

SPECIAL TOWN COUNCIL MEETINGFebruary 3, 19877:00 P.M.

There was a special meeting of the Wallingford Town Council on Tuesday, February 3, 1987 at 7:00 p.m. in room 225 at the Wallingford Town Hall. The meeting was called to order by Chairman Gessert at 7:10 p.m. Answering present to the roll called by Council Secretary, Susan Baron were Council Members Bergamini, Killen, Papale, Polanski, Rys and Gessert. Council Members Gouveia and Holmes arrived after the roll was called. Also present were Mayor William W. Dickinson and Comptroller Thomas Myers. Mr. Frank Adams was also present.

Chairman Gessert introduced Mr. Frank Adams and commented that he will be joining the Council to replace Mr. Ed Diana in the near future.

This meeting was held for DISCUSSION AND POSSIBLE ACTION REGARDING FUNDING OF PARKER FARMS SCHOOL RENOVATION.

Mr. Devine began by stating that they are having a funding problem. He added that what they were going to do at this meeting was to present the scope of the project, specifically the site work that has to be done. They are at a point where they need direction from the Council as to how to continue to go forward with the program. He added that he asked everyone affiliated with the project to attend this meeting and answer any questions the Council might have. He commented that they should start with the site work because there has not been as much detail presented previously as in other areas.

Mr. Devine introduced Mr. Roming who has worked up some cost estimates.

Mr. Devine pointed out that on page 2 of the material he handed out to the Council, these were the items that were eliminated from the project, which were done as part of the bidding process and in discussions within the Committee, and there have been efforts to control costs.

ADDITIONAL ITEMS ELIMINATED FROM THE PROJECT

	<u>Cost Savings</u>
1. "Super" Energy Saving Light Fixture Package	\$ 16,700
2. Carpet	\$ 23,895
3. Gymnasium Flooring (approx.)	\$ 12,500
4. Folding Partitions Across 2 Classrooms (approx.)	\$ 15,000
5. Dual Fuel Option (approx.)	\$ 50,000
6. Refurbish Old Lockers Instead of Replacement	\$ 21,738
7. Omit Porcelain Enamel Panels on Window Wall	\$ 2,400
8. Delete Raising of Connector Roof (approx.)	<u>\$ 12,000</u>
Total	\$ 154,233

Councilman Rys asked Mr. Devine to define item 8.

Mr. Devine: The roof and the connector do not meet state code. A waiver had been requested from the state and the waiver was granted.

Councilman Rys: What portion of the building is this?

Mr. Devine: That is the connector between the main wing, that connects to the addition that was put on in 1956 or 1957. That would be the west wing.

Councilman Rys asked Mr. Devine why this does not meet the code.

Mr. Devine responded that it is not high enough and the lights and exit signs come down too low.

PROPOSED COST REDUCTION ITEMS

	<u>Estimated Savings</u>
1. Reduce Quantity of tackboards	\$ 15,000
2. Eliminate Classroom Wardrobe Units	\$ 6,000
3. Eliminate Closers on Classroom Doors	\$ 2,000
4. Eliminate Projection Screens	\$ 5,100
5. Reduce Quantity of Cabinets in Teacher's Room	\$ 5,000
6. Change Interior Infill of Upper Gym Windows From Brick to Gypsum Board.	<u>\$ 1,500</u>
Total	\$ 34,600

Regarding item 2 under the proposed cost reduction items, Chairman Gessert commented that several weeks they were talking about \$1,000 a classroom, with 21 classrooms does not come up to \$6,000.

Mr. Devine commented that they have not awarded the bid on the mill work to get an estimate to see what the cost savings would be. This is the figure they came up with. If other possibilities do not arise, we will be re-bidding that part of the mill work. It will be re-bid without the classroom wardrobe units. So, you will be realizing a greater savings than \$6,000.

Chairman Gessert asked Mr. Devine if Wooding ever followed up to see what the savings would be.

Mr. Devine stated that this is what Wooding was given from the low bidder. We are not going to award that contract. It is going to be re-bid.

Chairman Gessert pointed out that Wooding told the Council it was \$1,000 per room last week. If we eliminate 20 of them, that should eliminate close to \$20,000.

Mr. Devine agreed with Chairman Gessert, and added that the final determination of that would be the person doing the work if the contract had been awarded. He added that Wooding is not doing the work. Wooding is not constructing them.

Chairman Gessert added that Wooding said that part of it was in the mill work contract and part of it was in the carpentry contract.

Mr. Devine commented that what they would like to do now is to put the site work out to bid, asked for a hold on the bid for 6 to 8 weeks, then come back to the Council and ask for an appropriation. But, right now they would like to put in front of the Council what exactly has to be done and to get direction as to the exact degree of work the Council wants done out there.

85

Projected Total Project Cost

Parker Farms School
Wallingford, CT
1/15/87

Low Bids Received as of 1/15/87

Asbestos Removal	40,451	
Reroofing & related work	298,785	
Window Replacement & Related Work	289,900	
Mechanical	389,805	
Electrical	187,215	
Drywall Construction	80,870	
Doors, Frames & Related Work	45,130	
Demolition, Concrete, Carpentry, etc.	220,795	
Acoustical Tile	11,890	
Resilient Flooring & Carpet	47,587	
Millwork	107,700	
Toilet Partitions	5,170	
Refurbishing of Metal Lockers	6,251	
Projection Screens	3,784	
Drapes & Blinds	8,100	
Food Service Equipment	10,039	
Folding Partitions	11,400	
Subtotal of low bids received		1,764,872

Estimated Amount of Items Not Bid as of 1/15/87

Glass & Glazing		
Caulking		
Ceramic Tile		
Painting & Fireproof Coatings		
Chalkboards & Tackboards		
Fire Extinguishers		
Coat Racks		
Entrance Mats		
Subtotal estimate of remaining items		200,200

Fees & Reimbursable Costs

General Conditions	107,634	
Special Insurance	1,500	
A/E Fees	120,000	
CM Fee	85,000	
Added Fee for Site Engineering	3,000	
Subtotal of fees & reimbursable costs		317,134

Allowances for Items Where the Scope of Work is Yet to be established

Sitework (per site engineers)	475,000	
Sprinkler System	5,000	
Utility Company Charges	10,000	
Change Orders	50,000	
Contingency	25,000	
Subtotal of Allowances		565,000
Projected Total Project Cost		\$2,847,206
Omit Sitework Estimated Cost		- 475,000

Project Total to Date Without Sitework \$2,372,206

Chairman Gessert asked Mr. Devine: Regarding the cover letter with a breakdown of expenses, are these the projected or are these the actual based on bids?

Mr. Devine: The \$1,764.872, is based on bids received.

Chairman Gessert inquired about the mechanical amount.

Mr. Devine explained to Chairman Gessert that that number is probably going to change depending on what we do in relation to the fuel system. That is the bid.

Councilman Polanski: On the first page regarding the site work, the quantity, what units of measure is the quantity.

Mr. Devine: The unit is the measurement they use.

Councilman Polanski asked about the 8,000 ft. of concrete.

