

February Facilities Committee Meeting

Thursday, February 7, 2019 9:00 AM

Central Office Conference Room, 24 School Road, Weston, CT 06883-1623

I. Update on Phase II Facility Feasibility Study

II. Water Damage Update

III. Review of Phase I Capital Recommendations

IV. Approval of the January Minutes

V. Other Business



Weston Public Schools
Office of the Superintendent
William S. McKersie, Ph.D.

MEMORANDUM

To: Weston BOE Facilities Committee and Full Board of Education
Date: February 5, 2019
Subject: Update on Phase 2 Feasibility Study Advisory Committee and
Recommended Work Focus

Background

To review, the Board of Education (BOE) established a Phase 2 Feasibility Study Advisory Committee in Fall 2018 to work with the Superintendent on examining the merits of a three-site model for the WPS Campus. The Superintendent created a document to guide the work (*Guiding Framework and First Steps, December 12, 2018*—Copy Attached). The opening to the document provides critical background:

The Board of Education has charged the administration with conducting a focused and time delimited study to build on the major Weston Schools Facilities Feasibility Study (November 2017). The Phase 1 study comprehensively examined all aspects of the Weston Public Schools campus and physical plant, with attention to it as a four school (site) campus supported by a separate central office, operations offices and shops, and bus depot. Conducted by Silver/Petrucelli & Associates, who was selected through a competitive RFP process, the year-long Phase 1 study produced a several hundred-page analysis of immediate and long-term facility and capital needs.

The Phase 2 Study is intended to examine the viability of the goals, programs and needs of the Weston Public Schools occurring within three sites, rather than four sites. The Board of Education is not endorsing three versus four sites. Rather, well in advance of the major investment required by any campus or facility renovation, the Board wants all options considered.

The Phase 2 study, with a strict focus on the three site question, will provide analysis and recommendations that can be factored against the Phase 1 study. With the results of the Phase 2 study in place, the Board and administration can determine the best course of action for the next phases of facility review and planning. The goal would be to resolve whether planning and work should focus on a three site or four site campus model. The Phase 2 study will be led by the Superintendent and conducted by Silver/Petrucelli & Associates, with critical analytical and content input from WPS administrators and

educators. A Phase 2 Advisory Committee, chaired by BOE member Anthony Pesco, and including administrator and parent representatives, will meet regularly to provide guidance and feedback. Regular updates will be provided to the BOE Facilities Committee and to the full BOE at its monthly meetings.

The Advisory Committee Members include: Gina Albert (BOE Chair), Tony Pesco (BOE Member and Advisory Committee Chair), William McKersie (Superintendent), Kenneth Craw (Assistant Superintendent for Curriculum & Instruction), Michael Rizzo (Assistant Superintendent for PPS), Richard Rudl (Director of Finance & Operations), Dan Doak (Weston Middle School Principal), Pattie Falber (Weston Intermediate School Principal), Katie Gregory (PTO Representative), Bill Silver (Ad Hoc-Silver/Petrucci), and Michelle Miller (Ad Hoc-Silver/Petrucci).

The Advisory Committee has met December 14, 2018, January 3, 2019, and January 23, 2019.

Initial Focus for Scenario and Options Review

The Superintendent mapped out two Scenarios for campus reconfiguration:

- Scenario 1: WMS Reallocation—Reconfigure the campus so that the square footage of WMS is reallocated to WHS, WIS and HES.
- Scenario 2: HES Reallocation—Reconfigure the campus so that the square footage of HES is reallocated to WHS, WMS and WIS.

Within the two Scenarios, the administration identified nine options for reconfiguring the grades assigned across the three sites. Grade reconfiguration has to occur in a three site campus model because we do not have space in any one school to absorb the enrollment from the closed school (be it HES or WMS).

The two scenarios and nine options are explained in detail in *Guiding Framework and First Steps, December 12, 2018*.

