

Town Clerk

TOWN OF WALLINGFORD, CONNECTICUT

TOWN COUNCIL MEETING

February 8, 2005

6:30 P.M.

This is a record of the minutes for the regular meeting of the Wallingford Town Council at its regular meeting held on Tuesday, February 8, 2005 in the Robert Earley Auditorium of the Wallingford Town Hall. Town Council Chairman James M. Vumbaco Called the Meeting to Order at 6:38 P.M. Responding present to the Roll Call given by Town Clerk Kathryn Zandri were Councilors Vincenzo DiNatale, Lois Doherty, Gerald E. Farrell, Jr., Stephen W. Knight, Iris Papale, Robert F. Parisi, Michael Spiteri, Vincent F. Testa, Jr., and James M. Vumbaco and Mayor William W. Dickinson, Jr., Janis Small, Town Attorney and James M. Bowes, Comptroller, were also present.

Moment of Silence

1. Pledge of Allegiance and Roll Call
2. Correspondence – No correspondence

Chairman Vumbaco: There is no correspondence.

3. Consent Agenda
 - 3a. Consider and Approve Tax Refunds (#551-#578) totaling \$16,658.62 Account #001-1000-010-1170 – Tax Collector.
 - 3b. Designate Mr. Henry Toman for a 3 year term, 2005 – 2008, to the Wallingford Committee on Aging – Chairman James M. Vumbaco
 - 3c. Consider and Approve a Bid Waiver for Joseph Marotti Co., Inc. for purposes of preserving vital records – Town Clerk
 - 3d. Consider and Approve a Bid Waiver for The Adkins Co. for the purpose of map imaging in CD-ROM form - Town Clerk
 - 3e. Consider and Approve a Bid Waiver for Suburban Office Co. for the purpose of upgrading the record retention facilities per Connecticut General Statutes 11-8J - Town Clerk
Withdrawn
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- 3f. Consider and Approve an Appropriation in the Amount of \$10,000 to Project Expenditures Acct. # 228-6030-611-6500 and to Preservation Town's Share Acct. # 228-10100-020-2030 – Town Clerk

Withdrawn

- 3g. Consider and Approve a Transfer in the Amount of \$311.00 to Overtime Acct # 1110-101-1400 from Purchased Services Acct # 1110-901-9000 – Chairman James M. Vumbaco
- 3h. Acceptance of the Minutes of the February 24, 2004 Town Council meeting
- 3i. Acceptance of the Minutes of the January 11, 2005 Town Council meeting
- 3j. Acceptance of the Minutes of the January 25, 2005 Town Council meeting

Chairman Vumbaco: 3e. and 3f. have been withdrawn.

Ms. Papale moved to accept Consent Agenda Items 3a. to 3d. and 3g. to 3j.

Mr. Farrell seconded.

Chairman Vumbaco: There is a motion and a second. All in Favor? Opposed?
So moved.

Ms. Papale: While I did not take the item 3g. off the Consent Agenda because I did feel that it was necessary to be passed this evening. I did want to mention that in the future I will not vote to have overtime in any of our accounts. For years we have always gone with what comp time, flex time. We didn't give overtime but we did this time because it was an emergency, something that had to be done, and I just wanted to note it for the record that this is a one and only time for me. I'm not setting a precedent, and I just wanted to make that public.

Mr. Parisi: Mr. Chairman, I just want to say that I stand solidly behind Ms. Papale's statement

4. Items Removed from the Consent Agenda – None

Chairman Vumbaco: For the record Item #7, the discussion on the LaRosa Group on Simpson School has also been withdrawn this evening. The Town Counsel has informed me that she is very close and hopefully we will have this done at the next meeting on Feb. 22nd.

5. PUBLIC QUESTION AND ANSWER PERIOD

Robert Sheehan, 11 Cooper Avenue, asked how things were progressing with the Little League situation. **Chairman Vumbaco** responded that Little League is working with Mr. Gawlak. Mr. Sheehan then asked about the Park and Rec vacancy.

Mayor Dickinson: That position is posted, and we should go through the selection process in the not too distant future.

Chairman Vumbaco: Is there was anyone else would like to speak, seeing none before continuing on to Item #6, I just want to mention that we have some Boy Scouts here this evening that are working on a badge. Would you like to come up and tell us what you are working on?

Advisor: One boy is working on his Communications badge and he's hoping that you will have controversial issues so he can take the positive and negative points and write them down and our other boy is working on His Citizen in the Community badge and has attended Council meetings.

Chairman Vumbaco: Welcome. Would you like to come up and introduce yourselves?

My name is **Alex Thompson**. I'm **Brandon Funk**.

Ms. Papale: I'd like to make a motion to move up Item #13.

Mr. Farrell: Second.

Chairman Vumbaco: All in favor? Opposed? So moved.

Ms. Papale: Item #13 is the Meriden Wallingford Relay for Life asked for by Chairman James M. Vumbaco.

1) *Relay For Life Pack the Track Award* - Presented to the Relay For Life event in the area that excelled in recruiting survivors to participate.

2) *Volunteer Leadership Award for Special Events* - Presented to a group that through their leadership, advanced an American Cancer Society event, or a component thereof, and made a significant impact in the fight against cancer.

Chairman Vumbaco: Mr. Wall has not arrived yet so we will go back to the library.

6. Report out from the Library Expansion Study Committee
– Chairman James M. Vumbaco

Ms. Papale: Now we're on Item #6 a report out from the Library Expansion Study Committee.

Richard Gee, Chair, Wallingford Public Library Expansion Study Committee:

Good evening. With me are Karen Roesler and Leslie Scherer, librarians and members of the committee and also Bruce Tuttle, who is the architect who is working with us on this project. You've been give a two page handout that I'm not going to read it but I will go over some of the general parts of it. In August of last you, we were here and you appropriated \$540,000 to continue with out work in the two phase advance. One would be the design development phase, and the other would be the construction document phase. We told you at that time that we would come back to you when the design development phase had been completed, and that's why we are here tonight. We have worked very hard to refine these plans, get them down to where they are now. As you note in the report, the committee has met and taken seriously the Council's concern of cost of this project and in response to that we while still staying within the building program that we are trying to achieve, we have reduced the square footage of the new area by 20%, which was a cost savings. Unfortunately, as you will realize that as we were doing that the costs went up anyway. We almost balanced it out. We have examined other potential cost savings, some have been adopted, some have been rejected for various reasons. The architect had worked to refine the library design. The survey and site plan have been completed, and the mechanicals, electrical systems and the plumbing have been engineered and designed. An estimator has been hired so that we can put some in some pretty sharp numbers from now on in. The Connecticut State Library has given the Library Association a grant of \$500,000 toward our construction costs, and the Library Association has committed and already begun

(Mr. Gee continued) to raise an additional \$500,000 from private contributions. Attached to your cover sheet is some cost estimates which are sharper than we were able to do the last time. They are the state of where we are at this point. If you have any questions of us or the architect, we're here.

