

SPECIAL TOWN COUNCIL MEETING

SEPTEMBER 18, 1986

THURSDAY

8:00 P.M.

COUNCIL CHAMBERS

A special meeting of the Wallingford Town Council was held in Council Chambers on September 18, 1986 for the following two items:

- (1) Consider appointment of Deputy Fire Marshal.
- (2) Discussion regarding renovation, costs and funding for reuse of Parker Farms School.

Before the public was invited into Council Chambers, Chairman Gessert asked for a vote for the appointment of Deputy Fire Marshal.

Vote to appoint Michael Lamy: Bergamini, Gouveia, Holmes, Killen, Papale, Rys.

Vote to appoint Thomas Stash: Diana, Gessert, Polanski.

Mr. Lamy was appointed Deputy Fire Marshal with a 6-3 vote.

Vice Chairwoman Marie B. Bergamini called the meeting to order at 8:05 P.M. All Councilmembers were present. Also in attendance was Mayor William Dickinson, Mr. Thomas Myers Comptroller, Mr. Robert Devine, Mr. Alan Daninhirsch-Architect, Mr. Terry Wooding, Mr. Charles Boos and Mr. Steven Durkee.

ITEM 2 - Discussion regarding renovation, costs and funding for reuse of Parker Farms School.

Chairwoman Bergamini introduced Mr. Robert Devine.

Mr. Robert Devine: On behalf of the Committee, I would like to thank you for inviting us and giving us the opportunity to discuss the project with you. We have with us this evening, who will be doing your presentation from Kaestle Boos, Alan Daninhirsch, Charles Boos and Steve Durkee who is an Engineering Consultant. I think what we would like to do is to let them give you a brief presentation of what we intend to do, give you a feel for the affiliated costs, then Terry or myself will answer any questions from the Committee.

Mr. Daninhirsch stood and held up a large outline of the building for the Councilmembers to see.

Mr. Daninhirsch: We have an outline of the building here, so that we can give you a general briefing on the basic scope of the project. The building consists of the old L shaped wing.

Mr. Killen moved to discuss Parker Farms School, seconded by Mrs. Bergamini.

VOTE: Unanimous ayes, motion duly carried.

Mr. Daninhirsh continued: Our charge in the project is to re-open the school. In order to do that, we have to bring the school up to code. The first phase of this thing was to get the building occupiable. First of all is putting a new roof on and it also involves changing all of the windows, which is presently a wood system, all of that will be taken out and replaced with an aluminum system. We have some site work that has to be done, roads, sidewalk, drainage system needs to be put in, there is none there at the present time. Once we get the parimeter of the building closed,

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inside we have what amounts to be a minimal amount of refurbishing. New floor coverings, new coat of paint on the walls, some new ceilings, some spraying of existing ceiling and we then have to look at the mechanical and electrical systems. The bulk of the electrical systems that will have to be put in involve alarm systems, intercom and clock systems and new radiation around the perimeter. Basically, those are briefly the main areas that we have to touch in the building in order to make it usable again for the children.

Mr. Charles Boos. Educationally, there are a few changes, there is a need for an expanded library. The existing library will just be expanded into the adjacent classroom. The small couple of rooms left will be an office for the librarian and the computer screen. The existing teachers lounge will be relocated to the second floor of the auditorium, if you will, the former locker room, and that area will be converted into a classroom to pick up the additional classroom which we lost. In addition to that, there are some storage rooms being converted to multi-purpose rooms or small group use. There is a tremendous need in the building educationally for spaces that can handle small groups. With that in mind, there are two classrooms that will receive folding partitions, so they can be better utilized for small group instruction and individual attention. Essentially, that includes the educational improvements to the entire building. Their existing kitchen will not be used as it was formally used, formally used as a cooking kitchen. It will now be set up to received food prepared from the central kitchen. So, there is some space left over and we have accomodated the small room in the corner of the existing kitchen for a teachers dining room.

Mr. Charles Boos continued: There is not a great deal of change to the existing building.

Chairman Gessert: \$2.2 Million, is a significant change. The bottom line is, to use the word shocked, would probably be an understatement, when we were told a week ago the price had doubled since it was originally presented to us. My concern is twofold, number one, to get the school back in line but number two, to get it back in line in a cost effective manner. I would like to know, how we went from \$1.2 Million to \$2.2 Million like that (snapped his fingers) for the same building. I realize we have had glass breakage, but a million dollars is a hell of a lot of glass.

Mr. Robert Devine: We've basically recaptured some educational space and upgraded the school. You are talking about re-doing the windows, window walls, thermalpane insulation, etc.

Mr. Daninhirsch: We are not putting insulated glass in, no. We are putting in an insulated panel system. That area that is not glass will be insulated.

Councilman Polanski: How far does the glass insulated paneling go. Most of that building is glass.

Mr. Daninhirsch: The glass area will be significantly cut down. We are doing away with close to 50% of the glass that is there now.

