

SPECIAL TOWN COUNCIL MEETING

WEDNESDAY, DECEMBER 5, 2001

6:30 P.M.

AGENDA

1. Pledge of Allegiance and Roll Call
2. Remove from the Table for Discussion and Possible Action on Proposed Changes to the School Renovation Project Which Could Result in an Increase to the Costs Associated with Said Project

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The Wallingford Town Council held a special meeting on Wednesday, December 5, 2001 in the Robert Earley Auditorium of the Wallingford Town Hall and called to Order by Chairman Robert F. Parisi at 7:00 P.M. Answering present to the Roll called by Town Council Secretary Kathryn F. Zandri were Councilors Brodinsky, Knight, Papale, Parisi, Rys, & Vumbaco. Councilor Farrell arrived at 7:44 P.M. due to a previous commitment. Councilor Centner was unable to attend; Councilor Zappala was out of town. Mayor William W. Dickinson, Jr. was also present. Town Attorney Janis M. Small and Comptroller Thomas A. Myers were absent from the meeting.

NOTE: Although the meeting was posted to commence at 6:30 P.M., unexpected changes in a few of the councilors' schedules resulted in a delayed start of the meeting.

While awaiting a quorum, Dr. Cirusuolo, Superintendent of Schools, Carmen Arisco, Chairman of the Board of Education and William Choti, Vice Chairman of the School Renovation Project Committee were present and informally updated those Councilors present on the project.

The meeting was called to order at 7:00 P.M. when a quorum (six members) of the Council were in attendance.

ITEM #2 Motion was made by Mr. Rys to Remove from the Table for Discussion and Possible Action Regarding Proposed Changes in the School Renovation Project Which Could Result in an Increase to the Costs Associated with Said Project, seconded by Mr. Knight.

VOTE TO REMOVE FROM THE TABLE: Centner, Farrell & Zappala were absent; all others, aye; motion duly carried.

Ms. Papale asked, when you go out for a project this large and check everything out, I don't get it when all of a sudden it is decided that a replacement of the roof over the boiler room should be done. Everyone went through this project with a fine-tooth comb.

Dr. Cirusuolo stated, the roof replacement over the boiler room; the decision was made to request that be added to the project based on a roof condition report that we received after the Board of Education presented the project to you as part of the building committee process of looking at the buildings. That report was recommending replacing just about all the roofs. We reviewed that with school system staff and decided, with this exception, all of those other roofs can be maintained until at least twenty years old and replacement would bring with it, reimbursement. This is not a reimbursable item. These roofs have only been there twelve years

or so. The roofs put in back then were what are known as single membrane roofs, which are problematical by design. We can't go back and re-do that; unfortunately, that was done. This particular section of roof in one school, a fairly small section, is one where the fasteners that holds the roof down are starting to come up through the membrane. We can't wait another seven to eight years to replace that portion of the roof. That is how the roof got added. It wasn't until the building committee, as they would normally do, authorize and look at some issues that we had not brought up and brought this to our attention and we addressed it. The lighting situation is one where, as the school staff looked at what had already been done by the school system in classrooms and corridors in Lyman Hall, it was obvious just in walking through the building, that the lighting and the ceilings in C wing are standing out as ones that are not adequate. That was why that was added. In retrospect, that is the one item that I wish we had put it in to begin with, but we didn't. The third item came about as a result of the bid design process. Initially, 17C, which is a science room, was going to be made larger and outfitted as a modern science room. Unfortunately, the only way to make it larger would have been to take up corridor space that is needed by code for egress. Once that became obvious, Room 17C was no longer available for a science classroom. We are left with a small room that has the science counters all over the place and we can't use it for a science classroom. The science equipment that is in there, makes it virtually impossible to use it as a regular classroom. At that point, because we were going through the design phase, we decided to ask that the conversion of that room to a regular classroom be included in the project. The roof and the room, we did not know about and would not have known about through the process that we normally go through to present a project. That is how those add alternates got there.

Ms. Papale asked, are you concerned that as you start to go into the other buildings that the same thing may happen?

Dr. Cirsuolo answered, we have gone into the other buildings enough by this point that, short of a code item that I can't anticipate, I do not anticipate any other add alternates and when I see the budget tracking report that you received this evening, I am also confident that this project can be done within the amount that has been set by the Council.

Ms. Papale asked, even with the additions?

