

WESTPORT BOARD OF EDUCATION FINANCE & FACILITIES COMMITTEE MEETING PACKET MARCH 18, 2022

09:30 AM

WESTPORT BOARD OF EDUCATION

FINANCE & FACILITIES COMMITTEE MEETING AGENDA*

(AGENDA SUBJECT TO MODIFICATION IN ACCORDANCE WITH LAW)

WORK SESSION/PLEDGE OF ALLEGIANCE

Westport Town Hall Auditorium

ANNOUNCEMENTS ON NON-AGENDA ITEMS

DISCUSSION/ACTION

A. Approval of Minutes

February 17 & 23, 2022

Attachment: FF Committee Minutes for February 17_2022.pdf Attachment: FF Committee Minutes for February 23_2022.pdf

B. LLS Facilities Update

Attachment: LLS Holistic Recommendation Criteria March 17 2022.pdf Attachment: FORM SCG-3520 RNV Checklist.pdf

C. PAL Clubhouse

Attachment: SES Campus.pdf

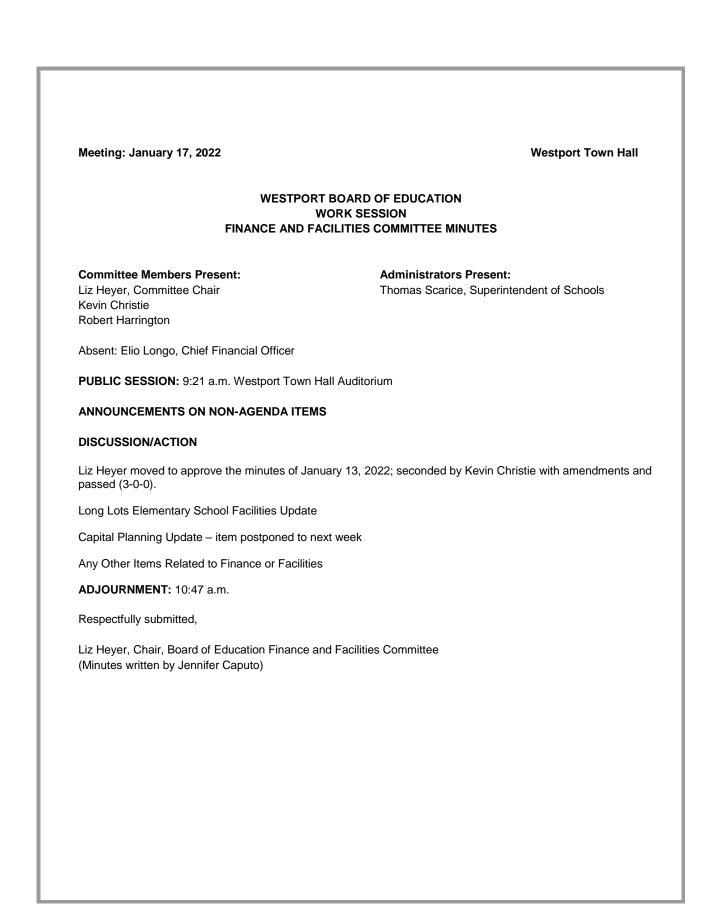
D. Town Paving of BMS Property

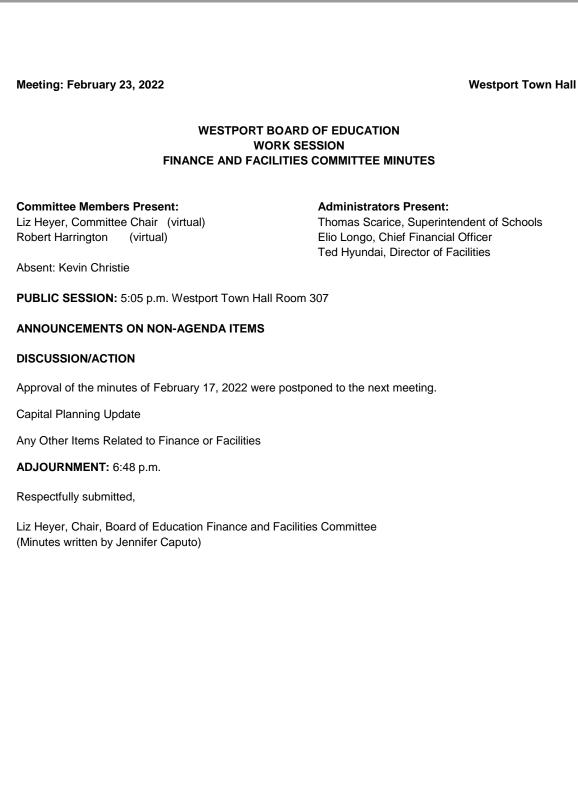
Attachment: BOE FF Committee Meeting Memo March 18_2022.pdf Attachment: Summer 2022 proposed paving - schools.pdf

E. Any Other Items Related to Finance or Facilities

ADJOURNMENT

The meeting can also be viewed by video stream @www.westportct.gov.





