

TOWN COUNCIL MEETING

FEBRUARY 22, 1994

6:30 P.M.

AGENDA

1. Roll Call & Pledge of Allegiance
2. Consent Agenda
 - a. Consider and Approve Tax Refunds (#205-213) in the Amount of \$1,797.46 - Tax Collector
 - b. Confirmation of Mayoral Appointments to the Jubilee 325 Steering Committee
 - c. Consider and Approve the Appointment of Richard Centner as the Board of Education's Representative to the School Building Expansion Committee
3. Items Removed From the Consent Agenda
4. Consider and Approve Three (3) Appointments to the Position of Constables for the 1994-1996 Term
5. Consider and Approve One (1) Appointment to Fill a Vacancy on the Housing Authority for a Term to Expire on 10/31/95
6. Approve and Accept Minutes of the 1/25/94 and 2/8/94 Town Council Meetings
7. Consider and Approve a Transfer of Funds in the Amount of \$1,800 from Contingency Reserve for Emergency Acct. #001-8050-800-3190 to Jubilee 325 Acct. #001-1310-600-6160 - Public Celebrations Committee
8. Consider and Approve a Transfer of Funds in the Amount of \$2,500 from Contingency Reserve for Emergency Acct. #001-8050-800-3190 to July 4th Fireworks Acct. #001-1310-600-6150 - Public Celebrations Committee
9. Consider and Approve a Transfer of Funds in the Amount of \$5,000 from Contingency Reserve for Emergency Acct. #001-8050-800-3190 to 50th Anniversary Celebration Acct. #001-2036-600-6100 - Dept. of Fire Services
10. Consider and Approve a Transfer of Funds in the Amount of \$500 from Rubbish Removal Acct. #001-2032-500-5120 to Maintenance of Building Acct. #001-2039-500-5100 - Dept. of Fire Services
11. PUBLIC QUESTION AND ANSWER PERIOD - 7:30 P.M.

(OVER)

12. Consider and Approve a Waiver of Bid for Video Production Service at a Cost Not to Exceed \$8,000 With Patrick Media for the Economic Development Commission - Program Planner
13. Discussion and Possible Action on Authorizing the School Building Expansion Committee to Direct Fletcher Thompson to Design Improvements and Prepare Public Bidding Documents for Yalesville School, Dag Hammarskjold Middle School and James H. Moran Middle School in Conformity with Specifications Approved by the Board of Education on February 3, 1994 and, In Addition, Direct Fletcher Thompson to Design Improvements and Prepare Public Bidding Documents for Yalesville School, Dag Hammarskjold Middle School and James H. Moran Middle School in Conformity with Specifications Contained in the New England School Development Council (NESDC) Report Dated February 1992 with Elementary School Improvements Limited to Yalesville School with no More Than Twenty Classrooms - Mayor's Office
14. Discussion and Possible Action Regarding the Televising of the Town Council Budget Workshops for Fiscal Year 1994-95 as Requested by Vice Chairperson Susan S. Duryea

TOWN COUNCIL MEETING

FEBRUARY 22, 1994

6:30 P.M.

ADDENDUM TO AGENDA

15. Executive Session Pursuant to Section 1-18a(e)(2) of the CT. General Statutes with Regards to Pending Litigation as Requested by Town Attorney Janis M. Small

TOWN COUNCIL MEETING

FEBRUARY 22, 1994

6:30 P.M.

SUMMARY

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2c. Approve the Appointment of Richard Centner as the Board of Education's Representative to the School Building Expansion Committee to Replace Thomas Murphy	6
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Agenda Item

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13. Approve Authorizing the School Expansion Committee to Direct the Architect, Fletcher Thompson, to Prepare Cost Estimates in Conformity with the Desired Educational Program for the Yalesville School, Dag Hammarskjold Middle School and the James H. Moran Middle School as Approve by the Board of Education on February 3, 1994

Approve Authorizing the School Expansion Committee to Have the Architect Prepare the Cost Estimate in Conformity with the Original Program Requirements for Yalesville School, Dag Hammarskjold Middle School and the James H. Moran Middle School as Approved by the Board of Education on February 3, 1994

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14. Discussion Regarding the Televising of the Town Council Budget Workshops for Fiscal Year 1994-95

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15. Executive Session Pursuant to Section 1-18a(e)(2) of the CT. General Statutes with Regards to Pending Litigation

Authorize the Town Attorney to Appeal the Case of Fairchild v. Town of Wallingford Dept. of Police Services

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TOWN COUNCIL MEETING

FEBRUARY 22, 1994

6:30 P.M.

A meeting of the Wallingford Town Council was held on Tuesday, February 22, 1994 in the Robert Earley Auditorium of the Wallingford Town Hall and called to Order by Chairman Thomas D. Solinsky at 6:35 P.M. All Councilors answered present to the Roll called by Town Clerk Kathryn J. Wall with the exception of Councilor Papale who arrived at 6:37 P.M. Mayor William W. Dickinson, Jr. arrived at 6:39 P.M., Town Attorney Janis M. Small arrived at 8:00 P.M. and Comptroller Thomas A. Myers arrived at 6:37 P.M.

The Pledge of Allegiance was given to the Flag.

A Moment of Silence was observed for Edward Musso who faithfully attended and participated in each Town Council Meeting, and Charles Clulee, Town Historian, Former Member of the Board of Education; Library Board of Managers; Public Celebrations Committee Member and Bicentennial Commission. Both gentlemen had the welfare of the Town of Wallingford first and foremost in their hearts.

ITEM #2 Consent Agenda

Motion was made by Mrs. Duryea to Place the Following Item on the Consent Agenda to be Voted Upon by One Unanimous Vote of the Council, seconded by Mr. Zappala:

ITEM #2b Confirmation of Mayoral Appointments to the Jubilee 325 Steering Committee (Appendix I)

VOTE: All ayes; motion duly carried.

ITEM #3 Items Removed from the Consent Agenda

ITEM #2a Consider and Approve Tax Refunds (#205-213) in the Amount of \$1,797.46 - Tax Collector

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

Frank Wasilewski, 57 North Orchard Street asked, why does this have to be on the agenda? The Tax Collector has the overpayments which must be returned to the taxpayers.

Comptroller Thomas Myers explained that State Statute requires the Council to note the refunds for the record.

VOTE: All ayes; motion duly carried.

ITEM #4 Consider and Approve Three (3) Appointments to the Position of Constables for the 1994-96 Term

Motion was made by Mr. Knight to Enter the Names of William Choti, Robert Jacques and Steven B. Holmes as Constables, seconded by Mr. Rys.

VOTE: All ayes; motion duly carried.

Kathryn J. Wall, Town Clerk, performed the Swearing-In Ceremony for Mr. Holmes who was in attendance this evening.

ITEM #5 Consider and Approve One (1) Appointment to Fill a Vacancy on the Housing Authority for a Term to Expire on 10/31/95

Motion was made by Mrs. Duryea to Waive Rule XIII of the Town Council Meeting Procedures, seconded by Mr. Killen.

VOTE: All ayes; motion duly carried.

Motion was made by Mrs. Duryea to Approve the Appointment of Ruth Kennedy to the Position on the Housing Authority, seconded by Ms. Papale.

VOTE: All ayes; motion duly carried.

