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Westport Public Schools

Capital Project Program Update

[February 17, 2022]

Prepared by: Colliers Project Leaders



Agenda

- 1** Update on Capital Improvement Plan

- 2** Long Lots Elementary School – Short Term

- 3** Long Lots Elementary School – Long Term

- 4** Upcoming Deliverables

- 5** Reserved



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Update on Capital Improvement Plan

- Site visits conducted by CPL on 1/26/22, 1/28/22, 1/31/22, 2/2/22, & 2/8/22
- Conducted visits of:
 - Saugatuck Elementary School
 - Kings Highway Elementary School
 - Greens Farms Elementary School
 - Coleytown Elementary School
 - Bedford Middle School
 - Staples High School
- Excluded Coleytown Middle School from visits



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Update on Capital Improvement Plan

- Focus of Visits:
 - For Colliers to familiarize themselves better with the schools
 - Assess the overall condition of each school to categorize them into major categories of need
 - Ascertain any chronic or immediate concerns from the principals, head custodians, and maintenance personnel
- Areas of focus during visits
 - Building Envelope (roof, windows, doors, facades, trim, etc.)
 - Building Mechanical Systems (Adam Holzschuh)
 - Destructive testing and in-depth investigations were not performed at this time
- Site visits will greatly inform CPL when prioritizing the CIP plan with WPS staff



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Update on Capital Improvement Plan

Colliers general assessments

- Overall, the Westport Public Schools are in very good condition
- Facilities are well maintained by WPS staff
- With the exception of Long Lots and Coleytown ES, building are in generally good physical condition from a building envelope and interior conditions perspective
- Colliers will be recommending some further studies of MEP (mechanical, electrical, and plumbing) systems in select buildings



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Update on Capital Improvement Plan

Categorization of Schools by Need:

- Level 1 – Facility is in overall good condition, continue to maintain and monitor for any issues and address them as they arise
- Level 2 – Facility is in overall fair to good condition, but some systems require further investigation and possibly capital improvements but does not require a holistic solution (e.g. renovation or replacement of facility)
- Level 3 – Facility is in overall fair to poor condition but functioning; multiple systems are aged to the point of needing full replacement in 3 to 5 years; replacement of systems most likely requires a holistic solution to the facility
- Level 4 – Facility is in fair to poor condition and experiencing complaints by occupants/users; multiple systems are aged and recommended to be replaced in 1 to 3 years; replacement of systems requires a holistic solution



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Update on Capital Improvement Plan

Colliers initial assessment of buildings by level

- Level 1 Facilities
 - Green Farms Elementary School
 - Coleytown Middle School (assumed given recent renovation)
- Level 2 Facilities
 - Saugatuck ES
 - Kings Highway ES
 - Bedford MS
 - Staples HS
- Level 3 Facilities
 - Coleytown ES
- Level 4 Facilities
 - Long Lots ES



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Long Lots Elementary School – Short Term

Indoor Air Quality Monitoring by Langan

- Installation of 16 electronic sensors tied-into the building management system to measure temperature and humidity on an hourly basis (WPS)
- Monthly visual inspections for water intrusion, water damage and/or suspected mold growth locations (WPS)
- Comfort parameters sampling (temperature, RH, CO₂, and CO) and mold sampling three times per year (Langan), Spring, Summer, Fall
- Additional sampling on a case-by-case basis if conditions warrant
- WPS to remediate isolated conditions on a case-by-case basis



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Long Lots Elementary School – Short Term

Immediate measures to improve comfort

- Colliers is collaborating with WPS staff to develop list of measures that can reasonably be implemented to improve comfort of students and staff
- Colliers to reach out to CES who performed the initial evaluation with Antinozzi Associates to ascertain if they have any recommendations
- Will need to evaluate cost benefit analysis of each proposed measure



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Long Lots Elementary School – Long Term

Colliers recommendation of holistic solution

- Three major options at this moment
- 1 - Renovation of existing school
- 2 – Replace school with new facility
- 3 – Improve individual systems in place (not recommended by Colliers)



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Long Lots Elementary School – Long Term

State Factors Associated with Renovation versus New Construction

- Enrollment Projection and Space Standard calculation versus existing building area
- Renovation Status Analysis required by OSCGR (Office of School Construction Grants and Review), Form SCG-3500
- Form SCG-3501 – Cost Analysis for Proposed Renovation Project
- Form SCG-3520 – Renovate-As-New checklist



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Long Lots Elementary School – Long Term

Factors Associated with Renovation versus New Construction

- Feasibility of renovating the building
- Educational programming of the building
- Impact to daily school operations
- Swing space requirements
- Available space on existing site (assumed to be on existing site)
- Unforeseen existing conditions
- Costs



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Long Lots Elementary School – Long Term

Factors Associated with Renovation versus New Construction

- Project Durations
 - New Construction: Approximately 3.5 to 4 years after funding authorization
 - Renovation: Approximately 4 to 5 years after funding authorization
 - Highly dependent on swing space availability
 - Abatement of hazardous materials can impact schedule
 - Concealed conditions in the building can delay schedule
 - Generally, just takes longer than building new



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Long Lots Elementary School – Long Term

