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Gweny A. Bussat TOWN CLERK

EMERGENCY TOWN COUNCIL MEETING

FRIDAY, SEPTEMBER 15, 2000

5:30 P.M.

An emergency meeting of the Wallingford Town Council was held on Friday, September 15, 2000 in the Robert Earley Auditorium of the Wallingford Town Hall and called to Order by Chairman Robert F. Parisi at 6:36 P.M. Councilors Farrell, Knight, Papale, Parisi, Rys and Vumbaco answered present to the Roll called by Town Council Secretary Kathryn F. Zandri. Councilor Zappala arrived at 6:38 P.M. Councilors Brodinsky and Centner were unable to attend due to previous commitments. Mayor William W. Dickinson, Jr. was also in attendance. Town Attorney Janis M. Small and Comptroller Thomas A. Myers were absent from the meeting.

The Pledge of Allegiance was given to the Flag.

ITEM #2 Executive Session Pursuant to Section 1-200(6)(D) of the CT. General Statutes Pertaining to the Purchase, Sale and/or Leasing of Property – Mayor

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

VOTE: Brodinsky & Centner were absent; all others, aye; motion duly carried.

The Council entered into executive session at 6:38 P.M.

Present in executive session were Councilors Farrell, Knight, Papale, Parisi, Rys, Vumbaco, Zappala and Mayor William W. Dickinson, Jr.

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

VOTE: Brodinsky & Centner were absent; all others, aye; motion duly carried.

The Council exited executive session at 6:46 P.M.

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

VOTE: Brodinsky & Centner were absent; all others, aye; motion duly carried.

Emergency Town Council Meeting

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September 15, 2000

There being no further business the meeting adjourned at 6:47 P.M.

Meeting recorded and transcribed by:

Kathryn F. Zandri
Kathryn F. Zandri
Town Council Secretary

Approved by:

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

9-26-00
Date

Rosemary A. Rascati
Rosemary A. Rascati, Town Clerk

9-26-00
Date

SPECIAL TOWN COUNCIL MEETING

SEPTEMBER 19, 2000

6:30 P.M.

AGENDA

1. Roll Call and Pledge of Allegiance
2. Report Out from the School Building Expansion Committee on the Status of the School Building Renovation Project

RECEIVED FOR RECORD 9-28-00

AT 1 H 45 M P M AND RECORDED BY

Brenna Ruscoti TOWN CLERK

SPECIAL TOWN COUNCIL MEETING

SEPTEMBER 19, 2000

6:30 P.M.

A special meeting of the Wallingford Town Council was held on Tuesday, September 19, 2000 in the Robert Earley Auditorium of the Wallingford Town Hall and was called to Order by Chairman Robert F. Parisi at 6:32 P.M. Answering present to the Roll called by Town Clerk Rosemary A. Rascati were Councilors Brodinsky, Centner, Farrell, Knight, Parisi, Vumbaco & Zappala. Councilor Papale arrived at 6:46 P.M.; Councilor Rys was absent due to vacation plans. Mayor William W. Dickinson, Jr. arrived at 6:37 P.M. Town Attorney Janis M. Small and Comptroller Thomas A. Myers were absent from the meeting.

Mr. Parisi announced: This is not the type of a meeting where a solid decision is going to be made. This is what we call a "report out" and that means that the Council is receiving an update from the building committee but there is a little additional twist to it tonight because this is the same procedure we followed when we were looking into the power plant. This meeting tonight is really for the benefit of the viewing public for this will be their first time that they will see a full blown presentation of this project. The Council, once we start will move down to the front row and the building committee will have front and center. There will be no decision made tonight; there will be no motions; there won't be anything. We're just going to get this program presented again for the benefit of the people here who may not have seen it and for the viewing public. If there are any other thoughts, I think we should put them aside because they are not going to happen tonight. This is a report out, a special meeting, for the sole purpose of reporting out.

ITEM #2 Report Out from the School Building Expansion Committee on the Status of the School Building Renovation Project

The Mayor and Council seated themselves in the front row of the audience during the overhead presentation.

Don Harwood, Chairman of the School Building Expansion Committee (SBC) introduced himself, William Choti, Ann Hoag, Ralph Acabbo, John Hackbarth and Arleen Whalen, SBC members, to the audience.

Mr. Harwood thanked those members of the public present for their interest in the project. He stated, without the Council, Mayor and Board of Education, it becomes a very

splintered team right away. They are very much part and parcel of this team. The Wallingford School Building Committee which is represented by most members here tonight (members raised their hands for recognition). Konover Swinerton is the Town's professional Owner's Representative that we hired on to work solely on behalf of the community and to represent the committee during this process. Because of the magnitude of the project it was impossible to expect the committee, themselves, could deal with every day to day element in putting this project together. Jeter, Cook and Jepson is our Architectural Firm and will be part of tonight's presentation.

Mr. Harwood explained how he will review the entire report with the audience first and field questions afterwards. He stated, the project is so complex, multi-faceted, has so many multiple sites, that if we start "bouncing around" the continuity will be lost and a lot of data that will come out that has been prepared in a great deal of detail will get glossed over. In that detail we may be able to address many questions that you have.

Objective

The Committee's objective this evening is to:

- Define Process Evolution
- Explain SBC's Role
- Review Project Development
- Describe Target Schedules/Timelines
- Review Schematic Designs
- Describe Reimbursable Projections
- Present Options/Decision Tree Matrix
- Constructability/Phasing Discussion
- Where Do We Go From Here
- Request Direction

Project Progression/Overview to Date

- Board of Education Developed Project Scope & Conceptual Costs for EDO-49
- Town Council Reviews and Approves Scope
- EDO-49 Submitted to State
- School Building Committee (SBC) Appointed
- Received Conceptual Project Scope from Town Council
- SBC Site Visits to Eleven Schools (Yalesville is not included in project)
- Engaged Professional Services – Owner's Representative
- Transferred Scope to Request for Proposal (RFP)

- Hire Architect/Engineering Team
- Definition/Impact of Project Scope Further Defined
- SBC & BOE Operations Meetings (2) Held
- Conceptual/Constructability Review Made – I.D. ADA Requirements
- Meetings Held at Schools with Users, Architects, MEP, Civil, etc.
- Schematic Design Reviews Conducted with Principals
- Schematic Design & Initial Budget Projections Developed*
- Schematic Design Workshop BOE/Town Council