Leslie Scherer: We have some slides that show the updated designs and the site plan in particular. Mr. Tuttle will comment on that. This is in much more detail than when we were here in August.

Mr. Bruce Tuttle, Tuttle & Wells Architects: Thank you. When we met with you last, we were using old documents that we had gotten from the Engineering Department and since then we've had a professional A-2 survey done with topo and the boundaries survey and all the existing drainage is laid out so now we know what we are working with. This one on the board is a graphic representation but we have done a lot of the engineering with the drainage. We've met with the Town Engineering people, the sanitary people and what we've done in an effort to reduce the cost initially, we just said let's just re-do the parking area to west of the building but as it turns out we can save quite a bit of it. In the parking area after checking the topo, we find that we are only right now about two feet different from what it is now and what we want it to be. If we cut out the berm, this is fairly uniform. It's not a very difficult site to grade. We will use the drainage that we have now that goes out towards Whittlesley.

(Mr. Tuttle spent time pointing out exterior areas on the visuals that were projected for this presentation.)

He talked about the grading in the front and areas that will be left as is in regard to the budget and about certain projections that were pulled back about 10 or 12 feet. He said it fell together very nicely. He spoke about landscaping the island and about handicap entrance.

Interior: In this phase we went through the program in extreme detail and so we know exactly what has to be there and then we started to take space out, cutting down, for instance, the 12 foot aisle down to 8 feet. *(Again Mr. Tuttle is pointing out the areas about which he speaks on the projected visuals.)* We've reduced the space around the main circulation reference counters. We took strips through the building this way *(demonstrating horizontal)*, one-foot strips, and just took them out. We cut it out and said, we'll make it work, and the same thing vertically, we took spaces out. We did look at eliminating this entrance and that is a lot of space. This is a gallery to make a transition between front doors and when you enter

(*Mr. Tuttle con't*) the library. We tried to take this out which would mean that you wouldn't have an entrance from North Main Street. Although it would save space, we felt in the interest of the library function properly and because of some of the library's public surveys, people really wanted to keep this entrance to the street. We reduced the width a little. We took out some of the children's space in the play area. Overall the size was reduced by almost 5,000 feet. There was a lot of other fine-tuning done but we have the same building program. We didn't change the program as far as the materials and the programs that are going to be in the building. We looked at different ways to build it, as far as the exterior skin goes. We planned on brick because it's a low maintenance, permanent type material for a municipal facility like this, which is going to have a long life. We looked at metal panels and synthetic polymers. We tried a lot of different things disregarding the visual impact and there really wasn't that much savings because brick is a fairly common material. Brick is also the image we want on North Main Street, to keep it more residential looking. There were some modifications we talked about doing where there were high ceilings. We simply changed that with a suspended ceiling, so the configuration of the roof will remain the same. It will be a cosmetic change inside the building with different ceiling heights that will not change the actual structure. We've had a horrendous year of cost increase so with all these things we did work to reduce the cost, it basically came out where we were, where our preliminary estimate was back in June 2004. The one thing that we did since estimating got to be difficult, we have two other libraries in construction right now. One has been in construction for about six months and the other one is just breaking ground. Those are both public bid projects. They're fully bonded with approved contracts from the state. Both of them are being built by the same contractor, a company from Branford. Because they understood the library's framing, it's heavy construction, we asked them if we could pay them for the estimate. We hired them as a consultant to us and paid them as though they were bidding this. That's how we arrived at this estimate and we feel much more comfortable with a contractor who is aware of current trends and what is going on. We asked him to base it on a fall 2005 start and do a 12 month from there so there is some inflation built in to cover us. Even that is stretching it to predict that far. Things have somewhat improved since the summer when it was just unpredictable the way the prices were going. With the estimate, we 35 to 40 pages of take off. We've done the structural framing for the building, the mechanical plans, electrical, plumbing, fire protection and that's all been engineered at least on a preliminary basis where

(*Mr. Tuttle*) the contractor could take the information. This estimate is based on an actual take-off not on square footage like the old one.

Leslie Scherer: The only other major change we made were in the compact stacks for magazines storage near the reference in the front. When the building got a little smaller, we needed that stack space for the projected twenty year growth so on the bottom level (*using the visuals again*) you see compact storage, that 's already excavated, and we call that our dungeon, so we moved the compact magazine storage down there. Those are things that are lesser used. Lots of resources are now on line. But we have back issues of things that are not available online. The lower level is pretty much the same.

Mr. Tuttle: The lower level didn't change except for the reduction from the upper level.

Mr. Farrell: Where do we stand on the issue of the library as it operates moving during the course of the renovation and what that's going to cost?

Ms. Scherer: We're looking into that at the moment, and we do have an item in the budget but whether it's accurate or sufficient... We prepared a sheet with the ideal space that we'd like to find down to very basic acceptable that wouldn't give very good service to the community and we're in the process of trying to locate space. We do plan to continue operating on a lesser scale. Some of the collection will be stored and we are also talking with Bruce (*Tuttle*) to see if there is any possibility that we could stay in the building. It's hard. It's a good thing because you won't be able to tell where there old and the new meet. It's very integrated so that you can't be in one box and then move back.

Mr. Farrell: And the cost that we're hearing includes the moving and the rental?

Ms. Scherer: Yes, but the rental is the one that we're very unsure of. We were looking at some numbers today and we just don't know. The moving we have a good handle on. We've met with some firms that have recently moved other libraries and they gave us some ball park figures and we did some calculations and figured out how many miles of shelves we have to move. If you stay in the building, you end up moving almost three times.

Mr. Spiteri: Where will we stand on PC stations when the library is completed and where we are right now and what the program will be.

Ms. Roesler: In the new building there will be approximately 30 stations in the main part near the reference area and presently we have 12. to 15, and then scattered throughout the building, there will be the terminals that connect to our catalogue and can be used for other resources as well.