Mr. Mark Roming introduced himself as the consultant for Kaestle Boos. He explained that this is the plan that they worked on for the immediate school area and we wanted to get enough information down that we could take off of these fairly accurate estimates. There were no plans that of the school site that indicated the extent of the work. This plan reflects the scope of work that was requested as we started the project at the Building Committee Meetings and basically what it was, was to bring in an entrance road with a turn-around where the buses drop off, provide a parking area for the teachers with a stacking area for automobiles because of the tremendous parent pickup for children. This is a monolithic curb area. The area in the back, you will notice is a play area. Whether it is put in new or remains as it is, something has to be done with it because it is old and cracking. We had showed it on the original plan (the original estimate that you have) which was \$479,000. That included replacing all of the road pavement, providing a new bituminous sidewalk from the school out to the street and at that time, providing a concrete sidewalk around the circle drive into the main entrance of the building only and along the side where you have the parent pick-up. The rest of the sidewalks in the back would be all bituminous. The reason we did this was because it is standard procedure to have concrete sidewalks for the main entrances for the school. The reason we chose monolithic was because the sidewalk and curb are poured all together, so if it moves at all, it will move in one piece. The parking was based on the number of facility and staff that were given to us at the time, including two handicapped spaces which we are required up to 50 car parking. We had anticipated not touching any of the existing trees in the back and just replacing the sidewalks that have deteriorated. We also have to modify every entrance because to meet the building code, we have to bring the walks up to the grade (you have a 6 inch drop in most of the main exits). The only embellishment was that we had to replace the planting in the front. Right now, when this school was built, for some reason, the school is lower than the grade so the water drains right to the building. Water is seeping through the walls mainly because it has depressed itself so, we do have to drop the grade. If we drop the grade, we have to rip out the roadway.

Mr. Roming hung up on the wall a blueprint of the school and pointed out the drive coming in with the loop. We had shown this as a total drop off area that could be used for whatever number of buses they had at the time. This again, is going to be all concrete because, we are replacing this whole area in the front. The two traffics will be separated (parents and buses). Right now you have a very narrow bituminous strip. In the back you have a large paved area and the ballfields. The area is done with the old sand and asphalt. It looks like blacktop but it is not. All they did was to add on every year and it is badly cracked. We are providing a Kindergarden hard play area. The budget that you have in front of you, \$479,000 is based on this plan. Keep in mind, that when we did this plan, we did not have a survey. This is based on the widths of the sidewalks for normal use. This is just a basic plan based on the scope as discussed before.

Chairman Gessert expressed concern over the \$479,000.

Mr. Roming explained that this was the scope of the work. When I started on this, Iris asked to provide parking, the roads and the play areas as need based on the program. The estimate is what is based on these plans.

Councilman Killen asked Mr. Roming when he was first asked to come forward with that figure.

Mr. Roming responded that it was January or February.

Councilman Killen: No one told you that we adopted an Ordinance, whereby we put specific figures in for specific items?
Site work was \$315,000.

Mr. Roming: We did the plan to determine the costs. You can't do the cost to determine the plan. We were given a scope.

Councilman Killen explained that someone had to put in \$315,000 that had an idea of the same scope that you did. That is why we are where we are now.

Mr. Roming: All I can show you is the plan based on the prices as they are today. Regarding the \$315,000, I did not do that. My first encounter with the price was after we did the drawing and we did not go any further than planning. At that point, we were asked to try to reduce the costs. 87

Chairman Gessert pointed out that they included \$2,000 for a new flagpole.

Mr. Roming explained that the pole is in the wrong place. The reason that you are doing this site work is to fix a lot of the problems that you have out there like the drainage. If you don't take the pavement out and lower the siting, then you are right back where you started 20 years ago.

Mr. Ferguson commented that the biggest problem here was when the school was built, we considered it was going to be an all walking school. We never thought there would be car traffic so the road was made narrow. Many of the problems that are there today are because we underestimated and made it a walking school.

Mr. Roming : I think it is a good idea to know where you are now at this point. All of these numbers that you see on here are the latest unit prices, not only from our work but we had taken all of the state unit prices of every job that has been in the state for the last 6 months and we averaged it out.

Mayor Dickinson pointed out that the Town Engineer disagreed with him on 4 of the items.

Chairman Gessert: We have bituminous concrete road, you've got at \$20.00 per sq. yd., the price we have is \$15.00, that's \$5.00 a yd. difference. Concrete curb you have 1800 ft. at \$5.00 and John has that at \$10.00.

Mr. Roming pointed out that John's estimate on the concrete curbing is incorrect.

Chairman Gessert continued: Bituminous walk pavement you show at \$18.00 per sq. yd. and John shows \$12.00 and he has a different price for spreading top soil.

Mr. Roming: As far as your bituminous prices, I had spoken to him about that and basing it on the contract price you have with Tomasso, if you pull that bituminous surfacing out of the project, and you had someone come in and do the grading, and utility work and then you hire someone like Tomasso to come in and do the work, they can give you a better price. If something with the trenching work, such as a cave in (example), you would not have anybody that would take that responsibility as a sole contractor. As far as the unit price goes, our price is the same one that has been bid since July in the State of Conn. I am talking about public bid not one that you might get as a special deal. If we are able to stay on grade as to what exists now, and the base material was good, there is a possibility that you can save money there. We do not know that at this time. We gave you the actual figures in here based on, if you went out to bid, what we feel it would be now. It's lower for the Town's benefit, you are not going to lose anything. The figures that we are using, we've been pretty close on just about every job that we had bid, with the exception of this year and we've had a problem because people are not bidding the work.

Councilman Polanski pointed out that the turnaround seems to be very far.

Mr. Roming commented that this is a long road. That part was shown on the Town survey. All of the demolition was taken off an actual survey. That is all bituminous and includes the back area also. These quantities are all from an actual takeoff, actual sq. footage etc.

Mr. Roming put up a chart which was a shorter version which had areas marked in red.

Mr. Roming explained that the areas in red are the areas they are taking out and they are leaving out the play area in back.

You have a cracked pavement that the kids play on. If you fill the cracks this year, you will have to fill them again next year, 88 and the year after, etc. because you cannot fill a bituminous crack. You have to break up the pavement or remove it. You have to do something with that back area because kids are going to play on it. This plan, reflects staying out of that entirely. Monolithic curbing (where the busses will be) will be eliminated and bituminous curbing will be put in. We do have to contain the storm drainage because what you have out there now is totally inadequate. The survey has not been completed but you only have a couple of catch basins there now. That's why the water is coming against the building. So, we are saying narrow down all of the sidewalks (6 ft. where the entrances are). The drop off area is being reduced to 10 feet. That is still a safe width after being cut down. We have still shown this as concrete. This is something I would not change because if you have busses coming up everyday and cars banging up against that curb, when you put bituminous sidewalk against a bituminous curb, the two things never stay together. They always move apart. We are not showing anything coming out in back because it is not required because we do have an access. Even if you decide to go with the other, we still may pull the parking down so you can still get your 49 cars. Once you go over 50 you have to provide another handicapped space and we are already providing 2.

Chairman Gessert asked Mr. Roming how many parking places there are out there now.

Mr. Roming answered that he has no idea.

Mr. Devine commented that there is only one row of cars that can park.

Mr. Roming: We are trying to combine this and make not only a parking, but also a pickup.

Chairman Gessert: Why do we need twice as many parking places than we have now?

