



Westport Public Schools

LLS UPDATE

MEETING WITH THE BOARD OF FINANCE

JUNE 28, 2022



Project Leaders

Capital Improvement Plan: Prioritization of Investments

- 1. Thermal and Moisture Protection**
- 2. Mechanicals**
- 3. Exterior**
- 4. Finishings**

Capital Improvement Plan: 2022-23 School Portfolio

Envelope Benchmark Studies

- SHS
- BMS
- CES
- KHS
- SES

MEP Assessments

- BMS
- SES



CES: Actions to Date & Next Steps

Architectural Review for Renovation Potential
(May 2022, QA&M Architecture)

- Possible candidate for Renovate as New
- Further analysis of structure and systems recommended

Building Envelope
(Initiative RFP Process Summer 2022)



LLS: Actions to Date & Summary of Findings

Air Quality Testing (August 2021, Langan CT)

- CO2, RH, temperature and spore counts in recommended ranges throughout building
- Auditorium stage, rear stage and classroom 9 showed slightly higher spore counts
 - Auditorium stage & rear stage remediated and re-opened December 2021
 - Classroom 9 no longer in use

MEP & Envelope Assessments (December 2021, Colliers)

- Windows and siding compromised
- Existing slab-on-grade, building foundation walls, and site grading all contributing to water and moisture infiltration
- Multiple HVAC systems (due to building additions) do not work together effectively and past useful life

Test Fit (May 2022, QA&M Architecture)

- New school building feasible to build on existing campus while current school remains in use

Architectural Review for Renovation Potential (May 2022, QA&M Architecture)

- Assessment based on walk thru and review of recent Envelope & MEP Studies
- Not recommended for Renovate as New



LLS: Additional Considerations

Displacement of Students During Renovation

- No viable place to send LLS students during a “Renovate in Part” or “Renovate as New” construction period

Concern with Hazardous Materials

- Potential for additional costs and delays due to abatement of hazardous materials

Current “Unused” Square Footage May Impact State Reimbursement

- LLS middle school design may prevent WPS from qualifying for reimbursement due to state enrollment/space utilization standards

Current LLS Design Impacts Educational Programming

- LLS middle school design (small classrooms, lack of storage in classrooms, lack of bathrooms in kindergarten classrooms, large gym & auditorium) not conducive to elementary school education

Space Constraints Impact SSP Programming & Limit Program Growth

- New Build could solve challenges at LLS and CES/SSP, offsetting partial cost of New Build



LLS: Next Steps

July 2022: Appoint LLS Building Committee (BOS)

Summer 2022: RFP for Environmental Assessment (BOE / LLSBC)

Fall 2022: Initiate State Reimbursement Grant Application (BOE)

Fall 2022: Develop Educational Specifications (BOE)



Capital Improvement Plan: Budget

Capital Investment	2021-22	2022-23
Key Capital Projects	<ul style="list-style-type: none"> • CES Modulars (\$785K) • SES Roof (\$1.6M) • SHS Roof (\$5.5M) • Asphalt (\$1.36M) 	<ul style="list-style-type: none"> • SHS Auditorium Stage Rigging Evaluation (\$85.5K)
Evaluations & Benchmarks		<ul style="list-style-type: none"> • 2 MEP Evaluations (SES, BMA) • 5 Envelope Benchmarks. (SHS, BMS, CES, KHS, SES) • Security or ADA Evaluation (WPS) (\$530K)

Operating Investment	2021-22	2022-23
Evaluations & Benchmarks	<ul style="list-style-type: none"> • Envelope Study (LLS) • MEP Evaluation (LLS) • Test Fit (LLS) • Architecture Renovation Evaluation per OSCGR Criteria (LLS, CES) (\$48.8K)	<ul style="list-style-type: none"> • Development of Options for LLS (\$150K)