On January 18, 2019, the Superintendent and Silver/Petrucci shared with the Advisory Committee an updated review of the nine options, building on the initial review the Superintendent provided on December 12, 2018. The updated analysis is contained in the attached memorandum (*Updated Analysis of Three Site Scenarios and Options, January 18, 2019*).

The Advisory Committee has settled on a lead option for consideration, with a second option for additional review. Using our current nomenclature, the lead option is Scenario 1/Option E and the secondary option is Scenario 1/Option D.

Silver/Petrucci has developed a compressed work plan (presented in the attached Gantt Chart) to examine the validity of Scenario 1/Option E. While the focus would be on the lead option, many of the questions and issues examined would pertain to the secondary site in Scenario 1/Option D.

Task for BOE Facilities Committee and Full BOE in the February 2019 Meeting Cycle

The Superintendent is bringing the current Scenario/Options analysis and the current Work Plan to the BOE as an update and for review and discussion. The intent is to have the BOE fully

aware of the Three Site Feasibility Study, the initial focus for inquiry and the work plan. In the process of the BOE review and discussion, we will be placing in the public record this long-term effort to examine how we optimize the campus and facilities for our school system. It is important that WPS families, staff and students, as well as Town of Weston leaders and community members, know we are exploring ways to maximize and use most efficiently public resources.

The discussion at the February 7, 2019 BOE Facilities Committee Meeting and the February 25, 2019 BOE Meeting will draw on five documents accompanying this cover memo. The opening presentation and discussion will concentrate on Items #1-3, with Items #4-5 shared now as background:

- 1) *Updated Analysis of Three Site Scenarios and Options*, January 18, 2019
- 2) *Three Site Analysis Work Plan for Scenario 1/Option E (Gantt Chart)*, February 4, 2019
- 3) *Reconfiguration Scenario Matrix*, December 21, 2018 (Schematic for three options, in order shown in document: Scenario 1/Option D, Scenario 1/Option E and Scenario 2/Option D)
- 4) *Reconfiguration Scenario Matrix*, ADD DATE (Schematic for original nine options).
- 5) *Guiding Framework and First Steps*, December 12, 2018.

Silver/Petrucelli, as the Work Plan shows, is moving ahead now on the examination of Scenario 1/Option E, with an anticipated report in the April 2019 BOE Meeting cycle (i.e., April 4 Facilities Committee Meeting; April 29 Full BOE Meeting). The April 2019 report will advise the BOE to what extent a three-site option has merit for intensive planning relative to the current four-site campus model. The report will spell out next steps for intensive planning and analysis. Indeed, while Scenario 1/Option E will be the focus of this first analysis, the report may direct the BOE to consider other options or approaches, including an assessment of the merits of continuing to explore a three-site versus a four-site campus.

Final point: all in Weston must understand that we are in preliminary phases with the examination of campus configuration. Emanating from these initial phases will be a long term (multi-year) process requiring broad representation and input from the town before any final decisions are made on district configuration.

Updated Analysis of Three Site Scenarios and Options
January 18, 2019
DRAFT FOR DISCUSSION

The administration previously provided the Phase 2 Feasibility Study Advisory Committee an analysis of the two scenarios and related nine options for a three site WPS campus (see: Weston Public Schools Space Utilization Phase 2 Study, *Guiding Framework and Work Plan*, December 12, 2018). Silver/Petrucci & Associates (SP+A) has now updated that analysis with their commentary (see chart below—far right column).

This additional information will be discussed at the January 23, 2019 meeting of the Advisory Committee. The aim is to develop a final set of commentary for each of the scenario/options for presentation to the BOE Facilities Committee on February 7 and then the full BOE on February 25.

The analysis of the scenarios/options would be presented to the BOE along with the proposed SP+A work plan for focused study of Scenario 1/Option E. (Draft work plan will be shared with the Advisory Committee for review on January 23.) As we will discuss on January 23, it is critical we bring the BOE and thereby the public into full understanding of the status of the Advisory Committee work and the hoped for focus on examination of the most promising three site option.