ITEM #6 Approve and Accept the Minutes of the 1/25/94 and 2/8/94 Town Council Meetings

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

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

ITEM #7 Consider and Approve a Transfer of Funds in the Amount of \$1,800 from Contingency Reserve for Emergency Acct. #001-8050-800-3190 to Jubilee 325 Acct. #001-1310-600-6160 - Public Celebrations Committee

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

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

ITEM #8 Consider and Approve a Transfer of Funds in the Amount of \$2,500 from Contingency Reserve for Emergency Acct. #001-8050-800-3190 to July 4th Fireworks Acct. #001-1310-600-6150 - Public Celebrations Committee

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

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

ITEM #9 Consider and Approve a Transfer of Funds in the Amount of \$5,000 from Contingency Reserve for Emergency Acct. #001-8050-800-3190 to 50th Anniversary Celebration Acct. #001-2036-600-6100 - Dept. of Fire Services

Motion was made by Mr. Gouveia to Establish a New Account #001-2036-600-6190, 50th Anniversary Celebration Acct., seconded by Mrs. Duryea.

VOTE: Killen and Zandri, no; all others, aye; motion duly carried.
Motion was made by Mrs. Duryea to Approve the Transfer, seconded by

Mr. Rys.

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

ITEM #10 Consider and Approve a Transfer of Funds in the Amount of \$500 from Rubbish Removal Acct. #001-2032-500-5120 to Maintenance of Building Acct. #001-2039-500-5100 - Dept. of Fire Services

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

Mr. Gouveia asked if this was the same Maintenance of Building Acct. that the Chief transferred funds from at our last meeting?

Chief LeFebvre responded, no, it is not.

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

ITEM #12 Consider and Approve a Waiver of Bid for Video Production Service at a Cost Not to Exceed \$8,000 with Patrick Media for the Economic Development Commission - Program Planner

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

Mr. Zappala asked, why didn't the commission choose Ibsen Creative Services of Wallingford? Their final bid was \$8,000 as compared to Patrick Media's bid of \$8,500?

Gary Powell responded, Patrick Media's approach was different from all the others. The commission checked twelve other town's videos and found them all very similar. Patrick Media's approach was more creative and appealing.

Mr. Knight asked, what as the average length of the video for the other twelve towns?

Mr. Powell answered, the video should not run longer than five minutes. Although Patrick Media's proposal was \$8,500 the commission is only requesting \$8,000 due to the fact that Patrick Media offers an "a la carte" menu of services.

Mr. Killen felt that the commission acted prematurely in interviewing prospective bidders first prior to coming to the Council for a bid waiver.

Mr. Powell stated that the issue gathered so much notoriety that the firms approached the commission. It was not necessary to go out to bid.

Mr. Rys asked, will the commission be mailing 6,500 videos out to five different states as noted in Mr. Roe's letter?

Don Roe, Program Planner explained, no, the letter is referring to a mailing of literature, not videos.

Mr. Rys asked, how many tapes will the Town be purchasing for the \$8,000?

Mr. Powell responded, approximately ~~5-200~~ ^{50/100} copies. The commission will own the master copy which will be of beta quality copied to VHS quality.

VOTE: Zandri and Zappala, no; all others, aye; motion duly carried.

Mr. Zandri asked, what progress has the commission made to date on recruitment of business to the town?

Mr. Roe explained that the first mailing will take place in April to five states. Next will be the video production project. The commission has researched the option of attending trade shows and visited with the State Economic Development Commission with the hopes of garnishing some tips and/or guidance in this area, only to find that the State was no further along in their research. Currently the commission is focusing its efforts on the video and direct mailing.

Motion was made by Mrs. Duryea to Move Agenda Item #14 Up to the Next Order of Business, seconded by Mr. Rys.

VOTE: All ayes; motion duly carried.

ITEM #14 Discussion and Possible Action Regarding the Televising of the Town Council Budget Workshops for Fiscal Year 1994-95 as Requested by Vice Chairperson Susan S. Duryea

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

Mrs. Duryea explained that, although she did not vote in favor of televising Town Council Meetings she has been surprised by the number of residents who faithfully watch the meetings. Therefore she thought perhaps it would be beneficial to televise the larger budgets covered in the workshop process such as Board of Education, Public Works, and possibly the utilities. This is the Town's checkbook and the taxpayers should be interested in how their money is spent.

Don Roe, Program Planner explained that there are many program commitments and to a certain extent some of those commitments would have to be suspended. The effect is certainly not fatal, however, it does add to potential confusion by the public over program scheduling.

Mr. Zandri recommended that Chairman Solinsky meet with Scott Hanley, Program Manager of WPL-TV to discuss schedule availability.

Mr. Hanley explained that the schedule for the first week of April does allow for some televising, however, as the month progresses the scheduling commitments are numerous. He reminded the Council that there are restrictions placed upon him by the Library with regards to video production days. He currently has three part-time volunteers who can put in twelve hours per week besides holding down daytime employment responsibilities.

Ms. Papale asked, how much money will it cost to televise the workshops mentioned and how much money will Mr. Hanley require in his budget to cover the cost?

Mr. Hanley responded that he experienced a slow start at the beginning of the year and the money allocated for production had not been fully utilized, therefore funds are available.

Mr. Gouveia stated that the Board of Education alone comprises 55% of the budget and felt strongly that he would be willing to relinquish the televising of a Town Council Meeting to have the Board of Education's workshop televised for the public.

Philip Wright, Sr., 160 Cedar Street felt that it was important that the people of the Town see how the process works. He felt that the camera crew should be paid to televise the workshop, it will be money well spent.

Mr. Wasilewski felt it was important that the public obtain a copy of the budget book so that they will understand what the Council is addressing.

Mrs. Duryea suggested that Mr. Hanley, Don Roe, Tom Solinsky and herself meet to discuss this issue further.

No action was taken.

PUBLIC QUESTION AND ANSWER PERIOD

Frank Wasilewski, 57 North Orchard Street, informed the Council and Mayor that Ford Motor Company is recalling the 1991 and 1992 Crown Victoria Models. He hoped that the Chief of Police is aware of the problems with the vehicles.

He asked Mr. Myers, how much money is budgeted annually for anniversary increases, merit increased and benefits?

Mr. Myers could not provide that figure with researching the information.

Mr. Wasilewski had researched the issue and responded with the following figures:

General Fund	\$17	million
Board of Education	\$35	million
Electric Division	\$ 4.5	million
Water Division	\$ 2	million
Sewer Division	\$ 1.75	million

for a total of \$60,592,884. Mr. Wasilewski then asked, how many merit raises are granted each year?

Mr. Myers explained that the Town has traditionally hired below the going rate for a position. Over the next four or five years increases are given to bring that employee into line with the appropriate pay for the job. Over that time the employee gains experience and knowledge of Town government policies and procedures. In essence, the Town experiences a savings in the area of salaries during that time as well.

Mr. Wasilewski pointed out that the current Superintendent of Schools was hired at a salary higher than the previous individual who occupied that same position. He urged the Mayor and Council to consider a wage

freeze. The taxpayers cannot afford the wage increases that the Town continues to award its employees each year.

Mr. Myers explained that certain employees are not part of the classified service of the Town's employment and therefore negotiate their salaries via contracts with the bodies that hire them.

Mr. Wasilewski pointed out that over the past four years six positions within the Town's employment have increased their pay by \$11,000; \$23,000; \$14,500; \$14,600; \$9,000 and \$10,000, respectively. We cannot continue along these lines.

Philip Wright, 160 Cedar Street agreed that too much money is spent on the employee's wages in this town. What is important to the taxpayer is the issue of how much Town employees are being paid compared to what the taxpayer is earning.

The Chairman declared a recess at this point in time.

Motion was made by Mrs. Duryea to Move Agenda Item #15, Addendum, Up to the Next Order of Business, seconded by Mr. Rys.

VOTE: All ayes; motion duly carried.