Ms. Scherer pointed out the areas on the slide and said it will be possible to move things around because we have wireless. Having them all together like you see is most efficient for staffing and helping people but if it works out that it's too close then we can switch out some of the reference tables for PCs and changes things around.

Mr. Tuttle: Also every table in the building is wired for power and designed for data lines.

Mr. Spiteri: So any table is ready for PCs, the wireless system?

Mr. Tuttle: Yes.

Ms. Roesler: Actually, we sort of have this now. We do have wireless and more and more people are bringing in their laptops and are able to use them anywhere. We mentioned that we have the bank of computer stations in the adult area but we should mention that the yellow area of the floor plan is the children's area and you can see the same, similar work stations so they'll be stationed in the children's area, stations in the teen area and the young adult area but most will be in the adult area.

Mr. Knight: One of the items in today's cost estimates is \$296,000 for shelving and data cabling. It sounds like the data cabling may be redundant, or are you talking about eliminating that necessity? The item for furniture seems to be broken out differently.

Mr. Tuttle: We tried to consolidate. We are assuming that we are going to reuse everything that we own now. We aren't going to refurnish the entire library, just the new part, so the shelving is for the new part of the building and is part of the construction costs. It's about \$2 a square foot for cabling so it's about \$85,000 for the cabling. At this point we still have to plan for it. The wireless technology hasn't been perfected yet. It's a committee choice to put all the conduit and floor jacks in for the cabling if it really won't be used five years.

Ms. Scherer: I think also the reason that it ended up as a separate item is that philosophically it was originally it was in the second group of costs and the committee and certainly we felt that you don't build a library today without excellent data cabling and ability to access technology. We didn't want it in the softer costs in the bottom. It really is essential. Even if you have wireless, you need to have some fiber coming into the building for the speed of connection and you need to have shelves. If you build the new library and you have the same number of shelves that you had in the old one, it just doesn't make sense. We felt those things should be part of the construction costs. Furniture – yes, we could move in with the table that we have if our fund raising isn't successful. Hopefully it will be. But that's why those things are up there, and Bruce didn't have them in the construction costs.

Mr. Knight: From the June estimate, the furniture estimate went from \$700,000 down to \$157,000.

Ms. Scherer: It's divided up now. Some of the shelving is now in the bottom from the last time that we wrote this up.

Mr. Tuttle: When we started out the approach was ideally, let's replace everything. Everything new. And then we realized that number that we brought to you was too high. We to reduce it we decided to reuse existing furniture and just purchase new for the addition. That's why the tremendous drop.

Mr. Knight: In the construction cost estimates, you used a raw dollars per square foot for the June estimate.

Mr. Tuttle: Yes.

Mr. Knight: What was that? How many dollars?

Mr. Tuttle: We used on number for renovated space and one for new space. I didn't bring that breakdown. It was on the breakdown that led to the summary that we gave the Council. The one from June, we had so many feet of new space at a certain dollar amount, and then so many feet of renovated space at another dollar amount taken from other projects that we had done. We averaged out. The closest to yours would be Farmington. It's a fairly straightforward building built in the 70s or 80s and that was half renovated and half new.

Mr. Knight: The reason for my question is that I went back and looked at the June numbers and I'm not seeing the change in the square footage and I'm also wondering how to get those numbers. We'll start with – you had \$8,292,000, and now it's \$9,808,000. This is for construction. That's a pretty significant increase.

Mr. Tuttle: This estimate that we just did is 65,000 feet. I believe that what we have in June was almost 71,000.

Mr. Knight: I'm not trying to be disagreeable but I'm going off the information you gave us in June. This sheet – you may have it with you. It looked like the future area total was going to be 64,591 square feet and then in today's estimate you are looking at 65,720 feet. Somewhere we didn't lose 5,000 square feet.

Ms. Scherer: I think that sheet that you have isn't that from the building program?

Mr. Knight: Yes.

Ms. Scherer: Ok, that wasn't the design that we had in June. It was what we gave to the architects but then when they came up with the first design it was closer to 70.

Mr. Tuttle: That number is what the program based on formulas would need, what space is needed to support the building program. That's not what actually was designed because in renovating an old building you are not as efficient with the space as you would be in a new building so we needed 65,000 feet to support the programmatic

Ms. Scherer: Which is what we still have.

Mr. Tuttle: Now we are right on the money. Prior to this we were 5,000 feet more than that.

Mr. Knight: Then the material that we were given in June was incomplete. You gave us schematics.

Mr. Tuttle: That was the building program.

Ms. Scherer: There should be another cost sheet in that packet from June. I think we can actually find that.

Mr. Knight: There is a preliminary budget estimate on April 6. There's new furniture and shelving, the only square footage number in there is \$29,500 for furniture

Ms. Scherer: For furniture

Mr. Knight: Yes, for furniture.

Ms. Scherer: But those numbers were based on the design that we brought in in June which was closer to 70,000 square feet as opposed to that sheet that we gave to Bruce and the calculations from the library consultant and from the state library and so forth that in order to achieve our program, it's 65,000 square feet, which is why we're saying that this design, which reduces 5,000 square feet from his original design, still meets the program.

Mr. Knight: We never saw that then. Am I right? We never saw a 70,000 square foot (design).

Mr. Tuttle: You may not have had all the backup that showed the 70 written out but the costs you had were based on that previous scheme.

Mr. Knight: I think that's why I asked you the question about how you derived those numbers for construction costs back in June. Was it based on the 70,000 square foot building? Or a 65,000 square foot building?

Mr. Tuttle: No, 70,000 foot building.

Mr. Knight: But what are those numbers?

Mr. Tuttle: What are the square foot costs that we used?

Mr. Knight: Can you appreciate trying to get how we went down almost 20% in square footage and up by a like amount in cost.

Mr. Tuttle: Unfortunately I don't have all the breakdown that we used. I have the April estimate, which was \$8.2 million for the building. I don't have it broken into new and old.

Ms. Scherer: This is one of the slides from the June presentation. It shows the proposed square feet that were in that design so it's 69,600 at that point in June. And that's what that cost estimate was based on.

Mr. Tuttle: I've got the summary sheet that we gave you in June. And we had \$8.3 million for 70,000 feet. There is a 69,600 at the bottom. See the total?

Mr. Knight: I see that now. It wasn't part of our material.