Mr. Roming: With 25 it is not adequate because you have special teachers coming in. This is what we were told we need for a perfect staff. The area is all breaking up because they were using it for parking. There is nothing else that we can take out of here.

Councilwoman Bergamini asked what the material was on the back area.

Mr. Roming explained that it was what they used to use a long time ago which was first spreading down stone and then putting oil on top or asphalt and then possibly sand.

Councilwoman Bergamini: We had a project on South Elm Street about two years ago where a machine was brought in and pulverized the blacktop. Could we save any money doing this?

Mr. Roming: No you couldn't. You could save it in one area possibly. If the base isn't good, it would not do you a bit of good to go in and pulverize that pavement because whatever happened before is going to happen again. That is a different story because you are talking about a road. The right way to do it is to go in and strip it out and put new base in and put a proper top on it. Then you have to put in a fence to keep the cars out of there.

Chairman Gessert pointed out that it has been used for Little League parking and Mr. Roming can handle that one when it comes up.

Mr. Roming commented that he tried to reduce it as much as he can and all he is doing is working within the program that they had and just trying to put realistic figures in.

Chairman Gessert pointed out that they were given two sets of figures and would like to know which set is right.

Mr. Roming: You are leaving yourselves open in a lot of points. If this project (site work) is not finished and out to bid, the latest, May, you can add more money onto it because no one is going to bid it. Based on the projects that we have in our office right now, if you don't get out early you are not going to get a good price. 89

Chairman Gessert brought up the point of the \$2,000 flagpole.

Mr. Roming explained that it has to be moved because it is in the wrong place. When you lay out the road for the circle, the flagpole lands in the road. You have to remove it, clean off the footing, clean the pole off, repaint it, make a complete new footing with all new grounding rods underneath, put it back in and you still have the same flagpole. We have to change that whole area to get the drainage out of there.

Mayor Dickinson added that the area also has to be graded.

Chairman Gessert brought up the \$10,000 for plantings.

Mr. Devine commented that this can be taken out because Mr. Soldan has agreed to let this be a summer project.

Councilwoman Papale asked if the seeding was that expensive because of the grading that has to be done.

Mr. Roming: That's fine grading. That is all of the raking out of the top soil, grading it off seeding and fertilizing.

Councilwoman Papale asked if they hire a landscaper to do this.

Mr. Roming: No. This is just a guarantee of installation of grass. By the end of the contract (if accepted) you will have a completed lot, planted and fertilized.

Councilman Killen asked Mr. Devine where the \$315,000 which is in the Ordinance, come from?

Mr. Devine replied: That was the conceptual estimate provided by C. F. Wooding.

Councilman Killen: Where did they go so wrong?

Mr. Devine answered that they did not have any drawings.

Councilman Killen stated that saying that you can't give us a figure because you have no drawings is no way to do business. He added that you can't plug figures into an Ordinance later on.

Mr. Devine: They tried to give us their best estimate based on their experience and the scope of the project. Regretfully, it was called wrong. Looking at \$315,000 and \$346,000 the difference is not going to be that significant.

Councilman Killen pointed out that the estimate came out to \$479,000 and was cut back to \$346,000 which is a big difference. This only went to be adopted about 3 months ago. I don't even know if the new figures will stand.

Mr. Devine: At the time the conceptual budget was given to us, there was a disclaimer provided in that it was based on, in some cases, no drawings at all or preliminary drawings.

Councilman Killen asked who the disclaimer was given to.

Mr. Devine responded that it was given to all of you. (footnote E on what was submitted to you on that date of the meeting)

Chairman Gessert commented that if Costello's estimate on bituminous concrete is correct, it cuts out about 25% off of the \$176,000.

Mr. Roming did not think that was realistic because they have grading in there. If you are going to say that the numbers are correct, then the thing that you have to reduce is the scope.

Regarding the \$15.00 on there, we covered putting in new base material and a bituminous surface that can be used by oil trucks as well as buses.

90

Chairman Gessert asked where the 60,000 feet of fine grading and seed would be.

Mr. Roming pointed out the area to Chairman Gessert on the blueprint.

Mr. Roming added that again that is an estimate because they had no grades at the time. We do not know the extent of the gradings. The only thing that you will be losing is the thorny trees in the front of the building.

Chairman Gessert pointed out that Wallingford thieves are thornproof because they still managed to get up on the roof.

Mr. Musso commented that he did not like the fact that the price keeps on increasing and suggested that they use the Yalesville school and add portable rooms. He added that he went to see the school and was disappointed.

Councilwoman Bergamini commented to Mayor Dickinson that an Ordinance was passed and asked how they are going to justify this?

Mr. Devine: (quoting from the 9/18 minutes) Mayor Dickinson: I would like to add that footnote E, it is very important to this whole discussion, because according to that footnote and from what I understand, these estimates are based on very little information. The \$6 estimates were the large extent of the drawings. They had to come up with those dollars in order to help us because of a whole crunch of time factors and financing. If you are looking to pin this whole thing down to the last dollar, I think it is wise to keep your eye on that footnote E, because that is what the Committee is going to point out later on if there are discrepancies. Preliminary drawings do not give you a lot to depend on when you are trying to come down to the last dollar.

Councilwoman Bergamini commented that she remembers that very clearly but, when you are dealing with a supposedly a very good company in town that had done a lot of this work, I take that to mean that "Oh well, maybe they won't have money for the draperies or some projection screens, we'll give it the Board of Ed in their budget". This is what I thought it would mean. I never thought it would be so far off in figures like this. I feel that both bidders left the money really low so they would get the contract. This is the same old story, "stick it to the Town".

Mr. Devine: Regarding Kaestle Boos and C. F. Wooding, those are fixed prices we are paying them, regardless of what the total cost of the project is.

Councilman Polanski: If this is bonded, this will be a \$5 million dollar mistake that the Board of Ed will have made.

Councilman Polanski continued: We are not just discussing this price now, we have to talk bonding. When you talk bonding, you are doubling the cost. Anytime you come up with \$100,000, it is actually costing the taxpayers \$200,000.

Chairman Gessert commented that some of this is going to be reimbursed.

Mr. Devine: Tom and I met with the state officials and we are probably no clearer than when we went in there. We talked a little bit about the bonding issues and method of financing.

Mr. Tom Myers: The flexibility that you have left on the bonding is the financing package as a whole. Right now, I haven't borrowed any money on this project so we are not incurring any interest costs yet. We haven't spent that much yet. We are probably looking at \$400,000 dollars worth of expenditures. The additional costs of the project, say it was \$500,000 (example), on a 15 year bond, you are talking about a principle payment of \$35,000 a year. If the project costs increase by \$500,000 and you issued a bond for 15 years, you are talking about a cost impact of \$35,000 for principle payment and then of course, the interest on the additional \$500,000, which would be approximately another \$35,000 for the

91
first year. So, you are talking, the first year impact on additional costs of approximately \$70,000. As important as the additional impact based from the cost over-run on the project, is the impact that you are going to see on the reimbursement. Bob mentioned that he and I met with the state building union people and we came away pretty precluded, but it is my general understanding that there isn't going to be a heck of a lot of reimbursement on this project. You are talking about a 60% grant of what they allow and they are not clear on what they are allowing, so you are not going to talk about 60% of the \$2.5 million as a project as a whole, you are going to talk 60% of allowable cost and that doesn't appear to me to be anywhere near 60% of the total project costs. My general understanding, on a ballpark figure, was it was going to run somewhere near \$300,000 to \$400,000 in grant reimbursement on the total project. If you want to back it off, if you had a \$3 million dollar total project cost, you receive \$400,000 state grant, you are talking about a \$2.6 million dollar impact on the tax rate. \$2.6 million on principle bonds and then a like amount for interest, although the interest diminishes every year, the principle of the bond remains the same.