Councilman Polanski: What type of glass is being put in?

Mr. Daninhirsch: Actually, we have an option to put in different types of material. Our basic bid item will be

tempered glass, 1/2 inch thick, so that it can't be broken with normal vandalism. We also have options for lexan plexiglass material, that is perhaps more vandal proof than any other glass. One of the reasons we decided not to go with insulated glass is because the cost of replacing insulated glass is high and there is difficulty in obtaining them rapidly.

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Councilman Killen: I have the figures we had from Lewis Montanna Assoc., and they had a breakdown of their estimated costs. Do you have something we can show by comparison? This is what we are looking for. As Dave said, the shock has struck us, if we had the actual comparisons, we would know what was happening to us and we would better understand it, I would think.

Mr. Terry Wooding responded to Councilman Killen: I have a blown up copy I was going to put up so that we could look at it. Mr. Wooding then passed a copy of the Budget Analysis to all the Councilmembers.

Mr. Wooding continued: Basically, we had to combine some of their items to the right category to coincide with the current estimates but the numbers are comparable. Starting at the top, Reroofing and Related Work was originally \$198,000. The first thing we should mention is the fact that these were 1984 figures vs. the current 1986 figures. Most of the difference between the original \$198,000 and the \$290,000 is the cost of closing in and decking the clerestory area in the original addition where right at the corridor area there was a design where the roof came right up on a pitch and then went down above the corridor straight across and up again, and basically left you with a hole in the roof where the snow was able to go into. What is being done in the current design, because that is so energy inefficient with all the heat running out through that clerestory area, is that the center part of the roof is going to be completed so you basically have a normal peaked roof and insulated so that the roofing system will be as energy efficient as possible. Right now, the heat just goes right up the roof and right out the glass.

Councilman Rys: We have a copy of the Montanna Report, what is the change?

Mr. Wooding: I don't think there is much change design wise, but the dollars for the reroofing did not include the work to do that. I saw that sketch in there myself, but no where in their cost breakdown, if you read through it, even the old Montanna Report, you won't find anything in there to put the structural steel in that B area at the top of the roof and put the roof decking on and the insulation on to be able to close it in. So, it looks like an idea they might have had, but it apparently did not get translated into dollars of an estimate. The second item is Asbestos Removal, and was originally in the earlier report at \$96,000 and now looks, according to bids we have now, it is going to be awarded to someone between \$40,000 and \$55,000, so that is actually less.

Mr. Wooding added that the flashing are also included in the reroofing and also the gutters. As you can read, the original estimate did not cover replacement of flashings which are worn out. Those are all around the edge of the roof and also at any intersect points.

Mr. Bravo noted that Montanna only had a week to work out their estimate. The State and the Council needed this in a hurry.

Mr. Wooding continued: The original window package from what we can find in the original study that was done did not include the replacement of frames, it basically was talking about reglazing and replacing the panels in the bottom of the windows. Considering the deterioration of those frames, allowing that there are much more energy efficient frames available now, the frames that are there right now are not the type of frames to be reglazed. It would be like putting new glass in old wood frames that are not airtight at this point.

Chairman Gessert: What type of frame would this be?

Mr. Wooding: Aluminum frames with a thermal break in them so you don't have thermal transmission from the cold outside through the inside.

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Chairman Gessert: Are there any frames that are less expensive and alot better than what you have?

Mr. Wooding: I think in this case we are just going from something that is basically worn out, to today's technology of what the equivalent of it might have been back then.

Mr. Ferguson: There are both conservatives and liberals on this committee that are sitting in judgment on this project, trying to get it done by September 1st. The committee is blowing over every one of these questions that you are asking and trying to come up with a solution that is beneficial to the Town, because this school has got to be there for the next 40 years, is beneficial to the taxpayers. You're sitting there in judgment and saying you are shocked at what we have come up with and yet we have been working for many, many months doing exactly what you are asking questions on.

Chairman Gessert: If you were told \$1.2 million and then you were told \$2.2 million, you wouldn't be shocked?

Mr. Ferguson: I can remember when the Sewer Plant was going to be \$8 million and we were given a bill for \$30 million.

Councilwoman Papale: We are not here as far as blaming or condeming the committee. Being on a building committee is alot of very hard work, but it is just very suprising to us to see this change in a matter of a short time. We are not putting the blame on anyone.

Councilman Killen noted he asked for this comparison.

Mr. Wooding continued: As far as the window walls are concerned, I think basically what is being installed is an energy efficient unit that would provide good service for the Town without being a cadillac type of version. What is being installed now is today's equivalent of today's day and age the equivalent of what was originally installed, the best they could, at that time. The finish on the aluminum won't require maintenance, because it is a factory finish that will hold up to weather and also, the thermal break will prevent the cold from coming through the aluminum system and the aluminum will hold up better in the long run better than the wood frames will.