*Mr. Harwood stated, this is when the budget, with a real degree of invested review becomes a reality. It is only appropriate that I at least give you perspective on the budget right now. We have certainly heard that the project should be, was, grew, is \$26 million more than what was projected. The only thing that I ask everyone to do when you review the numbers is to understand that when a Buildings and Grounds Supervisor, Gerald Powers, by himself, or anyone assembled in this chamber, was asked to give a concept... (At this time he gave an example of how it is similar to having someone give a rough estimate as to the cost of building a deck on your house. When you ask a professional who is experienced in the building trade to assess the work and cost, many factors can/will affect the cost of the project when examined closer in detail. Discovering ledge in the ground may result in blasting; possibly deeper footings will be required depending on the soil composition; a preference for pressure treated wood vs. pine can drastically affect the final cost of the project.) there is no conceivable way that someone in Mr. Powers' role could ever pick this number square on. It is a base. When we invest hundreds of hours in architectural time and engineer's, hundreds of hours, then you start to get a basis. Understand, from my perspective... is that the number is now a real number. It is a number that says, this project, based on programmatic and scope as presented back to the committee, is approximating the \$69.8 million figure with soft costs; \$63+ million. That is a basis. From that basis all decisions can be made. Tonight we are not asking anyone to make decisions, we are just trying to give the entire community perspective of how to move forward in thought process and what we would see strictly from a professional group and volunteer group exactly how we should move forward. If it is \$40 million; \$80 million; \$200 million; it becomes the basis. Sometimes, unfortunately, just like in 1993 when we took the NESDEC study and said the project for Yalesville, Moran, Dag; \$14 million and everyone hung their hat on that one....and the committee came back with an overview and it shook out somewhere in projections between \$27 - 29 million and everyone thought the committee was out of their mind. This is one hell of a project to tackle. From what was then the project scope, that becomes the grounded basis for the project. Then it is totally up to the fiscal body that is seated right here, that you elected, for the Mayor, the Board of Ed to determine, is the scope appropriate? Is it not appropriate? And so on. When it compare it to building a deck on your house, you have an appreciation of what it really does mean.

Schematic Design Workshop

A workshop was held on September 5th with the Town Council and Board of Education to, again, take a look at this project as it developed two weeks ago and to make sure everyone was in line, conceptually.

Chairman Parisi noted from the audience that at the meeting of September 5th the Council did not in any way indicate their acceptance of the project.

Mr. Harwood agreed.

SBC's Role – Initial Project Phase

- Develop an Effective Team
- Ensure Understanding of Program Requests
- Transform Program to RFP
- Select Professional Staff
- Facilitate Interaction
- Develop Schematic Design
- Provide Cost Projection
- Report Back to Council for Direction

A map of the town was displayed to give an overview of the location of each of the eleven schools throughout town.

At this time Mr. Harwood turned the microphone over to Mat Whitmar from Jeter, Cook & Jepson, Architects, Inc. (JCJ).

Mat Whitmar, Sr. Designer, Manager of the Design Team of JCJ reviewed the site and floor plans of each of the eleven schools at this time. He explained how different sections of the architectural rendering of each school will be color coded; red shaded areas dictate areas of new construction which is an expansion to the existing school providing new space; yellow-shaded areas dictate areas of major renovation work, a complete gutting of that particular space; and you the blue-shaded areas will dictate areas of minor renovation, perhaps some simple A.D.A. renovation work or a change in the floor tile system for abatement reasons or replacement of carpet; much less significant work than the yellow would represent. The R.F.P. is a scope of items JCJ is asked to look at. Some are common to all eleven schools that were on the initial review process such as:

- new telecommunications systems
- automated time and attendance systems
- hazmat abatement in the schools*

- complete inspection of all electrical, mechanical and plumbing systems
- review of the vehicular access; parent drop-off v. the bus drop-off loops**
- all schools are to be brought in conformation with the A.D.A. of 1998
- a study of all exterior lighting requirements and upgrades
- new security surveillance systems
- an upgrade of the fire alarm and emergency lighting systems in all schools, where required.

* The abatement is only to be performed in the areas where renovation or construction is occurring. Most of the asbestos in the schools are encapsulating or not friable which means that it is not in a state that is dusting or easily breathed. The areas of the schools that are not touched by renovation and construction will be left alone, with regards to asbestos treatment.

**There are some safety concerns regarding the sites.

LYMAN HALL HIGH SCHOOL

Mr. Wittmer walked everyone through a review of the proposed schematic design for the site plan.

Bus Loop

A bus loop, in a counter-clockwise direction is being proposed so that the doors of the buses will be dropping the students off onto the sidewalk. It will be located in the same location that a bus loop exists currently, however that bus loop is also shared with the parents who drop off and pick up students. Relocation of, and modifications to the staff parking are being proposed. A new parent/student drop off area is being proposed in an area that will have connecting sidewalks into the front entrance of the school. The large treed area that is used by Vo-Ag for their fair functions will largely remain untouched, if not added to.

Athletic Fields

There is a new soccer field being proposed as well as six new tennis courts and additions to the Athletic Storage Building.

Floor Plan

- An enlargement of the entrance is being proposed due to the fact that it is currently

under-sized and does not, by code, support the size of the auditorium. It is also a very difficult entrance as far as finding the way to the front offices. The additional space will orient visitors to the main office.

- Renovations to, and expansion of the existing media center is proposed.
- Expansion to the Pupil Personnel areas, including Guidance, are proposed. A new Faculty Lounge will be added. The existing Faculty Lounge will be moved as part of the office expansion and renovation.
- A new Band Room will be constructed and the existing band room will be converted into the Choral Room. There will be a slight addition to the Choral Room to bring it up to size and to get the ADA requirements met of having ramps, accessibility to each of the landings in those spaces.
- Re-configuration of the Administrative Offices.
- Renovation of Lecture Hall 14C to bring that up to a seminar/lecture space with combined technology as a present space we would expect a student to find as they enter college.
- Renovations will be performed on the Science Labs and Gymnasium areas. The renovations to the gym area will allow for better access through that space; there are some shower rooms that will be made into storage since they are no longer in use.
- Existing Kitchen Space will be re-configured and renovated to provide a new program for Culinary Arts.

SHEEHAN HIGH SCHOOL

- JCJ is proposing the expansion of a new media center in the area presently occupied by B.O.E. Administrative Offices and that the BOE and Pupil Personnel Service Central Offices move down into the basement where the existing media center is located. The existing media center is under-sized and away from the academic wings. This will make the media center more accessible and brings it up to the proposed technological improvements that would be occurring in these spaces.
- The rest of the work for the school is being handled through renovations which includes renovating the existing media center back to the B.O.E. offices. An existing shop classroom will be renovated to a computer drafting C.A.D. (computer

aided drafting) lab. The existing dark room and art room will be renovated and one additional art room will be added.

- The auditorium will receive new seating, lighting and new carpeting.

On the upper level of Sheehan High School:

- JCJ proposes renovating the science labs which are currently under-sized. They will be enlarged to the appropriate sizes and provided with new counters, cabinetry and whatever other equipment is required.

On the lower level of Sheehan High School:

- Presently there is subdivision of office space for the B.O.E. and for the PPS Services, Central Office. There is an existing entrance that will become the entrance to the B.O.E. There is parking in the area they will be able to utilize. This will pull these functions away from the academic spaces of the school and free those spaces back up for academic purposes, as they should be.

Dag Hammarskjold – Moran Middle Schools

To achieve parity, the same R.F.P. was used for both schools.