Ms. Scherer: We can get you a copy of that.

Mr. Tuttle: Only because if you're looking to see how you guys worked at reducing the size of the project, obviously, the construction numbers are a concern, and you like to see how you did it because the numbers don't reflect that. They do to you because you wrestled with them but it doesn't to me because I'm looking at numbers that look a million and one half dollars just on construction alone higher.

Mr. Tuttle: Costs since June have been astronomical. It affects everything down to doorknobs. Everything has gone up. The costs of the building did go up based on - site costs we have \$750,000 that was an estimate. The actual costs of the site is \$741,000 but the building went up. But because the estimate tonight is from a contractor who did a take off we reduced our contingency because we started out with a 20% contingency and then you go to 10% then you go to 5% and you bid it so the contingency reducing it from - that one had \$1,800,000 in it and we reduced it to \$1,000,000. We took \$800,000 out. The more we know the less we have to put in for that. It's a moving target.

Mr. Knight: I was working from numbers that were square footage that just didn't jive with the work you had done to reduce the size of the project.

Mr. Tuttle: To submit to the state grant, the worksheets show that we need 65,000 feet to support this program that the town will need. That's the number the state uses as a minimum. We took 70,000 to get to that program because we're using some of the old building. It was just not efficient, and we went back we tightened up everything and took out the inefficiencies. There is a 10% to 15% efficiency factor in the building which is non-assignable space. You can't really justify the toilets and things they don't fit into the program anywhere. They are just space. Mechanical rooms are just space that is unassignable. I can see that if you read the original worksheets - that 65,000 - and that's what we got today, that just means now that we're providing minimum of what we need. There's no more cushion in it.

Ms. Scherer: That sheet that you have was actually confirmed by the state's process but it actually was from our consultant, Nolan Lushington, who had come in and really interviewed people and gone around and came up with that number independently of what the state requirements are because they go through this whole spreadsheet thing and theirs also came out to that number, so that's why that was given to the Council because we felt very comfortable in terms of that's how much space we need for twenty years and that's what the architects were given to work with.

Mr. Knight: In the course of the whole renovation, the present library is renovated as well. The mechanicals, HVAC systems, they're going to be all new?

Mr. Tuttle: All new, yes. We want the building to start out with the same lifetime. The roof would be all new. We wouldn't just roof the new part, we would roof the whole building. That's part of the problem with staying in the building is the mechanical systems because the new system is not the type of system that is in the building now. It's more efficient than what is there, so if you were to stay in the old part and build the new, you have to keep the old one running while you are installing the new in the addition and then get the new system up and running without the other half of it being there because the library is still in it. So when they move over then you've got to take the old one out and to balance these things and make them work with only half of it there, it becomes a coordination problem.

Mr. Knight: Regarding moving out, how many square feet are you going to be looking for?

Ms. Scherer: We have the ideal to the acceptable. We'll get these over to you. Ideally, an accessible building with 35,000 square feet on ground level, load bearing capacity of 150 per square foot, convenient parking for 100 cars and logically and easily sub-dividable areas for adult services, teen services and children's services and program space, and accessible restrooms and decent lighting. That's ideal. That's like finding a space like we have now, big, open, flat somewhere in an industrial park or something. We wouldn't store anything with that, we'd move it and move it back and services would basically continue as they are in a different location. And then we move down from there. We've spoken to a lot of libraries who have gone through this so we can get a lot of information from our colleagues in other places. If you remember when the New Haven Public Library was renovated, people hate it when they moved back downtown. They love it at Long Wharf.

(Ms. Scherer con't) The Fairfield Library is undergoing this process now. They have a really nice branch in the western part of town so they moved some of their collection there and they just have a 2,000 square foot store-front. Most of the collection is in storage and then they have a third building for administration and there's everything else in between. We're really going to look at a lot of possibilities. The more space we can have. We can look at a scenario where children's services are in a different building that adult services if we have to. Two smaller spaces, if we have to even if it isn't very family friendly and not what we'd like but it's certainly possible, and we'll need to look at it and see how much it costs and work with Bruce and see if it's possible to stay in and see how much it would cost. In Farmington they had to build temporary entrances and exits for safety and it ended up being more expensive and it took longer than just moving out. There is still a lot of work to be done in that area.

Mr. Knight: And if you would give me that sheet that you showed where that 70,000 square foot number was your original target.

Mr. Tuttle: Sure. And I'm pretty sure that sheet also has the square foot cost that we used to compute the cost that we had.

Mr. Spiteri: You mentioned that the roof would remain on the original building.

Mr. Tuttle: Yes.

Mr. Spiteri: I'm curious, what's the lay of the present roof, is it a pitched roof or is it a flat roof?

Mr. Tuttle: It's a combination of both. It has shingles and built up roof.

Mr. Spiteri: And the new part of the building, what's that going to look like

Mr. Tuttle: Same thing. Combination.

Mr. Spiteri: Do we have any problems right now with the flat areas?

Mr. Tuttle: I shouldn't use that word flat, it's a low slope- it's not that flat. It's got a pitch to the drains but it's just not shingles, it's built up. As long as you have the slopes in a built up roof, they perform much better.

Mr. Spiteri: Technology has increased an awful lot with solar electricity and receptors on the roofs.

Mr. Tuttle: The solar on the library now is going to remain and just be reactivated. Right now it's not running.

Mr. Spiteri: It's got to be grossly inefficient compared to what we can do now.

Mr. Tuttle: The building? Yes. The roof code has changed. It used to be 1/8 inch per foot, and now it's 1/4 inch per foot.

Mr. Spiteri: I just want to have my facts straight because later on down the road I'll probably bring this up again when it's a little more prudent.

Ms. Doherty: I noticed that you had clerk of the works. Is that the same as construction manager?

Mr. Tuttle: No. Clerk of the works is a person hired by the town to oversee and be on the job every day and report and keep track of what's going on. He's really our eyes because we come to the job periodically during construction to watch what goes on but we're not there every day. The clerk is there every day. He keeps track of the manpower, what's going on, who's on site, he knows the specs, and if he sees construction occurring that doesn't conform to the specs, he will call us. He doesn't stop the work. The construction manager is really a person who oversees and does all the construction but he oversees all the subcontractors. A construction manager is basically a general contractor but the town would have 18-20 contracts with a construction manager whereas with a general contractor you only have one. We bid to a general contractor, and he'll give us one number. Under that it has all the sub-bids. We do construction management, you bid every sub-bid out so you'll have 18-20 bids and then the manager coordinates all those bids. It's normally used on schools, construction management, where there's coordination and a lot of fast tracking because you have schedules to meet that are critical. They manage that better. With libraries we find are simple straightforward, get one person in charge of it and get it done.