Mr. Devine agreed with Mr. Myers and added that there is a number of items that the state hasn't been clear on.

Councilman Holmes commented that he thinks that they all feel that the estimates are pretty much in error but, that does not change the reality that they are facing now. We have to deal more with the present facts and that's that it is going to cost more money. We've had projects in the past that we had to change the Ordinance on because the funding was inadequate. So, I think we should come to an amicable agreement on this. I would like to see us stop beating Bob over the head and get back to business.

Chairman Gessert commented that his intention was not to beat Bob over the head.

Councilwoman Bergamini asked Mr. Devine what they had decided on the furnaces.

Mr. Devine commented that he had some data to pass out. As of now, we have not awarded the contract for the mechanical based on a request that Dave made at the last meeting for a private inspection. Dave asked me to provide some information this evening on cost comparisons of new and refurbishing the existing. As of now, the Committee is still committed to replace the boilers (the heating system). I asked at the last meeting, if the Council wanted to give us direction and are prepared to make a motion that we not expend any funds to replace that heating system, obviously, the Committee would have to take that as their direction.

Chairman Gessert asked if there were any more questions on the site work.

Mr. Devine said he would like permission to go out to bid. Knowing what the ballpark figure is, we request that the bid be held for 6 to 8 weeks. Mr. Devine asked Mr. Roming if he could do that.

Mr. Roming commented that he needs to know what package. He needs a decision because if he can't do the drawings, they can't go out to bid.

Councilwoman Bergamini asked Mr. Roming that with the lower price, would they still get the adequate parking spaces.

Mr. Roming responded yes. The only thing is, you still have that paved area in the back and not only that, you have people using that for the ballgames. It's being used by cars. If you try to make grass out of it, it will cost you more money because you have to strip all of the bituminous out, the base material out, put in top soil which is \$20.00 a yd. and then see it.

Councilman Polanski asked Mr. Roming (referring to plan A - \$479,000) If they were to take that 12,000 sq. yards, that would include taking that back area out.

Mr. Roming: Using a logical point of view, a non-resident logical point of view, would be to take the front area and reduce the walks as we have shown on that, move that parking area down farther and do something with that back area, whether you go in there and pulverize it and repave it, at least put a cap on it. 92

Councilman Holmes asked Mr. Roming how long that would last.

Mr. Roming responded that if it is pulverized and the base is alright, it is only used occasionally.

Councilman Rys asked Mr. Roming about the drainage.

Mr. Roming said that the natural drainage right now from the corner of the building drains back. There is quite a drop. The logical way to do this would be to reduce funds and still do something with the back, but then you are talking about being between these two figures.

Councilwoman Papale asked Mr. Roming if they were to just take that out and re-pave it, would we have to get a third plan to show us a price?

Mr. Roming commented that there would be another price. You have to either strip out that material that is there or pulverize it. That is a good number in there.

Councilwoman Papale asked if it was left that way, if it would be unusable.

Mr. Roming stated that he is not saying that it would be unusable but it has large cracks with grass growing up through them.

Councilwoman Papale commented that the only thing that it may be able to be used for would be parking.

Mr. Roming did not agree and added that you will have the weight of car. You can still use it but, you will have the liability.

Mr. Bravo commented that it is not safe for kids and if it is not done now, the Board of Ed will have to do it later.

Mr. Musso commented again that they should use the Yalesville School and save the taxpayers money.

Chairman Gessert asked Mr. Devine how much the \$346,000 was knocked down because of the planting?

Mr. Devine responded that it would be knocked down \$10,000.

Mr. Roming commented that he is not bidding the job, he is putting the prices that he anticipates it is going to be. I can't guarantee these prices, so you are still talking about a budget. It could be high or low.

Mayor Dickinson pointed out that there is nothing on the Agenda to change the Ordinance tonight.

Councilwoman Bergamini asked Mayor Dickinson where the money was coming from.

Mayor Dickinson: The purpose of tonight's meeting is to identify what the Committee should go ahead with. The contracts they have now to bid will not total over the \$2.2 million we have for construction. What has to be identified is, how close we will get to that and then at a subsequent time we would have to amend the Ordinance with whatever sum of money is appropriate. We are not here tonight with an Ordinance title or a suggested amount for amending the Ordinance. It really is to identify to the Committee, what they should move ahead with.

Chairman Gessert asked Mr. Devine what else he would like to address.

Mr. Devine pointed out that there has been quite a bit of discussion on the boilers and the heating system and maybe that is the starting point.

Councilman Holmes asked Mr. Devine what plans they came up with for the gym floor.

93

Mr. Devine said that unless there is some more money somewhere, they will be putting down tile.

Mr. Devine: Could we have a resolution on the site work on how you want us to pursue it?

Councilman Gouveia commented that he would like to see the whole picture before he decides.

Chairman Gessert: What Peter is saying is that he does not want to lock himself into a figure on the site work until he knows what is happening with the other one.

Mr. Devine: We aren't trying to lock you into a site work. We have legitimate concerns seeing what happened downtown last week with that bid and we would prefer to put this out and then, once we have a figure, we can come back here with it.

Mr. Devine stated that he asked Mr. Alan Daninhirsch to come up with a comparison of the new boilers vs. the existing.

Mr. Daninhirsch: The numbers that you see (he passed out the comparison that Mr. Devine spoke about) above the first line under the heading New are numbers that were actually given to me by the low bidder, who is now prepared to sign a contract for this work and these are his breakouts of what he figures these items would actually cost and what he is ready to sign a contract for. The two new boilers, the boilers alone, just the boilers delivered to the site, \$5,100 each, \$10,200. The two new burners that go into these boilers are \$2,300 each, \$4,600. Demolition and removal of the old boilers, \$12,000. The connection of the new boilers into the piping system is \$4,000. That brings us to a total of \$30,800.00. If we go down to the old boilers, they have to be divested of their jackets because the jackets were asbestos, they now have to be re-jacketed at a cost of \$4,800 each, \$9,600. The fireboxes will have to be rebuilt at a cost of \$2,600 each, \$5,200. Clean and reseal water tubes, \$3,000 each, \$6,000. The two new burners, this is

Mr. Daninhirsch continued: a price that was given to us by the people from Combustion Power Inc., that were in there last week to inspect and they said that what was needed there were two new burners at a cost of \$12,500 each, \$25,000. That brings us to a total of \$45,800 to recondition and put back line the existing boilers. You must note that it does not include any parts or repairs, anything that's found broken within the boilers, is not included. No repairs to any radiator piping or repair of steam traps. At that point you are comparing apples to apples in terms of the two boilers themselves.

Chairman Gessert asked Mr. Daninhirsch if the radiation covers will be need no matter which way they go.