Dag

- Some abatement of some asbestos will occur in the basement level as well as some finishes and changes.
- The upper level shows the removal of the existing asbestos-containing floor tiles (ACT) and replacement with vinyl composition tile. There will be some change in space on the main level. On the second level there will be changes in the flooring of one of the wings to abate asbestos. The existing metal shop will be sub-divided into a C.A.D. lab, creating a much smaller metal shop with a partition in between and renovating the wood shop. In the Consumer Sciences area, we will be removing asbestos tile and creating some work counters for students.
- On the third level of Dag, some major work will occur to the mechanical system for better ventilation into the space. Work will also occur to the floor finishes in this area. New counters, cabinets and sinks will be installed in the Science Labs.

Moran:

- In the basement level there will be very minor abatement work.
- On the main level, asbestos tile will be removed and vinyl tile will be installed.
- On the second level, floor finishes will be changed. The existing metal shop will be sub-divided; a C.A.D. lab will be added resulting in a smaller metal shop. The existing wood shop will be renovated.
- On the third level, floor finishes will be changed; HVAC work will occur to bring the area up to the proper ventilation requirements. New counters, cabinets and sinks will be installed in the Science Labs .

MOSES Y. BEACH ELEMENTARY SCHOOL

- JCJ proposes to enlarge the front entrance, creating a much larger circulation loop to be used specifically by the parents and will provide additional visitor and staff parking space.
- Grading will be provided to the back entrance to the school and a bus loop will be created solely for the buses and can be gated and locked once the buses are through dropping off students in the morning and re-opened before the buses return for the afternoon. In the interim time, the area can be used for recreation. Additional faculty parking can be provided in an area which presently is field space. An emergency egress route will be created and will be gated and only used in the case of an emergency.
- The existing library will be renovated out to PPS spaces. It is currently too small To serve as a media center. An elevator will be provided in the area to meet the ADA requirements in the school. Existing locker room space will be renovated out To provide additional PPS spaces.
- A new media center will be provided off the building in an area that works with the bus loop and staff parking. An Art Room will also be added here.
- There is also a fire stairway here that will be added to connect the upper floor downstairs and will make it easier for the students to get to the media center.
- On the upper level, there is an Art Room and new Music Room adjacent to the Stage. It is renovated space so that a specific area can be closed off and the

sound in the area will not interfere with the rest of the academic spaces in the school.

- Renovations to the front offices are proposed to provide additional space for PPS to work with the principal and the conference spaces in the area. The elevator will come through nearby and the Health area will be moved over for additional renovation work.
- A new window system for the entire school is proposed as well.

COOK HILL ELEMENTARY SCHOOL

- JCJ is, again, proposing a separation of the parent drop-off area from the bus loop which does not exist at this point. Staff parking adjacent to the drop off area will be removed, a new parking lot will be built in the area and a new parent drop-off route will be created.
- The existing cafeteria can be expanded into the existing under-sized gymnasium without having to add on to the space and the remaining portion of the gym would then become the media center with a Gifted and Talented classroom adjacent to it. There is some renovation work occurring for PPS spaces and a new addition is proposed to house a Multi-Purpose Room, new Stage, new Music Room, new Art Room and new Toilet facilities. This is proposed in a specific area because it works well with the staff parking and takes care of what is presently an under-sized gym with an inaccessible stage. It allows for the blocking off of the area after school hours so that the area can function on its own for events in the evening and weekends. It separates some of the elements that create noise from the rest of the facility.

HIGHLAND ELEMENTARY SCHOOL

- Separation of parent drop-off and bus loops. Reconfiguration of parking area.
- Propose that the entrance be re-located. This now puts visitors across from the office space; orients visitors and gives better access to the office and allows the office more control over who is entering and leaving school building.
- Construction of a new Media Center is proposed; the existing media center is under-sized.
- Additional space could be added onto the building to satisfy some of the PPS requirements of the RFP.

- Propose that each classroom pod will have a new window system. There are some code issues with some of the egress in these areas and it is proposed that the existing wall of the classroom be pushed out to expand each classroom by 180 sq. ft. per classroom. The present classrooms are small and lack storage. This proposal will significantly benefit this school.

PARKER FARMS ELEMENTARY SCHOOL

- No site work proposed due to the fact that a reasonable separation exists between the bus loop and the parent drop-off and staff parking areas.
- The majority of work at this school will be in the form of an addition which will house a new Media Center, PPS spaces including Bi-Lingual and ESL (English as a Second Language) spaces. Portables will be removed and a new Music Classroom will be added in place of the portables.

POND HILL ELEMENTARY SCHOOL

- The present bus loop currently wraps around staff parking. JCJ is proposing that the present bus loop become the parent drop-off loop and that staff parking be expanded. Construction of a bus loop that will flow counter-clockwise is proposed along with additional staff parking.
- The existing gymnasium is not accessible and it would be inappropriate to place a ramp in the area for accessibility because of the activities that occur in the gym.
- To re-size the Media Center and make it appropriate, it is proposed that the Media Center be re-located; a corridor carved out of the gym with an accessible ramp and a new Multi-Purpose Room, Stage and Toilet facilities be constructed in the rear of this building. This is a similar proposal as was offered for Cook Hill School. It provides an adequately-sized gym that is accessible and an appropriately sized stage which is accessible and allows access from the parking area. It can be closed off from the rest of the building for after-hours and weekend functions.
- An addition of a Chorus Room is proposed; expansion of an instrumental class room; renovation of existing Library for PPS spaces and there are additional renovations for Special Ed and other PPS requirements.
- The second floor is subject to minor renovations; one to address additional PPS needs.

ROCK HILL ELEMENTARY SCHOOL

- The existing bus loop works well. JCJ is proposing an upper parking area which presently is a parent drop-off, become staff parking and that the lower lot be shortened and a parent drop-off be created with visitor parking.
- Propose renovation of the Main Office pod to PPS spaces. A new office be constructed for principal and reception adjacent to the front entry to gain control over who is entering and exiting the school building.
- A new Media Center is proposed since the existing center is under-sized. Additional PPS spaces will be created by renovating existing unused spaces.
- The existing media center will become the Instrumental and Music Classroom separate from the rest of the academic spaces in the pod.
- Proposed for each classroom area is a new window system. This expansion will allow for the addressing of code issues at the egress points. The existing classroom walls can be pushed out further for a gain of approx. 180 sq. ft. of extra space. This will provide added storage as well.

EVARTS C. STEVENS ELEMENTARY SCHOOL

- Propose bus drop-off loop be made into the parent drop-off loop and that the visitor parking become what is right now staff and visitor parking. Expansion of the parking lot and modifications to create a dedicated bus loop with a drop off point and new access into the school for students. The buses will circulate through a new driveway connecting to Dag Hammarskjold Middle School, exiting through Dag's parking lot. New staff parking as well as additional staff parking is proposed in various locations to make up for what is being lost with the creation of the new bus loop.
- The existing Library will be renovated out to become PPS spaces. A new Media Center will be constructed along with some PPS spaces that could not be renovated in the existing building. A new Gifted and Talented classroom is also proposed. Additional PPS space will be created in other locations and existing toilet facilities will be modified.
- A small addition is proposed for the school.