Mr. Wooding then went onto the next item which is sitework: Originally, according to the study we saw, the only things that were included were some paving and some sidewalks. Essentially, the road system from Parker Farms Road to the school is in very bad shape and so is the rest of the paving surrounding the rest of the school including the parking and the turnaround for parents. One of the reasons might be because there was no drainage system installed back at the time the school was originally built. That has also caused quite a few other problems with water around the school. There is no normal storm drainage system installed there. The new site plan has included an installation of a storm system. It also includes repaving of the roads and the parking and turnaround areas, because the bituminous material has deteriorated. It also includes some of the installation of the playground equipment for the younger children and some of the underground piping work to drain the water from the gutters into that storm drainage system so that we don't have water running across sidewalks creating safety hazzards for the children and people who walk through there. One other subject that was addressed, and it really didn't add cost to the sitework, but has been addressed in the design, is the separation of the parent pick-up area with automobiles from the bus area, because that seemed to create quite a few problems. The idea at this point, is to have one area that was already paved and will now

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be repaved and used as a parent pick-up area with automobiles and another area for the bus loop. That should also solve some safety problems. The sitework pricing, to be honest about it, in the earlier estimate, I think was considerably underpriced, which could have been due to the fact that they did not have enough time to put it together. If you notice, the Montana estimate is around \$25,000.

Chairman Gessert asked the Mayor what it cost the Town to pave Main Street.

Mayor Dickinson: \$150,000 to \$170,000.

Chairman Gessert: If we can pave Main Street to Center to Community Pool for \$150,000 and we tear out the road to do it, \$315,000 looks very high.

Chairman Gessert asked Mr. Wooding to continue.

Mr. Wooding: That is not just paving, that is a lot of system work with it, and we should also say that has not been bid yet, pending funding for the project. This sitework figure is not made up of one bid. There are a number of parts to this including playground equipment, landscaping etc. There are a lot of parts to this project. This number should not have any impact on the bidding because it is broken up into a number of different parts.

Councilman Polanski asked Mr. Wooding for a rough estimate on the drainage system. He added that \$315,000 for sitework is very vague.

Mayor Dickinson: I want to alert everyone not to whether or not the information should be available, but to be aware that the detail you get into as to the elements, once it's public information, runs into the same problem that was mentioned by Dave. When you put it out to bid, it's amazing how the bids track with the money you've appropriated. So, the degree in which you go into detail, affects the other aspects. You're going to have to use your own judgement to what extent you want to go into detail. I just wanted to caution you on that. I know the Building Committee wants to come up with a lump sum to go ahead in amending the Ordinance, rather than amend the Ordinance with each bid or for each element here, the work to be done, as the prices come in. So if we are going to go with a lump sum, these dollars are going to have to be included to the extent that we outline what the details are if there is a fear that the bids will track with what we appropriate, that encourages it with the information.

Mr. Robert Devine: If you could just keep in mind that the Montana Report didn't even encompass the scope of what we are trying to do. We are trying to make a very energy efficient building. I think it is very hard to be comparing the dollars

Councilman Holmes asked if the contractor and architectural fees were fixed costs.

Mr. Devine answered by stating the Architect fee should be \$120,000.

Councilman Holmes: What kind of inflation factor are you figuring in these estimates?

Mr. Wooding: These are based, right now, on the assumption that we will get funding approval, so that it can proceed and get bid on. We would expect these are the numbers that prices should come in at.

Councilman Holmes: If this money is allocated, can you leave it in that budget?

Mr. Wooding: Based on the projected total, I would say yes.

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Mr. Wooding stated it might help if he gave a detailed description of the sitework. It includes site removals, there are a number of items that have to be removed, due to deterioration, an example would be curbing that has been broken, asphalt that is broken up badly. It would also include the new storm system, which would be catch basin, underground piping, etc to drain the water which would be accumulating in the paved areas to a proper drainage system, which will also eliminate the icing. It also includes bituminous curbing around the parameter of the roadway, if you don't put curbing in, the water does not get funneled into the catch basins. It includes new bituminous roadway from Parker Farms Road, through the loop in front of the school and includes the parking areas adjacent to the school. There are two types of paving involved. One is the main roadway, which has to be a bit heavier, due to the amount of traffic, lighter bituminous material can be used in the parking areas because of lighter traffic. Also included are some paved walkways, especially in the areas where water problems are existing, some of them are sinking, so some of them will have to be removed and repaved so that we don't have a tripping hazzard with them. It includes some of the playground work at the rear of the school, just a sufficient amount for the Kindergarten children and required play areas, line striping of the parking lots, fine grating and seeding the areas that are disturbed, some additional grating that may be required at the roadway area, some playground equipment and a limited amount of planting around the school where necessary. There is also the removal of the fuel tank, because there is currently a fuel tank existing that has to be removed to comply with State Regulations. According to the E.P.A., the steel tank is overage and has to come out.

Chairman Gessert: When are you going to remove it?

Mr. Wooding: That would depend on the final selection of fuel.