Ms. Doherty: I know that Farmington had a construction manager.

Mr. Tuttle: That's the only one out of the 45 we've done that had one.

Ms. Doherty: I went up there during Thanksgiving to see family, and I took advantage of the time and went over and saw their library and talked to their librarian and she had been on the building committee and also was very pleased with the construction manager and my reason

(Ms. Doherty con't) for asking this is one more efficient that the other? Does one cost more that the other?

Mr. Tuttle: It depends on the particulars of the job. Farmington used a construction manager because quite frankly because the schools did it, and a lot of the people on the committee had been on the school committee. They took a vote - did they want to do it that way or not, and they did it that way. It was also because they wanted to use local people if they could and with a construction manager that becomes easier. With a GC you can't tell him what subs to use but if you were bidding the concrete you can certainly be more selective. All I know is that the paperwork on Farmington, it was still flowing a year and one half after the job was over because it had 17 contracts, so it's 17 times as much paper.

Ms. Doherty: Off the top of your head, you don't know what the difference would be as far as cost between the two?

Mr. Tuttle: The fee that you pay a construction manager is really the same – a general contractor has profit factor 10% to 15 % he takes. On top of all the subs, he puts 10% or 15% on top of all the subs to oversee their work. You don't see that. That comes out on the bottom line. That fee goes away with a construction manager because you're working directly with a sub but he's taking that fee. You're paying him each month for his cost to do the work. Either way you pay. I don't know if one is more efficient than the other.

Mr. Parisi: Doesn't a construction manager have far more authority and control on the project.

Mr. Tuttle: Yes.

Mr. Parisi: Clerk of the works has nothing at all. He just reports that they did something.

Mr. Tuttle: The clerk has no authority.

Mr. Parisi: So the construction manager would be far more expensive but again it could be better. And in essence, doesn't he serve almost the same function? He absorbs the clerk of the works job.

Mr. Tuttle: There is no clerk of the works on a construction management project.

Mr. Parisi: So it isn't beyond the realm of possibility that that's a better way to go.

Mr. Tuttle: No, it's not. We're at the point now with the design development Done. If you were to do a construction manager, you would put an RFQ out for construction management firms and they would come to be interviewed and you would see whoever you felt most comfortable with.

Mr. Parisi: I think we've had a lot of experience with the school project, haven't we?

Mr. Tuttle: But then they work with us right now from this point on and make sure we keep the budget in line. With a general contractor, we don't have that option. We just the work the best that we know how and then we bid it, so that is the advantage to having a construction manager on it. They are watching us produce the documents, knowing what the end result is.

Mr. Parisi: Then what is the better way to go?

Mr. Tuttle: I don't think you can say. The thing that was really difficult on Farmington was the changes orders. To do a change order with a construction manager, you really don't know what it's going to cost because if you say you want to move a door, they get a price from the door person, they get a price from the framer, they get a price from the electrician, they get a price from the mechanical person. They get all these prices and put it together and decide what's it going to coast. Whereas with a general contractor will tell you what it's going to cost to move the door because he does all that work for you. It makes the change order process that much easier. For a change order you would process one change order and also this all goes to the state because we've got the grant money. A change order for a construction management project could have 15 different submittals that have to go to the state to process. It's hard to say which is better.

Mr. Parisi: It's better to have a General Contractor.

Mr. Parisi: He absorbs, he eliminates the extra step with the construction.

Mr. Tuttle: Right. An architect on the building committee working one-on-one with one person.

Mayor Dickinson: My understanding is that with the general contractor, the general contractor is bidding on the entire project. With a construction manager, the construction manager is putting together all individual bids for various components of the project, so you don't have a general contractor. They are all reporting to the construction manager and you end up with a construction manager being in charge of a multitude of contractors. It's always a debate as to which one is better. With a construction manager, you have one more party to deal with. You have the contractors, you have the construction manager, you have the architect and then the committee. With a general contractor, you have the general contractor, the architect and the committee. If there is a clerk of the works, the clerk of the works is basically just an employee of the town. It is a different structure. If the committee were to recommend that, we would have to, as the architect pointed out, choose by the Request for Proposal, an RFP, RFQ, a construction manager and go through a selection process for that. In general, you will pay a construction manager far more than you will pay a clerk of the works because there is a lot more responsibility, and if the construction manager is at risk, that individual is responsible for bringing the project in within what the quotes or the bids were. That entity has a significant amount of responsibility.

Mr. Testa: Just to add to that a good way of looking at it is if you have a construction manager and your plumber goes belly up, you've got to re-bid your plumbing and bite the bullet. If the plumber goes belly up with a general contractor, the general contractor has to adjust to it because they bid that job and they're committing to it. That's another way of looking at it. They are responsible for all of the contracts that are subbed out.

Chairman Vumbaco asked the Council if they had any other questions and then asked the public if they had any questions.

Randy Funk, 7 Promontory Drive, commented on the chart that shows current and future space and asked if the numbers were available for the new proposal.

Ms. Scherer: No, but that they aren't terribly different in proportion because as Mr. Tuttle mentioned they went through and cut slices so it's not like one area took 3,000 square feet out.

Ms. Funk: So in the sense of the adult section and the children's section, how many more books, shelves are you going to have for the public with the new library?

Ms. Scherer: We projected it for 20 years out. The children's room total, present materials is 35,000 and future materials is 44,000. Present area is 3,330 and future is 9,325. Particularly in the children's area, it's a bigger increase in area for programming and for other activities as well as for materials. There is a bigger increase than in the adult areas.

Ms. Funk: And when you say programming, you mean more computers? More...?

Ms. Scherer: More of everything. In the preschooler area, that is greatly expanded. Right now there's very little space for very young children or toddlers. There are all crammed in together. That's a very large increase. There's more space for everything that goes on in the children's room.