- A new entrance is also proposed adjacent to the new bus drop off area.

At this time the presentation was turned over to Steve Burgess, Project Manager of Jeter, Cook & Jepson, Architects, Inc.

ROOF ASSESSMENT

Mr. Burgess stated, a comprehensive assessment was performed on existing roofs at all eleven schools. Drawings, warranty work and the actual roofs, themselves were studied. In the past ten years, it appears that ten of the eleven roofs had either partial re-roofing or complete re-roofing. Partial re-roofing occurred at Lyman Hall, Moran, and Dag Hammarskjold. From looking at the condition of the roofs, we are recommending that the town consider a roof replacement program. There is a roof at Lyman Hall, over the cafeteria, and a membrane at Dag Hammarskjold that we are replacing and repairing as part of the R.F.P. There are some immediate repairs that we are going to recommend. These would include a condition at Lyman Hall where the roof above the Boiler Room, we feel there is fasteners from the insulation that are on the verge of penetrating through the roof membrane. That is something that we think needs immediate attention. There is some leaking at the skylights at Sheehan High School that we feel needs to be looked at as well as some other minor leaks at Dag, Moses Y. Beach and Pond Hill Schools. There are also some schools that have roofs that are in excess of twenty years old that we probably need to get into a roof replacement program. These include: parts of Lyman Hall and the entire roof at Parker Farms School which is probably at the end of its life. We are recommending a pro-active maintenance program be developed by the Town that will help to ensure that we get the full life out of the roofs that are in place and hopefully get them to the twenty year time period where the state will begin to help provide reimbursement for their replacement.

At this time Mr. Burgess turned the presentation over to Scott Celella, Principal, JCJ, overseeing the Construction Estimating and Construction Administration Services to discuss the budgeting process involved in the project.

Input from all Architectural and Engineering Disciplines

Mr. Celella explained how it is his group's responsibility to attempt to assign values to the scopes of work as defined by others and to do so in a format that would be easily understood by everyone. The estimating method used is straight-forward. JCJ utilizes as much input as they can from the various disciplines that are the most well-versed in the component of construction at hand. The various disciplines are the site work, the new

construction of those facilities, the renovation work within the facilities, mechanical, electrical and plumbing upgrades within the building, A.D.A. requirements, code compliance issues in each of the buildings and overhead and mark-ups. The budgets have been organized around those elements so that they would be easily communicated to the public.

Construction Phasing Schedules: Occupied Buildings

Mr. Celella stated, with regards to the phasing schedules of the occupied buildings, you will notice in several of the designs that several of the additions are placed off to the side of the school. That is done intentionally to minimize the impact to students; keep them safe and attempt to segregate construction activities. When those construction issues become a little more complex, that has to be taken into account in the budget when we have occupied facilities; how we move students around, what areas would be ready for them to occupy at what times during the process.

Cost Data Base from Similar Projects

JCJ has pretty extensive school building experience so that when costs are assigned to the various projects it is done from a basis of past experience on other similar projects and elements in the scope of work.

Quantity Takeoffs based Upon SBC Approved Floor Plans & Elevations

The actual measurement of the sizes of the spaces being contemplated for the additions on the various projects so that there is a definite size and shape that we can assign pricing to.

Ongoing Budget and Cost Control

Mr. Celella stated, a base has been established which is the beginning point from which to work. JCJ strongly believes the budget to be a tool which enables them to control the process. The schematic budgets are done in a format to isolate the individual scope of items purposely so that JCJ can isolate various costs for the various elements. As the project develops and the design continues, the individual items will become more and more finite. The budget is a tool and when the costs are presented it begins to inform us on what sort of decisions we make regarding various systems and various products. We won't be putting in marble floors or gilded ceilings because the numbers will restrain those

sorts of decisions into more traditional materials. He noted that an escalation factor was added into the cost of each school estimate.

At this time Mr. Celella ran through an excerpt of Moses Y. Beach School's Schematic Design Cost Estimate, explaining how the corresponding figures were arrived at.

Next, a Schematic Design Cost Estimate Summary listed the total estimated construction costs for each individual school and a final cost of \$63,168,500 for the entire construction project.

JCJ does not provide merely a construction budget but overall project budgets. What has been discussed this evening up until this point has been the costs associated with the actual construction, itself.

Project Fees

Richard Sittnick, General Manager for Konover Swinerton, Owner's Representative providing the Town total project management services for the project, was next to speak on project costs.

The project fee, \$5,155,755 includes costs for the architect and engineer; Hazmat assessment; Owner's Representative and Construction Testing. Konover Swinerton has engaged the services of an environmental engineer who is going through the process of identifying where the hazardous materials are and producing a report. The cost under hazardous assessment does not include removal of those materials.

Soft Costs

Soft costs estimated at \$1,370,000 include reimbursables for bid documents (production of plans and specifications and distribution to the building team); insurances associated with the project; payment & performance bonds and the moving and storage of both documents and other items.

Other Costs

Maintenance Equipment Purchases are estimated to cost \$130,000.

The cost categories listed above total \$6,655,755 which are then added to the construction costs, bringing the total to approximately \$69 million.

Items Pending Further Action

- Education Technology: Pending B.O.E. Technology Input
- Hazardous Abatement
- Planning & Zoning, Wetlands and Other Agency Approvals
- Re-roofing Program
- Boiler Replacement
-

These items are not included in any previous estimates because they have not yet been defined.

Project Reimbursement Summary

The State of CT. reimburses the Town for certain costs associated with the project. Currently the Town's reimbursement rate is 53.93% for all eligible costs. That figure is based on a formula calculated by the State Dept. of Education. The estimated State grant is \$33.5 million which is not 53.93% of the overall project cost of \$69 million.

Mr. Sittnick explained, the State Dept. of Education, School Facilities Unit has a formula that they follow for reimbursement rate calculations. That rate is based on eligible costs. When going through a school building renovation project, generally not all items are eligible. There are certain ineligible costs and there are limited eligible costs which qualify for the 53.95%. The calculation is based on all of these factors and a certain square footage allocation per pupil. If that square footage is exceeded, you do not qualify for the full reimbursement of 53.93%. For the most part, on the eleven school project, the majority of the schools are at 100% eligibility under that square footage rating. There are certain schools that go over that process, i.e., Moses Y. Beach, that has corridors that take up a lot of space and therefore push up the square footage per pupil calculation. Going forward with that square footage calculation, you take all of the eligible costs, calculated based on the square footage, if a building exceeds the square footage calculation, you could have a rating of 90% of eligible square footage. Take the eligible costs and multiply it by 53.93%. On top of that you add all of your ineligible costs which are not reimbursed at all. Finally, you take a limited eligible cost for items such as playing fields, which is a limited costs allocation. That is based on a calculation similar to the eligible costs but, generally, they take 50% of your rating. Instead of 53%, it is 26.97%. That is how we arrived at the number for a total figure of 40% of the eligible costs.