Mr. Steve Durkee (Engr. Consultant): New regulations have recently come across from last year.

Councilwoman Bergamini stated that they are using 20 year old gas tanks at AA on rural property. She also noted that this is a watershed area

Councilman Rys: The only thing is, you mentioned the fact that basically, you weren't sure which way to go, as far as fuel. It would probably be beneficial if we plan like some of the companies plan, where when oil prices are up, we can switch over to gas, and when gas prices are up you can switch over to oil.

Mr. Wooding. The dual fuel theory is one that is going to be considered an alternate price, so that we will have that option to look at. When the bids come in, we are going to ask them for pricing both ways, so it can be determined whether it is cost effective to have that dual fuel capability.

Mr. Roger Appel stated that there are gas lines in the school.

Mr. Daninhirsch: As present schools are updated they are having dual systems put in.

Mr. Wooding: This is the approach that the committee is taking, and I think it is a good one, and it gives us the opportunity to look at each one of these items as we go along. We can get an alternate from the bidders. If it is going to cost too much, we will have to go with the single.

Councilman Diana: Back to the roofing, I know you are going to close in the clerestory, also the roof is flat. We've seen the problems that causes with puddles and so-forth. Is anything being done to address that?

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Mr. Wooding: Some of the roofs are pitched. Those will be remaining in general style, but will have added insulation added so they improve energy efficiency. The west wind will be modified to add more pitch to it to get it to the roof drains in the proper manner, so that it will provide a good drainage system on that roof. It also includes adding roof drains to give it a better drainage system.

Mr. Wooding then moved on to Interior Work and Finishes: There is nothing unusual happening inside the interior of the building. Basically, floor coverings, a lot of the floor coverings are badly deteriorated due to the roof leakage. Due to vinyl asbestos tile, it may be considered in the State Program also. Ceiling work, painting and demolition work are also included. There are a number of columns that have to be made fire proof, because of the code, and that work will have to be done to comply with State Regulations. There are also handicap improvements to be made. Basically, just the things that have to be done to comply with State Regulations and also just the things that have to be done just by the standpoint of presenting a presentable appearance, such as floor painting. One of the things about the interior work and finishes is that even though nothing unusual is happening, the thing we have to keep in mind is that we are dealing with a building that is approximately 40,000 sq. ft. Even though we are dealing with 40,000 sq. ft. it does not take a great deal of cost per sq. ft. to amount to a significant amount of dollars.

Chairman Gessert asked if there were any floors in there undamaged.

Mr. Wooding: I can't say that there is anything conditionalized that can't be reused, but I think that VAT will present some problems. The new tiles do not contain any asbestos.

Chairman Gessert asked what the procedure would be.

Mr. Wooding: There might be cases, if the existing tile is sound, it might be able to be covered over.

Chairman Gessert: Would it be cheaper to put a new tile floor down or to carpet it.

Mr. Wooding: There are a couple of points about that. Number one, from a capital expenditure standpoint, carpeting is going to be more expensive in the early stages, as far as original outlay. There are a couple of factors that make this unusual in this case. Number one, as you stated, you may not have to remove some of the tile in carpeted areas and in other cases it may turn out in the long run, the maintenance factor on vinyl composition tile, we've found that over a 5 or 10 year period, they actually spend more money on a vinyl composition tile because of the maintenance factors.

Councilman Polanski: Do you have any rough estimates on what it would take to bring this building up to code?

Mr. Wooding: There are a number of codes we are dealing with. This is something that is going to have to be addressing the State on, because that is something they are going to be concerned with, and that is the basis on which some of their reimbursement is based.

Councilman Diana pointed out to the other Councilmembers that if we did not close the school, we would not be faced with these costs.

Mr. Wooding then moved on to Mechanical & Electrical: This is basically, heating, ventilating and plumbing. These three make up the mechanical portion. The Electrical work is mostly in this case, fixtures and wiring and the elimination of current code violations.

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Mr. Wooding continues: Finishes will also include ceilings drywall work, painting, etc. For a school that has 40,000 square feet, the original estimate has \$24,000 in it. Another way to look at this is, right now we are looking at \$400,000 for interior work and finishes in a 40,000 sq. ft., that's about \$10.00 a foot. Residential homes are running some- in the \$60.00 a sq. ft. to construct. So we are looking at \$10.00 a sq. ft. for the finishes on this particular building, over 40,000 sq. ft. The normal single family home is certainly worth \$10.00 a sq. ft. worth of the cost, and we are talking about a commercial building which in some cases requires higher levels of durability, because of the traffic, etc. What it comes down to is that not the fact that there is a great deal of items being put into the interior work and finishes, but we have a lot of square footage to cover.

Councilman Holmes: Is there any guarantee that this will come in under \$2.2 million? Are there any guarantees that this will not go over \$2.2 Million?

