



January 18, 2022

Mr. Thomas Scarice  
Superintendent  
Westport Public Schools  
110 Myrtle Avenue  
Westport, CT 06880

**Subject: Revised 5-year Capital Improvement Plan**

Dear Mr. Scarice:

In response to the Finance and Facilities Subcommittee held on Thursday, January 13, 2022, Colliers Project Leaders is submitting a revised 5-year capital improvement plan for your consideration. The enclosed plan has been revised based on a division-by-division analysis of Antinozzi's recommended improvements contained in their 2019 Master Plan Facility Study. This analysis summarizes the costs by CSI (Construction Specifications Institute) division and by school. Doing so has enabled us to identify where the majority of the work is recommended in the WPS facilities by division (e.g. mechanical, finishes, masonry, concrete, etc.) See Attachment 1 for the analysis. Please note that this is just an initial indication of need and requires further field assessment to confirm.

Based on the analysis, Colliers has identified four major divisions that comprise 82% (\$78.6 million) of the recommended \$96 million in improvements recommended by Antinozzi.

- Division 23 – Heating, Ventilation, and Air Conditioning - **\$28.7 million**
- Division 7 – Thermal and Moisture Protection (primarily consist of roofing systems and accessories, and joint systems) - **\$21.5 million**
- Division 32 – Exterior Improvements (vast majority of these recommendations is repaving of parking lots and drives) - **\$15.1 million**
- Division 9 – Finishes (Primarily ceiling tiles replacement and flooring replacement such as VCT or carpeting) **\$13.3 million**

We have identified six other divisions that comprise 14% (\$13.5 million) of the recommended improvements:

- Division 6 – Woods, Plastics, Composites (classroom cabinetry is a major portion of this division, trim repair) - **\$3.9 million**
- Division 8 – Openings (Primarily Doors and Windows, both interior and exterior) - **\$2.9 million**

- Division 4 – Masonry (primarily exterior repointing and cleaning) - **\$2.1 million**
- Division 10 – Specialties (vast majority are toilet partitions in bathrooms) - **\$1.3 million**
- Division 22 – Plumbing (primarily plumbing fixtures such as sinks, toilets and urinals but also maintenance items such as valve and pump replacements) - **\$1.7 million**
- Division 26 – Electrical (primarily emergency lighting battery packs and panel replacement) - **\$1.7 million**

The remaining 12 divisions comprise of the remaining \$4 million.

Based upon these findings, Colliers has prioritized the 5-year capital plan on this data as well as differentiating between projects that are required to keep the facilities dry and warm (or cool) versus ones that may be considered more subjective or aesthetic in nature. An example is a mechanical system that provides air conditioning versus replacement of flooring that is being recommended due to the age of the floor but is good condition or replacement of existing classroom cabinetry that is fully functional but older.

Subject to further field investigations, Colliers has prioritized the plan into five priorities.

- Priority 1 – Mechanical/Electrical systems
- Priority 2 – Roof and Window Replacement projects
- Priority 3 – Exterior masonry or building façade projects (painting, paneling, etc.)
- Priority 4 – Site paving
- Priority 5 – All remaining projects such as interior finishes, doors, toilet partitions, plumbing fixtures and other work

The revised 5-year capital plan has generally been prioritized in this order with the exception of certain projects that have already been identified by the district staff to be a priority such as installation of new portable classrooms at Coleytown Elementary School. In general, priority 1 projects have been assigned to fiscal years 23/24, priority 2 projects to fiscal years 24/25 and so forth.

In addition to the prioritization above, the following general notes apply to CIP plan also:

1. Colliers has not performed a general field review of every building as of this date but recommends doing so with WPS staff. Focus thus far has been mostly on Long Lots.
2. Prioritization of projects and fiscal year they are currently assigned to may change based upon results of deeper field investigations by qualified professionals.



Project Leaders

3. Unique existing conditions may exist in the facilities that require immediate attention by WPS staff. Colliers recommends that these conditions be addressed immediately through the operating budget if possible.
4. We understand that all life safety issues identified by Antinozzi have been addressed by WPS staff.
5. We understand that parking lot and driveway paving projects will continue to be coordinated through the town department of public works. We recommend updating of this plan as these projects are completed.
6. The original Antinozzi assessment did not include an assessment of hazardous building materials. The budgets contained in the CIP plan do not include abatement and disposal of such materials.
7. The original Antinozzi budgets do not contain soft costs such as A/E fees, Furniture, Fixtures & Equipment, owner's contingency and other soft costs that may be applicable.
8. Upon approval/review of this document, Colliers recommends that the document be maintained and updated yearly between Colliers and WPS staff to reflect all completed projects or changes made based on additional field investigations.