Mr. Daninhirsch replied: What we have there now, is a steam system and if we do the work below the line (old), we can at least say to ourselves that the radiators were part of the original steam system, therefore we could leave them in place. Given the fact that some of them have to be repaired, we know that there are some there that are broken. But, we are saying in general, if you are willing to accept the 25 year old steam system, then you accept it with the radiators that are there. The whole idea of a boiler system is at least in part, to get some energy efficiency into the building. A part of that energy efficient package is to replace those radiators that need to be replaced around most of the school. That means that we were able to save the ones that were in the cafeteria and gym. The rest of the radiators should be replaced in order to provide the complete energy saving package, that's \$28,400.

Chairman Gessert asked why they have to be replaced.

Mr. Daninhirsch answered: Number one, they were designed for a steam system. Secondly, they were designed for a school that was not insulated. Third, they are in a location relative to the outside edge of the building that doesn't allow us now to

put in an insulated wall. The ones that are there now, whether we go with the new system or the old system, will have to be removed and moved inboard. The cost of \$28,400 reflects the cost only of the new pieces to put back. Regardless of what system we go to, we have to take them off, move them back in, set them back down again and the re-piping that is related to that. Whether we set in place the new ones or set back in place the old ones, there is a difference of \$13,400. My point in this whole thing is that the amount of money that you will save down the line, in doing this energy package as a whole, is going to far out-weigh that \$13,400. It is all based upon the fact that we can take apart the pipe joints on this 25 year old system, find that they are good and put them back together again without putting any additional labor or any additional parts for stuff that's no good. Every single broken pipe that we find, every single joint that won't come open and has to be cracked off, eats into that \$13,400 and that's not a lot of money when you start working with steam piping. 94

Chairman Gessert commented that he thought that the major part portion of the mechanical contract was the heating system.

Mr. Daninhirsch: This addresses only boilers to boilers, burners to burners. You still have a complete control system to install whether you stay with the system as it is now, or you go to the new system. All the controls that are on those existing boilers have been ripped out, they are gone. You need a control system for the entire building. You need a ventilating system for the entire building, which has nothing to do with this.

Chairman Gessert asked how much of this is for the heating system and how much is for ventilating.

Mr. Daninhirsch: About \$200,000 of the \$389,000 is the ventilating system.

Chairman Gessert asked what they had in there for ventilation before.

Mr. Daninhirsch responded that they had virtually nothing.

Chairman Gessert asked how they survived.

Mr. Daninhirsch answered that he did not know but, this is a code required item. It was not when that school was built.

Mr. Devine commented that this is code required and he would anticipate being reimbursed 62%.

Mr. Daninhirsch: You must take out of the building, 10% of the total air volume in the building, and replace it with heated air.

Chairman Gessert: So, for \$200,000 we are going to bring in some fresh air, just as hot as what was there? (or cold)

Mr. Daninhirsch: It has nothing to do with the temperature, but yes, if you bring in 10% of your outside air in the winter, you have to heat it before you put it back into the building.

Chairman Gessert. So, what you are saying is that the boiler is a very small percentage of this.

Chairman Gessert commented that he heard that they were going to save only \$25,000 to \$50,000 if you save the old boilers.

Mr. Daninhirsch stated that this was a guess estimate on his part.

Chairman Gessert asked why that number is not even close.

Mr. Daninhirsch: The fact is, now we are working with the real numbers from the bidders who took off this thing and in fact, the savings are not there.

Chairman Gessert: How can you save \$50,000 on a system that is \$59,000?

Mr. Daninhirsch answered that we are not.

Councilwoman Bergamini asked if they had decided on a gas and oil combination.

Mr. Devine answered that they put the bid out for primary gas and an alternate for oil because we have to bring gas into the building for the kitchen. There is not adequate electricity in the kitchen to handle the appliances after we heat the lunches. It will be \$25,000 to upgrade the electrical system. We opted to go with gas as a primary and oil being the alternate (dual system). The oil company came back and said if we went to a dual system where we would break off at 14°, we would convert to oil, they would charge us \$16,000 to bring the pipes in. That would not be reimbursable. The cost of putting in the new oil tanks would be picked up at 62% by the state. We figured that the net impact would be cheaper to go with oil. If we went to a gas system, Parker Farms would be the only school in the system that would be on gas. We would lose the flexibility of buying bulk oil as they are presently doing. The one drawback is, we will have to run the kitchen off of bottled gas. 95

Councilwoman Bergamini asked if that is allowed.

Mr. Devine : Apparently it is.

Chairman Gessert asked why it cost \$12,500 for the burner for the old boiler and only \$2,300 for a burner for the new one?

Mr. Daninhirsch answered that they are substantially different in size. The \$25,000 figure for the two big ones is a number that was given to us by those Combustion Power people that were in there last weekend.

Councilman Polanski commented that the new boilers are about 1/4 the size of the old ones.

Mr. Daninhirsch agreed with Councilman Polanski. The ones that you put in your house are about 1/4 the size as the ones in the 1950's.

Councilwoman Bergamini asked if the school was going to have a backup system.

Mr. Daninhirsch answered that basically yes they are. The theory of the design today is that what you design for is an average low. One boiler can come down to 20° or 25°. Whatever the school is operating and the outside is temperature is above 25°, one boiler can handle it satisfactorily. The second boiler is there as a standby and cuts in below that level in case of severe cold outside. The second part of the theory is, that the boilers can on and off, extending the life cycle of each, giving you a chance to maintain one while it is down, while the school is still operating.

Councilman Rys: If you were to stay with the old boiler system, and do all of these repairs, has anyone come up with an estimate on how long the life of those boilers would be compared to new?

Mr. Daninhirsch answered: Combustion Power's statement as of last weekend, was that he felt there was 5 to 10 years left.

Councilman Holmes asked what the energy payback would be.

Mr. Daninhirsch responded that he does not have the data as to what it was costing to run the old one. But, according to CL&P's basis of gas, and gas, oil today, the price structure is identical.

Chairman Gessert commented that you cannot make a comparison.

Mr. Daninhirsch did not agree and added that they are not dealing with fuel costs, you are dealing with BTU costs.

Chairman Gessert added that the school you are proposing is not the school that was there. Your exterior wall is like 1/2 inch. There was no insulation in the roof and the sides.

Councilman Holmes commented that there should be some comparison on burning efficiency with old boilers vs. the new.

Mr. Daninhirsch commented that he did not know how you could go about determining the burning efficiency in those boilers. Once

you get through insulating the building, they are 4 times the size they should be, how can you judge their efficiency? There are no formulas for this. 916

Councilman Holmes commented that he is in favor of installing the new boilers. He thinks that down the road, it would be a waste of money to refurbish the old system.

Mr. Daninhirsch agreed and added that now, having real numbers from the people who bid on the job, we know that any dollar savings isn't there.

Mr. Ferguson pointed out that the Committee has already voted to do exactly that and accept this bid. We are asking you what to do.

Mayor Dickinson added that he knows that there is a lot of frustration here and it comes about from a variety of reasons such as bad estimates, the initial selling on the whole project which did not show the full scope. One thing has to be kept in mind. Since we've gotten a better picture of what is in that school, it's not really a renovation project in the sense of putting up new blackboards and painting some walls. It comes down to a reconstruction of something that, number one - doesn't meet code and number two - I have to question why there was never any insulation there in the beginning. It was incredible to me that a building like that was put up without any. I was out there and the heating elements are right up against an outside wall that is like formica, and you can kick your foot through it and see daylight.