Dr. Cirsuolo answered, I am not sure with the add alternates and that is why it is being recommended as add alternates, you don't commit to them. We have been talking about three items where the cost estimates for things in the project are higher, you can see how that gets balanced out as you go through all the other schools, back down to the figure that we have been working with all along.

Joan Barbuto, 136 Ridgeland Circle and Board of Education member stated, I am still puzzled about all this business that is going on with the science lab renovations. On the scope of the

project with all of the estimated costs that we got in February, it said, "Science Lab Renovations 10,450 sq. ft. @ \$90/sq. ft.; estimated to cost \$940,500. How did they get that square footage?

Matt Whitmer, Design Architect with Jeter, Cook and Jepson gave a brief presentation on the lab arrangement in the C wing and A wing of Lyman Hall High School. Accompanying storage areas adjacent to the labs were incorporated into the design of the labs to get larger labs for adequate bench space. The final result exhibited lab spaces that were over 1,000 sq. ft. Science Lab 1 is a little over 1,400 sq. ft. with adjacent storage space; Science Lab 2 is 1,205 sq. ft.; Science Lab 3 is 1,370 sq. ft.. If you go through and add up those eight labs, you get to approximately 10,400 sq. ft. What is being requested at this point is the addition of two labs; lab 9 and 10. One is 990 sq. ft. and the other is 890 sq. ft. Those are the additional 1,880 sq. ft. that is being requested.

Ms. Barbuto felt her question was not answered. She stated, I understand that there were already 10 science labs at Lyman Hall High School. One of the labs is too small, but I understood there were nine, so why do you have to build another new one? Why are there two more?

Mr. Whitmer answered, I think there are eight labs that are built as labs. There is an additional classroom which is 17C which is too small to be considered a lab. Then there is a classroom which is not a laboratory environment; it doesn't have lab tables, nor the counters that would be in a traditional lab.

Ms. Barbuto asked, were they considering that a lab?

Dr. Cirsuolo answered, yes. The ten lab decision was based on our analysis of program needs. In other words, how many labs, given the projected enrollment at Lyman Hall and given the intended program at Lyman Hall, how many labs do we need to do that? The determination was need ten. There was some miscommunication, we thought there were ten labs in the project when we saw the 10,000 sq. ft. and we were wrong. When that got brought to the attention of the design team they said that we would need to convert two additional spaces. What you have a resulting cost estimate increase for an item that is already in the scope.

Ms. Barbuto stated, if you just take the square footage, each lab would be over 1,000 sq. ft. anyway which is fine for a lab.

Dr. Cirsuolo stated, the present labs are not all over 1,000 sq. ft. by any means. They are going well over that in some instances because the storage areas next to them are large enough. The architects are planning to take over those storage areas. Once you knock down the wall between the lab and the storage area, you might as well use the whole storage area. There is no sense in building yourself another wall to give yourself a sliver of something you can't use.

Ms. Barbuto asked, when this was first given to us as an estimate on Sept. 20th, the estimated cost was \$53,500. All of a sudden it has gone up to \$67,255. Why?

Scott Celella, Jeter, Cook and Jepson answered, we had been in the design development phase, beginning to assess some of the various markups. What we have determined to do, however, in the figure that you see before you this evening is a corrected number, is to retain the mark ups as Charlie pointed out earlier in the presentation so that we maintain a consistence of cost and cost reporting for the project from the beginning through until the end. What we had prepared was an estimate predicated upon the beginning to decrease some of those contingencies. The committee has determined that those decreases should, in fact, not occur until we have full review by all the necessary parties and therefore maintaining a posture to retain as much contingency as possible until the project is finalized just to make sure that there is some additional insurance in case something should come up. Therefore, what you see is a base cost hat has remained consistent but you see a mark up cost that is now at the original level and not the reduced level.

Carmen Arisco, Board of Education Chairman stated, the original intent of the Board was that there be ten labs for the need of the programs, needed to run the school system, the labs, the way we wanted to. That was the original thought of the Board.

Mr. Vumbaco apologized for arriving late at the meeting, he had a previous commitment that he had to attend to. In looking at the information Dr. Cirusuolo distributed, the budget tracking report, formally known as the "Scope Change Amount" he asked, when did we know what these amounts were going to be? Especially a savings to the Cook Hill/Highland/Rock Hill Elementary Schools?