ITEM #15 Executive Session Pursuant to Section 1-18a(e)(2) of the CT. General Statutes with Regards to Pending Litigation as Requested by the Town Attorney

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

VOTE: All aye; motion duly carried.

Motion was made by Mrs. Duryea to Exit the Executive Session, seconded by Mr. Killen.

VOTE: All ayes; motion duly carried.

Motion was made by Mrs. Duryea to Authorize the Town Attorney to Appeal the Case of Fairchild v. Town of Wallingford Department of Police Services, seconded by Mr. Zappala.

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

ITEM #2c Consider and Approve the Appointment of Richard Centner as the Board of Education's Representative to the School Building Expansion Committee

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

Mrs. Duryea read correspondence into the record from Thomas Murphy announcing his resignation from the committee.

Mr. Centner will replace Mr. Murphy.

VOTE: All ayes; motion duly carried.

The Chairman declared a recess until such time as the Board of Education arrives for the next agenda item. (Note: The Board of Education was holding a special meeting and was due to arrive momentarily.)

ITEM #13 Discussion and Possible Action on Authorizing the School Building Expansion Committee to Direct Fletcher Thompson to Design Improvements and Prepare Public Bidding Documents for Yalesville School, Dag Hammarskjold Middle School and James H. Moran Middle School in Conformity with Specifications Approved by the Board of Education on February 3, 1994 and, in addition, Direct Fletcher Thompson to Design Improvements and Prepare Public Bidding Documents for Yalesville School, Dag Hammarskjold Middle School and James H. Moran Middle School in Conformity with Specifications Contained in the New England School Development Council (NESDC) Report Dated February 1992 with Elementary School Improvements Limited to Yalesville School with No More Than Twenty Classrooms - Mayor's Office

Motion was made by Mrs. Duryea to Open Discussion and Possibly Take Action on Amending the School Expansion Committee's Charge, seconded by Mr. Zappala.

Donald Harwood, Chairman of the School Building Expansion Committee reviewed the Project Progress Report dated February 22, 1994 and the Committee's Target Items and Goals (Appendix II) with the Council at this time. The committee's objectives are to assist in providing a cost effective quality project; maximize remaining time to meet the 1996 time line; work with the Town to ensure expeditious approvals associated with the project and continue to work towards a partnership approach in project development inclusive of the Town Council, Mayor, Board of Education, Superintendent of Schools and Committee Members.

Mr. Harwood explained that the original proposal of adding five classrooms between Pond Hill and Stevens School (whether it would have been three rooms at one and two at another school or one room at one school and four at another was undetermined) has been revised to a new proposal of adding those five to Yalesville School.

Dr. Cirasuolo, Superintendent of Schools stated that it made more sense to locate the project at one site for two reasons:

1. Any existing building subjected to renovations will need to be brought up to current code and ADA (American Disability Act) compliance. It would be much more cost-effective to restrict the number of buildings which will be effected.
2. The school building staff will manage the project, therefore it would be easier to monitor Yalesville School and the two Middle Schools vs. five schools. The School Administration is responsible for making the final recommendation to the Board of Education to accept the project once complete.

Dr. Cirasuolo recommended the consolidation of projects in January of this year which will increase the number of students at Yalesville from 425 to 550 and will still meet all enrollment and program needs.

Suzanne Wright, Board of Education Chairperson explained that the specifications for the consolidation that the Board approved meets all program needs while allowing for a possible increase in enrollment. It was stressed by the Board that the specifications must allow for flexibility of space. The art, music and computer rooms must be kept consistent with other classroom sizes for the purpose of allowing the conversion of the space to additional classrooms should enrollment increase. The special education classrooms will have divider walls installed to also allow for the conversion to two classrooms should they be required.

The Board unanimously agreed to the desired educational program and to these specifications. Everyone felt very strongly that this project should be completed the right way, now, to meet the needs of our educational system, to meet the needs in terms of enrollment that have been projected and to try and not make "guessimates" as to what we need and what we can cut corners on.

Mr. Solinsky asked if the proposal of a total of fifteen classrooms at Yalesville School meets the specifications of the Board?

Dr. Cirasuolo responded, yes.

Mr. Solinsky stated that there are thirteen existing classrooms currently at Yalesville.

Dr. Cirasuolo answered, that is consistent with what Fletcher Thompson told them, that they would have a total of twenty-eight classrooms in the building.

Mr. Solinsky asked if the original thirteen classrooms will be strictly used for classrooms and not office space?

Dr. Cirasuolo responded, they will be used for instruction. Fletcher Thompson does not have intentions of taking the classrooms and use them for office space.

Mayor Dickinson expressed his concerns on this issue. He felt that there was a discrepancy with the figures that NESDC used with regards to square footage and the elementary schools. Assuming that it will fall in line with original program requirements as outlined by Fletcher Thompson, the square footage for Yalesville would be 56,115 sq. ft. under the original proposal. If you add to that the NESDC additional square footage for the middle schools, the middle schools would total 39,100 sq. ft. for a total of 95,215 sq. ft. based upon DeCarlo & Doll and NESDC. The Board of Education in February 1994 voted to approve 152,446 sq. ft. It is an expansion of about 1/3 in square footage. The Mayor's concern was with the affordability aspect of the project. Initial estimates indicated that it could go from \$13 million to over \$20 million in cost. The motion before the Council is to direct the School Building Expansion Committee to obtain cost estimates for the improvements based upon those two programs. Then we would have to make a decision on which one is affordable by the community. In fact, the original program as outlined by Fletcher Thompson contained more classrooms than the NESDC study. NESDC called

for twenty-eight classrooms at the middle school area. Under the Fletcher Thompson proposal sixteen classrooms are planned for each middle school. Instead of twenty-eight it is actually a total of thirty-two. There is an expansion at the middle school without dealing with the desired program which is the larger size. Again, affordability is very much a concern. He is under the impression that the development of the two cost estimates would not involve any additional fees by the architect, is that correct?

Mr. Harwood could not respond yes or no. In looking at the R.F.P. that was sent out and the subsequent proposal, they (Fletcher Thompson) came back with cost estimates associated with the project for each site. Based on that they had identified seven locations. Pond Hill School and Stevens School represented approximately \$104,000 of the cost estimate. The cost will be squelched somewhat by consolidating to Yalesville but the cost will not be eliminated all together. There will be some sort of an offsetting cost associated with working the two proposals as desired and original.

Mayor Dickinson stated, if we cannot quantify how much that will be and if it is more than a fairly small amount then he recommended that one or the other be chosen and that we not spend a lot of money developing two cost estimates. It is not in the interest of the community to pay a large amount of money for two cost estimates.

Mr. Harwood felt that the offsetting cost will be approximately a "couple of thousand dollars per school" to do both. He felt \$8,000 or \$9,000 is probably what it will cost to do the comparisons between desired and original. If we are only dealing with one elementary site vs. the original three planned then less dollars will be expended for the design, development and schematic design phase on the other two schools. It is an offsetting.

Mayor Dickinson disagreed. He felt that we will be paying more money for documents related to one location than we would have otherwise under the original contract. That is an increase. It may mean that we are not paying money for another location but that is not really the comparison. We eliminated that other location.

Mr. Zandri asked for an explanation of the square footage difference that the Mayor eluded to earlier.

Dr. Cirasuolo stated that the Mayor calculated the square footage for the twenty-eight classrooms using the formula in the NESDC report. What he did not take into account was the fact that NESDC, when looking at the original Yalesville building as expanded by DeCarlo & Doll, did not use the formula that they used for everything else. They simply accepted the DeCarlo & Doll Study which, if you were to implement that, would have a greater number of square feet than if you simply take the NESDC formula and apply it to a building.

