

**SPECIAL WORKSHOP MEETING**  
**August 26, 2013**

The Wethersfield Town Council held a Special Workshop Meeting on Monday, August 26, 2013 at 6:30 p.m. in the Media Center of the Wethersfield High School, 411 Wolcott Hill Rd. Also noticed in the meeting were the Board of Education and Hanmer-Wethersfield High School Building Committee.

Present: Councilors Drake, Hurley, Kotkin, Manousos, Montinieri, Roberts, Deputy Mayor Console, and Chairperson Hemmann. Absent: McAlister

Also present: Michael Emmett, Superintendent of Schools, Tom Moore, WHS Principal, Keith Rafaniello Board of Education Chairperson John Cascio and members: Martin Walsh, Elaine Paradise, Tristan Stanziale, Gina Deangelo, Polly Moon, and Martin Walsh. Absent: Carey, McDougall & Malec.

Building committee members present: Chairperson Fortunato, Dan Camilliere, J. Edward Brymer Jr., Steven Barry, Diane Fitzpatrick and Frank Dellaripa; Rusty Malik, architect and Lorel Purcell, preconstruction manager from O & S and Lori Schroll, Secretary of Committee.

From Town: Sally Katz, Director of Physical Services, Jeff Bridges, Town Manager, and Dolores G. Sassano, Town Clerk.

Chairperson Hemmann called the meeting to order. She introduced Chairperson Fortunato of the Building Committee who then asked if the Mayor wanted to have the Council act on their business prior to the update from the building committee.

Chairperson Hemmann agreed and asked Town Manager Bridges to speak to the issue for the vote. Pass through agreements are used for items where private fund raising is involved. The State requires pass through agreements and this has been approved by the State Attorney as well as the Town Attorney.

Chairperson Hemmann then asked for a motion from the Town Council.

COUNCIL ACTION

Deputy Mayor Console moved **“THE APPROVAL OF PASS THROUGH AGREEMENTS FOR URBAN ACT GRANT FUNDS FOR THE LORETTA’S DREAM PAVILION AND THE EMERSON WILLIAMS PLAYGROUND”**, seconded by Councilor Hurley.

All Councilors present, including the Chairperson voted AYE. The motion passed 8-0-0.

## INFORMATION UPDATE-WHS

Chairperson Fortunato stated this was a follow up meeting to bring everyone up to date on the building project after the appropriate papers were submitted to the State.

She then asked Rusty Malik, architect for the project to begin.

Mr. Malik presented an update on the approval process; in March they went to State with Phase 1. It had to do with site work and has already bid.

Phase 2 is the building itself and all construction. He has submitted 18 sheets of line items to the State and they go through them and check to be sure they are included and are in the place on the drawings, etc. This was a 3 day process. They then met again to review the additional comments and addressed them. Finally it was accepted to be processed. They received a letter stating the State would start the review in November, on the 15<sup>th</sup>. Realizing it was quite possible this would happen, the Building Committee had asked for a list of authorized 3<sup>rd</sup> party reviewers to begin the process. The State allows for this and did provide it. The Town Council has already approved it and Joe Pierz is set to begin. He has been given the documents to get the process underway. Mr. Malik thinks this local review should take approximately 1 month to receive the comments back and then to return to the State. He did advise Council that the State can make additional comments at any time in the process, which they would have to address.

Phase 1 was site and new additions.

The scope of Phase 2 is more complicated as it has to do with work in the existing building with multiple levels, all of which have to be handicapped accessible. Mr. Malik used, as an example, the Media Center in which this meeting was held. It will become English classrooms, fully enclosed and a floor will be added to close in the open area now at the top of the Media Center. Chemistry classrooms will be placed there. A little alcove off of the media center is unable to be made handicapped accessible so it will be a storage area and mechanical space. The lecture hall is going to be a culinary space and requires ducts to exhaust the air directly from the area, it cannot be re-circulated. The wrestling gym will be locker rooms, all need to be handicapped accessible. Also a unisex shower has to be installed because it is for public near the pool area. They will have 6 classrooms built in the gym for swing space during the construction. The mapped areas were highlighted and everything is available on google.docs.