Mr. Bujold answered, Highland and Rock Hill were the two that were addressed today. The Lyman Hall number was also revised today. Moses Y. Beach we had just completed the design/development review estimates. That means that Konover Swinerton's verification of the JCJ estimate so I guess I can address it in a simple fashion; all within the last 7-10 days.

Mr. Vumbaco replied, I am glad to see that we are probably at a neutral change order except for the \$207,000 which would be an add alternate amount. I was under the impression that, five minutes after the Council meeting last week, it was reported to the Building Committee that these dollars were found and that the money that they were asking for was going to be covered. Is that true? If that is the case then we really did not need to be here tonight.

Mr. Bujold answered, no, we were called from the Building Committee and were not prepared to address these specific issues in any detail. At that point of the Building Committee meeting, we had open discussions as to the proper scope of these items, the mark ups and everything related to the cost. The charge that we understood was meant to go out and make sure that we were prepared for this December 5th meeting, verifying all of the costs and quantities relating to

these issues and have a hard discussion on what we were going to do with the mark-ups and when the appropriate time would be to start to reduce the contingencies. That really shook itself out when we got confirmation from SFU as to their experience through JCJ as well as Konover Swinerton that we should not reduce numbers until we have completed the 95% PCT review because there may be some items that may be recommended or required by SFU.

Mr. Vumbaco asked, are you addressing the delta or the scope change amount?

Mr. Bujold answered, if your question was relative to the delta? I am addressing the scope change amount. We still have the standard mark-ups which carry themselves back all the way to February 6th.

Mr. Vumbaco stated, my question was; two weeks ago at the Council Meeting we had a discussion. The Mayor sent us a letter saying there was going to be a \$300,000 or \$500,000 increase; there was a request to increase the \$62 million commitment. It was my understanding that after the building committee came down here and addressed the Council and Chairman Parisi made the suggestion that we table this and have a special meeting on it, it was when all of you went back upstairs and re-opened your meeting that you were told that the money was available to cover those costs. Is that true or not? That is all I am asking. I was informed that you were told not to worry about these increases because there is money that has been found in Rock Hill; in Highland and in Cook Hill that the principals gave up some project changes and that that money should total the amount or close to the amount that was being asked for as an increase. I need to know what was said for my own personal satisfaction. I wonder why, if it was covered then in five minutes, that it wasn't told to us that night and maybe we wouldn't have to be here this evening.

Mr. Choti answered, no it wasn't and the discussions about what changes would be made at Rock Hill and Highland were ongoing. We had discussed some value engineering ideas that could be done at Highland and Rock Hill, due to the fact that some of the space really wasn't needed and there was at no time any collusion that after we left the meeting we're going to go up there and suddenly find \$500,000. Councilor Brodinsky was at last night's meeting and sat through most of the discussion when we were talking about the budget that we had before us last night and if he still has that paperwork with him he will see that there was a slight change because of the discussion that went on. The number that was brought forth last night was a result of the meeting that we had two weeks later. The night that you folks were down here meeting, it has been two weeks that we have had our meeting. In that time we have had discussions of the changes that were going to be made. During that time, even the numbers of the add alternates have been changing. So at no time were we prepared two weeks ago to tell you that we thought there was going to be a change or a value engineering aspect that was going to change the bottom line. We were not prepared last night, but tonight we are because we have had our design group and our owner's representative verify the numbers. Now we are confident that we can bring these numbers forward and also on the design side, we are

confident that the design is what makes the scope item work and also work for the people that has to use the space. Up until then, the areas in Highland and Rock Hill were going to be expanded because we thought that it was going to be free space. It turned out to be not free space and was actually going to cause more trouble than it was going to solve. We had to re-think it. I guess what we are going to have to look at here is the fact that a project that was conceived in 1998 and today, almost 2002, was going to have some changes. I don't want to be antagonistic about this but, exactly what is your point, Councilor?

Mr. Vumbaco replied, I don't want to be antagonistic either, Bill, and you addressed issues that I didn't even request; you gave us nice dialogue. All I said was that I was informed that Dr. Cirsuolo came up there and told the building committee that the dollars were there in these three schools. Now I am looking here and I'm seeing there are dollars; that is all I am asking. Secondly, I did not accuse anyone of collusion; I did not even use that term; that is your term and not what I am insinuating. I do not like the point that you sit there and assume that I am assuming collusion. I asked a simple question and all I am looking for is a simple answer.

Mr. Choti replied, then the simple answer is, no, we did not know that that...