Mayor Dickinson agreed that the explanation was accurate in so far as the original figures were on the elementary. When you add the figure of 56,115 sq. ft. (as quoted by the architect for Yalesville School) for original program requirements to the Middle School of

approximately 40,000 sq. ft., that totals in the neighborhood of 90,000 to 100,000 sq. ft. When added to the figures for Special Services, Media Center, Health Services, etc., that results in a total of approximately 152,446 sq. ft. on the desired educational program between elementary and middle school.

Dr. Cirasuolo asked the Council to keep in mind that the 56,115 sq. ft. was what was proposed for a 425 student school. It does not include square footage for the five classrooms that are part of the consolidation.

Mr. Zappala asked if \$14 million will cover the project?

Mayor Dickinson responded that the original project was based upon the NESDC report. The original report also made a clear distinction between the enrollment and program needs. Enrollment needs were identified as nine additional classrooms over the next ten years. The additional eighteen classrooms in the NESDC report were identified for program needs. He asked, am I making a judgment at the elementary level that if we put twenty-three classrooms at Yalesville School it will more than adequately cover enrollment needs and also provide additional rooms for program needs? Absolutely. That is a judgment he is making, unfortunately, based upon what he feels that the Town can afford. If times were better and more money was available it would be laudable and in everyone's interest to perhaps to go for the larger project. This project began based upon the NESDC report and the enrollment projections. The costs are going right off the Richter scale. For that reason he is saying that twenty-three classrooms added to the school system should be adequate to handle enrollment needs. If the cost estimates come in so that the expanded program is in the \$13-15 million price range, he would not object to it.

Mr. Zappala asked the Board, why do you need twenty-three classrooms?

Dr. Cirasuolo responded, we are trying to come out of the project with our students having what most students in the State have, art rooms, music rooms, etc. What we have now is totally inadequate. With all due respect to the Mayor, Dr. Cirasuolo stated that he does not look at this project with that fine a distinction between enrollment needs and program needs.

Mr. Knight asked, what is the life expectancy of the portables and when will they become a problem for the system and require replacement?

Dr. Cirasuolo responded, they generally last ten to fifteen years. We are beginning to experience problems already with roof leaks, etc. Nevertheless, the Board decided not to include them in this project. At some point, after the turn of the century, somewhere between 2000 and 2005 the school system will have to address what will have to be done with them.

Mr. Knight stated that there has been a lot of discussion regarding the fact that we will avoid a lot of code work by utilizing Yalesville School, but isn't it a fact that certain work will be required by the

school system to meet ADA requirements regarding the width of the doors, etc.?

Dr. Cirasuolo was not aware of that fact. He stated that the buildings are inspected by the Fire Marshal on at least an annual basis, he makes recommendations, we have been able to implement all of those recommendations because none of them, to this point, have involved construction. At some point in the future we may very well have to address some of the code issues. If you go into a building to renovate it the State requires a thorough inspection and to address every code issue unless you can obtain a sign-off by local officials and that does not happen too often.

Mr. Knight pointed out that a 50% factor is being used for consideration of circulation and mechanical and construction for square footage needs in Yalesville School but only a 35% factor in the other schools. Is it due to the scope of the project at Yalesville?

Chet Salit, Architect with Fletcher Thompson responded, Yalesville, being an older school, is that much less efficient than Dag or Moran right now. We believe that with the wider corridors, the extra construction space taken with load-bearing construction, etc., that is largely the reason.

Mr. Gouveia asked for a clarification on the desired and original proposals on the elementary level. He asked, what was the original requirement for the elementary level other than Yalesville School?

Dr. Cirasuolo responded, other than Yalesville, there were nine classrooms initially specified for the other schools.

Mr. Gouveia asked, what would that translate to in square feet?

Dr. Cirasuolo answered, you would have to apply the formula of nine times nine-hundred square feet plus the circulation factor of 1.5 ($9 \times 900 + 1.5$).

Mr. Harwood added, each classroom is identified as somewhere around 865 sq. ft. per classroom plus the factor of 1.5.

Mr. Gouveia stated, that explains why we originally went from 56,000 sq. ft. on Yalesville School to 71,000 sq. ft.

Dr. Cirasuolo explained, before we went to consolidation exclusively at Yalesville, we also determined that it was not nine additional classrooms that was needed, it was only five. So five classrooms were taken out of other locations and put into Yalesville.

Mr. Killen asked, what is the ball-park figure for the cost of Yalesville School, alone? The desired proposal.

Mr. Harwood responded, we used order magnitude costs - just throwing a square footage value to that. Our intent tonight is to have the architect give us something that is reality. I have always felt that numbers thrown out don't mean a lot. If you go back to the DeCarlo &

Doll Study, Scheme II, they showed a spread between \$6 million to \$7 million. But in that part of the study which identified that cost they took exception to reimbursement, if we sprinklered the building, to cost escalation, to any furniture and equipment which is a significant factor by itself. They also did not include any investigation of sampling or removal of any of the hazardous materials, i.e., asbestos. The number of \$6 to \$7 million is not really a fair number, never has been and is not reflected in their document as such. All it did was state that it was pretty much the construction cost but did not include the interior of the school and all the other things mentioned.

Mr. Killen asked, will we work with any hard and fast figures tonight?

Mr. Harwood responded, it will be difficult for I don't have any. That is why we would want to follow the Mayor's motion and have the architect go back and give us some very good estimates based on the square footage associated with the new program. Fletcher Thompson indicated that they would develop some broad-based estimates for either alternative at no increase in fees. If we got anymore specific than that there would be an up-charge. Those estimates would be based on a raw square footage number thrown against what the desired program and original program is and then try to work back out of that.

Mr. Killen pointed out that the motion this evening does not embrace dollar amounts one way or the other. We are going to go through this whole routine again when the figures come out. We are spinning our wheels here. If I am going to make a decision it has to be based on someone stating that they are placing their reputation on the numbers.

Mr. Harwood responded, we can get you dollar amounts in a couple of days at no additional cost based on what the Mayor's motion is here in a broad sense. That is a commitment that the architect just made to us as we were sitting here talking. It would not have been fair and appropriate for the committee to go out and have them explore these without the Council embracing the scope change that is being brought forth. That is not the charge to the committee. That is why we are back here.

Ms. Papale asked, if we do vote tonight to have the architect go out and bring estimates back for the original program and desired program, would that be done in two weeks...what is the timetable? She stated that conversation continues at the Board of Education meetings regarding the magnet school and if that should come about it would change the amount of work that will go into Dag and Moran and may bring the price down.

Mrs. Wright responded, it is a discussion that the Board continues to have. She could not answer the question directly due to the fact that the Board has not taken action. It will be discussed Monday night.

Mr. Knight asked, is everyone concerned with the project confident that the methodology used to predict school enrollment is accurate?

Dr. Cirasuolo responded, I think that everyone is confident that it is

as accurate as something like this can be. The methods used are the standard methods. They are correct in an overwhelming majority of cases, but they are based on some assumptions, especially when you get into some of those years when you are predicting the number of children born. The projections most likely open to error are the elementary projections. The middle school projections are much more solid. The original projections done back in 1990-1991 appear to be a little conservative. For 1989-1993 the increase in student population in the district has been 899 students. That is a large increase for a school district. There still remains a lot of land in Wallingford that has the potential to be developed, there are people who are ready to sell it to developers and there are some developments going in of the type that will attract families with children. There is one on the Northwestern side of town. All the homes have two and three bedrooms and are selling very quickly.