	Scenario/Option	Rating	Administration Commentary	SP+A Comments
1	Scenario 1/ Option A	Not Viable	<ul style="list-style-type: none"> • Elementary school would be too large for effective teaching and learning, and nurturing educational environment. • Layout of resulting elementary school physical space too difficult to manage. • Conversion of WIS to middle school complicated due to need to add science labs and other common and specialty spaces. • Financial costs of facility change too high—spending extensive dollars on two sites (HES and WIS with least need). • Would need alternate site during construction. 	<ul style="list-style-type: none"> • HES - Adding to North House adds to sprawling layout • HES - Adding to North House encroaches baseball field • HES -Gymnasium size not age appropriate for upper elementary grades • HES - Cafeteria configurations not ideal and undersized • HES - Multiple locations for additions adds cost and disturbance • WIS – Not programmed as a middle school. It has no locker rooms, science or tech/eng

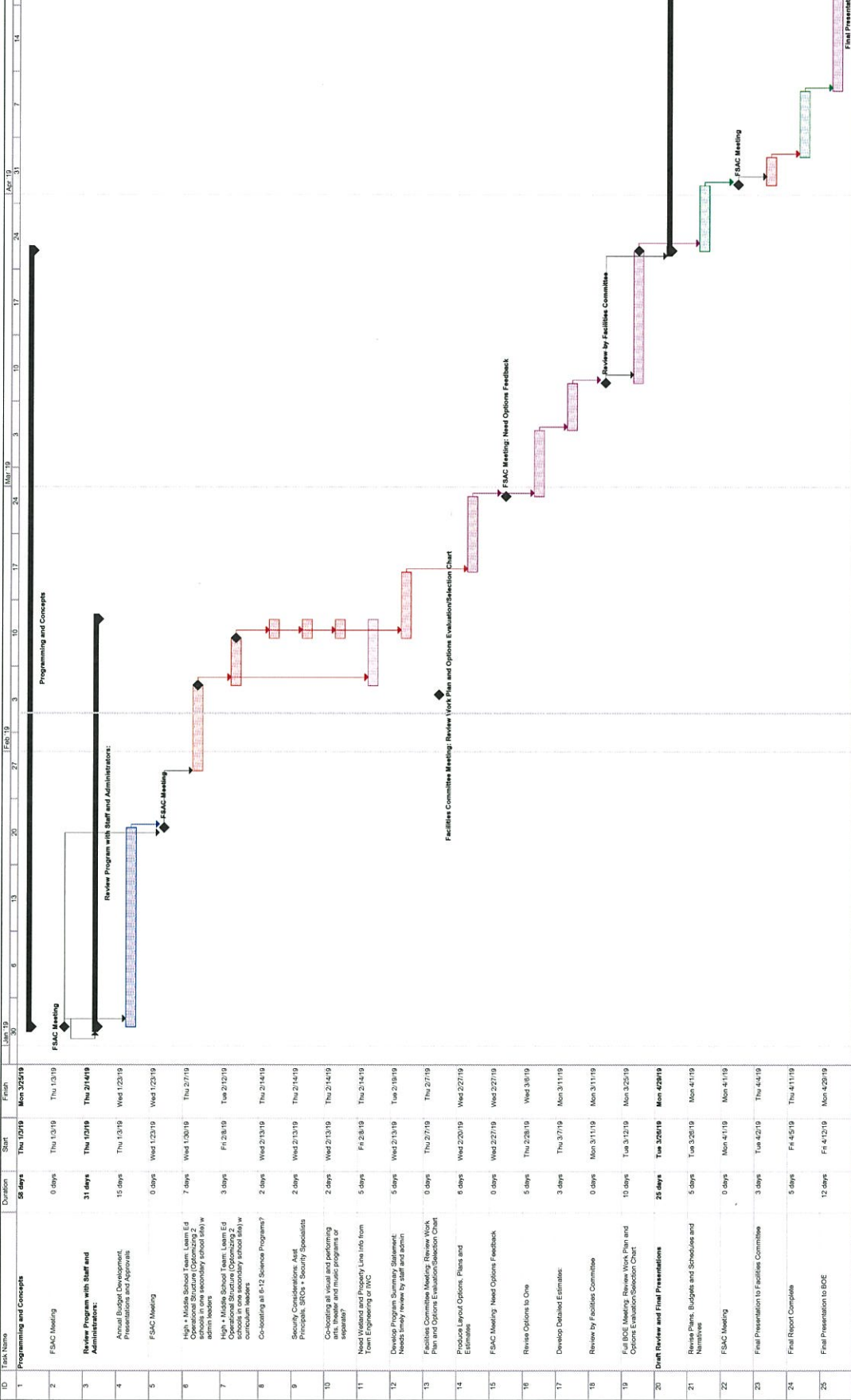
				<ul style="list-style-type: none"> • WIS -Compact site is challenging & limits area for additions • Additions at 2 buildings
2	Scenario 1/ Option B	Not Viable	<ul style="list-style-type: none"> • Elementary school would be too large for effective teaching and learning, and nurturing educational environment. • Layout of resulting elementary school physical space too difficult to manage. • Conversion of WIS to middle school complicated due to need to add science labs and other common and specialty spaces. • Financial costs of facility change too high—spending extensive dollars on two sites (HES and WIS with least need). • Would need alternate site during construction. 	<ul style="list-style-type: none"> • HES - Adding to North House adds to sprawling layout • HES - Adding to North House encroaches baseball field • HES -Gymnasium size not age appropriate for upper elementary grades • HES - Cafeteria configurations not ideal and undersized • WIS – not programmed as a middle school. It has no locker rooms, science or tech/eng • WIS -Compact site is challenging & limits area for additions • Addition may be too close to wetlands • Additions at 2 buildings
3	Scenario 1/ Option C	Not Viable	<ul style="list-style-type: none"> • Elementary school would be too large for effective teaching and learning, and nurturing educational environment. • Layout of resulting elementary school physical space too difficult to manage. • Conversion of WIS to middle school complicated due to need to add science labs and other common and specialty spaces. • Financial costs of facility change too high—spending extensive dollars on two sites (HES and WIS with least need). 	<ul style="list-style-type: none"> • HES - Adding to North House adds to sprawling layout • HES - Adding to North House encroaches baseball field • HES -Gymnasium size not age appropriate for upper elementary grades • HES - Cafeteria configurations not ideal and undersized • WIS – not programmed as a middle school, no locker rooms, science or tech/eng