Mr. Vumbaco stated, that is all I wanted to know.

Chairman Parisi stated, the reason we are here tonight is because, in my judgment, you (Board of Ed and Building Committee) all were not on the same page as the Council and when the Building Committee came down everyone was looking at everyone else as to who said what; where; why; when. That is why we are having this meeting tonight. I don't want to lose the focus of this meeting which is to deal specifically with what is in front of us. We are talking about a set amount of money and whether or not you can have add alternates; isn't that what you are seeking? Permission to go out to bid with additional items; the three add alternates?

Dr. Cirsuolo answered, yes.

Chairman Parisi added, I think we should all try to focus on that area; that is what we are here for. We are not here to discuss this project in its entirety. I don't want to do that and I don't think we will. We just want to talk about, will we go forward and how will we go forward.

Robert Sheehan, 11 Cooper Avenue stated, this is all a guess because the committee does not have hard figures. My problem with this is, they are making an accommodation now on something that is supposed to happen or not going to happen in another phase of this project to accommodate this. One of the concerns raised at one of the meetings over the last two years is; if you break this up into three or four phases; somewhere along the line the last phase or second to the last phase may get short-changed. If you want to adhere to your budget; prices today and prices two or three years down the road are not going to be the same and are usually going to be higher. Jeter, Cook, Jepson's estimate for the length of the project is, they may see a 2-7%

increase in the cost just to get things done. To accommodate this end, somewhere down the road you are going to have to cut something. My concern is...I can see that they are going to be coming here through parts of this phase, the next phase and the phase after that. Somewhere along the line someone has got to make the determination whether we are going to stay with the budget or something has to be cut. Where you decide to cut it, you are going to here that school, that parent; that administration; they are going to feel left out...

Chairman Parisi stated, we are going to try very hard not to have that happen.

Dr. Cirasuolo stated, there is not an effort to say that since we have experienced some increases in the cost estimates at Lyman Hall, we better go find something other places. That is not what happened. The cost estimates of every aspect of this project is being tracked and the Council is being given the latest estimate. That estimate shows us, fortunately, at this point virtually where we were at the beginning on February 6th. That estimate could have been different. There was no effort made, not did I every promise that we could find money in other places to do these things. What you are getting is the usual estimates you get as you go through a project.

Chairman Parisi stated, but the add alternates are not a commitment to do those items. There is no increasing at this point.

Dr. Cirasuolo agreed.

Mr. Sheehan asked, did I hear that the Board of Education was going to pick up some of the costs in the scope of this project?

Dr. Cirasuolo answered, we have not said that.

Mr. Bujold stated, I want to address the three issues that we have on the scope change amount which are the credits; the items in parenthesis. I think the feeling is that we are cutting valuable scope within the project and we are not. The \$17,715 that is a savings on Cook Hill (school) is something that has transpired as the project for Cook Hill has developed. We have gone from schematic to design development. We have much more refined drawings, documents to take quantities from and much more detailed information to price out. We are reflecting a credit there of \$17,000. We have not cut any scope. The issue at Highland Elementary and Rock Hill Elementary are identical. Highland has twenty classrooms and Rock Hill has nineteen. These classrooms have egresses from the end of the classroom out onto a slab and then out onto the ground. The problem that we have is that these egresses are not constructed as they should be for New England conditions. The slabs are pretty much slabs on grade, without a frost wall foundation to prevent them from heaving. The slabs heave; jam up against the door and create a life safety or egress issue. Everything has been tried over the years to remedy the situation; grinding the doors to try and make it work. The original program, when we were back in schematic design and in February and we spoke about extending these classrooms; the intent

was to remove the curtain wall, extend the classrooms out approximately six feet where the slab would need to be replaced. The full scope would have been, remove the slab, put a new slab in, extend the curtain wall out to incorporate the additional 160 sq. ft. plus or minus into classroom space because we thought it was very valuable and we thought that it could be, as we still believe, can be done economically and within budget. We are replacing the slab, extending the vinyl tile, moving the curtain wall construction and egress out and on the two side walls, which are masonry brick walls...we were going to turn them into tack board space in the classroom. We did need a little extension or we were concerned about the HVAC requirements and that is really in the value engineering process which occurs more in design development, that we thought that we needed to reduce the scope and still remedy the problem. What we decided to do, and before any mark ups, we were projecting \$15,000 to extend each of the classrooms. We are now looking at a cost before mark ups of \$5,000 per classroom to remove the slab, put in a new slab with the proper foundation system; control joints, dowels as they should be, and also take care of the egress issue with new doors and thresholds as need be. We looked at that as a value engineering item and that is where you see the reduction of the \$291,000 for Highland and the \$304,000 for Rock Hill. We are still taking care of the life safety issue.