Mr. Ferguson commented that no one even considered it in those days.

Mayor Dickinson added that even houses built in the 1950's had insulation.

Chairman Gessert pointed out that if you look at the other schools in this area that were build in the 1950's, they had a little more than a 1/2 inch thick outside wall. They had bricks.

Councilman Killen commented that he agreed with what Mayor Dickinson said about the frustration in this matter and added that they went ahead with the idea that the building was going to be there and some work was going to be done on it and it could be done for X number of dollars, the Council went ahead and we adopted an Ordinance and let the public know that they had 21 days to disagree, and take it to a referendum. We might as well have kept the school closed. We're being asked to go ahead with \$300,000 in certain areas and yet \$190,000 is going to be cut off and some has already been deleted and another \$34,000 is recommended to be cut off. I no longer have any faith as to what the figures in front of me say. I don't know how to vote.

Chairman Gessert pointed out that he concurs with Mr. Killen. He commented that Mr. Devine has put in a hell of a lot of effort into this and has to be as frustrated as we are but, frankly, the architect and construction manager are like the old shows, "would the real numbers please stand up". Everytime we get numbers for from anybody, they are only good for one week and then we get new numbers and the old numbers don't agree with the new numbers and we have to put our necks on the line and vote yes or no based on numbers that haven't even been written in pen. You write them in pencil and every week you erase them and then you give us new ones. Referring to the demolition, concrete and carpentry, I was told that there is some of that that can be reduced. I don't know how much of it has been.

Chairman Gessert continued: I've heard that in order to have a carpenter on site when you need him, you have to award a \$220,000 dollar contract. I figure that \$600 dollars per week per carpenter, you could put 6 carpenters in there for 40 hours a week from today till September 1st, and it would still only equal half of the \$220,000. If that is 6 carpenters for \$110,000 for 6 months, where is the other \$110,000 dollars going? I think that we are getting hosed on this unless someone can prove me wrong and I have yet to see a breakdown that would make me think that I am wrong.

Chairman Gessert added that he believes that the Town and the Committee are also getting hosed and it upsets him. If someone wants to prove to him that they need 10 carpenters for 40 hours a week and prove it to me, then he will buy it. 97

Mr. Devine pointed out that at the last meeting, Terry Wooding volunteered to withdraw his bid because of the dissatisfaction with it. We had no other bid for that.

Councilwoman Papale suggested to Mr. Devine that maybe he should look over his bid more carefully.

Mr. Devine stated that they talked and there are going to be some adjustments and they are trying to find some alternate ways to do things that would impact on that \$220,000.

Chairman Gessert commented that he also believes that \$ 1200.00 for a site inspector is another rip-off.

Mr. Devine commented that he hasn't paid that for any full week yet. He added that it is \$85,000 for the construction management services then reimbursable costs for on site supervision.

Councilman Killen stated that the Council might keep in mind for the future if they are going to have construction managers they will probably have them over his dead body at the rate they are going.

Chairman Gessert agreed with Mr. Killen.

Councilman Killen added that it would discourage bidders from coming in knowing that the fellow looking over his shoulder is the guy bidding against him.

Councilwoman Bergamini commented that this is probably why they haven't had many bidders.

Chairman Gessert commented that there must be something wrong with the bid process when you only get one bid on the \$220,000 contract.

Mr. Ferguson commented that the reason might be because you only need someone for various hours during the week and who wants to bid on something like that?

Chairman Gessert explained that for half of that money, you could put 6 men there to sit on their duffs for 40 hours a week and you only use them an hour when you need them.

Mr. Ferguson commented that if you were another contractor and you were working somewhere, you couldn't afford to stop what somebody was doing at that job and send him over to cut through a wall for an electrician for 3 hours and then go back to the other job and always have someone available, I can understand it.

A Committee member commented that this problem has been brought up and added if there is ever another building committee they had better look long and hard at this.

Councilwoman Papale asked Mr. Devine if he thinks that Mr. Wooding may adjust his bid.

Mr. Devine responded that they are working on a particular option as to an alternate way of getting some of the work done. If what we are pursuing should come to pass, I would think there would be some substantial credits that we would be looking for from C. F. Wooding.

Chairman asked Mr. Devine if the state insists that all of the steel beams in the gym be boxed in?

Mr. Devine answered yes.

Mr. Daninhirsch explained that the way the code reads, it says that anything that is supporting the enclosure of the corridor has to be fire proofed, so that those columns that run up the corridor wall of the gym support the steel beams that hold up the roof, so they are part of the structure and part of the corridor and have to fire proofed.

Chairman Gessert asked about the vertical steel beams in the gym.

Mr. Daninhirsch answered saying that those vertical columns that run up the wall have to be fire proofed not the columns in the ceiling. Steel is not a fire proof material.

98

Mr. Ferguson commented that we have not even seen what the Fire Marshal has in store for the future.

Mayor Dickinson commented that you cannot have tackboards anymore because they do not meet fire codes.

Mr. Devine pointed out that what they are doing in that building are things that have to be done. There is very little fluff in there. Most of what is being done is because it is either code required or because the deterioration of the building mandates it. What we want from you is the support to go forward with this project and do it the right way.

Councilwoman Bergamini commented that they went through this with the Police Department and understands what is happening but, they are also looking for a blank check which they are not allowed to do.

Mayor Dickinson pointed out that the Ordinance has to be amended before any funds over \$2.5 million are appropriated. They want to know what scope of work should be pursued by the Council. Right now, it is not necessary to amend the Ordinance because the Contracts that are out there to be awarded all are within the \$2.2 million for construction. What will have to be done is hopefully get as many of these firm prices in after bidding within time and shortly after amend the Ordinance to reflect whatever the actual price is. What I want to ask is, what contracts have to go out still, when they would have firm prices and how that would coincide with our schedule for amending an Ordinance, if that is what we are going to do. But, tonight, you cannot tell them to go ahead with anything beyond the \$2.2 million in construction costs, if that is all the money there is. They cannot award any contract over the \$2.2 million.

Councilman Polanski explained to Councilwoman Bergamini that the money right now is \$2.2 million, we have not committed to one cent more, they have firm bids on \$1,764.872 which is within the contract. If they find out that they have to cut more down, they may have to do that even though they have a contract.

Mayor Dickinson explained that the Committee wants the Council to advise them to go after plan A or plan B or a combination. They want to know, if there is going to be a change in mechanical, what that should be. There are items that still have to be bid and it was just pointed out that they include an estimated amount of items not bid which is the second item on the sheet totaling \$200,200. That plus the site work would be items that are still up in the air. Those items will take us over the \$2.2 million.

Councilman Killen commented that even if the Council gives them the go ahead, they may still have to cut things out. He added that he does not know what to advise.

Chairman Gessert commented that they probably will be coming back for more money during the construction because they will find more things wrong and seeing that all of the money was transferred out of General Conditions, there is not going to be a lot of money for that.

Mr. Devine stated that all of the money has not been transferred out yet.

Chairman Gessert added that they have \$25,000 Contingency which was \$100,000.

Mr. Devine added that the other night they took \$100,000 for site work and \$109,000 for the window walls which was a surplus that they had and took \$60,000 from Contingency Fund.