Dr. Cirasuolo added, our kindergarten class, generally, has been running 30-35% greater than the group that was born five years earlier. Out of all our projections, on an annual basis, the ones that have been the most accurate have been the kindergarten ones.

Mr. Gouveia stated that he was not quite ready to vote yet. He thanked everyone for appearing before the Council this evening and providing them with a wealth of information. It helps to gain a better understanding for the project. The mere fact that we have a motion prepared before the discussion has taken place is indicative that we have a problem. We have two different philosophies, two different ideas. You cannot simply assume that you will add fifteen classrooms to Yalesville therefore you multiply fifteen classrooms by 850 sq. feet to arrive at 12,725 square feet and that is all you need. A lot more is needed. You need bathrooms, cafeteria expansion, hallways, etc. He is satisfied with the explanation for the increase in square footage for Yalesville and asked if it was appropriate at this time to inquire about the middle schools?

Mr. Solinsky asked if there were anymore comments on the elementary aspect?

Seeing none, he allowed the discussion to shift to the middle school portion of the project.

Mr. Gouveia asked Dr. Cirasuolo to explain why the original option for the middle school was 41,000 square feet and the desired option is 71,800 square feet.

Dr. Cirasuolo first addressed the original proposal which was to add sixteen classrooms to each elementary school. The option that was adopted by the Board was to construct a fourteen classroom addition and then to enlarge the cafeteria space at both. The enlargement of the cafeteria involves the replacement of two art rooms. So it is really sixteen classrooms at each school on the original proposal. He referred Mr. Gouveia to the information the Council received regarding the desired program. In looking at the regular classrooms four of them are specified in the desired educational program to be science classrooms. When we have a team of teachers at the middle

school level we are looking a science teachers and they will need some kind of classroom to teach science. That will require an extra 600 square feet. Also a 200 square foot science storage room appears in the desired program vs. the original program. Expansion of administrative services was added to the desired educational program. 950 square feet, based on the judgement that the Board should at least have the option, with two middle schools running close to 900 students, of adding an Assistant Principal. If that is the case an office is needed for that person. You will also need an additional Guidance Counselor. You should not preclude that option by virtue of not having the space. There was no specification for special services in the original proposal. The Board added 640 square feet for that. There was no provision for the expansion of the Physical Education facility in the original proposal but with 800 to 900 students in each school we will not be able to fit all those children into the gym. What is being proposed is an exercise room, not an expansion of the gym with high ceilings, but another teaching space for P.E., that is another 2,900 square feet. Expansion in size of the cafeteria kitchen of 300 square feet over the original proposal is reflected. Instead of taking the present Media Center area, he uses that term lightly (it is really classroom space with books in it), and making it larger, what the Board is proposing is that we construct Media Centers at each school, that amounts to 4,100 square feet more at each school. The addition of a storeroom for art added another 450 square feet. At Moran there is no room that is comparable to the green room at Dag (the green room is a band rehearsal room). At Moran the Board is proposing adding that facility of 1,500 square feet. In the original proposal there was no provision for additional custodial and maintenance services. That is a very severe need at those schools. The principals of the school identified that problem so the Board added 4,900 square feet per school for that purpose. If you take all those figures outside of the band rehearsal room and double them, then add the 1,500 square feet for music, you arrive at the total that is in the desired educational program.

Mr. Gouveia asked, you did that without increasing the number of rooms?

Dr. Cirasuolo responded, that is correct. We are still looking at fourteen classrooms and two art rooms for a total of sixteen classrooms each. We are adding an additional P.E. at each school, the Media Center becomes a separate structure at each school and at Moran there is an additional music facility.

Mr. Solinsky asked if the motion needs to be changed since Mr. Harwood has referred to broad cost estimates?

Mr. Harwood did not think that the motion has to change. The Mayor indicated that if there was an additional cost it needed to be reflected. The architect is saying that they can give us some sort of a number so we can get a feel of where we want to go.

Mr. Solinsky asked, what is the architect going to do, conceptual and broad costs? They are not going to bid documents?

Mr. Harwood responded, no, we are not going to bid documents.

Chet Salit, Principal with the firm of Fletcher Thompson, Bridgeport, CT. stated that, to the extent that the objective, here, is to quickly identify a comparative construction cost between the original and desired programs, we believe that there is enough information available now, numerically, to do that. Basically we will multiply square footage times what we believe to be realistic costs per square foot and generate overall construction costs. We would do that at no additional cost to the Town. However, the extent that that information is not sufficient and either the Council, Board or Mayor needs more definitive or detailed cost estimates, i.e., what will the HVAC system cost, structure cost, how much will we spend on windows, how much on doors, etc., we will need additional cost for additional estimating services. That will be approximately \$2,000 - \$3,000 per school. Neither of those scenarios entail the design of the two concepts. It entails the design of a concept at your preference.

Mr. Solinsky asked, when you give these costs will you have disclaimers on that state that you did not include sitework, or other things?

Mr. Salit responded, our methodology is a little bit different than DeCarlo & Dolls. Essentially, not to discredit them, they did probably what was appropriate for that study but we have a personal preference to identify all project costs to the best that we can as opposed to construction costs. We, in fact, would try to take a look at indirect costs such as furniture and equipment, computer network systems, moving expenses, surveys, borings, reproduction expenses related to bidding, etc. We would try to identify a comprehensive project cost as opposed to just the construction cost.

Mr. Solinsky asked if we need to omit "design improvements" from the motion?

Mr. Salit stated that they are not prepared to design improvements for both versions.

Mr. Solinsky asked, if we leave "design improvements" out of both of these motions and can you still provide us with total costs of each scenario?

Mr. Salit responded, yes, again, in very broad brush conceptual levels. Essentially the process that this entails is an examination of options, the design of solutions that best meet those options and to help you identify what the costs of those options are. Essentially, to the extent that you are looking at design improvements and prepare cost estimates, that essentially is what our schematic design phase services are. That process is a six to eight week process. To the extent that you are interested in obtaining the information quickly, an order of magnitude, we don't believe you need full design for the both options, we believe you need a broad brush order of magnitude of estimates for the two options.

Mayor Dickinson addressed Ms. Papale's comment regarding the potential

for a magnet school. As he understands it, the Superintendent has indicated that it is virtually impossible to plan for "X" number of students to be outside of the system. So if we are to prepare for the potential on the Wallingford Public School system as it exists, it really won't entail a plan as to the existence of a magnet school, whether or not it is a direction. The difficulty for us will be that the increase debt and operational cost associated with the expansion of our system has a potential to have an additional feature and that is the operational cost of a magnet school. That is where he thinks that some difficult decision-making will be necessary. He urged the Board to look at a position that would state that a magnet school is fine providing that the State of Connecticut pays for construction and the operational cost of such school. If we turn around and add to our public school system and then inherent the operational costs of an additional middle school, he felt that we would be definitely beyond the bounds of what is reasonable under the present fiscal circumstances.

Mayor Dickinson stated that the information that was attached to the original motion should be attached to the substitute motion.

Mr. Harwood pointed out that the art room was not included on the original program sheet for the elementary school and asked, if the Council is so willing, can that amendment be noted? It was an oversight that it was not included but does appear on page 2, Space Program, Yalesville Elementary School. It is identified in NESDC as well.

Mayor Dickinson disagreed with the amendment. There are three schemes set out in DeCarlo & Doll. One of them is 56,000+ square feet which is almost the same square footage as the original portrayed here. He did not see any reason to add another room when the original has twenty-three classrooms added to the system out of the total that NESDC talked about was twenty-seven. He did not feel there was a reason to amend it to add additional square footage. There is enough documentation to justify the 56,000+ sq. ft. It adds another cost factor to the project.