Mr. Sheehan asked, is the inclusion of an elevator at Moses Y. Beach state-mandated?

Mayor Dickinson answered, the position currently is that it is mandated and we are awaiting confirmation in writing.

Geno Zandri, 1072 S. Colony Road asked, do the add alternates qualify for state reimbursement?

Mr. Bujold answered, the boiler room roof does not qualify because it has not been in place for twenty years which is the SFU requirement. The corridor ceilings, we don't have a final determination on that, we are looking into code issues and several other items that may make it an eligible item but we are not sure at this point. We need to investigate that and Room 17C is part of the renovation and is reimbursable. We are looking at about a 47% reimbursement to the Town on an average over the \$62 million.

Mr. Zandri stated, the roof over the boiler room is going to have to be done one way or another. If it is not included in the project and you are not going to get reimbursement anyway, I am assuming it is going to fall into your (Dr. Cirasuolo's) regular budget?

Dr. Cirasuolo answered, that is correct.

Jack Agosta, 505 Church Street, Yalesville asked, how much the add alternates amounted to?

Dr. Cirasuolo answered, \$207,331.57.

Mr. Agosta asked if the escalation figure is 3%?

Mr. Bujold answered, not across the board. For example, Lyman Hall has escalation for the year 2003 at 5%. The escalation for Sheehan High School which will not be completed until December of 2004, has 10%. We also have 10% on Moran (Middle School). They are varying, we have schools from 5, 8, 10%, depending on when they would be fitting within the construction schedule.

Mr. Agosta felt that there was an escalation of approximately 16.5%. He felt there was room to take these add alternates.

Mr. Parisi stated, they want to be able to bid them, that's all. There is no commitment to these items, we have to be clear on that. There is no commitment that we will do these items but we will get the prices for them just in case the project comes in under everyone's estimation that we probably should pray for every night.

Mr. Agosta stated, we should let the add alternates go and see what happens when the bids come in. If the schools need it, we should do it.

Mr. Bujold stated, I think everyone should understand the logic for asking for an add alternate for the boiler room roof at Lyman Hall. We are doing replacement of the cafeteria roof and the intent or hope is that we will get a good buy out on the add alternate because we are going to have a sizable roofing activity going on. I think there is great benefit to that rather than trying to put out in an individual bidding process, 1,800 sq. ft. of roof.

Pasquale Melillo, 15 Haller Place, Yalesville asked if the project is taking into consideration the replacement of windows that cannot be opened or adjusted in several schools to allow for proper ventilation of the buildings ?

Chairman Parisi felt this was not a question that was pertinent to the subject matter.

Mr. Melillo disagreed.

Mr. Choti answered, yes, we are putting in new window systems and are also increasing the ventilation. You are right, there is a big push for sick building syndrome and one of the problems that they have with that is ventilation. We are looking into that and spending large amounts of money on ventilation.

Mr. Melillo asked, will all of these projects go out to bid?

Chairman Parisi answered, of course they are; they have to do it.

Next Mr. Melillo asked about the preventative maintenance program for the school system.

Chairman Parisi stated that this is not the time to cover the topic.

Mr. Melillo wanted to make sure all the work would be warranted and guaranteed.

Chairman Parisi assured Mr. Melillo it would be.

Mr. Melillo was concerned that the reimbursement from the State may not be forthcoming due to its deficit budget condition.

Chairman Parisi assured Mr. Melillo that the Town would receive its 47% reimbursement.

Mr. Melillo asked if the Town applied for federal funding assistance for the project?

Dr. Cirusuolo informed everyone that there is no federal funding program for building renovation.

Joan Barbuto, 136 Ridgeland Circle referred to the handout distributed by Dr. Cirusuolo this evening and asked, Moses Y. Beach, where it reads, "Scope Change Amount" and lists a figure of \$399,056.68; the only scope addition that I have noticed is the elevator which is \$144,000. Where does the \$399,000 figure come from?