Mayor Dickinson asked Mr. Devine if the fees and reimbursable costs are firm.

Mr. Devine responded that the \$120,000 and the \$85,000 are. The General Conditions is an estimate.

99
Mayor Dickinson: The \$317,134 plus the \$1,764,872 comes to \$2,082,006 which is still within the \$2.2 million. Now you get the \$200,200 on estimated amount of items plus the site work, those two items take you over the \$2.2 million. Tonights meeting is for directional purposes. The Committee is charged with the responsibility of renovating (reconstructing) Parker Farms School. They are saying that they cannot do it for the money appropriated, what should we do?

Mayor Dickinson continued: I understand what Bert is saying but however, the Committee does not want to commit to anything beyond the money that is available. If the Council says not to go ahead they will not go ahead. It is not a win situation for anyone. Hopefully the purpose for this is a win situation which ultimately will provide a school for elementary students. But, at some point, a project like this would reach a point where it is so expensive that it would not be worth our while. What is the cost per sq. ft. vs. new construction. That is one area to determine whether we are way off base that we would have been better off putting up a new school or taking another direction. At this point, given the figures comparing to Meriden schools new construction vs. renovation, I have to feel that we are in the ballpark on reconstruction work, of \$65.00 or \$67.00 dollars per foot. That being the case, it is difficult for me to say that this project is so far out of line, that the time to say stop and whatever has been spent too bad and we have to take a look again and start reconsidering where students go. So, that leaves us with what this Committee will do. We need to know when they are going to put out additional to bid, when it will go out, when the figures will come in, when there will be sure costs (firm costs) on what is left so that if there is an idea with amending the Ordinance, we will know what the sure costs are and don't have to do it a number of times. There is a time factor there. It takes us six weeks to amend an Ordinance. That six weeks is time within which a contract cannot be awarded. Obviously, this whole thing gets backed up the longer we take in deciding what direction we go or the longer we take in putting the contract out. So, one question for the construction manager is, at what point, the work that hasn't been bid, when can we expect firm prices on that work? If that goes until June before we have prices on it and we wait six weeks to be able to award a contract, we are in August. That means that this school will not be open on September 1st, purely because of procedural problems.

Chairman Gessert asked if there were some bids that were supposed to be open today.

Mr. Devine commented that Mr. Wooding told him that they were going to be over there yesterday or today. The bids for most of these items here, are going out under a different format as a direct purchase which, hopefully, will elicit more bids and perhaps bring us in at something better than what we experienced when we put them out. In some cases, we had no bids, some cases the bids were not acceptable to the Committee.

Chairman Gessert asked Mr. Devine if the numbers that he has on pages 2 and 3, \$154,233 and the \$34,600 were reflected on page one?

Mr. Devine answered that the \$154,233 would be and the \$34,600 would not be. What we are showing you there is the base bids which were done with these things as alternates. We did not accept the ad alternates or the options. The mill work for \$107,700 will be going out again or there will be an alternate way sought of getting that work done. We are hoping that there may be some unrealized cost savings there that is not represented in this breakdown.

Councilman Rys asked between plan A and plan B, the first item, bituminous you have a quantity of 8,000, is that feet?

Mr. Devine responded that that is square yards.

Councilman Rys continued: On the second sheet you have 12,000. Is the difference in that \$8,000 to take care of the back parking lot?

Mr. Roming responded that that is the demolition. That is just taking the pavement out. All of those items are demolition.

Councilman Rys commented that it would be \$24,000 to take care of the back parking lot. 100

Councilman Polanski asked what would happen if the state told the town to bring all of their schools up to code?

Chairman Gessert commented that they would go bankrupt.

Mr. Devine: We have two schools in this town right now that you might say are non-working assets for us, One is Parker Farms and the other is Robert Earley. In the case of Earley, there is a third element involved, which is the sale of the Town Hall which is going to generate additional revenues for the Town. Everything that I have read about Robert Earley included that facet of the proposal. Parker Farms, you have a similar situation. We have a working asset in Yalesville School which is inadequate for the future needs of the town. Parker Farms is what we would call a depreciating asset, but it will meet the future needs of the Town. At some point, we should consider that by putting Parker Farms back on line, there has to be some revenues realized for a long period of time, which will probably go a long way in offsetting the costs. I think that this is one element that no-one has ever introduced in this, and has been pushed by the wayside as we have gotten submerged in these numbers, but I see a striking similarity to what we are doing in Earley and what we are trying to do in Parker Farms and I wish that we would maybe, be given a little consideration as we look forward to where we are going.

Chairman Gessert commented that that is a good point and if we can get a handle from Hartford as to how much of this they are going to reimburse, because that is money that we do not have to spend for the principle and interest.

Councilman Gouveia asked what would happen if after Yalesville was closed they needed it again.

Mr. Devine commented that if they changed the use of Yalesville, they would have the same problems that they are having now.

Councilman Killen commented that if the Board of Ed decides to close it, it will come back here.

Mr. Devine pointed out that there were only 5 Board of Ed members that voted to close that school and those 5 made a decision that we are paying for today. There is nothing that we can do to recoup that.

Councilman Killen: The fight did not encompass which school was larger or smaller, it encompassed which was a better school. They decided that the school needed a hell of a lot of work.

Mr. Devine pointed out that if you went to Yalesville today, you would pay virtually the same amount of money for a 13 room schoolhouse.

Councilman Killen pointed out that no-one told them that they had to close either school. The taxpayer picks it up because we are paying for it in dollars.

Mr. Devine: There is a cost realization that if things are handled properly, there is a cost realization the Town is going to enjoy, which they did not enjoy when Parker Farms was closed.

Councilman Killen asked if Yalesville was going to be closed.

Mr. Devine responded that in some way, Yalesville will generate revenue in some way for the Town of Wallingford.

A Committee Member pointed out that they have been meeting every week on this and said that they haven't been able to give them any hard numbers because they haven't had any hard numbers, but we are at the point where we have to make some hard decisions. We need your input on these two or three decisions. (Mr. Bob Langer)

Mr. Ferguson was concerned because he stated that they have held up the awarding of the mechanical contract and this is one area that has to go out. We need an answer.

101

Chairman Gessert commented that based on what he has been hearing, and based on what your architect and engineer were telling us that there was a \$20,000 to \$50,000 savings rejuvenating the heating system, it made sense. I think when you start looking where you can save \$50,000 here or there, I think you start taking a good look at it. If these figures are accurate, then it makes no sense to rejuvenate the old heating system. If I had these figures two weeks ago, I would have said forget it. But, I look at that mechanical and it says \$389,000 and I figure a large part of that must be a heating system. Apparently, it is everything but. The heating system is just a drop in the bucket. If that is your difference, then it does not make sense to repair the old one.

Councilman Killen asked Mr. Devine that on the first page, you have the project total to date without site work at \$2,372,206, and you want to add the low figure of \$346,640 which would bring you to \$2,718,846 and we gave you a bond issue to date of \$2,575,000 and would give you a shortfall of roughly \$150,000.

Mr. Devine: I think that \$360,000 of that is for debt administration. It is not included in that, it is a project expense.

Mr. Andy Bravo urged the Council that when they decide what plan they are going to go with, to remember that the area shaded in the back is where the kids play and if we close it off, we will lose Little League and even if kids still play on that it is still a liability.