			<ul style="list-style-type: none"> • Would need alternate site during construction. 	<ul style="list-style-type: none"> • WIS -Compact site is challenging & limits area for additions • WIS - Addition may be too close to wetlands • WHS – Addition would occupy some parking & Project Adventure course • Additions at 3 buildings
4	Scenario 1/ Option D	Possible	<ul style="list-style-type: none"> • Elementary school of reasonable size. • Conversion of WIS to middle school complicated due to need to add science labs and other common and specialty spaces. • Financial costs of facility change too high—spending extensive dollars on two sites (HES and WIS with least need). • May NOT need alternate site during construction. 	<ul style="list-style-type: none"> • HES - Adding to North House adds to sprawling layout (improved size over previous options) • WIS -Compact site is challenging & limits area for additions • WHS – Addition would occupy some parking & Project Adventure course • Additions at 3 buildings
5	Scenario 1/ Option E	Viab	<ul style="list-style-type: none"> • Maintains excellent attributes of elementary education (HES and WIS). • Creates secondary building (MS and HS) that optimizes facility resources. • Concentrates additional expenditures on the facilities identified in Phase 1 study as most in need of investment. • Will NOT need alternate site during construction. • Unclear is how to manage potential loss of swimming pool at WMS. 	<ul style="list-style-type: none"> • Shared MS & HS creates efficiencies • Examples in state: Portland & Canton • Overall population is not considered large • Numerous building configurations can be explored (mostly at north with limited space at south) • Potential to address both HS & MS needs (largest facility conditions needs) • Additions at 1 building
6	Scenario 2/ Option A	Not Viable	<ul style="list-style-type: none"> • Elementary school would be too large for effective teaching and learning, and nurturing educational environment. 	<ul style="list-style-type: none"> • Addition very large, occupies all site amenities & parking • WIS – addition is remote/removed