Scott Celella, Jeter, Cook & Jepson answered, there are two components to that figure; one is the elevator as you pointed out; the second is in the budgeting process; the comparison between the latest budgeting process and the initial estimates were representing that kind of an increase. I believe it is something on the order of 3 or 4% of an increase in the difference in the budgets. When we began to analyze each of the individual items. We are now in the process of evaluating those and will be reporting to the building committee within the next two weeks in more detail.

Ms. Barbuto asked, certain things are costing more than you projected and this is what this money is but it is not anything new added?

Mr. Celella answered, correct.

Vincent Avallone, 1 Ashford Court stated, I heard you say that some of the science lab rooms are going to be increased because the storage rooms are going to be incorporated. Obviously, those storage rooms were not full to capacity. Can someone give some idea as to how much classroom size is going to be picked up because part of that room is going to still be used for storage? How much square footage are the kids picking up in that classroom?

Mr. Whitmer with Jeter, Cook & Jepson answered, the amount of square footage picked up is really going to vary by the size of the room. The storage closets were around 350 to 400 sq. ft. on the high end....that was actually done as a science prep area. It was not actually devoted to storage, it would be a place where chemicals would be kept and mixing would be done and a pre-experiment would be done and then brought out into the classroom for the students to work on. Science doesn't always work in that way, as curriculum has moved along. A lot of what is being done in those rooms previously is now being done in the lab, itself. We are providing casework around the lab that will accommodate much of the materials that were stored in those spaces and with things becoming more hands on I think a lot of the experimentation would happen in the lab, itself with the students taking part.

Mr. Agosta asked when the first phase will go out to bid?

Mr. Bujold answered, the first two projects we have going out would be Lyman Hall and Moses Y. Beach and they go out the end of March. We are preparing contract documents right now.

Mr. Agosta stated, the Mayor stated that the project cannot go over a certain amount of money, is that firm?

Chairman Parisi answered, I think the Council stated that and is re-amplifying that constantly. I don't know if anyone is hearing us but we are saying that it cannot go over the set number and would be preferred if it came in a little lower. There is nothing wrong with coming in a little lower. There is a lot wrong with coming in over the number. It won't work and I hope that is really very clear.

Mr. Arisco stated, as an advocate for the school system, we were looking to accomplish some things prior to this under one modus operandi and I think we very, very clearly at the Board know that we want to accomplish appropriate things for the school system, as does the Council, as does the Mayor and the building committee; we are all on the same page looking to move this project forward and stay on budget.

Chairman Parisi stated, I don't mean to imply that anyone isn't reaching for the same thing but this is our opportunity to state our position and it is that we maintain the money that we agreed initially to on this project.

Mr. Zandri stated, hearing that comment about not going over on this budget, and I can understand that, then I am going to bring up the point that I made about the roof again. If we are not going to get reimbursed by the state, obviously all of the dollars are going to be coming from the Town anyway on that particular portion, then I would think that you would not want to include that as part of this project because it is a means of, down the end where something else might need to be done, this can be done anyway under a normal budgetary process.

Chairman Parisi stated, this is not being included. It is being bid. It is an add alternate. It does not mean that it has to get done.

Mr. Zandri replied, it is being bid as an add alternate with the assumption that if you are staying within the dollars, it is going to be incorporated into this project.

Mr. Farrell entered the meeting at 7:44 P.M.

Chairman Parisi replied, no.

Mr. Zandri asked, then why is it being brought up at all then?

Chairman Parisi answered, because they want to bid it out and get the price on it and I am sure later on, if we are lucky enough to have this come under price and if it comes under substantially, the price will be there and then if it is the wish of the Council, it may go forward but then again, it may not.

Mr. Zandri replied, Lyman Hall is the first part of this total phase of construction. Obviously, a decision is going to have to be made up front on whether to include this as part of the project or not, seeing that Lyman Hall is the number 1 school on the list. Again, my recommendation is that you do not incorporate this as part of the project because it is only going to hurt the schools on the back end if we have a problem.

Mr. Bujold stated, I understand the question and concern regarding maintaining these budgets when we have projects that will be going out in three different bid phases. We are looking at the bottom line which the Council has approved at roughly \$62 million but we are also tracking on an individual project basis. At no time will the project cost for Lyman Hall in this case exceed the budget of the \$14.2 million. The same for the line item for each individual school.

Mr. Zandri countered, if you didn't incorporate this as part of the project and you didn't spend \$50,000 to do that, then there would be \$50,000 you would be saving on the Lyman Hall High School project that you may need on the other end to stay within the \$62 million scope.