### **Differences between Colliers CIP and the Antinozzi Capital Implementation Plan**

One major difference between the plans is that Colliers has included some soft costs with the projects where Antinozzi's has not. The soft costs included are limited in scope and primarily include planning and design costs, construction administration costs, and commissioning costs and owner's contingency. The Colliers CIP also separates the planning and design costs from the remaining project cost. The planning and design costs are identified in the fiscal year prior to the remaining project costs so that the proper investigations, studies and design can occur prior the planned construction timeframe. As a default value, Colliers has assigned a 10% design value against the Antinozzi construction value. Please note that these values may vary depending on the project and the scope of the work required to properly develop the project construction documents.

Upon inspection of the enclosed 5-year capital plan, it will appear quite different than the Antinozzi Capital Implementation Plans for each school contained in their report. Many of the projects contained in the Colliers capital plan consist of combining multiple Antinozzi projects that are similar in scope. Please note that the combined projects were primarily proposed by the WPS facilities team of Mr. Ted Hunyadi and Mr. William Gonzalez. Colliers concurs with these recommendations to combine similarly scoped work into packaged projects that can address multiple conditions under one project.



Some projects have also been moved up in fiscal years based on the prioritizations noted above. In addition to combining projects, the WPS facilities team has already addressed many of the immediate needs identified by Antinozzi. (We understand a list of completed projects is being provided under separate cover by WPS Facilities Department.) We have omitted them from this plan.

### **Prioritization of Buildings**

In addition to the prioritization of the work by divisions, WPS and Colliers was requested to provide a prioritization of buildings to be reviewed. Currently we understand Long Lots to be the highest priority based on the Finance and Facilities meeting held on January 13<sup>th</sup>. However, based on conversations with the WPS Director of Facilities, Mr. Hunyadi, the following list is the prioritized list for review of mechanical/electrical systems and building envelope systems:

1. Coleytown Elementary School
2. Kings Highway Elementary School
3. Saugatuck Elementary School
4. Staples High School (older portion of the school)
5. Bedford Middle School
6. Greens Farms Elementary School

This prioritization is primarily based on the mechanical and electrical systems of the buildings however we recommend a walk through of each building by Colliers and WPS staff to take an initial assessment of each school other than Long Lots.

### **Final Recommendations**

Colliers first recommends the walk through of all buildings to procure a high-level assessment of the comprehensive conditions of facilities. Based on our review of the buildings with WPS staff, we recommend making any revisions to the list of schools above to prioritize the need for further investigations.

In collaboration with the assessment of the physical plant, we also recommend a review of the enrollment projections by SLAM and NESDEC to see where the need, if applicable, is for additional space resulting from projected enrollment growth. If the enrollment projections indicate substantial need for additional building area in select buildings, this could impact the priority of buildings being recommended.



Project Leaders

In closing, we thank you for the opportunity to assist Westport Public Schools with development of their 5-year capital improvement plan and welcome the opportunity to discuss our recommendations with you and the board. Should you have any questions regarding this letter, please do not hesitate to call me directly.

Sincerely,

A handwritten signature in blue ink, appearing to read "Charles E. Warrington, Jr." with a stylized flourish at the end.

Charles E. Warrington, Jr., P.E.  
Director, Project Management

Attachment – Revised 5-year Capital Plan  
cc: Mr. Elio Longo, Chief Financial Officer