Mr. Wooding: One thing that is going to give us the ability to do this, as we said, all of the remaining areas that are being put together in bid packages, alot of them are going to contain alternates. Example: Dual fuel option. Overall, these figures are accurate in total for the scope of work we have reviewed with the committee, in detail.

Chairman Gessert: Are you going to replace the entire furnace? If so, why.

Mr. Charles Boos: There are two 30 yr. old steam boilers. The proposal is to go to a new hot water energy efficient system. There is no economy at all in trying to convert an existing, very large steam boiler into a hot water boiler, and our experience has been to dismantle the old boilers, and install two energy efficient hot water boilers. The change in size will be remarkable.

Chairman Gessert: What are you going to anticipate the reduction of the energy costs?

Mr. Charles Boos: The study has not been done yet, but it should be reduced by at least 1/3.

Chairman Gouveia: Is one boiler going to be used as a backup system?

Mr. Charles Boos: There is no backup system. One operates half the time and the other operates the other half of the time. If one goes down, the other can just about hold the load on a designed day.

Chairman Gessert suggested that we sell them to the Electric Division.

Chairman Rys brought up the question of using a steam system.

Mr. Charles Boos: One of the problems with a steam system, let's forget the radiation, (at this point, Chairman Gessert suggested Mr. Boos use the word raditor instead of radiation)

Mr. Boos continued: The raditors have long outbid their usefullness. A steam system works through a system of supply and return and steam traps. To refurbish a steam system, you have to go a long way further than just replacing long thin raditors. You have to completely rebuild all the traps, you have to be in those tunnels and the end result will be you are using a mac truck where a volkswagon can do the job. By changing the burners, you are still blowing a tremendous amount of energy into a box that is 12 by 12 and a box only has to be 4 by 4. For the next 30 years you will be throwing money away.

Councilman Rys: Have you done any research on what the payback would be if we did install brand new boilers vs. the old boilers refurbishment?

Mr. Steve Durkee: You have to understand that with the steam system, you cannot control efficiency wise, hot water can be reset

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Councilman Rys: Regarding the electrical, I see refurbishing, are we going all new?

Mr. Charles Boos: On lighting fixtures, yes. Lighting fixtures are by far, less expensive to install new ones as apposed to refurbishing. The labor cost alone will testify to that. There is very little left there. The light fixtures are 30 years old. Certainly, you would want to put in something that is energy efficient.

Mr. Steve Durkee added, they are not taking about rewiring, they are just talking about replacing the lights.

Mr. Ferguson noted that he has not been sold on the idea of having two boilers. One boiler ran that school for 30 years. There are ways that this committee will have alternates, and will try to have a bottom line.

Councilman Killen: What is your projection for the life of the school after you redo it, and also, are you assuming that fuel prices would stay roughly at where they are now?

Mr. Robert Devine: I think we would all be foolish if we based any decisions on the cost of fuel today. All I can say is we will make the building as energy efficient as possible.

Chairman Gessert asked Mr. Wooding how General Conditions went from \$45,000 to \$181,500.

Mr. Wooding: There was no general conditions line item in the other analysis, and I am not really sure why. Basically, General Conditions are the costs of maintaining the temporary facilities on site for various other contractors to complete the work such as, temporary heat, temporary power, temporary water and telephone service, etc. all of which are required during the construction process, but won't be required afterwards.

Chairman Gessert: What portion of that amount is General Conditions and what part is Contingency?

Chairman Gessert's question could not be answered. He continued: It is obvious that that figure was arrived by taking 10% of the figure above it.

Mr. Wooding: The idea basically was, that whatever general conditions costs are incurred, they will be absorbed by the 10% overall contingency, and not make them a separate line item. As an example: The overall total of that general conditions contingency item is 10% vs. if we had all of the selections made as an example, if we decided whether we were going single fuel, dual fuel, all those selections were made, you would not need that size of a contingency because all of the drawings would be done and you would know what was going to be done and you might very well have most of the bidding done, so you would have a hard grasp of exactly what the individual prices are going to be. To go with any less of a contingency at this point is not feasible because we only know for sure right now as an example of the pricing of the Reroofing and Related Work, Asbestos Removal and Window Walls and Related Work, but at this point that is roughly in the neighborhood of about 1/3 of the overall

Chairman Gessert asked what percentage would be reimbursed by the state and what percentage.

Mr. Devine: The expansion of the library would be reimbursable, demolition to provide more classroom space or improve education space will be reimbursable, the teachers lounge would be reimbursable, all handicap will be reimbursable, heating controls, replaced valves, replacement of ceiling panels which are presently in code violation, would all be reimbursable.

They also mention vinyl asbestos tile removal which would also be reimbursable. I found out yesterday that adding insulation to the new window walls would also be reimbursed. This is all subject to negotiation and finalization at some point in the future.

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Chairman Gessert asked what the dollar figure would be.

Mr. Devine's best guess would be \$1.1million, would be reimbursable. That's 62.5%.

Mr. Alan Daninhirsch: The state makes their final decision upon final completion of the project.