Chairman Parisi answered, no. What he is saying is, every school will have to stay within its budget. If they bid it out and it comes in higher, then something is going to have to be pulled out, that is my understanding.

Mr. Zandri stated, if you look at it as a whole, and let's say, for numbers, they finish Lyman Hall and they save \$100,000. and down the end, the last school on the list goes over by \$100,000., overall you are still going to be able to accomplish both ends because it is within the \$62 million. Let's say we incorporate the \$50,000 for this roof at Lyman Hall and, at the end

we are going to be going over by \$50,000., we are going to have to cut something on the other end, whereas if the roof was not included as part of this project, we would be able to accomplish it. That is my point.

Chairman Parisi stated, I do understand exactly what you are saying. I guess it is just how it is going to be looked at when it comes up for the final decision which will be when they present it, based on where they are on Lyman Hall.

Mr. Zandri stated, I can see including that as part of the project if we were going to get some sort of reimbursement from the state but, seeing that is already identified, I see no advantage whatsoever to incorporate that as part of this project.

Mr. Sheehan asked, if we are going out to bid in March, should I assume construction will start in June or the end of the school year? Seeing there is a great deal of work to be done at Lyman Hall, are any of the students going to be displaced to another location?

Dr. Cirasuolo answered, there are no plans to have Lyman Hall students go to any place other than Lyman Hall. Buildings can be renovated while students are in them. It requires close coordination and contractors who have experience working with these kinds of projects. It has been done many, many times. It is inconvenient but no unsafe and the program goes forward. There is no place to bus 1,100 kids anyhow. There are no plans to do that.

Mr. Sheehan asked, will that hold true for every school?

Dr. Cirasuolo answered, yes.

Mr. Vumbaco referred to page 2 of the handout that Dr. Cirasuolo distributed and asked, is the \$387,117 that is referred to as the "total amount reflected by these increase cost estimates" the addition of the three bullet items above?

Dr. Cirasuolo answered, I hope so.

Mr. Vumbaco pointed out, it does not add up. Those three items total \$446,000.

Dr. Cirasuolo apologized stating, the correct figure is included on the third page.

Mr. Bujold added, the numbers reflected in the budget tracking report is correct. It is just a math error.

Motion was made by Mr. Rys to Include Items in the Renovation Project as Add Alternates in the Bidding Process which is the Replacement of Roof over Boiler Room at Lyman Hall High School at \$52,039; Replacement of Lights in Ceiling and Ceiling Corridors at Lyman Hall,

\$88,037.; Conversion of Room 17C at Lyman Hall from Science Laboratory to Regular Classroom, \$67,255., seconded by Mr. Knight.

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

Motion was made by Mr. Rys to Adjourn the Meeting, seconded Ms. Papale.

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

There being no further business the meeting adjourned at 8:00 P.M.

Meeting recorded and transcribed by:

Kathryn F. Zandri
 Kathryn F. Zandri
 Town Council Secretary

12-14-01
 11:58 AM
 AND RECORDED BY
Rosemary A. Rascati TOWN CLERK

Approved by:

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

1-8-02
 Date

Rosemary A. Rascati
 Rosemary A. Rascati, Town Clerk

1-8-02
 Date

Memorandum

To: Members of the Town Council
Date: 12/05/01
Re: Update on Recommended Scope Additions and Revised Cost Estimates

In order to clarify the issues that are scheduled to be discussed at a special Town Council Meeting on 12/5/01, this update has been prepared on the matters that will be discussed. Those matters are divided into two categories. One category includes items that are recommended additions to the scope of the School Renovation Project. The other includes items that have revised cost estimates that are either higher than previously submitted estimates or lower than those estimates.

There are three scope additions that have been recommended by the Board of Education. Those additions and the cost estimates associated with them are as follows.

- Replacement of the roof over the boiler room at Lyman Hall High School. - \$52,039.00
- Replacement of the lights and ceilings in the C Wing corridors at Lyman Hall. - \$88,037.00
- Conversion of Room 17C @ Lyman Hall from a science laboratory to a regular classroom. - \$67,255.00

The total estimated cost of these scope additions is \$207,331.00

It is recommended that the Town Council authorize the inclusion of these items in the Renovation Project as *add alternates* in the bidding process. If the Council accepts this recommendation, prices for each item can be obtained through competitive bidding at the same time that the price is obtained of doing all of the work that has already been specified at Lyman Hall. When all of those bid prices are available, it can be determined which if any of the *add alternates* can be done while staying within the previously established cost estimate for the Renovation Project.