LONG LOTS SCHOOL HOLISTIC RECOMMENDATION CRITERIA (*necessary consideration for recommendation)

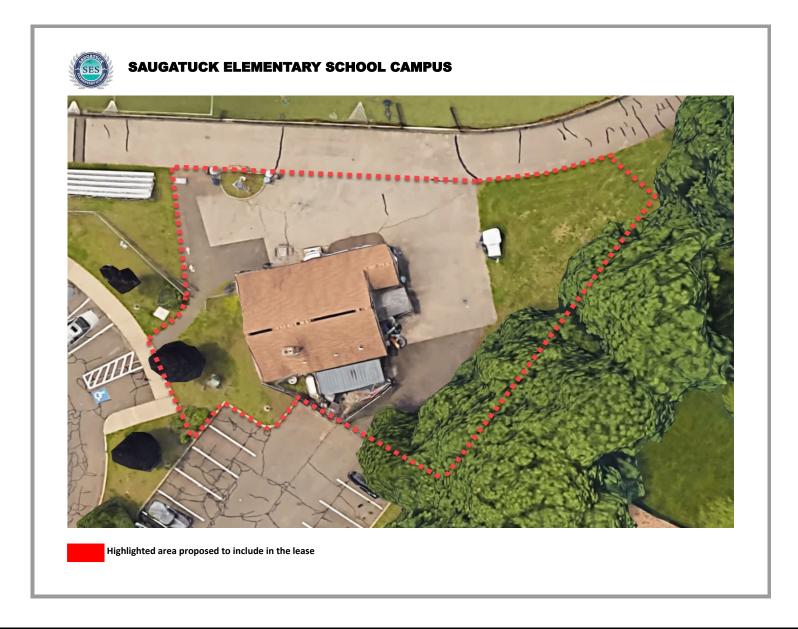
	RENOVATE	NEW CONSTRUCTION)
Displacement of Students	Highly impactful Entire duration of project Swing space may be needed Portables may be needed	n/a Some site impact during construction (ie., playgrounds, pickup/drops)
*Hazardous Materials Abatement	Impacts schedule duration (i.e. could prolong the renovation timeline) Environmental impact and perception	No impact to students
Timeline (Construction only)	Additional 6-12 months beyond new construction, provided no complications Total 24 - 36 months	Total 18 - 24 months
Est. cost per sq. ft.	tbd	tbd
*Test Fit of Campus	n/a	Required Will take 4-6 weeks Architecture firms already contacted In conjunction with "Renovation Status Checklist/Architect Walkthrough" (See below under "Studies/Inquiries")
*Statutory Requirements for Renovation Status (see attached"Renovation Status Checklist")	on Status (see In conjunction with Test Fit "Renovation Status (see below under n/a	
*Space Standards Requirements/Enrollment	8 year enrollment calculation Does existing building exceed 8 yr enrollment calculation?	"Right size" Add SSP to building