After completing the update, he took questions from the Town Council.

Councilor Hurley wanted to know about the fill [soil] and where it would be going. Lorel Purcell stated it is owned by the contractor who bid that part of the job. He owns it and if some of it is usable it will be utilized but that is the contractor's decision, he bid the project on whatever is present. She did mention they had a lot of soil samples available.

Councilor Hurley confused on the cost, asking if it wouldn't cost more to remove the fill rather than reuse it on site.

Ms. Purcell stated it didn't matter as the contractor bid on the project as a whole and that decision belongs to him. He will probably use some of it but not all of it because some may be unclear to use a fill.

Deputy Mayor Console stated he thought Mr. Turner said all fill would remain on site and they would not be hauling it all away.

Ms. Purcell said she had not gone back to the contractor to discuss it again so she wasn't sure.

Deputy Mayor Console was again questioning the fill and the cost as well as, if it were removed, what roadway would the trucks be using. She responded that Eagle Drive is the working roadway in and out from the site. Her response was the contractor owns the project.

Councilor Hurley asked who monitors it. Ms. Purcell stated there is a 3<sup>rd</sup> party inspection of materials and also special materials are checked in a lab working for the Council.

Deputy Mayor Console asked if the residents of Eagle Drive know the amount of traffic they could see.

Chairperson Fortunato stated that Mr. Moore the principal of Wethersfield High will speak to the traffic flow.

Ms. Purcell stated O & G expects final approval in 3 weeks and then they need the local review board to sign off on the building. They expect bids in the next 4 to 5 weeks, scoping and awards. November 1<sup>st</sup> will be critical and the 2<sup>nd</sup> November meeting trades and certain contracts will be awarded. September 18<sup>th</sup> is the target start date and rebar will be installed within 3 weeks. No digging for foundations until the end of September. Need to set up erosion control and will set up silt fence and site prep work on September 18<sup>th</sup>. Steel and concrete trade packages have been awarded and we are in the process of doing shop drawings and reviews for that. The parking lot next to the pool will be off-line. Parents will be coming in off Jay Street, will go up the hill come down to the front loop, will turn around and go back out Jay Street and will be a one way in and one way out.

Mr. Moore commented on the meetings with staff so far, the incoming freshman have a meeting the next day, August 27<sup>th</sup>, and on the 30<sup>th</sup> the others arrive. He will keep them all informed as to the changes and September 11, there is open house for the parents. Only seniors will be allowed to drive to school and there will be a lottery system for 75 parking spaces, if there are any left the juniors will be able to apply for a slot.

Ms. Purcell explained that the construction is going to be done over 6 phases. Part of Phase 1 construction starting on September 18<sup>th</sup> is going to go through next summer. It will include the

not only the additions but will include the renovations which will be taking place sometime in the beginning of December. She stated that we will be taking over the back gym and over Christmas break we will be doing abatement activities. She explained that there are five phases of construction and will start with the southwest corner of the building. There will be different start and end dates for each of those phases. The existing gym will be cut up into six temporary classrooms and that will be the swing space for the rest of the time that we are in the building and that gym will get done last.

Mr. Malik explained that they are trying to build a case with the State for all the additional square footage that is needed due to the age of the building and how the codes have changed since being built and that having to manage around that with a number that has been established to us by the State is unfair to this project. Mr. Malik explained that narrative is being put together to be presented to the State regarding this issue.

Councilor Drake asked if the waiver will be approved when the State approved Phase 2. Mr. Malik responded that waiver documentation has not been submitted but we submitted our renovation status application last June of 2012. He stated that we received a comment back stating that they would be recommending us for their renovation status which is where we would be headed for reimbursement and explained that once you have renovation status that strengthens your case because most schools that get renovations status also get considered for the State standards.

Councilor Manousos asked about the classroom gym status.