There are two reasons why this approach should be employed.

1. The approach would enable the Town Council to determine the actual cost of the recommended scope additions without committing ahead of time to doing them.

December 5, 2001

2. The approach avoids making a premature decision not to do the recommended scope additions; a decision that would be made without knowledge of the actual costs of the items and of the Project itself. If the Council decides not to consider the items as *add alternates*, they will never be addressed by the Project.

Also schedule for discussion at the Council meeting scheduled for 12/5/01 are items that have revised cost estimates due to work that has been done during the design development phase of the Project schedule. All of these items are within the original scope of the Project. Three of them now have estimates that exceed previous estimates and two of these items have estimates that are lower than previous estimates.

The items that have estimates that exceed previous estimates are the following. The amount by which the cost of each item exceeds previous estimates is listed next to the item.

- Provision of adequate science lab space at Lyman Hall High School - **\$146,971.00**
- Provision of adequate Culinary Arts instructional space at Lyman Hall. - **\$154,615.00**
- Installation of a code mandated elevator at Moses Y. Beach elementary School. - **\$144,465.00**

The total amount reflected by these increased cost estimates is **\$387,117.00**.

When these increases are included in the latest cost estimate for the entire Renovation Project, however, the result is a Project cost estimate that is virtually the same as the \$62,131,698.00 that the Town Council and the Mayor have indicated is the most that will be appropriated for the Project. The Budget Tracking Report Summary that is attached to this memo demonstrates this fact.

Hopefully, this information will facilitate discussion at the Council meeting on 12/5/01.

Cc: The Mayor
BOE
Building Committee
J. Cirsuolo
G. Powers
K. Hile
B. Skaught

Budget Tracking Report Summary - All Schools

December 5, 2001
 Issue #: 3

School	2/6/01 Budget	Delta*	Revised Budget	Scope Change Amount	12/5/01 Budget Projection	Add/Alternate Amount	12/5/01 Budget Projection w/ Add/Alternates
Wymann Hall High School	\$14,230,410.00	\$105,510.00	\$14,124,800.00	\$367,528.08	\$14,492,428.08	\$207,331.57	\$14,699,759.63
Whishan High School	\$9,781,280.00	\$28,080.00	\$9,733,200.00	\$0.00	\$9,733,200.00		\$9,733,200.00
Wag Hammarskjold Middle School	\$2,582,946.00	\$2,046.00	\$2,580,900.00	\$0.00	\$2,580,900.00		\$2,580,900.00
James Moran Middle School	\$2,143,024.00	\$2,024.00	\$2,141,000.00	\$0.00	\$2,141,000.00		\$2,141,000.00
Roses Y. Beach Elementary School	\$5,988,518.00	\$14,818.00	\$5,973,700.00	\$399,058.68	\$6,372,758.68		\$6,372,758.68
Book Hill Elementary School	\$4,803,852.00	\$12,852.00	\$4,781,000.00	(\$17,715.20)	\$4,773,284.80		\$4,773,284.80
Highland Elementary School	\$5,140,864.00	\$14,964.00	\$5,125,700.00	(\$281,240.30)	\$4,834,459.70		\$4,834,459.70
Parker Farms Elementary School	\$3,478,634.00	\$16,234.00	\$3,462,400.00	\$0.00	\$3,462,400.00		\$3,462,400.00
Pond Hill Elementary School	\$4,087,830.00	\$18,030.00	\$4,069,800.00	\$0.00	\$4,069,800.00		\$4,069,800.00
Rock Hill Elementary School	\$5,284,069.00	\$19,069.00	\$5,265,000.00	(\$304,839.47)	\$4,960,160.53		\$4,960,160.53
Evarts C. Stevens Elementary School	\$4,820,471.00	\$15,771.00	\$4,804,700.00	\$103,814.04	\$4,708,514.04		\$4,708,514.04
Totals:	\$62,131,698.00	\$249,398.00	\$61,882,300.00	\$256,603.80	\$62,138,903.80	\$207,331.57	\$62,346,235.37

*The Delta is a result of a mistake in the methodology in calculating the mark-ups on all schools. The FF&E number was included in the GC Profit mark-up and added in for a second time on the two Contingency line items.