			<ul style="list-style-type: none"> • Layout of resulting elementary school physical space too difficult to manage. • Financial costs of facility change too high—spending extensive dollars on site with least need (WIS). • Does not address the facility needs of most troubled facility (WMS). • Would need alternate site during construction. 	<ul style="list-style-type: none"> • Limited areas for playgrounds for both age groups • Courtyard concept - existing stair egress implications • Greater site work, tree removal • Addition may be too close to wetlands • Addition at 1 building • Addition potentially could be constructed while occupied
7	Scenario 2/ Option B	Not Viable	<ul style="list-style-type: none"> • Elementary school would be too large for effective teaching and learning, and nurturing educational environment. • Layout of resulting elementary school physical space too difficult to manage. • Financial costs of facility change too high—spending extensive dollars on site with least need (WIS). • Does not address the facility needs of most troubled facility (WMS). • Would need alternate site during construction 	<ul style="list-style-type: none"> • WIS - Addition very large, occupies all site amenities & parking • WIS – addition is remote/removed • WIS - Limited areas for playgrounds, both age groups • WMS – Addition best suited at the south • Addition may be too close to wetlands • Additions at 2 buildings
8	Scenario 2/ Option C	Not Viable	<ul style="list-style-type: none"> • Elementary school would be too large for effective teaching and learning, and nurturing educational environment. • Layout of resulting elementary school physical space too difficult to manage. • Financial costs of facility change too high—spending extensive dollars on site with least need (WIS). 	<ul style="list-style-type: none"> • WIS - Addition very large, occupies all site amenities & parking • WIS – addition is remote/removed • WIS - Limited areas for playgrounds for both age groups • Middle school needs are not addressed

			<ul style="list-style-type: none"> • Does not address the facility needs of most troubled facility (WMS). • Would need alternate site during construction. 	<ul style="list-style-type: none"> • WHS – Addition would occupy some parking & Project Adventure course • Additions at 2 buildings
9	Scenario 2/ Option D	Possible	<ul style="list-style-type: none"> • Elementary school of reasonable size. • Financial costs of facility change too high—spending extensive dollars on site with least need (WIS). • Does not address the facility needs of most troubled facility (WMS). • Would need alternate site during construction. 	<ul style="list-style-type: none"> • WIS -Compact site is challenging & limits area for additions • WIS - Addition may be too close to wetlands • 2 locations for additions • PreK - 1st must be at lower level • WHS – Addition would occupy some parking & Project Adventure course

Weston Schools Feasibility Study
 Educational Operations Structure
 3 Sites, Scenario 1, Option E, Conceptual Development



Phase 2 Study Project Schedule
 Date: 10/25/19

Petrucci - Associates
 Architects / Engineers / Planners
 10000 West 10th Avenue, Suite 100, Denver, CO 80202

Legend: Milestone, Progress, Summary, External Task, External Milestone, Decision

**WESTON PUBLIC SCHOOLS
FACILITIES FEASIBILITY STUDY - PHASE 2
RECONFIGURATION SCENARIO MATRIX 12.13.18
Preliminary working draft for analysis and discussion**




The phase 2 study team has identified two viable reconfiguration models which would either close Hurlbutt Elementary School or close Weston Middle School. These two scenarios then consist of a matrix of grade configuration options. Each grade configuration was then test fit based on the program floor plans developed in Phase 1 of the study.

These two scenarios and various options have been reviewed and are articulated in the pages that follow. Each option uses the same method to determine the appropriate addition size. This simple approach focusses on instructional classroom quantity to evaluate and compare these options. In this initial round of evaluations, as various grades move from one building to another the current instructional classroom quantity and one special education classroom per grade are employed. Eventually, further refinement in school planning will be required. For instance, restrooms and additional programmatic items are not included at this time. With that in mind these additions have the potential to increase to accommodate additional building components.