Next Steps

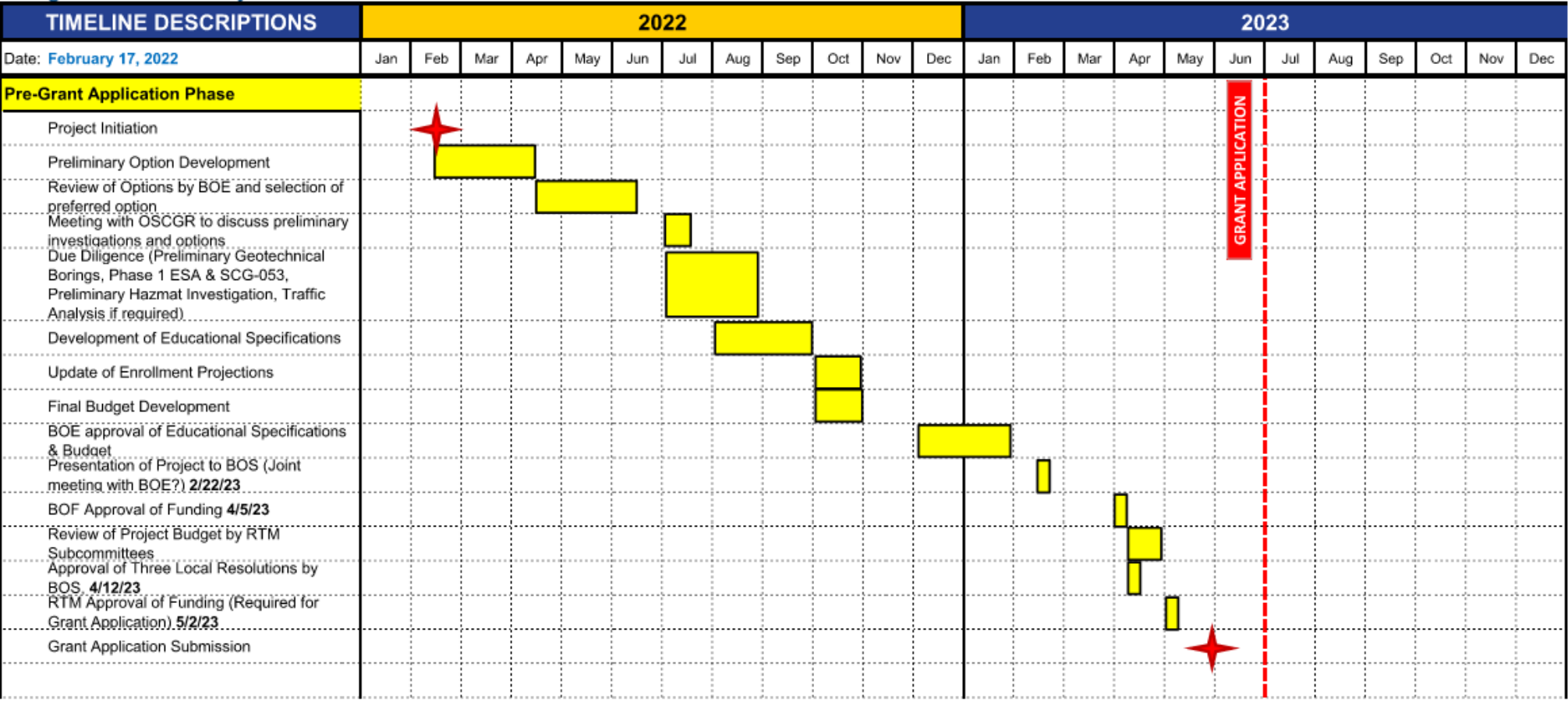
- Calculate Space Standard based on 2021 enrollment projections
- Develop High-Low-Probable Budgets for each scenario
- Compare space standard to existing square footage in renovation option to evaluate space standard ratio
- Test Fits by architectural firm

Long Lots Elementary School – Long Term

PROJECT SCHEDULE

DRAFT ONLY

Westport Public Schools
 Long Lots Elementary School - Macro Schedule





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Upcoming Deliverables

Next Steps

- 5-year CIP Plan – 2/24/2022
 - Colliers re-prioritizing projects based on site visits
 - Building Envelope, interiors, site work easier to prioritize than MEPs
 - MEP recommendations will most likely require additional investigations to determine if more practical and cost-effective solutions are available versus simply replacing an entire system or piece of equipment, e.g. retro-fitting RTUs
 - Colliers will need to review with Facilities staff to confirm prioritization based on their knowledge of the building as well as well a review capacity to perform the work
 - Estimated construction values from Antinozzi will not change at this moment, would need to procure estimates and/or quotes for work, needs more time
- Long Lots Options Analysis – Mid-April



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Questions & Answers

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a dark blue rounded rectangle. Below the rectangle are three horizontal stripes in yellow, red, and blue from top to bottom.

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A photograph of the Westport Kings Highway School building. The building features a prominent classical portico with a pediment. The pediment is inscribed with "WESTPORT" and the frieze below it with "KINGS HIGHWAY SCHOOL". The building is constructed of light-colored stone or concrete with white columns. To the right, a brick section of the building is visible. The sky is clear blue, and some bare tree branches are in the upper left corner.

WESTPORT
KINGS HIGHWAY SCHOOL

Thank you!