Councilwoman Bergamini noted that we have to put the money up front.

Mr. Wooding: The best you can do is negotiate with them in the early stages.

Mr. Charles Boos: The state is there to try to reimburse every dollar that legally can be reimbursed. I think the problem Bob had was that there are certain areas of negotiations where they will make the final judgment after the project is finished. The guideline he presented is probably not too far from fact.

Chairman Gessert: We appropriated \$50,000 to the Board of Education on a project about 6 years ago and they said they were going to reimburse us on it and we are still waiting.

Councilwoman Bergamini also added that we haven't seen a nickel from the Sewage Treatment Plant and the Town has to get up the money.

Councilman Killen: The Federal Government is paying their share right up there but the State Government with all the money they have, have not given any.

Chairman Gessert asked Mr. Soldan if we were going to get new furniture.

Mr. Soldan: Obviously, we would hope that the building committee would be allowed to purchase furnishings to go along with the revitalized building. Being realistic, if there is not funding for it, we will bring over from the other schools whatever furniture we have. We will also refinish existing furniture at present industries as we do, and we will do the best we can with what we have.

Mayor Dickinson: When I had heard the preliminary figures on the reimbursement, you had indicated \$600,000. There is a big difference.

Mr. Devine: The difference is in the window wall. Originally, they said this would be reimbursable, but talking to them yesterday, the fact that we were adding insulation in that window wall where there is no insulation existing now in the school, they seemed to indicate they would participate in that.

Mayor Dickinson: The total \$400,000 or just where there is insulation?

Mr. Devine: He said the whole project would be covered, including the labor and insulation costs.

Councilman Killen: Bob, are you insulating just where you are doing work now or is the entire building going to be insulated?

Mr. Devine answered: The whole building.

Mr. Wooding added the only walls that could not be insulated would be the masonry walls. All the window wall areas and all the roofing will be reroofed over with insulation.

Councilwoman Bergamini's question "Where are we going to

get the money from?" was answered by Mr. Andy Bravo who suggested that we participate in the new Enhancement Act, that act will provide additional funds for whatever the town wishes.

Mayor Dickinson: Just so that everyone is aware, Marie's question is good but I think, what we have been doing all along is amending the initial Ordinance, which as of right now, in the beginning of October will be in the amount of \$585,000. That would have to be amended to reflect additional costs to the degree that the Council desires. At this point, I think we should probably try to do this with one figure, instead of coming back each time there is a bid that comes in because of the 21 day waiting period after the Amendment, it is a time consuming process.

Mr. Wooding suggested that we have the funding now so that when the bids come in the contracts can be awarded.

Chairman Gessert asked Mayor Dickinson if he would like a recommendation from the Council on what that amount should be before you bring the Ordinance back to us.

Mayor Dickinson responded: That would be a help because, if a desire to set a hearing date, we have time to make that an addendum for the next meeting if you desire to do that, because otherwise you have to wait the time period for the following meeting for the hearing. I would have to get a Title to the Ordinance and would want to provide an amount of money for the bonding council to initiate the drafting, etc.

Mr. Musso made his comments about the subject of Parker Farms School, and he was not in favor of this.

Chairman Gessert suggested a motion be made to round it off to \$2 Million dollars and establish that figure.

Councilman Killen: How much will be coming due during this fiscal period?

Chairman Gessert: A certain amount of these funds have been budgeted. I believe the figure to be around \$506,000.

Councilman Killen asked if we are going to have to make payments before funds are available to us?

Mr. Tom Myers said that off the top of his head it is probably going to cost \$250,000 in interest to carry the notes, you're going to have to decide when you are going to bond it, when you are going to add it into the Mill Rate. Someone is going to have to take the time to plan it all out. To borrow \$2 million dollars at 6% for a year is \$120,000, you can borrow it 2 years on notes.  $120 \times 2$  is \$240,000 in interest costs. Then you have to add in the Bond Attorney's fees, the bonding costs and everything else, it is not going to be a \$2 million dollar figure. If you are talking about \$2 million, you add another \$275,000 in bonding and interest during construction. We are going to end up rebating interest income to Uncle Sam. If you get \$600,000 from the State of Conn. and you are looking at \$2.5 million dollars, you are probably talking about \$1.8 million to \$2 million, the cost of the Mill Rate on a 15 year bond.

Chairman Gessert: If we are going to proceed with this project, there has to be an appropriation, it's got to be bonded and the payments are going to have to be made on those bonds and it will certainly have an impact on our bond indebtedness and the amount we pay back.

Mr. Myers: The Ordinance stands at \$500,000 and you can't borrow any money against that waiting to firm up all the total costs off of that program and hopefully merge this whole school issue together with the Handicap and the Asbestos, and come up with one smooth package, so we would know what direction we would be heading.

Councilman Diana noted that Mr. Myers did a good job off the cuff.

