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SPECIAL MEETING APRIL 14, 2003

The Wethersfield Town Council held a special meeting on April 14, 2003 at 6:30 p.m. at the Silas Deane Middle School cafeteria.

Present: Councilors Cascio, Flynn, Gardow, Hemmann, Morin, Deputy Mayor O'Connor and Chairperson Czernicki.

Absent: Councilors Fitzpatrick and Sassano

Also present: Joseph Swetcky, Jr., Interim Town Manager; Town Manager Elect Bonnie Therrien; David W. Whall, Board of Education Director of Business Services; Board of Education member Gerri Roberts; School Projects Building Committee members Richard Dobmeier, David Drake, Richard Gibilisco, Charles Viani; and Dolores G. Sassano, Town Clerk.

Mr. Drake spoke of the need for this meeting as the cancellation of the April 7 meeting and approval of the bids has delayed the work to be done at the Silas Deane Middle School.

Chairperson Czernicki asked Mr. Drake to explain the bids before Council.

COUNCIL ACTION

Bids

Councilor Cascio moved **"TO APPROVE THE SDMS CHANGE ORDER - DOOR REPLACEMENT, HARDWARE REVISIONS IN THE AMOUNT OF \$51,084"**, seconded by Councilor Flynn.

Mr. Drake explained that there was a change order at the end of last year for the doors on the first floor and there has not been time to do the rest of the doors. The doors are very expensive and the replacement is a complicated process. All doors are to be changed so that no matter where one looks a new door will be seen. There will not be a new door next to an old door. Old interior closet doors and janitor doors have remained in the building. This building was constructed on the high end and replacement doors and hardware have to be special ordered which takes extra time.

Mr. Viani said that members of the Building Committee, School Administration, the architect and the construction manager examined every single door in the school, including closet doors. Some of the doors anticipated to be kept had lamination issues. The doors are an important core element within the building and part of this is bringing a 30-year life to something that is used on a daily basis.

Councilor Flynn asked Mr. Viani if there are structural reasons for replacing the doors. Mr. Viani said that the doors in the hallways have glass in them and there isn't enough wood for the new hardware; therefore, the company doing the work would not guarantee the doors. This resulted in a bigger motivation to replace the doors. The money is there to make it look new and this is what should be done.

Deputy Mayor O'Connor asked what has been done with the old doors. Mr. Drake said that the most of the old doors have been disposed of. During a walk-through with Mr. Menzo, it was determined that some doors could be salvaged.

All Councilors present, including the Chairperson, voted AYE. The motion passed 7-0-0.

Councilor O'Connor moved **"TO AWARD THE BID FOR SDMS ROOF REPLACEMENT PROJECT TO BIDDER #1 HARTFORD ROOFING - IN THE AMOUNT OF \$488,079"**, seconded by Councilor Morin.

Mr. Drake reviewed the financial summary of the Silas Deane Middle School Project. At this point the project is 50% complete. The original fund balance was \$1,657,665. To-date the change order approved total \$254,906 which includes the replacement doors voted on tonight. Additional work approved by the council totals \$140,131. The current remaining balance of the original fund is \$1,262,628 to finish the project. The roof replacement cost is \$488,079 which includes a 5% contingency of \$23,000. The estimated future change orders to completion totals \$300,000 which should be more than enough. After these costs the remaining original balance will be \$475,000. There are four items that have been set aside until it has been determined that there are enough funds to complete them. These items include technology hardware (\$300,000-\$385,000), additional classroom furniture (\$35,000), additional maintenance equipment (\$17,000) and the east side entrance cover (\$20,000-\$30,000). The completion of these additional items will be reviewed in July or August.

Regarding the roofing bid, Mr. Drake said that the committee does not suggest the alternate 1A additional areas be re-roofed at this point. These areas were re-roofed in 1997 and do not require additional work at this time. There is only three years left to the warranty on the rest of the existing roof. The new roof will be sloped with more insulation and the price includes a lot more drains. The drains can be installed while the upstairs ceiling is being renovated. If we wait three years, the ceiling will need to be removed to install the drains. Mr. Viani pointed out that we will receive a modified reimbursement from the State. The gymnasium skylights in section 1B have some cracking but are not leaking. The committee feels that it is not necessary to spend the \$13,500 to replace them at this time. This can be done at any time when necessary.

Deputy Mayor O'Connor asked how long the bond stays open. If we don't do the roof right now and waited the three years, will the bond close out? Mr. Drake said that if we wait, the paperwork will probably not stay in place. The biggest advantage to doing the roof now is the drain pipes. We're getting a good price to do the roof at this time which could offset the reduction in the State reimbursement.

Mr. Whall said that the reduction in State reimbursement could be 25% or \$50,000. We don't know what future reimbursement rates will be. The State is talking about capping reimbursements.

Glenn Yeakel said that the benefit of waiting three years to get the additional reimbursement would probably be eroded in the increased cost of the roofing at that time. We've got a real good bid at this time. The contractor is already on site and we alleviate disrupting the ceilings in order to install the drains.

Councilor Hemmann asked if the problem with the exterior of the north side has been fixed. Mr. Yeakel said that the issue is being addressed.

Councilor Cascio asked if the \$488,079 includes the skylights or not. Mr. Drake said that it does not and that is not necessary to repair those at this point. Mr. Drake said that a discussion was had with the architect who stated that replacing the skylights would involve going into the flashing, which could create a problem where there is none now. The skylight replacement is totally non-reimbursable by the State; therefore it doesn't matter if it is done now or in the future. Councilor Cascio wants to insure that we don't cut ourselves short in this repair. Mr. Yeakel said that if the Building Committee and the Council decide to replace the gym roof at a later date, he'd suggest that the skylights be replaced at that time.

All Councilors present, including the Chairperson, voted AYE. The motion passed 7-0-0.

Chairperson Czernicki asked if there would be any façade improvements. Mr. Drake said that if there were to be any, they would be included in the East side entrance cover project. The Committee has looked at many options to enhance the look of the building.

ADJOURNMENT

At 7:00 p.m., Councilor Flynn moved "**TO ADJOURN THE MEETING**" seconded by Councilor Gardow. All Councilors present, including the Chairperson voted AYE. The motion passed 7-0-0.

A tour of the Silas Deane Middle School renovation work took place at this time.

Dolores G. Sassano,
Town Clerk