Mrs. Duryea stated that the motion will read as follows:

That the School Expansion Committee Direct the Architect Fletcher Thompson, to Prepare the Cost Estimates in Conformity with the Desired Educational Program for the Yalesville School, Dag Hammarskjold Middle School and James H. Moran Middle School as Approved by the Board of Education on February 3, 1994 as Attached Hereto. In Addition, the Architect Shall Prepare the Cost Estimates in Conformity with the Original Program Requirements for Yalesville School, Dag Hammarskjold Middle School and James H. Moran Middle School as Approved by the Board of Education on February 3, 1994 as Attached Hereto, seconded by Mr. Knight.

Dave Canto, 4 Meadows Edge Drive asked, when quoting figures are we talking 1990-91 figures or 1994 figures?

Mr. Harwood responded, I have not affixed any number to it at this

- 17 - February 22, 1994

point. The numbers that will be forthcoming from the architect will reflect current dollars.

Mr. Canto asked, the figures of \$15-22 million, is this before or after the 54% reimbursement?

Mr. Harwood responded, before.

Mr. Canto asked, whatever number we come up with for a total cost, we take 54% of that and add \$3.5 million for operational costs and that should be the total cost of the project?

Dr. Cirasuolo responded, the first part of that is right. It is not necessarily true that you will end up with another \$3.5 million just because of the building project. You will, in fact, have a higher operational cost without the building project. The extra operational cost will not be due to the building project but because of the increase in enrollment. Without the building project we will have to lease additional temporary classrooms, that is an operational cost.

Mr. Zandri asked, can we plan on this issue being back before us in two weeks?

Mr. Salit responded, it would be in everyone's best interest to have the information before the Council in two weeks and then we can decide which course to follow from that point on.

VOTE: All ayes; motion duly carried.

Motion was made by Mrs. Duryea to Adjourn the Meeting, seconded by Ms. Papale.

VOTE: All ayes; motion duly carried.

There being no further business, the meeting adjourned at 10:17 P.M.

Meeting recorded and transcribed by:

Kathryn F. Milano
Kathryn F. Milano
Town Council Secretary

Approved by:

Thomas D. Solinsky March 8, 1994
Thomas D. Solinsky, Chairman Date

Kathryn G. Wall March 8, 1994
Kathryn G. Wall, Town Clerk Date



OFFICE OF THE MAYOR
TOWN OF WALLINGFORD
CONNECTICUT

WILLIAM W. DICKINSON, JR.
MAYOR

February 16, 1994

Wallingford Town Council
Wallingford, CT 06492

ATTN: Thomas D. Solinsky, Chairman

Dear Council Members:

The following individuals have been appointed to the Jubilee 325 Steering Committee and will serve as the Official Body representing the Town of Wallingford in the Celebration of our 325th Birthday:

HONORARY MEMBERS

Mayor William W. Dickinson, Jr
Charles Clulee
Edward Shanahan
Edward B. Ayres
Thomas D. Solinsky, Council Chairman

CELEBRATIONS COMMITTEE

Raymond Bartel
Johanna Fishbein
Jean Holloway
Albert Killen
Beverly Poletti

QUINNIPIAC CHAMBER

Robin Wilson

CHOATE ROSEMARY HALL

Charlotte Murphy
Gerald McCormick

WALLINGFORD CENTER, INC

Beverly Belliveau
Gerald Farrell, Jr.
John Sabo
Lucille Trzcinski
Janice Wooding

ADMINISTRATIVE-AIDE TO MAYOR

Joan Stave

WALLINGFORD POLICE DEPT

Officer Richard Doll

SECRETARY

Rosalie Cross

I am requesting that the Town Council confirm these appointments at their meeting scheduled for February 22nd. Thank you.

Sincerely,

William W. Dickinson, Jr.
Mayor

jms

SCHOOL EXPANSION PROJECT
PROGRESS REPORT
FEBRUARY 22, 1994

- DECEMBER 13, 1993 * PROGRESS REPORT MADE TO TOWN COUNCIL
 * AWAITING CONTRACT TOWN OF WALLINGFORD
 * COMMITTEE CHARGE CHANGED TO REFLECT CONSOLIDATION
 * CONCEPTUAL DESIGN & COST ESTIMATE PENDING CONTRACT
- JANUARY 6, 1994 * BUILDING COMMITTEE MTG. / PROJECT PLANNING
- JANUARY 13-19 * EDUCATIONAL TASK FORCE BOARD OF ED. ADMINISTRATION
 VISITED SCHOOLS, MTGS. WITH ARCHITECT AND DEVELOPED
 DESIRED SPACE PROGRAM. FURTHER CONSOLIDATION
 CONSIDERED.
- JANUARY 27 * BUILDING COMMITTEE MTG.
 FURTHER CONSOLIDATION OPTION CONSIDERED.
 ORDER OF MAGNITUDE AND COST EFFICIENCIES REVIEWED.
 CONSTRUCTION MGT. OPTIONS REVIEWED
 AGREEMENT MADE WITH SUPERINTENDENT ON CONSOLIDATION
 AND THE NEED TO SCHEDULE MEETING.
- JANUARY 27 * CONTRACT FOR ARCHITECTURAL SERVICES SIGNED BY TOWN
 OF WALLINGFORD.
- JANUARY 31 * BOARD OF EDUCATION APPROVED FURTHER CONSOLIDATION OF
 ELEMENTARY OPTION TO BE YALESVILLE ONLY.
- FEBRUARY 3 * BUILDING COMMITTEE MTG.
 SPACE PROGRAM REVIEWED.
 CONCEPTUAL/ ORDER OF MAGNITUDE COSTS PROJECTED
- FEBRUARY 3 * JOINT MEETING WITH THE BOARD OF EDUCATION HELD
 SPACE PROGRAM AND DESIRED EDUCATIONAL PROGRAM
 APPROVED.
- FEBRUARY 8 * MTG. HELD WITH MAYOR, SUPERINTENDENT, BOARD CHAIR
 AND COMMITTEE CHAIRMAN TO EXPLAIN PROJECT AND
 POTENTIAL IMPACTS.
- FEBRUARY 16 * BUILDING COMMITTEE MTG.
 PROJECT SCOPE DISCUSSED
 MOTION TO BE DEVELOPED FOR COUNCIL REVIEW AND
 POSSIBLE APPROVAL.
- FEBRUARY 18 * MEETING HELD WITH MAYOR, SUPERINTENDENT AND
 COMMITTEE CHAIRMAN TO QUANTIFY SQUARE FOOTAGE
 ESTIMATES FROM NESDEC AND TO FURTHER DEFINE MOTION.

SUBMITTED BY: DONALD A. HARWOOD, CHAIRMAN

**SCHOOL EXPANSION COMMITTEE
TARGET ITEMS AND GOALS**

- * TO ASSIST IN PROVIDING A COST EFFECTIVE QUALITY PROJECT.
- * TO MAXIMIZE REMAINING TIME TO MEET THE 1996 TIME LINE.
- * TO WORK WITH THE TOWN TO ENSURE EXPEDITIOUS APPROVALS ASSOCIATED WITH THE PROJECT.
- * CONTINUE TO WORK TOWARDS A PARTNERSHIP APPROACH IN PROJECT DEVELOPMENT INCLUSIVE OF THE TOWN COUNCIL, MAYOR, BOARD OF EDUCATION, SUPERINTENDENT AND COMMITTEE MEMBERS.