Councilwoman Bergamini directed one more question to Mr. Myers: In front of me, I have your analysis of 10 years when you did it and we thought it was going to be \$1.2 million. Can I safely double that and get a ball park figure?

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Mr. Myers noted that would be a safe assumption, at this point. Let's not forget, this Municipal Bond Market has not been settled. We might end up selling Municipal Bonds at the taxable rate, by the time they're through down in Washington.

Councilwoman Bergamini calculated \$3,786,500 to 1996.

Chairman Gessert: The point isn't what do you want to do at all, do you want to set a cap or do you want to buy that \$2,206,000?

Councilman Killen agreed with Chairman Gessert and Councilman Diana stated he would go with \$2.2 million.

Mayor Dickinson: I would like to add that footnote E 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 86 estimates, to the large extend of the drawings, they've had to come up with these dollars in order to help us because of the whole crunch of time factors and financing. If we 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 exactly what the committee is going to point out later on, if there are discrepancies, if this was the best they had at the time. Preliminary drawings doesn't give you alot to depend upon when you're trying to come down to the last dollar.

Chairman Gessert: It's up to you, Mayor to come up with a figure.

Mayor agreed with Chairman Gessert.

Mr. Wooding: I think we are all in agreement with the Design Team and the Committee, that some of these numbers, may vary some up or some down, but I think the number that is there for the projected project total is the right number. I think they will balance each other out. In approving the \$2,206,000, all of those items of work are going to be bid by multiple trade contractors, and that's all the Town is going to pay for that work. Our fee and the Architect's fee are fixed. The general conditions are done on a reimbursable basis and submitted to the Comptroller's Office with backup billing as far as telephone costs, dumpster fees, etc. All the Town is ever really going to pay for the project, is what it actually nets out, costwise. If the bidding comes out less then, that is what the Town is going to pay for.

Councilman Killen: The figures were supposed to be based on 1985 prices

Mr. Devine: This was presented to the committee in March or May of 85.

Mr. Wooding directed his comment to Councilman Killen: The Mechanical and Electrical estimates were very good. If you will notice, we have a budget that is even less than what they have.

Councilman Killen: Should for some reason, this thing fall through and not get anywhere, we could be sitting here a year, looking at your figures and saying "Boy, those were damm fools that gave us those figures." They did some work and did put the stuff together and I would like to compare one figure with another and find out why it went up that particular amount and find out if we are talking about 1 year or 1 1/2 years.

Mr. Wooding: With all due respect to the people who were involved in the original estimate, the mechanical engineers did the estimates for the mechanical and electrical costs and they did from what I see, turn out to be relatively accurate. Again, with all due respect, the rest of it did not.

Mr. Ferguson asked if it would save money to have the Town do some of the site work.

Mayor Dickinson answered that he believed it would not. Mayor Dickinson also added that by mentioning footnote E he did not mean to shut off comments about the Council's feelings. He added he wanted them aware of that.

Mr. Wooding noted that the rest of the bidding will be put out over the next two months. He then asked if it would be possible to fund it to the degree it is here based upon the note situation and then finalize the bonding amount and then once all the bids are in so that we know exactly what it is?

Councilman Killen directed his comment to Mr. Myers: He (Mr. Wooding) wants to borrow on the notes on the face value of this and if it comes in less then we would not have to go into the bonding for the full amount.

Chairman Gessert: I think that is standard when we have a bonding Ordinance. We don't necessarily bond all that we set up. If we go to notes and find out the project is less and we finally go to bonding, the Ordinance has to appropriate the specific amount.

Mr. Myers: The Ordinance would give you the limit of authority to spend dollars. What we bond, is usually less than the Ordinance.

Councilwoman Bergamini noted that what Mr. Wooding is trying to do is cut back the time, because with notes we can get this moving faster.

Chairman Gessert: That has no bearing on this. Once the Ordinance is passed to appropriate X number of dollars, you have a 21 day waiting period, but you can bid then. If you appropriate \$2.2 million, you do not necessarily have to bond that. If the State comes through and gives us some money, while we are on the notes, by some miracle that they actually process paper work on a 24 month period before we are ready to go for bonds, we can reduce the actual bonds we go for by the amount we get from the State. We don't necessarily bond the entire amount.

Mayor Dickinson: What we will need is an indication of what the cash flow is. This is a fairly short time sequence, Tom, If they plan to finish by next September, you are going to need from Mr. Wooding or the Committee, exactly what amounts of money they are going to need over that time period. If we passed an Ordinance, and set a hearing date at the next meeting, and it's adopted at the first meeting in October, and it's 21 days after that, the beginning of November, if you had the funding then, what is the time sequence for dollars.

Mr. Myers: You are talking about paying out \$2 million dollars in 8 or 9 months.

Mayor Dickinson: Do you need anything more detailed than that?

Mr. Myers stated he does need more details, but it will be impossible for Mr. Wooding to give you a schedule until he gets the bids, and finds out what the Contractors schedule is going to be.