Ruth Gaffey, Children's Librarian: In the expanded area, we have two additional study rooms but really they are rooms where many different functions can take place. That's where groups of students can either work on project together or where adults can be working with kids, scout groups that have to do badges, all kinds of different things. Every area is expanded. There are many more study tables, more area to just sit down and read. There is the expanded paperback area. Generally everything is. The program/craft area – if you are familiar with the children's room now, we have this marvelous story pit where we do all kinds of programs for children whether they are story times or whether we're conducting tours, that sort of thing. That space is about the same, 60-70 seats but what you are going to find with this program which gives us much greater flexibility is that there is a craft area that is backed up to that spot and it's flat and there is a screen door that opens and closes so you can use it in a lot of different, flexible ways. In effect, you can have more people at a program and you can do different types of programming there. We also will be using and have access to the other program areas downstairs in the children's room, much like we do now, but there's also an additional space. You are going to love it.

Ms. Funk: In the adult (area), what were the changes?

Ms. Scherer: Services, total materials present 153, 500 and it will go to 219,500 and area is now 14,050 and it will go to 30, 360 so that's about doubled.

Ms. Funk: And based on the numbers we were looking at before, you are not changing much of the staff area? You are moving it around and making it more efficient, it looks like but it's not too expanded.

Ms. Scherer: It's not a big part of the expansion. The biggest part of the expansion is for materials, children and quiet study. We have virtually no quiet study now and hopefully there will be some very nice places for quiet study in the front of the adult area. They are changed around and one the things this design features is in the center, the circulation area and the information area adjoin each other. Sometimes we lose people between circulation and reference and we fell that this will happen a lot less because the staff is right there solving which desk to go to. It's really flipped over and enlarged. And then the staff area, which is a very large part of the addition, is on the north, which is actually good for the books because of the light, and now the children are on the south, so that will be opened up with windows and better sunlight.

Phil Wright, Sr., 160 Cedar Street: If everything goes as you expect it to, when would you be breaking ground? When would construction start?

Mr. Tuttle: It would be in the late summer, early fall, with the intention that the foundation and the shell be up before winter comes, then you can work inside through the winter.

Mr. Wright: And the rented space would be for how long a period?

Mr. Tuttle: Probably twelve months.

Mr. Wright: Beginning early summer?

Mr. Tuttle: Yes. They don't have to move out day one. It's always a game when you rent a space. If you sign a lease to rent the space and something happens, you can't sign that lease until you know you know you've got the job going. Most landlords want a commitment. Ideally the time that the bids come in would be the same time that you would sign a lease to rent some space.

Mr. Wright: What happens 20 years from now at the North Main Street site? Do we go up?

Ms. Scherer: One committee member thought that it should be reinforced on the stack side so that we could go up. That just adds to the cost of this project. It's not in the plans now. That would be the logical area because the stack area could go up, if there is a growth in the collection.

Mr. Wright: But you aren't looking forward twenty years from now in this project?

Ms. Scherer: Twenty years, not beyond twenty years.

Mr. Wright: I don't expect to be around to see that but I have a bunch of grandchildren that might be interested in that. What do we estimate is the total cost for this project now?

Ms. Roesler: I'll say that big number. The total project cost estimate is \$13,290,000 and from that we have a \$500,000 state construction grant and the library association is committed to raising \$500,000 so that would be \$1,000,000 less, \$12,290,000 is what we have right not.

Mr. Wright: Is there any money from the state?

Ms. Roesler: Just the \$500,000 at this point and that's all they offer as far as I know.

Mr. Wright: Any likelihood of going out and beating the bushes and getting some more money for a project such as this?

Ms. Roesler: We will certainly contact our state representatives because they would be the ones that would know if there was potential to collect any more funds from the state.

Mr. Wright: How soon will you have accomplished that?

Ms. Scherer: Actually last year one of our representatives introduced a bill to try to get some money but it didn't make it through. I believe that they would be willing to do that again. The problem is that they have this process for libraries and it's not a great year at the state either. Perhaps the Mayor has some insight in this.

Mr. Wright: What was that bottom line?

Ms. Roesler: Taking out the million that we hope to contribute, it's \$12, 290,000. I have some extra copies if anyone would like to see one.

Robert Sheehan, 11 Cooper Avenue: Did I hear you right that construction is going to take a year?

Mr. Tuttle: Yes.

Mr. Sheehan wanted to know if the committee had gone before Planning and Zoning yet and **Mr. Tuttle** responded that they had met with them. **Mr. Sheehan** noted that they need approval before they can do anything. **Mr. Tuttle** agreed that that would be the next step. **Mr. Sheehan** commented that these plans are subject to change depending on their regulations and what they want to see, referring to a particular ordinance about land coverage and asked **Mr. Tuttle** how much land are they going to cover. **Mr. Tuttle** said that they have a 30% coverage. **Mr. Sheehan** said that 28% coverage has been refused in some areas of the town, and he commented that this expansion is coming at the wrong time in light of the 11 school renovation that is currently underway, pointing out that the taxpayer can only handle so much.

Patricia Sittnick, 139 Prince Street, asked about what kind of large equipment would be coming into the area and mentioned cranes in particular and how that would effect our roads. **Mr. Tuttle** said that equipment comes in breakdown fashion to the site and that it is erected at the site, and there will be no reason to close any roads. Only one crane to set the steel and then equipment for concrete for the foundations and that it will all be contained on the site.

Chairman Vumbaco asked if there were any other questions from the public. There were none.

Mayor Dickinson: I think it looks like a wonderful plan but I do think people have to be aware of what the potential costs are. Any operation for a year for leasing would be an additional cost on the regular budget of the library. In addition, \$12.2 million cost would result, based on a twenty year bond at 4.5% interest, would be \$1.2 million payment the first year. It would average out at about \$900,000 a year. It is a declining payment but the average payment is about \$900,000 a year. It's about one third of a mill so if we equate it to this year, the grand list went up 1.6 million, a million of that 1.6 would be devoted to debt payment on the library without any operation costs or any other increases. That's without talking about the school project. It

certainly will have a significant impact on our budgets. It becomes an issue as long as everyone's aware and it's something that we all want then we have to expect that we have to pay for it.

Chairman Vumbaco: Are there other comments from the Council. The Library Committee was before the Council this evening to see, based upon that last time when we approved the full \$500,000 plus to go forward, we were going to take this in two steps. They've completed step one. I guess they are looking for a consensus from the Council to go forward with step two. What's the pleasure of the Council? I have no problem with them going forward. I think we should go out to the bid process and get some hard numbers and see where we stand to finish the process.