Peter Stevens, President of Jeter, Cook & Jepson, Partner in charge of the project, was next to speak on the project.

Mr. Stevens stated, JCJ was asked by the SBC to look at some scenarios relative to how this project... as Mr. Harwood showed you first, in terms of the process to date; second, just looking at the number of schools that are affected, eleven; and Matt walking through the various components of each, how a complex project that is really sweeping in nature affects all grade levels throughout the system might be implemented. We looked at several options and will present, in summary fashion that took into consideration several criteria; one, the overall physical integrity of the physical plant and the facilities; two, accessibility and life safety issues; constructability and phasing; how state funding requirements have an impact on the various ways to implement the project; and, how does the Town foresee themselves able to manage and control such a process.

Mr. Stevens reviewed options 1, 2 & 3 of the Scheduled Alternatives (Appendix I).

Option 1 – Follows a strategy or policy in place to date that does not have town funding occur until all projects are bid to the construction market and final prices are obtained and can be transferred and executed into a construction contract. Special legislation would be required for an extension of one year.

- Design work begins late 2000 and is completed early 2001 (5 mos.)
- Bid Documents are drawn up early 2001 and completed mid-year (9 mos.)
- Bidding Process occurs end of year 2001 (3 mos.)
- Town Approves Funding early 2002 (3 mos.)
- Construction commences (27 mos.)
- Construction concludes Aug. 2004

Pros

Town funding approval based on actual bids.

Controls potential escalation impacts.

Cons

Town funding approval date lengthens overall project schedule.

Single bidding schedule may reduce Competitive bidding.

Special Legislation request required.

No construction until June 2002.

All schools disrupted by construction at same time.

Challenging schedule for Town mgmt.

Option 2 – In order to get a jump-start and start construction a little bit early, taking better advantage of the summer months, JCJ shows that town funding could occur after the design development phase of the project. Ninety percent of JCJ's projects usually get funded after schematic design phase. It is the individual municipality's choice. With this proposed schedule overall there is only a three month savings in terms of total duration. All eleven projects will be completed by May, 2004 versus August 2004. There would be no need for special legislation for the extension of a year, as would be the case in Option 1.

- Design work begins late 2000 (5 mos.)
- Town Approve Funding early 2001 (3 mos.)
- Bid Documents are drawn up mid year 2001 (10 mos.)
- Bidding Process occurs late 2001 (3 mos.)
- Final Town Approval occurs early 2002 (2 mos.)
- Construction commences early 2002 (27 mos.)
- Construction concludes May 2004

Pros

Special Legislation request not required.

Town has final approval of contracted amounts.

Controls potential escalation impact.

Earlier completion date than Option 1 (3 mos.)

Cons

Town funding approval based on design Development.

Single bidding schedule may reduce Competitive bidding.

No construction until March 2002.

All schools disrupted by construction at same time.

Challenging schedule for Town mgmt.

Option 3 – This is a significantly different approach than Options 1 & 2. The physical conditions of the school and scheduling issues were weighed when developing this option. It would be wise to sequence and phase the project so that you don't have both high schools under renovation and construction at the same time. This would allow some flexibility. It would be beneficial to "marry" sister schools because, from a bidding perspective, if you chose to cluster those schools and have those go out as a single bid to

the construction market, there may be some competitive and cost savings realized. There were several layers of strategies and rationale built into an approach such as this one.

The first phase of Option 3 focuses on Lyman Hall and Moses Y. Beach:

- Design work begins Fall of 2000 (2 mos.)
- Bid Documents are drawn up fall of 2000 (6 mos.)
- Town Approves Funding early to mid-2001 (3 mos.)
- Bidding Process Occurs mid-2001 (2 mos.)
- Town Approval prior to executing construction contracts (2 mos.)
- Construction commences mid-2001 (27 mos.)
- Construction concludes Aug. 2003

The second set of schools would involve Cook Hill and Stevens as well as Rock Hill and Highland.

- Design work begins start of 2001 (3 mos.)
- Bid Documents are drawn up Spring of 2001 (8 mos.)
- Bidding process occurs end of 2001 (2 mos.)
- Town approves funding early 2002 (3 mos.)
- Construction commences early to mid-2002 (19 mos.)
- Construction concludes Dec. 2003

The third grouping includes the two middle schools; Dag & Moran and the second high school, Sheehan, and then Parker Farms and Pond Hill.

- Design work begins mid-2001 (3 mos.)
- Bid documents are drawn up early Fall of 2001 (9 mos.)
- Town approves funding early 2002 (3 mos.)
- Bidding process occurs mid-2002 (3 mos.)
- Final approval of construction contracts Fall of 2002 (2 mos.)
- Construction commences latter part of 2002 for Dag & Moran; Sheehan, Parker Farms and Pond Hill would be closed out over a 23 mo. schedule
- Construction concludes Aug. 2004

Pros

- Special Legislation request not needed for Lyman, Moses Y. Beach.
- Phased schedule for Town's management to oversee.
- Town approvals over phased time.

- High schools not disrupted by construction at same time.
- Town has final approval of contract amounts for all phases.
- Begins construction of two schools in June 2001.
- Six schools completed by August, 2003.

Cons

- Town funding approvals based on actual bids for only one phase of project.
- Special legislation request for two phases of project.

Mr. Stevens stated, our firm has completed over eight-five projects in the last six years and I can assure you that there is much flexibility in the schedules and there are a lot of issues that should and need to be considered both from an educational perspective; physical plant; but also funding that all bear relative to the Town's final direction relative to the implementation of these projects.

At this time Mr. Stevens turned the presentation back over to Chairman Harwood who thanked the design team and Konover Swinerton who did a terrific job.

Where do we go from here?

- Board of Ed approves, rejects or modifies schematics, typically
- Town Council approves, rejects or modifies schematics
- Mayor reviews possible financial impact
- Committee receives direction from the Council
- Architect engages in design development phase
- Prepare construction bid documents
- Plans submitted for State Plans Completion Test

These are the typical next steps the committee anticipates to occur. Mr. Harwood stated, from a committee perspective, when we walk away from the meeting tonight, we will be looking for direction from the Town Council as our appointing authority as to where we should go next.

The Council took their respective seats at the Council bench while the Mayor remained seated in the audience for the remainder of the meeting.

Chairman Parisi stated, the Council, at this time, does not have any statement to make and will not deal with any questions. The committee will field any questions the public may have of the project. The Council is going to try and digest the information.

Robert Sheehan, 11 Cooper Avenue stated, tonight it was stated that the Town would realize a 47% return from the State, however, two weeks ago at the committee's September 5th meeting, the figure quoted at that time was 42%. Which is more realistic as figure?