Chairman Gessert: We need a bottom line figure.

Mr. Myers: The ideal situation would be to have a cash flow.

Mr. Wooding: We can help you with that, obviously, we cannot nail it down to the last dollar.

Councilman Killen noted that nothing has been put aside for it in this Fiscal Year.

Mr. Myers: As you know Bert, we are going to have to bond the costs to carry it. We are going to have to bond the interest.

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Mr. Myers continued: Also you understand, that while a project is under construction, it's perfectly acceptable to charge that project, the cost of borrowing the money during the construction period. It's when construction ends, and the project is completed, that you no longer charge interest into the project.

Mr. Musso noted to the Councilmembers: Don't do anything until you have the whole picture.

A motion to adjourn was made by Councilwoman Bergamini and seconded by Councilman Holmes.

VOIE: Unanimous ayes, motion duly carried and the meeting adjourned at 9:53 P.M.

Meeting recorded by:  
Susan M. Baron, Council Secretary

Meeting transcribed by:  
Susan M. Baron, Council Secretary

APPROVED

David A. Gessert  
David A. Gessert, Council Chairman

10-14-86  
Date

Rosemary A. Rascati  
Rosemary A. Rascati, Town Clerk

10-14-86  
Date

**The C. F. Wooding Company**

43 Wallace Ave. • P. O. Box 768  
Wallingford, CT 06492  
(203) 265-2801

PROJECT:  
PARKER FARMS  
RENOVATION

DATE: SEPT. 18, 1986

BUDGET ANALYSIS  
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	1984 COST ANALYSIS (BY OTHERS)	1986 CONCEPTUAL BUDGET ESTIMATE (E)
REROOFING AND RELATED WORK	198000 (A)	290000
ASBESTOS REMOVAL	96000	55000
WINDOW WALLS AND RELATED WORK	128000 (B)	400000
SITework	58500 (C)	315000
INTERIOR WORK AND FINISHES	115100 (D)	400000
MECHANICAL & ELECTRICAL	382276	355000
SUBTOTAL	***** 977876	***** 1815000
GENERAL CONDITIONS / CONTINGENCY	45000	181500
GENERAL CONTRACTOR/CONST.MGR FEE	97787	85000
ARCHITECT / ENGINEERING FEE	117669	125000
PROJECTED PROJECT TOTALS	1238332	2206500

NOTES:

- (A) 1984 REROOFING ESTIMATE DID NOT COVER REPLACEMENT OF FLASHINGS WHICH ARE WORN OUT, STEEL & DECKING REQUIRED TO CLOSE IN CLERESTORY OR GUTTERS WHICH ARE REQUIRED TO CONTROL CURRENT WATER PROBLEMS.
- (B) 1984 WINDOW WALL ESTIMATE DID NOT INCLUDE REPLACEMENT OF FRAMES, WHICH IS RECOMMENDED DUE TO FURTHER DETERIORATION AND VANDALISM OF EXISTING FRAMES, AS WELL AS ENERGY INEFFICIENCY OF SAME, RELATED TO AIR INFILTRATION AND THERMAL TRANSMISSION. 569
- (C) 1984 SITEWORK ESTIMATE DID NOT INCLUDE ANY DRAINAGE SYSTEM, AND WAS VERY LIMITED IN SCOPE.
- (D) 1984 INTERIOR WORK & FINISHES ESTIMATE DID NOT INCLUDE MUCH OF THE WORK CURRENTLY REQUIRED DUE TO FURTHER VANDALISM AND WATER DAMAGE CAUSED BY LEAKING OF EXISTING ROOF.
- (E) MOST OF THE PRICING INCLUDED IN THE 1986 CONCEPTUAL BUDGET ESTIMATE IS BASED UPON EITHER PRELIMINARY DRAWINGS, OR IN SOME CASES, NO DRAWINGS. THEREFORE, SAID PRICING IS BASED UPON OUR UNDERSTANDING OF WHAT WILL BE INCLUDED IN THE PROJECT. HOWEVER, IT SHOULD BE NOTED THAT, DEPENDING UPON WHAT IS INCLUDED IN THE FINAL DRAWINGS, THE ACTUAL COSTS MAY BE HIGHER OR LOWER THAN WHAT HAS BEEN ESTIMATED.

SPECIAL TOWN COUNCIL MEETING

SEPTEMBER 18, 1986

THURSDAY

8:00 p.m.

COUNCIL CHAMBERS

- (1) Consider appointment of Deputy Fire Marshal.
- (2) Discussion regarding renovation, costs and funding for reuse of Parker Farms School.

Copy to:

Mayor William W. Dickinson, Jr.  
Comptroller Thomas A. Myers  
Town Clerk Rosemary A. Rascati  
Town Council Members  
Meriden Record-Journal  
New Haven Register  
Wallingford Post  
Mr. Thomas A. Chicoski  
Fire Department  
Mr. Robert E. Devine