

# **Coleytown Middle School Update**

11/1/21

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This update will address the status of the CMS Renovation Project along with my comments on:

- An update on the condition of the building due to recent rain related water leaks.
- The eventual transfer of the school's daily maintenance and management from my Building Committee to the BOE.

# Coleytown Middle School Update

Before the update, and just for perspective because there have been a few questions from the community, let's start at the beginning...

- CMS closed in September of 2018.
- The RTM established the Coleytown Middle School Building Committee in March of 2019.
- My Committee's charge was to renovate the shuttered CMS by August of 2020.

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**In June of 2019 we proposed the following:**

- ✓ Replace every window at CMS
- ✓ Install a completely new roof – **yes, the entire roof**
- ✓ Install a state of the art HVAC system, including in the Gym
- ✓ Regrade the exterior grounds to keep water from the building
- ✓ Install a new exterior skin on CMS
- ✓ Install new lighting throughout the building
- ✓ Design a new Library / Media Center and Science Rooms
- ✓ Clean everything
- ✓ Paint everything

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Our \$32M proposal was unanimously approved by the town's funding bodies in July of 2019. We immediately got to work.

Every item we proposed was completed (plus some extra treats) but, unfortunately, Covid forced a four month delay.

CMS safely reopened for students on 1/5/21.

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I initially asked for time before the BOE tonight because we are pursuing reimbursement from the State of Connecticut for eligible school construction costs.

We estimate that the reimbursement from Hartford will exceed \$4M which will go directly to the General Fund.

But, final State reimbursement approval requires “formal” (e.g., a BOE meeting resolution) building renovation acceptance by the BOE.

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Because of recent weather events, I will **not** ask the BOE to retake control of the school because:

- We have experienced water leaks during heavy rain.
- We have had to replace and/or adjust HVAC equipment that did not work properly.
- We continue to tweak the entire HVAC system to reach maximum performance.

Tonight's update will focus only on the project status, recent leaks, and what am I doing about it.

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## **Water Leak Descriptions**



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Hurricane Ida produced water leaks that I already detailed to the BOE's Finance and Facilities Committee in October.

Specifically:

1) A water leak came from a roof drain that wasn't properly tightened. Repairs were made, inside and out, and there have been no reoccurring problems.

2) A water leak came from an HVAC unit where rain was blown into the unit itself and then dripped down onto the ceiling tile in the Conference Room.

Unfortunately, the same HVAC problem reoccurred during the heavy rain on 10/26.

As I discussed at the Finance and Facilities, I will now install a hood on that HVAC unit. The hood will prevent wind-swept rain from entering the unit without affecting performance.

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Additional Leaks found following the heavy rain on 10/26:

Water came in from an improperly sealed electrical conduit pipe that services one of the HVAC units. The water dripped onto a ceiling tile below causing a stain. It has been properly addressed.

A window unit leaked from a clogged weep hole (allows water to properly drain during rain). The fix is scheduled. There was no damage.

An additional leak was discovered from a ceiling tile stain on 10/27. The leak is roof related, not HVAC, and the source was discovered and remedied. All material affected by that leak will be replaced.

**All issues are “fixed” – almost always under warranty – I’m going to wait 30 days to make sure all is well before coming back to the BOE**

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So what's next?

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First, and most importantly, **CMS is safe.**

Out of an abundance of caution:

- An infrared roof scan was performed on 10/28 to search for any potential moisture under the roof. No findings.
- Air quality tests have been performed. No issues.

And yes, everyone involved is hypersensitive about findings, fixes, **and communication** - as we should be.

**We don't want another CMS, particularly at CMS.**

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Along with CMS Project Manager Susan Chipouras, I will continue to be on-site almost every day, as I have been for more than 2 years. I will do this until we hand-off the building.

In another 30 days, assuming no issues, I will request for formal BOE acceptance so we can drive the State process. I'm in no particular rush because that process still requires "non-BOE acceptance" related work on our part.

Once we have acceptance, the BOE and School Maintenance staff will be able to consult with Susan Chipouras on any potential issue as they assume day-to-day control of CMS. Susan is staying on the job for at least a year to oversee the Reimbursement process.

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Questions?