115	\$285,714	SILKTOWN	(\$3,599)	\$0	\$0				RECOMMEND USING SILKTOWN FOR BOTH SCHOOLS
07B	FIREPROOFING	\$22,500	WESCONN	N/A	N/A	\$22,500	N/A	N/A		\$0	N/A				
08A	WINDOWS	\$121,200	SUNTECH	\$101,750	SUNTECH	\$222,950	\$219,800	SUNTECH	\$3,150	\$0	\$0				
09A	ACOUSTICAL CEILINGS	\$92,319	CENTRAL CT ACOUSTICS	\$56,932	CENTRAL CT ACOUSTICS	\$149,251	\$149,251	CENTRAL CT ACOUSTICS		\$0	\$0				
09B	PAINTING	\$74,353	EASTERN	\$78,689	EASTERN	\$153,042	\$153,042	EASTERN		\$0	\$0	ADD TACKBOARD IN ADMINGUID. IN LIEU OF PAINT	(\$545)	(\$545)	
09C	CERAMIC TILE	\$16,412	NO. HAVEN TILE	\$18,894	NO. HAVEN TILE	\$33,306	\$33,306	NO. HAVEN TILE		\$0	\$0				
09D	CARPET/VCT	\$103,890	BKM	\$110,900	BKM	\$214,790	\$214,790	BKM		\$0	\$0	CLASSROOM CORRIDOR VCT (ABATE VAT)	N/A	\$9,329	



REVISIONS	
NO.	DATE
1	11/15/84
2	11/15/84
3	11/15/84
4	11/15/84
5	11/15/84
6	11/15/84
7	11/15/84
8	11/15/84
9	11/15/84
10	11/15/84

PROJECT NUMBER	C-34
PROJECT ARCHITECT/ENGINEER	F.T.
CLIENT	S.H.
SCALE BY	E.C.D.

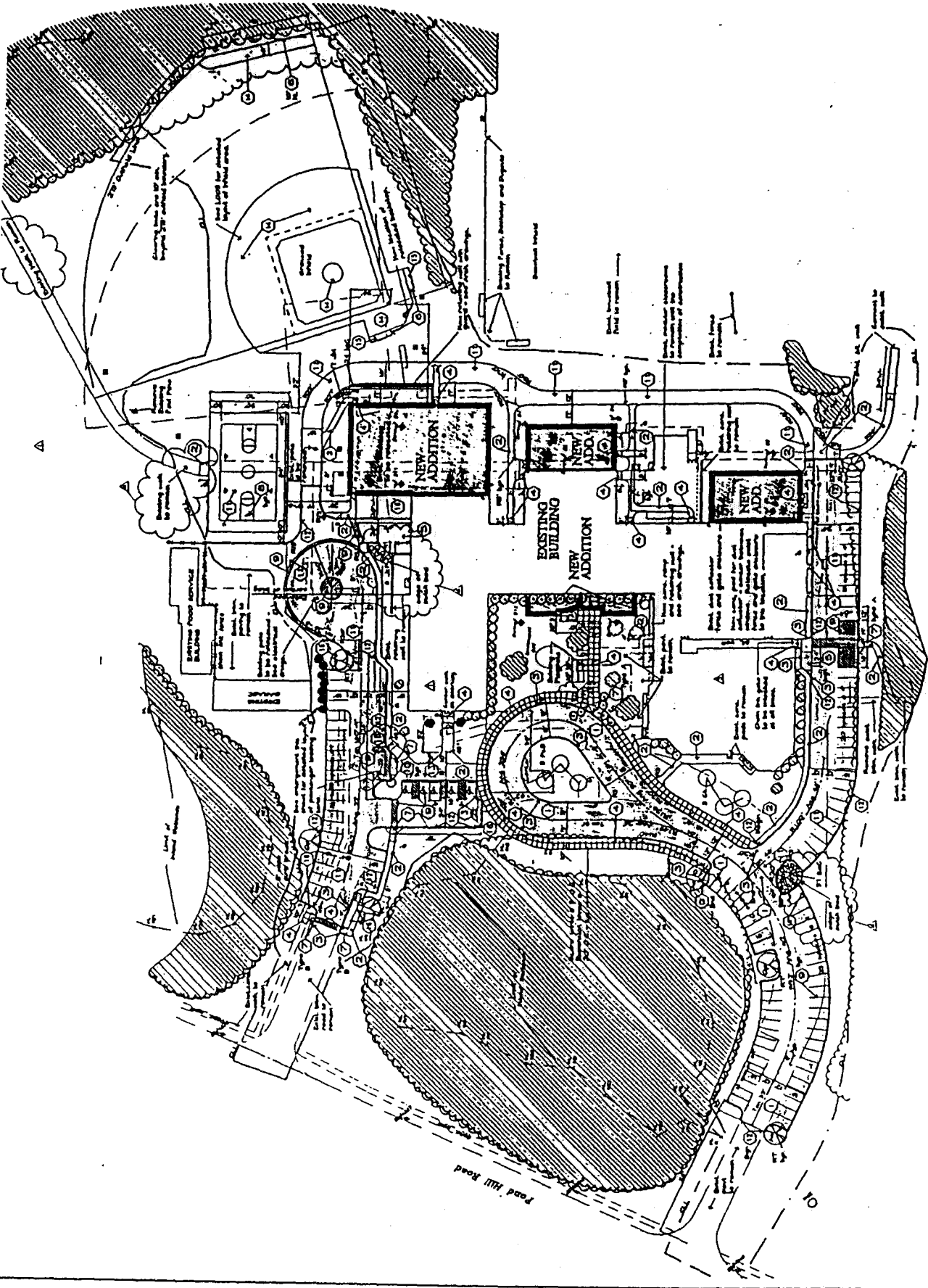

FLETCHER THOMPSON
 ARCHITECTS AND ENGINEERS
 100 STATE STREET, SUITE 200
 WASHINGTON, D.C. 20002

PROJECT TITLE
ADDITIONS AND CODE UPGRADES
JAMES H. MORAN MIDDLE SCHOOL

Wallingford, Connecticut
 STATE PROJECT NO. 1A-12

DRAWING TITLE
LAYOUT / PLANTING PLAN

0 40' 80' 120'
 SCALE
 DATE
 PROJECT NO.
 46E-4
 DRAWING NO.
 10



1	EXISTING	EXISTING
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FLETCHER THOMPSON
 ARCHITECTS
 100 STATE STREET
 WASHINGTON, D.C. 20001

ADDITIONS AND CODE UPGRADES
DAC
HAMMERSKJOL
MIDDLE SCHOOL

Wallingford, Connecticut
 STATE PROJECT NO. 10-108

LAYOUT / PLANTING PLAN