Mr. Testa: That particular step is a part of the initial money.

Chairman Vumbaco: Yes, it was.

Mr. Testa: The cost to go forward has already been approved.

Chairman Vumbaco: Right. The Council has approved the dollars but we reserved the right for them to come back after the first phase to see if it was feasible for them to go forward. That's why they are here this evening, to get the interim report out. Unless there is any negativism from the Council, I guess you have the blessing to go for the next step. Thank you for your report.

Mr. Tuttle: Thank you.

(Note: A Space Requirement for Temporary Library Location worksheet is attached to the minutes.)

Chairman Vumbaco called on Mr. Wall to present Item #13.

13. Meriden Wallingford Relay for Life Awards - Chairman James M. Vumbaco

Mr. Wall: Good evening, thank you for the opportunity to come and talk about the Meriden-Wallingford relay events. Thank you to the Town of Wallingford for hosting the Relay for Life for the past two consecutive years. The 2005 Relay for Life will be held June 10 –11 at Platt High School, Meriden. We will be celebrating a 10th anniversary of this event. It started 10 years ago in Meriden and today we raised approximately \$2 million for Cancer Society as a group effort. This is a community event that raises a fight for cancer research. Thank you to Mayor Dickinson and to the Council Chairman and to all the department heads who supported this event.

(Mr. Wall con't) We have two awards to present. This is Julie Goode here with me and she is the Wallingford coordinator for 2005.

The two awards were presented by Tim Wall.

The *Relay For Life Pack the Track Award* awarded to Relay for Life of Meriden - Wallingford in recognition of outstanding efforts in the fight against cancer.

The *Volunteer Leadership Award for Special Events* presented in appreciation of outstanding service to the American Cancer Society to the Relay for Life of Meriden – Wallingford Planning Committee.

Chairman Vumbaco: We would just like to say thank you. I started with the first event nine years ago. Both communities work extremely hard on this project, and it's wonderful to hear that \$2 million has been raised by the citizens of Meriden-Wallingford.

Ms. Goode: Out of 4,018 relays across the nation, Meriden-Wallingford came in number 56. We are really proud of that.

Chairman Vumbaco: Congratulations. That's great.

7. Consider and Approve contract language for the purchase of the Simpson School property by the LaRosa Building Group – Chairman James M. Vumbaco

Withdrawn

8. Discussion and Possible Action on High Street, Yalesville and High Street, Wallingford situation as discussed in a previous Town Council meeting – Councilor Robert F. Parisi

Chairman Vumbaco called upon Mr. Parisi.

Mr. Parisi: I'd like to call up Mark Kosnoff who is the supervisor of customer services at the Wallingford Post Office. The postmaster is out of town in Washington lobbying the budget with other postmasters. Mark has generously offered to fill in tonight and he is the most directly involve with this situation. As you know a letter was received from a resident who was having an exceptionally difficult time receiving mail due to the duplication of numbers with High Street, Yalesville and High Street, Wallingford. I did ask Mark if he would bring forth all of the streets that have problems and as you see

(Mr. Parisi con't) it's Church Street, Oak Street, very minimal changes and then High Street itself. Mr. Kosnoff can explain what we have in front of us as to the options that he offers for change.

Mr. Kosnoff: This is a problem for the Post Office as well. Duplicate numbers do create a lot of complaints and as much as we try not to have things happen, unfortunately with automation now as part of the post office much of the mail is sorted by machine. Because of duplicate streets in town, the machines cannot differentiate. We are not sure if it will end up in Yalesville or in Wallingford. We have ways of pulling this mail out so we that we can sort it by hand but the problem is when we don't have regular carriers on the route so the mail gets mis-delivered.

Chairman Vumbaco suggested that residents of High Street in both locations be contacted by letter letting them know that action on this item will be at the February 22, 2005 Town Council meeting, addressing if a change in street name for High Street, Yalesville, is in order or not.

The Council agreed to the suggestion.

9. Consider and Approve a Transfer in the Amount of \$49,683 to Police – Wage Differentials Acct # 001-2005-101-1451 from Contingency Accrual Exp. Acct # 001-7060-800-3230 – Personnel

(Note: Supporting documentation letter states July 2001. Mr. Sullivan corrected that date to July 2000.)

Ms. Papale moved to Consider and Approve a Transfer in the Amount of \$49,683 to Police – Wage Differentials Acct from Contingency Accrual Exp. Acct. **Mr. Farrell seconded.**

VOTE: All ayes. The motion passed.

Ms. Papale made a motion to move up Item #14. **Mr. Farrell seconded.**

VOTE: All ayes. The motion passed.

14. Consider and Approve a new job description – *Recreation Facilities Coordinator* - Personnel

Ms. Papale moved to Consider and Approve a new job description *Recreation Facilities Coordinator*. **Mr. Farrell seconded.**

VOTE: All ayes. The motion passed.

10. Consider and Approve a Transfer in the Amount of \$20,000 to Christian Street Bridge Design (Public Bid #04076) Acct. # 300-1403-519-0006-05 (Year 2004-2005) from Northfield Road Reconstruction – Pond Hill Road to Route 5 Acct. # 300-1403-519-0003-05 (Year 2004-2005) – Engineering

Ms. Papale moved to Consider and Approve a Transfer in the Amount of \$20,000 to Christian Street Bridge Design (Public Bid #04076) Acct. (Year 2004-2005) from Northfield Road Reconstruction – Pond Hill Road to Route 5 Acct. (Year 2004-2005). **Mr. Knight seconded.**

VOTE: All ayes. The motion passed.

11. Discussion and possible action with respect to waiving the bid to hire attorneys for the Planning and Zoning Commission v. Zoning Board of Appeals lawsuit.
– Town Attorney

Ms. Papale: Number 11. Discussion and possible action with respect to waiving the bid to hire attorneys for the Planning and Zoning Commission v. Zoning Board of Appeals lawsuit brought to us by the Town Attorney. So moved.

Chairman Vumbaco: We have a motion and we do not have a second. I'm assuming that means this is a dead issue. The Council is not seconding the motion to waive the bid so I'm assuming, again I know what happens when you assume, but Janice explained that you would go out to normal bid. Right? It would go out to bid. And if we go out to bid, there would be no reason now to transfer the money as far as **Item number 12** is concerned.

Janis Small: You can wait on that transfer and actually in putting this together, there's no transfer for the ZBA portion of it, so we could do that all at one time if that becomes appropriate.