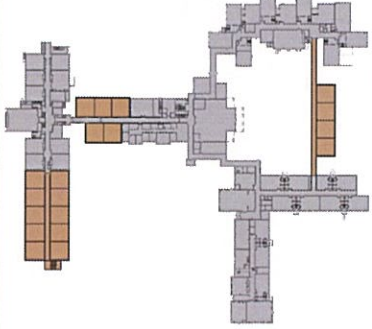
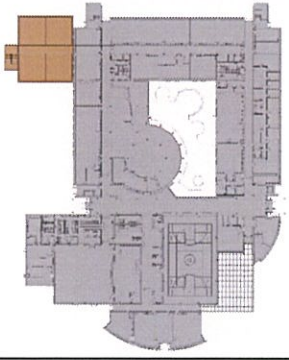
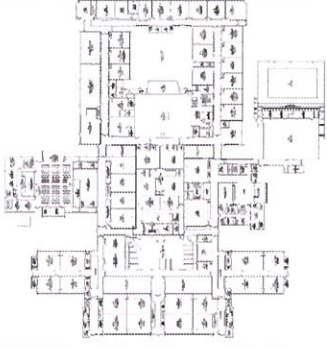
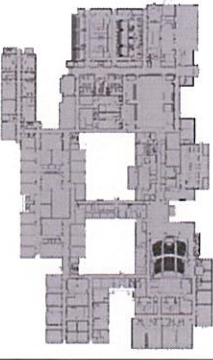
The layout of these evaluations is broken up per school with a floor plan diagram and various coordinating information to represent what these school configurations might look like and what the potential project costs might be. Additions are shown in terracotta, while existing portions of the building are shown in gray. If the building does not have any color applied the school is closed in the option. Some options include hatched areas. These are pointed out in the comments as potential areas of programs that may be needed but the space is not yet included in the size or cost. Again, this round of evaluation is only comparing the classroom capacity/grade configuration. Additional comments are included for evaluation or to discuss for further refinement.

The square foot and classroom data is included below along with information on cafeteria needs. Cost is determined using the average size of a classroom, 850 net square feet and using a gross square foot factor of 30%. This determines the size of the addition. Then it is multiplied by \$500 per square foot to determine the cost.

Legend

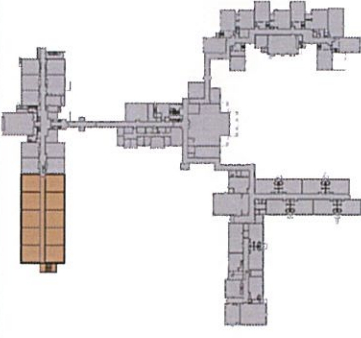
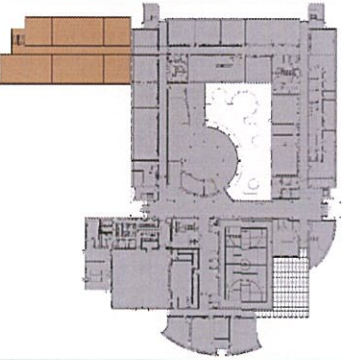
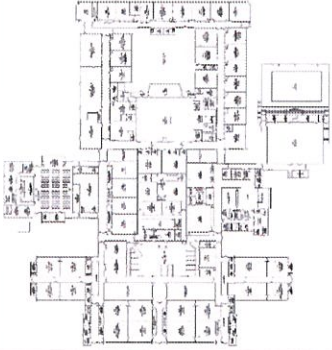

-  Existing Building
-  Building Addition
-  Possible Program Addition (Not Included in cost)

Weston Public Schools Facilities Feasibility Study - Phase 2
 Reconfiguration Scenario Matrix 12.13.18