Councilman Killen pointed out that we are liable as of now. He added that he does not want to leave it that way.

Chairman Gessert asked for the Council Members comments.

Councilman Polanski: From what I have heard, it looks like the site work that I would go with would be the shortened version, plan B and with the burners, the furnace area, I will have to go with the new one, because of prices.

Councilman Rys: Because of the use of the school not only with Little League, but other activities, I think that something has to be done with the shaded area in the back. I don't know if we should go ahead with the additional \$84,000 and \$8,000, which comes to about \$92,000, but maybe something can be done back there to improve that paved area so that it is acceptable. I don't want to see it left completely out. As far as the boilers go, I am for the new system.

Councilman Gouveia: I think that it is time that we reach into our soles and pocketbooks and I have four suggestions for you to think about. First of all I would suggest that we go with plan A and I would also suggest that we go with the new boilers. I would also recommend to the Council that we hold \$100,000 that we received last year from the telephone line taxes that is earmarked for new programs. Fourth, I would suggest that we talk to the Board of Education and I know I am not about to dictate to the Board of Education what to do with their budget once we appropriate the money to them but, if there is any kind of surplus at the end of the year, instead of going to the teachers and department chairman, save that money and maybe it can be utilized.

Councilwoman Bergamini: If we are going to appropriate more money, and redo the Ordinance, then we might as well go for broke. Whether I am going to vote to appropriate the money, I just don't know.

If you are going to give it to them, give them the entire package and if you are not, then they have to live within the \$2.285 million. I have a conscience and I feel that this is not what we are up here for. I have a lot of problems with changing the Ordinance.

Chairman Gessert: If I was given this information on the boilers a few weeks ago, it would have been great but I never got it. We were told that there was a significant savings there and I don't know if these are the real figures

100
or not. If they are real figures, there is an economic disadvantage to going with the existing boilers, then it makes more sense to go with the new ones. As far as the site plan goes, I would go with option B and eliminate some of the concrete which is not education and eliminate some of the plantings, certainly some of those can be taken care of in a different way and save some dollars. The one thing that no one has touched upon this evening, I know that it is coming back here because the Board of Ed is not going to stick \$30,000 in here for new furniture. Keep that in mind.

Mr. Devine pointed out that the \$34,600 is a possible way of funding that.

Councilwoman Papale asked Mr. Bravo if anything can be taken out of the Education Budget to fund the furniture.

Mr. Bravo said that off hand he could not say.

Councilwoman Papale: I will begin with the boilers and I think that it makes common sense to go with the new boilers as far as energy efficiency. As far as the site plan is concerned, I think that we all like site A because it covers everything, but Mr. Roming mentioned something about the middle of the line between A and B. I am worried about the back and the kids that play there.

Mr. Roming: This can be done without causing any problems and not reduce the quality.

Councilwoman Papale told Mr. Roming that she does not want him to estimate anything.

Mr. Roming: All I can say is that these estimates that you have here taken out of our offices, we do all our own estimates. These are taken off of actual plans and are pretty close.

Chairman Gessert pointed that this is what the guy said when he told them \$2.3 million.

Councilwoman Papale: I would like to see you take out a few things in the front and leave it in the back and that would be my suggestion.

Mr. Roming: You are talking about taking about \$25,000 in front.

Councilman Polanski asked Mr. Roming if this would be enough to cover the back.

Mr. Roming did not think so.

Mr. Roming added that you cannot leave it because it is no good and it is going to cost you money no matter what you do. Maybe we can cut it down in scale. It is about 340 ft. by 100ft. This area has to be paved properly because it is going to be used.

Councilwoman Papale pointed out that she does not like the difference in price.

Councilman Killen: I am not happy and I had hoped that we could have come up with some answers. We are going to have to learn to live with these surprises. No one doubts the integrity of the Committee. I will go along with whatever their suggestions are with the recommendation that they continue to try and cut back wherever possible, without coming back two years later and saying that they could have done it another way. Do the best you can and say this is the way we are going to do it. I am going with the new boilers and plan A.

Councilman Holmes: I think that we can live with the reductions. I like the idea of reducing the front and trying to repair the area in the back whether it be by capping and hopefully we can do it as cost effective as possible. But, because that area gets a lot of use, if we leave it the way it is now, I think it would just detract from the whole project. If we can make up some savings in the front and repair the back, I think we would be much better off in the long run than as previously stated, 5 or 10 years down the road, we have to dig it up and spend two or three times as much money. I like that plan (shorter version) and the new boilers.

Mr. Ferguson: There is no reason why we cannot do item B as a base bid and the back as an alternate and give you hard figures on what the two cost and then you can come back and decide. 103

Mr. Roming: You cannot do that. You have to take it out or fix it. Pavement cannot be capped.

Chairman Gessert commented that he has no idea what the plan is for repairing the back.

Mr. Roming commented that every single school has this problem.

Chairman Gessert asked how they are surviving.

Mr. Roming replied that your curbing is 3 inches higher.

Chairman Gessert: You mean that the Board of Education has not seized these problems and corrected them?

Someone from the audience stated that yes they have.

Mr. Musso suggested that the Council and Committee Members get an architect to give a price for an addition to Yalesville School.

Councilman Holmes asked Chairman Gessert if the consensus was to go with the savings in the front and try to reconstruct the back somehow with the new boilers?

Councilwoman Bergamini stated that the answer to Mr. Holmes question regarding the voting on the consensus is on the record.

Mr. Devine: In the near future, we are probably going to have to come back and request an additional transfer of funds or somehow increase the Ordinance. It's a maybe before this final number is in only because of these \$200,000 dollars that have to go out.

Councilman Gouveia suggested that they wait until they have a final number before they come back and Mrs. Bergamini agreed.

Mr. Devine: We have these other items that we are trying to get out to bid now which were ones that we did not get bids on originally.

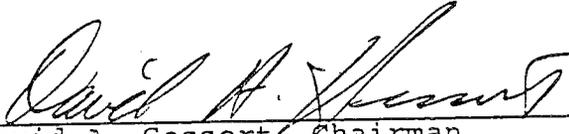
Mayor Dickinson suggested to Mr. Devine that they meet after the meeting and discuss what will be coming in and in what places it is over the \$2.2 million dollars. The Mayor said he will also talk to Mr. Myers because he cannot see them going through two amending periods, plus this whole time table. We are also going to have to look at the time tables because I am very worried about that.

A motion to adjourn was duly made, seconded and carried and the meeting adjourned at 9:40 p.m.

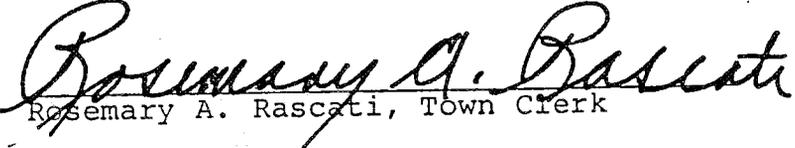
There were no votes taken at this meeting.

Meeting recorded and transcribed by:
Susan M. Baron, Council Secretary

Approved


David A. Gessert, Chairman

February 10, 1987
Date


Rosemary A. Rascati, Town Clerk

February 10, 1987
Date