Mr. Harwood answered, we are pretty comfortable, after re-working all of the numbers, looking at the eligible and ineligible costs that 47% is a pretty accurate prediction based on our professional team going forward. This has been an in-process development. When we had the workshop, active processes were ongoing.

Mr. Sheehan stated, at that same meeting the committee requested a decision by the end of the month to allow the plans to move forward. Since no decision will be made tonight, what does that do to the whole process now that it has started?

Mr. Harwood answered, what you have seen developed since the meeting is, two weeks ago we did not bring forth three alternative thought processes. Since that meeting we have developed those and we think that, in looking at those alternatives, it is more aligned with the ability to move this project forward. What we are finding, just based on sheer volume and necessity for design development, is that it is relatively impossible to bring everything to the state, go through the timeframes required and meet a June, 2001 date for the entire project. That is why you saw some different approaches that we think have merit. The Council or the Town, as a body, could say, "thank you for your efforts but we have chosen not to move at all." Or they can say, "we think there are some changes that could occur, thus we would like to go down this alternative approach and from there we would have to assess the impact with the State of CT."

Mr. Sheehan asked, is the main date for the whole project still June 1, 2001?

Mr. Harwood answered, that date comes about because that is one of the timeline targets that the State puts out there. The June, 2001 – June, 2002 for construction are dates they put out there in their critical path to move this project forward. This has been a very aggressive project since the day we started as far as trying to get on board our professionals; our team rocking and rolling with this. The 2001 has always been a stretch target, to be very honest, just based on the fact that we are impacting eleven different schools, eleven different projects and eleven different designs. If it slips then it is really going to be aligned with what we can do with the state as far as getting an extension to those target critical path times. Legislative submittal is required to get an extension.

Mr. Sheehan stated, it appears this project is going to be modified, whether it is by the Board of Education or the Town Council. The scope of this project may decrease the cost or impact the cost higher. What would you consider an appropriate time line in which to obtain approval to meet the June 1st deadline? When would you need a firm commitment from the Council and Board of Ed to meet your deadline?

Mr. Harwood answered, based on the three alternative approaches we brought forward, the whole project could move forward if funding with a "cap" was approved prior to the 2001 date. The challenge we have is to make sure we have a shovel in the ground at each project site by the June 2002 date. At this point it really is a decision for the Council and Administration and Board to give us guidance as to where they want us to go next. It is not for myself or the committee to say what the drop date is. We are working on behalf of the community and what ever they give then we will give you the ancillary impact.

Mr. Sheehan asked, to meet state requirements you have to have a shovel in the ground at each school site, even if it is just to turn one shovel full over, by June 1st?

Mr. Harwood responded, yes, 2002. The Town funding approval has to be by June 1, 2001.

Jack Agosta, 505 Church Street, Yalesville asked, will the portable classrooms at all of the schools be eliminated by this program?

Mr. Harwood answered, the ones that we are going to be impacting are at Parker Farms and Moses Y. Beach. The location that is best-suited for expansion at each school is currently occupied by portables.

Mr. Agosta stated, with the overcrowding conditions in our schools, I don't understand why I don't see any new classrooms be added to the schools in this project. I see music rooms, art rooms, media rooms, computer rooms, but no classrooms. With an increase in school population, I don't want to hear that we are going to have to go back again in a few years to add on to the schools. We are not addressing the issue of overcrowding.

Mr. Harwood stated, Dr. Cirasuolo (Superintendent of Schools) has stated to the committee that the projections that they have been working on do not indicate the need as an expansion project to accommodate enrollment.

Mr. Agosta stated, I thought that was one of the major reasons why we were doing this project. Now I see that is not the issue here. We are spending a tremendous amount of money and it will not relieve the overcrowding situation we are in.

Mr. Harwood pointed out that the focus of the project is for work that is code-related; site work-related for safety concerns associated with bus and parent crossover and separation; that the media centers are a significant part; that Pupil Personnel Services is probably one of the bigger ones and then you have some serious infrastructure issues in the buildings.

With Lyman Hall and Moses Y. Beach, you are dealing with schools that were built in the 1950s. They have not had significant renovations. They have had some additions to them but, for the most part, when you go into those buildings, you see that just the simple infrastructure of the buildings are in dire need of work. Those two schools, just from a personal observation, are in dire need of work. They are old, worn, and need to be updated. That is really what is driving the project.

Mr. Agosta stated, I agree that the schools have been neglected over the past twenty years. With regards to improvements, those budgets have been cut every year. We have spent about \$3 million over the past eighteen years on school building improvements. We are in a situation now where they are saying the schools are not that bad, and they are that bad. Without new classrooms we are going to have the same overcrowding problems.

Dave Canto, 4 Meadows Edge Drive asked, in the presentation there were a number of undefined costs, i.e., hazardous waste abatement, roofing, etc., that were not included in the total. If you are going to renovate or almost completely renovate Lyman Hall, why wasn't the cost of the new roof part of that cost?

Mr. Harwood answered, we felt the roofing was very important to be included in the R.F.P. and in the early stages from an assessment standpoint. It was not an element of the project as defined by the Board of Ed. Although we wanted to see what the relationship was, it wasn't a charge of the committee to go and replace roofs. There are a couple of areas that were identified where roofs do need to be replaced as part of the project and they were defined. The overall roof replacement for the school system was asked to be outside of this scope.

Mr. Canto asked, what happens if, when you start working on Lyman Hall, you see that you have to replace the roof, what happens to the cost of your project? Don't you have to go back and modify that?

Mr. Harwood answered, we would if that was the case, Dave, but I think what the roof assessment provides is a baseline for us to understand where there may be immediate need or where there may be some pro-active maintenance that may be able to be put in place to extend the life and to try and get the full warranty period and also the State D.O.E. reimbursement to start kicking in when they do start to come out of their twenty year life.

Mr. Canto stated, if we have a \$70 million project and we are hopefully getting back a reimbursement rate of about \$33 million, we will have to bond about \$37 million. Do we

know what kind of an impact that will have on the taxpayers? How much debt can we afford to take? How much is it going to cost?

Mr. Parisi stated, that is being worked out right now. There is additional information that is needed before that can be totally computed.

Judy Samaha, Director of Athletics, Sheehan High School asked for a brief report out on what plans have been drafted, if any, for the athletic facilities at Sheehan High School?

A representative of JCJ explained, there is a proposal for an all-weather track at Sheehan that will replace the existing track. It will be an 8 lane, 400 meter track along with an addition to the athletic storage facility of 4,000 sq. ft. which will bring it into par with the size of the facility at Lyman Hall. The site is max'd out right now and there is no longer room for a new soccer field, as was being considered earlier in the process.

Ms. Samaha referred to the football locker room, stating that it was under-sized for the number of students it serves. She asked what will be proposed to solve that problem?

The JCJ rep replied, there will be a gut of those spaces for they are inadequate. Those spaces will be used primarily for locker facilities for the football team. It has not yet been determined how many lockers will occupy the area. We would be going back to you and other users to determine that number at that time.