Scenario 1 Option A	Hurlbutt Elementary School	Weston Intermediate School	Weston Middle School	Weston High School	Total
Grades	K-5th	6th - 8th	X	9th - 12th	
Enrollment	896	583	0	805	2284
Cost	\$ 16,022,500	\$ 4,420,000	\$ -	\$ -	\$ 20,442,500
Design Concept					
Comments:	<ul style="list-style-type: none"> • 3 areas of additions - 2 Story @ north • A addition encroaches baseball field • Needs more cafeteria space • May need more gym & specials <p>29 classroom addition</p>	<ul style="list-style-type: none"> • 2 story addition • A addition occupies grass play area • Need middle school lockers at gym? • May need more specials or sped • Hatched area could be lockers or tech (NOT Included) <p>8 classroom addition</p>	<ul style="list-style-type: none"> • Pool, gym, locker rooms are a school district/town asset • Science classrooms need to be replaced or replicated • Music and art needs to be replaced or replicated 		
additional instructional classroom quantity needs:	26	7			
Speed (1 per grade):	3	1			
Total class:	29	8			
average sq ft:	850	850			
total net sq ft:	24,650	6,800			
gross factor:	0.3	0.3			
add:	7,395	2,040			
total gross sq ft:	32,045	8,840			
cost per sq ft:	\$ 500	\$ 500			
total cost:	\$ 16,022,500	\$ 4,420,000			
cafeteria nsf (evaluation based on 3 waves)	existing cafeteria A=1675 nsf existing cafeteria B= 1531 nsf new cafeteria needs=4480 nsf	existing cafeteria=4539 nsf new cafeteria needs=2915 nsf			

* The Phase 1 - Facility Conditions costs are not included in the above project costs.

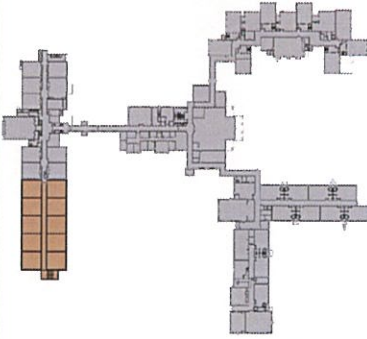
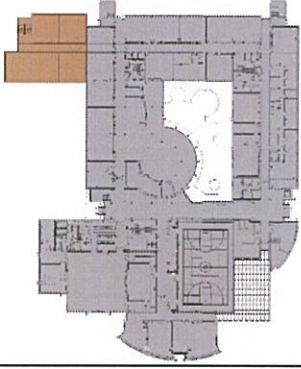
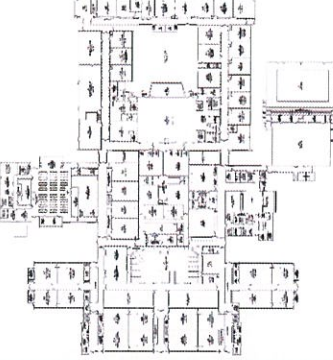
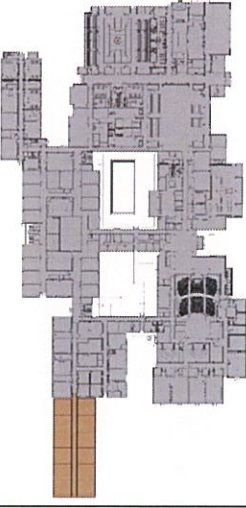
Weston Public Schools Facilities Feasibility Study - Phase 2
 Reconfiguration Scenario Matrix 12.13.18