Ms. Cascio explained that they would be cutting the gym up into three equal spaces with 3 classes on one side and 3 on the other side and a corridor down the middle. It will look like a regular classroom with sound insulation. The Fire Marshal will decide on sprinkler installation.

Ms. Purcell clarified that the O&G Superintendent will be responsible for handling all concerns from any residents with concerns.

Councilor Kotkin asked if there was going to be any kind of sound muffling. Ms. Purcell responded that most of the site work will be done over the summer, but if it becomes an issue we can limit that work to after school. It shouldn't be a big deal for the teaching environment.

Deputy Mayor Console asked who will be responsible for fixing any road damage with the amount of traffic that will be travelling over it.

Ms. Purcell responded that they shouldn't be damaging the road, but will be hauling over it, however, if it is in bad condition already we will make it worse. She stated that she will take pictures of existing conditions before the work starts. She added that the project will be street swept once a week.

Councilor Manousos asked to explain the traffic flow on Jay Street. Ms. Purcell responded that on October 15<sup>th</sup>, they will shut off Eagle Drive and it will no longer be a public way and will become a construction entrance. People coming in from Jay Street will not be able to take a left. They will only be able to go right and up the hill. They will be blocked off over at the front entrance and will have no choice but to go to the left and come back up to the parking lot and out again. It will be a one way in, one way out Jay Street for parents coming in and going back out again. Busses will be coming in off of Wolcott Hill using their new route. Teachers will be going to the tennis courts where their parking will be from October 15<sup>th</sup> to the rest of the school year. The parking lot and Eagle Drive will be open for use the following school year.

Councilor Manousos asked if Jay Street becomes an issue would you consider using the back entrance to the kitchen loading area as an option for parent drop-off. Ms. Fortunato responded that we can revisit it, but the idea is that parents come in one way and the buses come in the other.

Mr. Lorel stated that it will only be the first year that gets congested for parking. After next summer, it all opens up.

Ms. Fortunato stated that the groundbreaking is on September 23<sup>rd</sup> at 9:00 a.m. If anyone has any more questions or would like to see a tour to let her know.

Councilor Kotkin asked if the auditorium will be in service. Ms. Purcell stated that starting next year, the auditorium will be off-line for one year, but will be available for either their fall or spring production.

Ms. Purcell explained that they were talking about a lengthened summer next year and stated that next summer is their biggest summer site work.

A questioned was asked about handicapped parking to where the new softball field will be. Ms. Purcell responded that there will be about 15 handicapped spots. During construction, there will be a couple of spots close, the rest are not-so-close for the next few years. She explained that ADA accessibility sidewalks will be there and there will be access to them. The route will be from the old softball field to the new softball location and it will be grated.

Councilor Manousos asked if parking is available on Westway.

Mr. Malik replied that we are not going out to Westway but we actually go all the way on the north side of the field and there will be an accessible route all around there. He explained that if one of the gates was to be open you could come in there but we are not paving it to the outside there. The pavement continues past the bleachers and around the softball field on the north side and continues. Because we have bleachers on both sides, we have to provide accessibility to all potential viewing areas for the public. It will be east and west side of the football field and on the north side the walk will continue because that is a potential area where somebody could be watching the softball game.

Councilor Manousos asked if the access will go in front of the current visitor's bleachers. Mr. Malik responded there will be some that is going in front and some that access from the rear, but mostly it continues to the front of the bleachers, where currently the visitor bleachers which will become the home bleachers and continue past there. Once you are down at the field level you will continue straight across.

Councilor Manousos questioned the steep drop. Mr. Malik responded that the parking lot down to Cottone Field will all be made accessible.

### **ADJOURNMENT**

At 7:35, Deputy Mayor Console moved **"TO ADJOURN THE SPECIAL MEETING"**, seconded by Councilor Kotkin.

All Councilors present, including the Chairperson voted AYE. The motion passed 8-0-0.

Dolores G. Sassano  
Town Clerk

Approved by Vote of Council  
September 16th, 2013