Pasquale Melillo, 15 Haller Place, Yalesville stated that he is all for education. He felt it was totally unnecessary to enlarge the entrance of Lyman Hall High School as well as building a new band room, renovating administrative offices, building new media centers, reducing the size of some of the metal shops, sub-dividing the metal shop at Dag, and building tennis courts. There is nothing wrong with the libraries in the schools as far as he was concerned and classrooms did not need to be relocated. All of this creates a tremendous burden on the taxpayers, he stated. The typical homeowner makes an annual salary of between \$30,000 - \$40,000 dollars. When you factor in the cost of the new senior center, other costly projects and the enormous bond interest they carry with them, not to mention re-evaluation, the average homeowner will most likely be paying about \$750 more per year in taxes, he stated.

Mr. Parisi stated, tonight is simply a presentation. It is not a final presentation by any means. There will be other public hearings on this matter.

Mr. Melillo stated that the committee or town should consider consulting a computer specialist to advise them on the Town's purchasing of computer equipment for the schools.

Dr. Joseph Cirusuolo, Superintendent of Schools stated, I did not want to leave two issues clouded that were mentioned before; the schools are not now presently overcrowded. We are well within capacity of the buildings; all of our population projections indicate that we will be well within the capacity of the buildings for ten to fifteen years. I did not make any recommendation to the Board until I had three years of student population projections that indicated that. Obviously, if there was going to be potential overcrowding problems in the future, solving that problem would have been more important than solving the problems being addressed by this renovation project. The other misimpression I want to correct is that the schools have been neglected maintenance-wise. That has not been the case for ten years. No maintenance budgets have been cut for ten years; we have spent \$2.5 million - \$3 million per year on maintaining the buildings. The maintenance aspects of this project are, by and large, infrastructure problems that frankly, cannot be funded through an operating budget every year. You are talking about heating systems, additional electrical power capacities, etc., so this is not a project that was proposed by the Administration or Board of Ed because the maintenance budgets were cut and because the buildings were neglected. This is a project from the aspect that is being proposed because, after so many years we just need to address some very basic building infrastructure situations. I did not want to leave those two issues out there that are, quite frankly, misimpressions.

Tim Keogh, 31 Eaton Drive asked, have we identified what we think is hazardous material as far as VAT or ACT now? Do we have any idea whether or not we still have it in ceiling materials or hidden behind walls? If so, are we going to be able to pick that up in our contingency costs or do we have to do another budget beyond that?

Mr. Harwood answered, we are currently waiting for an assessment to come back from our hazardous material assessment company that is on board with us. We really don't have a scope of what that is going to entail. Obviously, as you know, the hazardous materials, whether it is tile or different fiber boards, if we don't disturb it and construction does not impact those areas, we will not address it. We won't open up walls to touch it. Right now we are trying to get our total assessment back. It would be hopeful that it would fall within the contingency to be able to manage that. There has been a great deal of abatement over the years that has been ongoing, not only with the last project but also on an ongoing basis with the Building and Grounds Supervisor, Gerald Powers. Unless we come back to the project scope and all of a sudden see that there is going to be an exorbitant amount of money. If there is one goal of this group, it is to make sure that there is nothing that we haven't put out in front of the public, the Council, the Board. There is an exposure; there is a potential but we are not really sure what that magic number is yet.

Vincent Avallone, 1 Ashford Court stated, I would like to thank you for the time you and your committee have put into this. In your opening statements you mentioned that you had

spoken to the Board of Ed and had some meetings with the Council. I am not clear as to how the scope of this project was determined and laid out to you and your committee. Can you explain some of the meetings you had with the Council?

Mr. Harwood answered, the scope of the project was defined by the Board of Education. They did a review of what they anticipated were items that were not going to be covered in their capital plan over the next five years, I believe. The items showing up in this are items that they would not be including in their capital budget over a five year window but items they felt were a necessity for meeting the programmatic needs for the school and children and for meeting the infrastructure and safety needs. Obviously, code comes into play. The program listing; there was a clear definition in concept of what they needed to address each school. For example, you might see at Lyman Hall that heating and ventilation were a prime element and that Pupil Personnel Services needed to be addressed, etc. It is those types of things; a broader scope that was brought down for each school. There was a list. Some of the schools may have had twenty or thirty items that were clearly denoted as that being the project scope. Each school had a list like that and each one of them was then put into play. If we talked about ventilation, which is a serious issue for Lyman Hall, what we did with our maintenance, electrical and plumbing group and HVAC group is to understand what it would really entail. We would go in as a team to visit the site and assess the ventilation system to try and get a feel for what is needed to handle that. We would assess what we had for intake air; exhaust; how many air changes per hour occurred; trying to get a feel for what is needed to handle that. Is the capacity of the system correct currently; do we need to put units on the roof to handle a segment of areas; it is that type of assessment. A concept was brought forth, approved and adopted, brought to the committee and it was incumbent upon the committee to put it into a practical program from a building operations standpoint. The meetings from a program standpoint were really with the Board of Ed. Once we received the conceptual scope of the project and what was approved, from there the committee conducted walk-throughs of the building and met with the principals at each school within the first month. Then the owner's rep and architect, along with their team of professionals, went through the schools and met with Gerald Powers' group and got a feel from a buildings and grounds perspective. Then there was interaction with some of the administration at the schools; some of the teachers involved; principals, to get better perspective of some of the needs and conditions that you are dealing with. That, then came back and discussed with the Board of Ed at two Operations Committee meetings. Then we developed a schematic design which was then reviewed yet again with the principals.

Mr. Avallone stated, we are reading an awful lot about the cost of the project and how it has escalated. When you were given the scope of the project, were you ever told that there was a dollar amount or a budget that you had to stay within?

Mr. Harwood answered, no.

Mr. Avallone asked, when you went through your meetings with the Board of Education principals and whomever you discussed this with, when you started to get together with your committee and figure out what had to be done, did you price things as you went along or were you just looking to get things done?

Mr. Harwood answered, the role of the committee is simply to take the programmatic or scope of the project and then develop it from a constructability standpoint. The dollar review for us would only be on where we could value add the project or where we could reduce or approach the project and make it the most cost-effective to meet those needs. The committee's role is to say, "here is what you have asked for; here is the interpretation as best defined with administration, with our professionals and then the fiscal part of it comes directly back to the body that is elected, the Council. The role of the committee is to make sure that whatever the scope is, it matches realistic numbers for meeting that need. That is all our job is. We would never say what the cost should be; it is not even part of the discussion.

Mr. Avallone asked, can you please explain what these media centers contain?