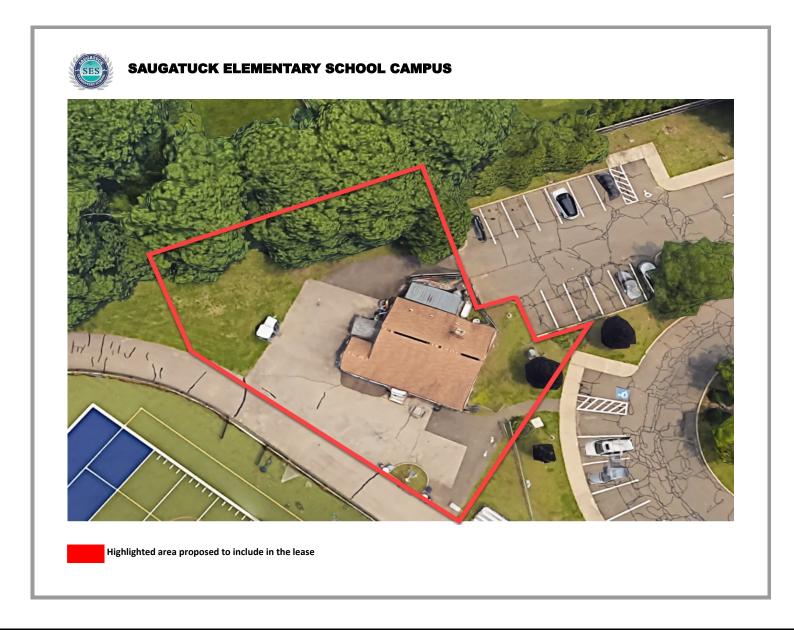
	Does adding SSP "right size"?	
Geotechnical Testing/Borings	n/a	Required Could impact total budget with site costs Given that a school currently sits on the property, it is expected this will not be cost prohibitive
Wetlands/Drainage	n/a	Required Could impact total budget with site costs
Traffic Study/Traffic Flow	n/a	Evaluate traffic flow levels with new construction Useful with new construction plans
*Instructional Model	Highly impactful within existing footprint	Can right size classrooms and instructional spaces
OSCGR Reimbursement Rates	11% of eligible costs	21% of eligible costs
Educational Specifications ("Ed Specs")	Required for grant application but not for BOE renovation/replace decision	Required for grant applicatior but not for BOE renovation/replace decision
ZBA/P&Z	Minimal to no impact (possible portables requiring zoning considerations)	Construction based on zoning regulations
Stepping Stones Preschool	es Preschool Repurpose existing space to include 18k square feet including building "core factor" (13,800 square feet without core factor) Constructed to include 18 square feet including build "core factor" (13,800 square feet without core factor)	
Transition years (CES)	Will not provide swing space for future CES project	Potential to provide swing space for future CES project
Studies and Inquiries:		
Study - "Test fit"	n/a	required
Test fit timeline	n/a	4-6 weeks

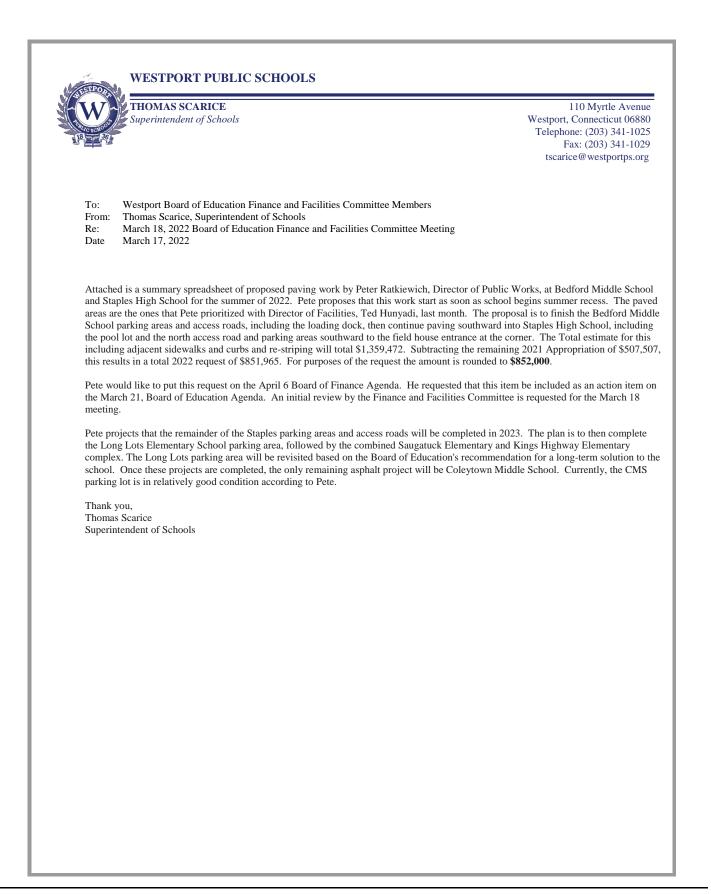
Test fit estimated cost	n/a	\$10 - \$15K
Mandatory for decision?	n/a	Yes
Study - "Architect walkthrough"	Recommended	n/a
Architect wt timeline	4-6 weeks	n/a
Architect wt est. cost	\$10 - \$15K (included the test fit for new construction)	n/a
Mandatory for decision?	Recommended but not required	not required