Chairman Vumbaco: So we're going to go out to bid. You could take the thought of the Council here that we're probably not too happy with this process, and maybe Mr. Fitzsimmons can go back to his Commission and at least explain to them our thoughts on this idea and see what happens before we go out to the bid process.

12. Consider and Approve a Transfer in the Amount of \$10,000 to Professional Services-Legal Acct. # 001-7010-901-9002 from Salaries & Wages Acct. # 001-7010-101-1000 – Planning & Zoning

Withdrawn

20. Consider and Approve a Transfer in the Amount of \$25,900 to Regular Salaries & Wages Acct # 001-7011-101-1000 from Purchased Services – Environmental Acct # 001-7011-901-9001 – Personnel

Ms. Papale moved to Consider and Approve a Transfer in the Amount of \$25,900 to Regular Salaries & Wages Acct # 001-7011-101-1000 from Purchased Services – Environmental Acct # 001-7011-901-9001. **Mr. Testa** seconded.

VOTE: All ayes. The motion passed.

21. Consider and Approve amending the budget to reflect the addition of one full-time position.

Ms. Papale moved to Consider and Approve amending the budget to reflect the addition of one full-time position. **Mr. Parisi** seconded.

VOTE: All ayes. The motion passed.

15. Executive Session pursuant to Section 1-200 (6) (D) of the Connecticut General Statutes with respect to the purchase, sale and/or leasing of property – Mayor
16. Executive Session pursuant to Section 1-200 (*correction to 1-200*) (6) (B) of the Connecticut General Statutes to discuss pending litigation in the following matters:
- a. Connecticut Subacute, LLC v. Town of Wallingford
 - b. F & M Main, LLC v. Town of Wallingford
 - c. F & M Bank Wallingford, LLC v. Town of Wallingford
 - d. Siting Council Proceeding - Docket 272
-Town Attorney

Ms. Papale moved that the Council enter into Executive Session pursuant to Section 1-200 (6) (D) of the Connecticut General Statutes with respect to the purchase, sale and/or leasing of property and pursuant to Section 1-200 (6) (B) of the Connecticut General Statutes to discuss pending litigation in the following matters:

- a. Connecticut Subacute, LLC v. Town of Wallingford
- b. F & M Main, LLC v. Town of Wallingford
- c. F & M Bank Wallingford, LLC v. Town of Wallingford

d. Siting Council Proceeding - Docket 272

Mr. Farrell seconded.

VOTE: All ayes. The motion passed.

The Council entered into Executive Session at 9:08 P.M.

Ms. Papale moved that the Council exit from Executive Session. **Mr. Farrell seconded.**

VOTE: All ayes. The motion passed.

The Council exited from Executive Session at 9:43 P.M

Attendance at Executive Session for Item # 15:

All Councilors, Mayor Dickinson and Ms. Small

Attendance at Executive Session for Item # 16:

All Councilors, Mayor Dickinson and Ms. Small

17. Discussion and possible Action regarding the pending litigation matter of Connecticut Subacute, LLC v. Town of Wallingford tax appeal matter.
– Town Attorney

No Action taken.

18. Discussion and possible Action regarding the pending litigation matter of F & M Main, LLC v. Town of Wallingford tax appeal matter.
– Town Attorney

Ms. Papale moved to accept the settlement as discussed in Executive Session for F & M Main, LLC v. Town of Wallingford tax appeal matter.
Mr. Knight seconded.

VOTE: 8 said aye. Mr. Farrell abstained. The motion passed.

19. Discussion and possible Action regarding the pending litigation matter of F & M Bank Wallingford, LLC v. Town of Wallingford tax appeal matter.
– Town Attorney

No Action taken.

Ms. Papale moved to adjourn the meeting. **Mr. Knight seconded.**

VOTE: All ayes. The motion passed.

There was no further business to consider, the meeting adjourned at 9:45 PM.

Respectfully submitted,

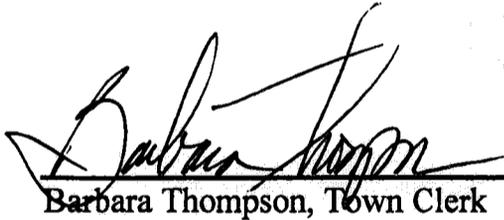


Sandra R. Weekes
Town Council Secretary

Meeting recorded and transcribed by Sandra R. Weekes


Robert F. Parisi, Chairman

9/12/04
Date


Barbara Thompson, Town Clerk

9/12/04
Date

RECEIVED FOR RECORD 8/9/06
AT 2:43 P M AND RECORDED BY
Barbara Thompson TOWN CLERK

February 1, 2005
Space Requirements for Temporary Library Location(s)

Ideal Space

- Accessible building with 35,000+ square foot space, preferably on ground level, with load bearing capacity of 150 lbs/square foot.
- Convenient parking for 100 cars.
- Logically and easily sub-dividable into area for Adult services, teen services, children's services, and shared program space.
- Accessible restrooms and decent lighting.

The size and type of space would allow the library to offer full access to the collections and full services during the renovation. It would not require storage of materials or equipment.

Acceptable Space

- Accessible building with 20 – 25,000 square feet of space, preferably on ground level with load bearing capacity of 150/lbs/square foot.
- Parking for 50+ cars on site or nearby.
- Sub-dividable into areas for adults and children
- Accessible restrooms and decent lighting.

This size and type of building would require storage of parts of the library collection, and might require use of other locations for Library programs for children and adults.

Less Desirable

- Two accessible locations of approximately 10,000 square feet each, preferably on ground level, with load bearing capacity of 150.lbs/square foot.
- Parking on site or near each location
- One location would serve Children from birth to grade 5 or 6.
- Second location would serve grade 6 through adult
- Accessible restrooms and decent lighting.

This solution would require storage of most of the main library collection, and would be extremely inconvenient for family users. Programming for adults would have to be planned at other locations.

Even Less Desirable

- Accessible portable building (s) on site, possibly in South parking lot.

This solution requires storage of most of adult and children's collections, and is not likely to provide a level of service acceptable to the community.

Note: Although the Yalesville Branch can continue service throughout the construction period, it is not accessible in any way, and is restricted by the fire marshal to no more than 15 occupants at one time. If the facility exceeds that number on a regular basis, extensive alterations would be required to meet code.