A JCJ rep stated that they had been kicking around the idea of changing the term "Media Center" to "Information Resource Center for some time. It is, in fact, the library of the school albeit that it is not a traditional library as one might imagine. Most of the materials now are used on computer. We are now finding encyclopedias on cd-rom and other informational resources are found on the computers. It is an area where students can come from their classes and sit and actively use these computers, the audio visual components, class spaces where a media specialist might hold a class devoted to a certain type of research of certain aspect. That is what this typically is. It is not a place for books, by any means. It is a place for a wide range of technologies and we view these spaces as flexible spaces as technology continues to move forward, these media centers would be able to accommodate that. We have seen these changes and have been able to react to them over the past couple of years in our school projects and this goes hand in hand with a lot of the input we are receiving from the media center specialists that we are working with on this project.

Dennis Mannion, Football Coach at Sheehan High School stated, we hosted West Haven last week and the coach, whom I have known for a long time is a friend of mine, stuck his head in the door of my locker room and said, "without a doubt, this is the crappiest looking locker room I have ever seen in all the years I have coached." I appreciate all you are going to do and I hope you can help me soon, thanks.

John Bacchiocchi, 19 Doris Street stated, pending further action, a lot had to do with the media centers and the hazmat; is that pending further action over and above, or is there a

base figured into the price of it, or are we going to find out more about it? Or is the price for the hazmat and media centers going to be over and above the \$70 million? There were a lot of abatement areas on all of the drawings that pertained to the flooring materials. Are there dollars figured in already or is that coming over and above the \$70 million?

Mr. Harwood stated, at this time we are targeting \$69.8 million based on our understanding. The hazardous abatement process number is not in there as far as a line item, until we get our assessment back, which is due very shortly. It would be my hope that the contingency would be able to absorb that as one of the items we would draw out of contingency for. We have not put it out as a line item like other items. There is always a possibility that it may exceed our expectations. That is our hope at this point and, until we get it solidified, I would hate to speculate. We did not want to put a speculative number in there. With regard to the media centers; what we are really talking about is the infrastructure, wiring component for new construction. With the new technology expert the Board has brought on, we will flush that out in the very near future to understand where they want to go with that. It is more of the infrastructure wiring because the existing space, for the most part, has been upgraded, at least from what we see.

Mr. Melillo stated that he would like to see the Town solicit as many bids as possible, unlike the process used to solicit bids for the architects or engineers which was limited to only four bidders.

This concluded the presentation at this time.

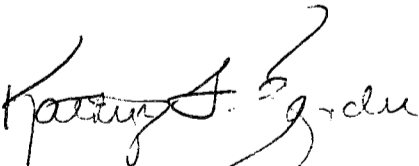
Chairman Parisi thanked the School Building Committee for their fine work to date and for an excellent presentation and extended the thanks to the committee's support staff.

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

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

There being no further business, the meeting adjourned at 9:12 P.M.

Meeting recorded and transcribed by:



Kathryn F. Zandri
Town Council Secretary

Approved:

Robert F. Parisi
Robert F. Parisi, Chairman *by RR*

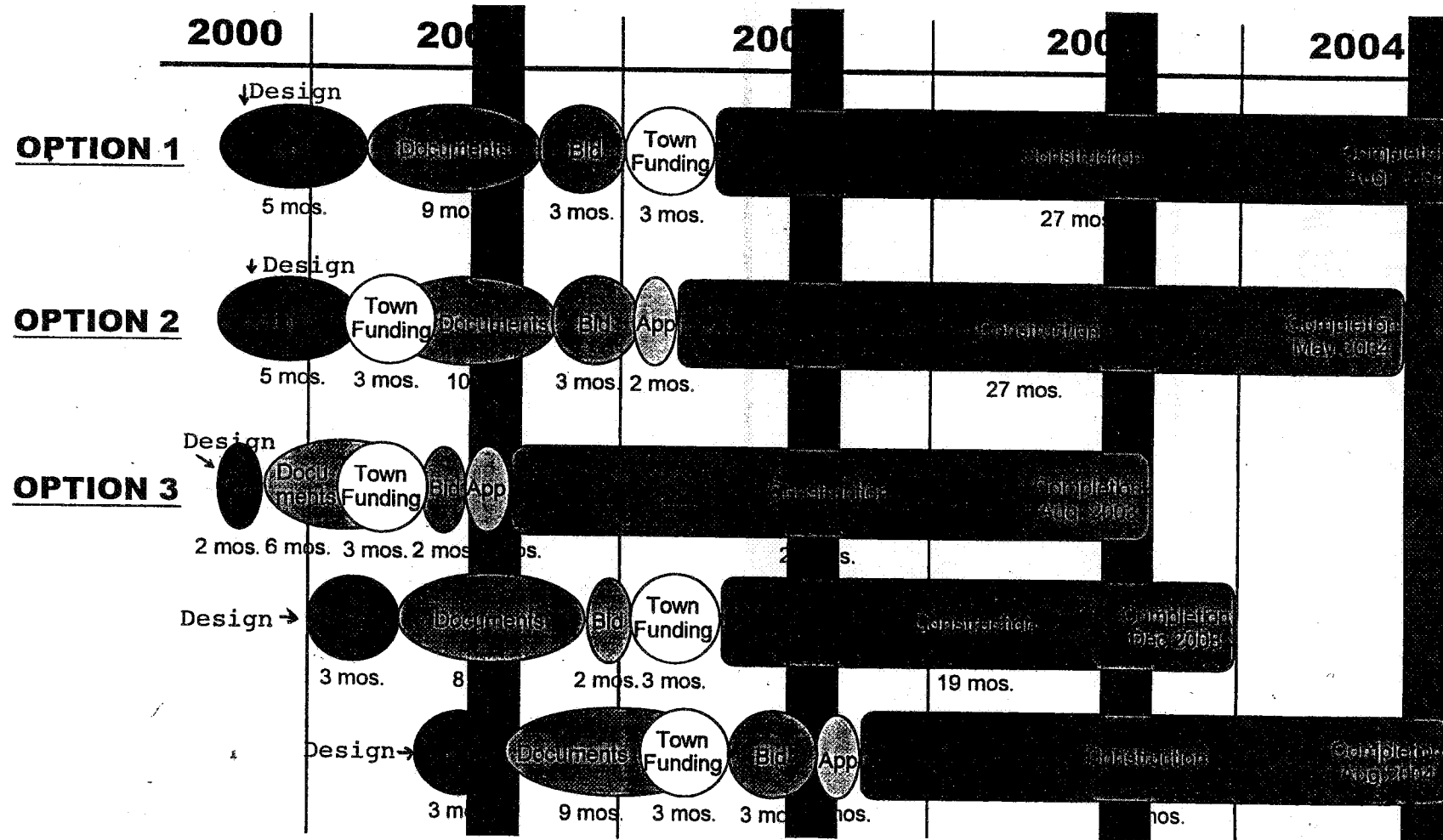
10-10-00
Date

Rosemary A. Rascati
Rosemary A. Rascati, Town Clerk

10-10-00
Date

Eleven School Renovation Projects • Town of Wallingford

Schedule Alternatives



Key

- Design Development
- ▨ Contract Documents P&Z, State Approvals
- ▩ Bidding
- Town Funding Approval
- ▤ Final Town Approval
- Construction