Loca	al Education Agency S	tate Project No.	Phase			
Scho	A	rchitect	Date			
D		TION GRANTS & REVIEW (OSCG&R) PL E AS NEW STATUS (RI FORM SCG-3520		IST		
	refurbish an existing building, (A) which results in which will cost less than building a new facility as study and cost analysis of the project prepared (B) which was not renovated in accordance with (C) of which not less than seventy-five per cent of	al Statutes (C.G.S.) defines "Renovation" as "a the renovated facility taking on a useful life compa determined by the department, provided the school by an independent licensed architect to the depart this subdivision during the twenty-year period endir of the facility to be renovated is at least thirty years of	rable to that of a new facility ol district may submit a feasil ment prior to final plan appro g on the date of application, old."	and bility oval,		
	Submit items 01-12 with this form. Place an X Status column (by SCG staff): \checkmark Accepted	in the District/Design Professional Submission C O Open Item	olumn when completed.			
-		District/Design Profession	al Submission Column	SD.		
	Submission Requirem	ients	OSCG&R Comments	Status		
01.	Provide a written letter of request, signed by the "Renovation" designation as defined under C.					
02.	Provide a completed FORM SCG-3501 "Cost Projects" signed by both the Design Professio	Provide a completed FORM SCG-3501 "Cost Analysis for Proposed Renovation Projects" signed by both the Design Professional and the Superintendent of Schools. Cost and square footage values indicated on FORM SCG-3501 must match the most				
03.	Provide documentation that the applicant has gone through a process of evaluating the proposed project compared to a new facility, including a professional feasibility study with cost estimates.					
04.	Provide a professional cost estimate from an independent licensed architect documenting that the renovated facility will cost less than building a new facility. Include soft costs, temporary provisions, phasing costs, escalation, etc.					
05.	Provide signed and sealed statement that the entire facility will be brought into 100% compliance with all applicable codes including handicapped accessibility, upon completion.					
06. 07.	Provide a written statement indicating the proposed types of education technology that will be incorporated throughout the renovated facility upon completion. Provide a written statement, signed and sealed by a Connecticut licensed structural engineer that the structural integrity of the original building has not been compromised, and that upon completion, the renovated facility will have a useful life for continued occupancy comparable to that of a new facility (greater than 50 years).					
08.	Provide a detailed report on all existing building systems, including finishes, roofing, plumbing, water supply, fire protection, heating, ventilating and air conditioning (HVAC), electrical systems, energy monitoring, communications and security systems.					
09.	Provide signed and sealed professional opinions that all of the proposed systems will have a useful life of 20 years (or that comparable to a new system if less than 20 years) following project completion.					
10.	Provide signed and sealed statement from the and replacement windows and glazing provide	ed on the project will be energy efficient.				
11.	Provide signed and sealed statement that all a Performance Building regulations will be met.	Refer to DCS form CT DAS 0450.		_		
12.	Provide a written statement signed by the Superintendent of Schools that the site of the existing facility to be renovated is central to the area served and adequate and appropriate to provide the educational programs offered. Complete and attach FORM SCG-9009.					
Fo	NOTE: Any additional analysis or documenta properly evaluate this request for Renovation s r OSCG&R Use only:	, ,				
Date r	eceived: Date revised: Con	Approval recommendation: Approval recommended:	Reviewer:			









Town/BOE Collaboration on Paving Projects

Summer 2022 Proposed Paving Program - Schools

Bedford Middle School

Location	Area/Sq. Ft.	BIT Curbing/If	Sidewalk/SF @5'
Loading Zone Driveway	16,384	545	1,000
Front Parking Lot & Dropoff	57,725	2,368	650
Mid Parking Lot	19,425	587	0
Remaining Main Entrance Driveway	5,702	387	0
South Parking Lot	52,732	1,674	1460
Total	151,968	5,561	3,110

Staples High School

Location	Area/Sq. Ft.	BIT Curbing/If	Sidewalk/SF @5'
Pool Parking Lot	37,560	1,529	105
Main North Corridor Driveway	51,838	1,110	650
Total	89,398	2,639	755
Combined	241,366	8,200	3,865

Cost estimate:

Total paving cost incl/curb, sidewalk reconstruction	\$988,707
Striping est @ 15%	\$148,306
Traffic Control est @10%	\$98,871
SUBTOTAL	\$1,235,883
Contingency 10%	\$123,588
Grand Total	\$1,359,472
Less remaining 2021 Appropriation	(\$507,507)
2022 Appropriation request	\$851,965
	Reg. \$852,000