COMPARISON OF PROPOSED SQUARE FOOTAGE
TO ACCOMODATE PROGRAM AND ENROLLMENT

	<u>NESDEC 2/92</u>	<u>BOE 2/94</u>
ELEMENTARY	37,980 Sq. Ft. ¹	71,039 Sq. Ft.
MIDDLE SCHOOL	<u>39,100 Sq. Ft.</u> ² 77,080 Sq. Ft.	<u>81,407 Sq. Ft.</u> 152,446 Sq. Ft.

¹ Pg. 42 NESDEC Master Plan
38 Classrooms x 900 Sq. Ft./Classroom x 1.4 (circ. factor) = 47,880 Sq. Ft.
less Portables - 9,900 Sq. Ft.
37,980 Sq. Ft.

² Pg. 42 NESDEC Master Plan
28 Classrooms x 750 Sq. Ft./Classroom x 1.5 (circ. factor) = 31,500
plus Cafeteria (\$1.1/m/\$145) + 7,600
39,100 Sq. Ft.

COMPARISON OF COST ESTIMATES

	<u>NESDEC</u>	<u>BOE</u>
ELEMENTARY	7,800,000 ¹	10,300,655 ³
MIDDLE SCHOOL	<u>5,700,000</u> ²	<u>11,804,015</u> ⁴
	\$13,500,000	\$22,104,670

¹ Option 4 Pg. 54 (less portables)

² Option 1 Pg. 54

³ 71,039 x \$145/sq. ft. (NESDEC) = 10,300,655

⁴ 81,407 x \$145/sq. ft. (NESDEC) = 11,804,015

COMPARISON OF CAPACITIES WITH PRESENT AND PROJECTED ENROLLMENTS

	CAPACITY	ENROLLMENT		
		91-92	96-97	01-02
K/DK	771	622	700	702
GRADES T-5	2774	2516	2813	2892
			-118 SPACES NEED 6 CR'S	
GRADES 6-8	1311	1250	1471	1664
			-353 SPACES NEED 16 CR'S	
GRADES 9-12	2277	1422*	1513*	1765*

*100 students should be added to each 9-12 total to account for the out-of-district vo-ag student enrollment in academic classes

+ 412 SPACES

SPECIAL EDUCATION

K - 12 (17 CR'S & 8 STUDENTS EACH)	136	140	155	169
		(3 at Elem.;	NEED 5 CR'S	2 at Middle)

TOTAL SPACES NEEDED TO ACCOMMODATE ENROLLMENT GROWTH (given current grade organization) :

ELEMENTARY LEVEL: 9 (6 Reg. Enr.; 3 Spec.Ed. Enr.)
MIDDLE LEVEL: 18 (16 Reg.Enr.; 2 Spec.Ed. Enr.)

In addition to the space needs created by increasing enrollments of both regular and special education students, educational specifications as established by the Board of Education have significant space implications.

OTHER SPACES NEEDED TO MEET BOARD OF EDUCATION PROGRAM GOALS

ELEMENTARY LEVEL:

Music Rooms in each Elementary School (+7 cr's)

Art Rooms in each Elementary School (+4 cr's)
(Moses Y, Highland and Stevens have art rooms at present)

Small group instructional/conferences spaces (+7 cr's)

TOTAL ADDITIONAL ELEMENTARY CLASSROOMS NEEDED FOR PROGRAM IMPROVEMENTS: 18 CR'S

In addition, permanent cr's will be needed to replace the 11 temporary cr's currently on elementary sites.

MIDDLE LEVEL:

MORAN: 1 Music Room, 2 Comp. Labs, enlarged Library space, additional storage space = + 5 cr's

DAG: 2 Comp. Labs, 1 I.S.S. Room, enlarged library space, additional storage space = + 5 cr's

TOTAL ADDITIONAL MIDDLE SCHOOL CLASSROOMS NEEDED FOR PROGRAM IMPROVEMENT: 10

In addition, both facilities need additional cafeteria space

TOTAL CLASSROOM NEEDS: ELEMENTARY LEVEL - 27 CR'S PLUS 11 CR'S TO ALLOW FOR RETIREMENT OF TEMPORARIES;

MIDDLE LEVEL - 28 CR'S

OPTION SUMMARY

	<u>Components</u>	<u>Cost</u>
ELEMENTARY OPTION 1	- New school for 650 students Gradual replacement of temporary cr's with permanent additions	12.1M
ELEMENTARY OPTION 2	- Two new schools for 450 each Abandon/convert temporary cr's	14.0M
ELEMENTARY OPTION 3	- Additions to elementary schools Replace temporaries	7.5M
ELEMENTARY OPTION 4	- Reopen Yalesville with 10 add. cr's Build 9 additional cr's Replace temporaries	9.8M
MIDDLE OPTION 1	- 14 cr additions to Moran and Dag Enlarge caf at both	5.7M
MIDDLE OPTION 2	- New School for 650 students	14.4M
ELEMENTARY/MIDDLE OPTION	- Change grade org. to K-4,5-8 Add 3 elem. cr's & replace temps. Build new middle school Add 10 cr's to Moran and Dag Enlarge caf. at both	23.5M

WALLINGFORD BOARD OF EDUCATION
 SPECIAL MEETING
 Board Conference Room
 Mark T. Sheehan High School
 142 Hope Hill Road, Wallingford
 THURSDAY, FEBRUARY 3, 1994
 MINUTES

CALL TO ORDER

Vice Chairperson John Wooding called the special meeting of the Wallingford Board of Education to order at 8:00 P.M.

BOARD MEMBERS PRESENT

BEECHER, CENTNER, DECHELLO, MOYNIHAN, NOLAN, PICKERING, AND WOODING
 S. WRIGHT entered the meeting at 8:45 P.M.

STAFF MEMBERS PRESENT

WILSON, HAY, PROTO, BUCCILLI, MARRIOTT, CROWLEY
 J. CIRASUOLO entered the meeting at 9:30 P.M.

APPROVAL OF EDUCATIONAL SPECIFICATIONS FOR THE SCHOOL EXPANSION PROJECT

Discussion ensued regarding the educational specifications for the school expansion project.

Mr. Wooding left the meeting at 9:00 P.M.

MOTION: CENTNER, SECONDED DECHELLO

VOTED: APPROVAL OF EDUCATIONAL SPECIFICATIONS FOR
 YALESVILLE ELEMENTARY SCHOOL, DAG
 HAMMARSKJOLD MIDDLE SCHOOL AND JAMES H.
 MORAN MIDDLE SCHOOL AS FOLLOWS:

<u>Square Ft.</u>	<u>Yalesville</u>	<u>Dag Hammarskjold</u>	<u>James H. Moran</u>
Regular Classrooms	22,895	12,200	12,200
Administrative Services	1,060	950	950
Cafeteria/Kitchen	5,856	940	2,300
Computer Services	865	2,900	
Health Services	400	2,800	
Media Center	4,000	4,100	4,100
Art	1,300	2,250	2,250
Special Services	2,700		640
Music	1,450		1,500
Physical Education	4,690		2,900
Custodial/Maintenance Services	1,290	4,900	4,900
Staff Facilities	700		
Circulation/Mechanical/ Construction	23,833	9,149	9,478