Westport Public Schools  
Summary of Antinozzi Report by School and Division

CSI Division	Coleytown ES	Greens Farms ES	Kings Highway ES	Long Lots ES	Saugatuck ES	Bedford MS	Staples ES	Total by Division
Division 1 - General Requirements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Division 2 - Existing Conditions	\$ -	\$ -	\$ 71,589	\$ -	\$ -	\$ -	\$ -	\$ 71,589
Division 3 - Concrete	\$ -	\$ -	\$ 133,836	\$ 51,135	\$ 291,408	\$ 129,416	\$ 90,336	\$ 696,131
Division 4 - Masonry	\$ 3,397	\$ 245,678	\$ 344,166	\$ 175,043	\$ 761,290	\$ 60,857	\$ 464,523	\$ 2,054,954
Division 5 - Metals	\$ 64,645	\$ 65,655	\$ 65,278	\$ -	\$ 21,212	\$ -	\$ 107,044	\$ 323,834
Division 6 - Woods, Plastics, Composites	\$ 770,373	\$ -	\$ 832,676	\$ 986,427	\$ 136,884	\$ 974,981	\$ 177,875	\$ 3,879,216
Division 7 - Thermal and Moisture Protection	\$ 140,867	\$ 2,013,132	\$ 799,123	\$ 159,349	\$ 2,664,671	\$ 5,768,648	\$ 9,966,081	\$ 21,511,871
Division 8 - Openings	\$ 42,221	\$ 144,946	\$ 443,829	\$ 536,567	\$ 701,349	\$ 433,076	\$ 591,714	\$ 2,893,702
Division 9 - Finishes	\$ 1,453,454	\$ 596,495	\$ 1,073,601	\$ 730,208	\$ 1,298,153	\$ 3,303,421	\$ 4,828,407	\$ 13,283,739
Division 10 - Specialties	\$ 114,998	\$ 95,735	\$ 29,249	\$ -	\$ -	\$ 718,216	\$ 300,357	\$ 1,258,555
Division 11 - Equipment	\$ 113,634	\$ 105,048	\$ 64,393	\$ 180,299	\$ 109,089	\$ 94,922	\$ 275,752	\$ 943,137
Division 12 - Furnishings	\$ -	\$ 76,703	\$ -	\$ -	\$ 39,393	\$ 37,654	\$ -	\$ 153,750
Division 13 - Special Construction	\$ -	\$ -	\$ -	\$ 98,483	\$ -	\$ -	\$ 22,396	\$ 120,879
Division 14 - Conveying Equipment	\$ -	\$ 44,191	\$ 18,939	\$ 22,096	\$ 22,096	\$ 39,595	\$ 66,287	\$ 213,204
Division 21 - Fire Suppression	\$ -	\$ 39,141	\$ -	\$ -	\$ 21,464	\$ -	\$ 29,545	\$ 90,150
Division 22 - Plumbing	\$ 97,233	\$ 53,888	\$ 651,888	\$ 432,668	\$ 37,976	\$ 55,176	\$ 347,134	\$ 1,675,963
Division 23 - HVAC	\$ 983,209	\$ 4,160,968	\$ 1,787,342	\$ 2,441,704	\$ 3,450,499	\$ 6,064,662	\$ 9,851,745	\$ 28,740,129
Division 26 - Electrical	\$ 164,625	\$ 191,484	\$ 268,519	\$ 599,610	\$ 173,211	\$ 154,562	\$ 163,535	\$ 1,715,546
Division 27 - Communications	\$ 60,807	\$ 17,050	\$ 32,020	\$ 13,636	\$ 19,146	\$ -	\$ 53,186	\$ 195,845
Division 28 - Security	\$ 115,907	\$ 103,210	\$ 121,462	\$ 125,008	\$ 123,432	\$ -	\$ 94,705	\$ 683,724
Division 32 - Exterior Improvements	\$ 1,246,251	\$ 1,472,853	\$ 969,820	\$ 1,584,627	\$ 1,430,330	\$ 3,178,089	\$ 5,191,537	\$ 15,073,507
Division 33 - Utilities	\$ -	\$ -	\$ 216,662	\$ -	\$ 9,848	\$ -	\$ -	\$ 226,510
Misc. Items	\$ -	\$ -	\$ -	\$ 22,979	\$ 72,413	\$ -	\$ 170,451	\$ 265,843
<b>Total by School</b>	<b>\$ 5,371,621</b>	<b>\$ 9,426,177</b>	<b>\$ 7,924,392</b>	<b>\$ 8,159,839</b>	<b>\$ 11,383,864</b>	<b>\$ 21,013,275</b>	<b>\$ 32,792,610</b>	<b>\$ 96,071,778</b>

<b>Total of First Tier Costs</b>	\$ 78,609,246
First Tier by % of Total	81.8%
<b>Total of Second Tier Costs</b>	\$ 13,477,936
Second Tier by % of Total	14.0%
Total of First and Second Tier Costs	\$ 92,087,182
Total Cost of remaining Divisions	\$ 3,984,596