AFFIRMATIVE: BEECHER, CENTNER, DECHELLO, MOYNIHAN,
 NOLAN, PICKERING, WRIGHT

MOTION PASSED

DAG HAMMARSKJOLD MIDDLE SCHOOL
SUMMARY OF ADDITIONAL SPACE

	Desired Educational Program	Original Program Requirements	Additional Program Requirements
REGULAR CLASSROOMS	12,200	11,400	800
10 Classrooms @ 800 s.f.	8,000	8,000	
4 Science classrooms @ 1000 s.f.	4,000	3,400	600
1 Science Storage Room	200		200
ADMINISTRATIVE SERVICES	950	0	950
Ass't Principal Office	170		170
Expand existing Ass't Princ. Office	40		40
Secretarial Workstation	80		80
Guidance Counselor Office	120		120
Conference Room	240		240
File Room	100		100
In-School Suspension Room	200		200
SPECIAL SERVICES	940	0	940
Remedial Math Room	320		320
Remedial Math/Reading	320		320
3 Disability Resource Rooms @ 100 s.f.	300		300
PHYSICAL EDUCATION	2,900	0	2,900
Exercise Room	2,400		2,400
PT/OT Room	400		400
Staff Office	100		100
CAFETERIA/KITCHEN	2,800	2,000	800
Dining	2,000	2,000	
Kitchen Freezer Storage	150		150
Kitchen Dry Storage	150		150
Toilet Rooms	500		500
MEDIA CENTER	4,100	0	4,100
General Media Area	4,100		4,100

DAG HAMMARSKJOLD MIDDLE SCHOOL
SUMMARY OF ADDITIONAL SPACE

	Desired Educational Program	Original Program Requirements	Additional Program Requirements
ART	2,250	1,800	450
2 Art classrooms @ 900 s.f. Office/Storage room	1,800 450	1,800	450
CUSTODIAL AND MAINTENANCE SERVICES	4,900	0	0
Grounds Storage Room Custodial Storage Furniture Storage Paper Storage Book Storage	4,900 unknown unknown unknown unknown		4,900
NET USABLE AREA	26,140	15,200	10,440
CIRCULATION, MECHANICAL, CONSTRUCTION	9,149 0.35	5,320 0.35	3,654 0.35
TOTAL AREA	35,289	20,520	14,094

SITE REQUIREMENTS

- Expansion of parking for 110 cars
- Separate bus queuing area for 13 buses
- Correct grading problem at loading area

X

X

X

MORAN MIDDLE SCHOOL
SUMMARY OF ADDITIONAL SPACE

	Desired Educational Program	In Original Program	Additional Construction
REGULAR CLASSROOMS	(12,200)	11,400	800
10 Classrooms @ 800 s.f. 4 Science classrooms @ 1000 s.f. Science Storage Room	8,000 4,000 200	8,000 3,400	600 200
ADMINISTRATIVE SERVICES	(950)	0	950
Ass't Principal Office Expand existing Ass't princ. Office Secretarial Workstation Guidance Counselor Office Conference Room File Room In-School Suspension Room	170 40 80 120 240 100 200		170 40 80 120 240 100 200
SPECIAL SERVICES	(640)	0	640
Remedial Reading Remedial Math/Reading	320 320		320 320
PHYSICAL EDUCATION	(2,900)	0	
Exercise Room PT/OT Room Faculty Office	2,400 400 100		2,400 400 100
CAFETERIA/KITCHEN	(2,300)	2,000	300
Dining Kitchen Freezer Storage Kitchen Dry Storage	2,000 150 150	2,000	150 150
MEDIA CENTER	(4,100)	0	4,100
General Media Area	4,100		4,100

MORAN MIDDLE SCHOOL

SUMMARY OF ADDITIONAL SPACE

	Desired Educational Program	In Original Program	Additional Construction
ART	2,250	1,800	450
2 Art classrooms @ 900 s.f. Office/Storeroom	1,800 450	1,800	450
MUSIC	1,500	0	1,500
Band Rehearsal Room Storeroom	1,200 300		1,200 300
CUSTODIAL AND MAINTENANCE SERVICES	120	0	120
Book Storage Grounds Storage Room Paper Storage Custodial Storage Furniture Storage Loading Dock	unknown unknown unknown unknown 120		120
NET USABLE AREA	27,080	15,200	11,880
CIRCULATION, MECHANICAL CONSTRUCTION	9,478	5,320	4,158
	0.95	0.35	0.35
TOTAL AREA	36,558	20,520	16,038

SITE REQUIREMENTS

- Expansion of parking for 110 cars.
- Separate bus queuing area for 13 buses

X

X

**YALESVILLE ELEMENTARY SCHOOL
SPACE PROGRAM**

	Desired Educational Program	Original Program Requirements	Additional Program Requirements
REGULAR CLASSROOMS	22,895	17,570	5,325
3 Kindergarten Classrooms @ 1,000 s.f. 23 Classrooms, Grades 1-5 @ 865 s.f.	3,000 19,895	2,000 15,570	1,000 4,325
SCIENCE	0	1,200	(1,200)
Science classroom	0	1,200	(1,200)
ADMINISTRATIVE SERVICES	1,060	630	430
Principal's Office	170	120	50
General Office	250	250	50
Lavatory	50		240
Conference Room	240		50
Parent/Reception Area with counter	150	100	40
Storage Room	100	60	
Copier/Work Room	100	100	2156
CAFETERIA/KITCHEN	5,856	3,700	1,256
Dining/Auditorium 192 children @ 18 s.f.	3,456	2,200	1,256 100
Stage	900		
Kitchen/Serving	820	820	
Cafeteria Office	100	100	
Common Storage	150	150	
Walk-in Refrigerator	100	100	
Cleaning Supplies Storage	30	30	
Lavatory/Locker Facility	100	100	
Washing/Disposal Area	100	100	
Receiving Area	100	100	
COMPUTER SERVICES	800	1,200	(400)
Computer Room	800	1,200	(400)

YALEVILLE ELEMENTARY SCHOOL

SPACE PROGRAM

	Desired Educational Program	Original Program Requirements	Additional Program Requirements
HEALTH SERVICES	400	750	(350)
Nurse's Office with rest area	180	200	(20)
Examination Room	100	210	(110)
Lavatory	40	40	
Storage Room	50	150	(100)
Waiting Area	30	150	(120)
MEDIA CENTER	4,000	4,400	(400)
General Media Area	3,700	4,000	(300)
Book Processing Work Room/Office	150	200	(50)
A/V Storage and Distribution Room	150	200	(50)
ART	1,300	0	1,300
Classroom	1,000		1,000
Storeroom	300		300
SPECIAL SERVICES	2,700	2,160	540
Remedial Reading Room	450	450	
LD Resource Room	450	450	
2 Therapy Rooms @ 150 s.f.	300	300	
Special Needs Classroom	1500	960	540
MUSIC	1,450	1,450	0
Classroom	1,200	1,200	(200)
Storage Room	250	250	
Practice Room	200		200
PHYSICAL EDUCATION	4,690	3,600	1,090
Gymnasium	4,320	3,600	720
Office	120		120
Equipment Storage Room	250		250

YALESVILLE ELEMENTARY SCHOOL
SPACE PROGRAM

	Desired Educational Program	Original Program Requirements	Additional Program Requirements
CUSTODIAL AND MAINTENANCE SERVICES	1,290	0	1,290
Custodial Storage	160		160
Custodial Workroom	160		160
Grounds Storage Room	120		120
Paper Storage Room	250		250
General Storage	400		400
Book Storage	80		80
Miscellaneous Storage	120		120
STAFF FACILITIES	4,025	750	275
Dining Room	325		325
Staff Lounge	400	250	150
Staff Work Room	300	500	(200)
NET USABLE AREA	47,666	37,410	9,356
CIRCULATION MECHANICAL CONSTRUCTION	23,833	18,705	4,678
	0.50	0.50	0.50
TOTAL AREA	71,499	56,115	14,034

14,934