Scenario 1 Option B	Hurlbutt Elementary School	Weston Intermediate School	Weston Middle School	Weston High School	Total
Grades	K-4th	5th - 8th	x	9th - 12th	
Enrollment	719	763	0	805	2284
Cost	\$ 11,050,000	\$ 9,945,000	\$ -	\$ -	\$ 20,995,000
Design Concept					
Comments:	<p>20 classroom addition</p> <ul style="list-style-type: none"> • 2 Story Addition @ north house • Addition encroaches baseball field • Needs more cafeteria space • May need more gym & specials 	<p>18 classroom addition</p> <ul style="list-style-type: none"> • 2 story addition • Addition occupies grass play area • May need more specials or sped • Hatched area could be lockers or tech (Not Included) 	<ul style="list-style-type: none"> • Pool, gym, locker rooms are a school district/town asset • Science classrooms need to be replaced or replicated • Music and art needs to be replaced or replicated 		
additional instructional classroom quantity needs:	18	16			
Speed (1 per grade):	2	2			
total class:	20	18			
average sq ft:	850	850			
total net sq ft:	17,000	15,300			
gross factor:	0.3	0.3			
add:	5,100	4,590			
total gross sq ft:	22,100	19,890			
cost per sq ft:	\$ 500	\$ 500			
total cost:	\$ 11,050,000	\$ 9,945,000			
cafeteria nsf (evaluation based on 3 waves)	existing cafeteria A=1675 nsf existing cafeteria B= 1531 nsf new cafeteria needs=3595 nsf	existing cafeteria=4539 nsf new cafeteria needs=3815 nsf			

* The Phase 1 - Facility Conditions costs are not included in the above project costs.



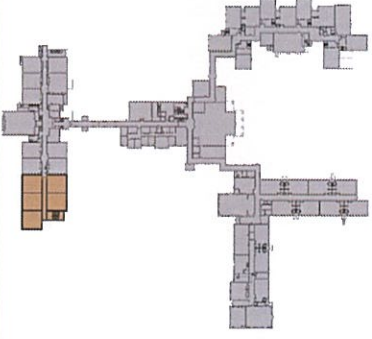
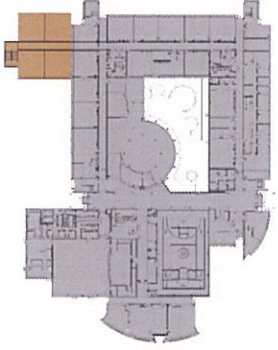
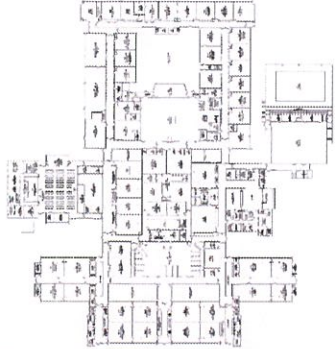
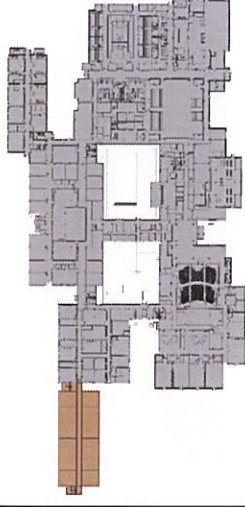
Weston Public Schools Facilities Feasibility Study - Phase 2
 Reconfiguration Scenario Matrix 12.13.18

Scenario 1 Option C	Hurlbutt Elementary School	Weston Intermediate School	Weston Middle School	Weston High School	Total
Grades	K-4th	5th - 7th	x	8th - 12th	
Enrollment	719	568	0	1000	2284
Cost	\$ 11,050,000	\$ 5,525,000	\$ -	\$ 6,630,000	\$ 23,205,000
Design Concept					
Comments:	<ul style="list-style-type: none"> • 2 Story Addition @ north house • Addition encroaches baseball field • Needs more cafeteria space • May need more gym & specials <p>20 classroom addition</p>	<ul style="list-style-type: none"> • 2 story addition • Addition occupies grass play area • May need more specials or sped • Hatched area could be lockers or tech (Not included) <p>18 classroom addition</p>	<ul style="list-style-type: none"> • Pool, gym, locker rooms are a school district/town asset • Science classrooms need to be replaced or replicated • Music and art needs to be replaced or replicated 	<ul style="list-style-type: none"> • 8th grade wing • Addition occupies parking & project adventure course • Cafeteria is slightly undersized <p>12 classroom addition</p>	
SQUARE FOOT & CLASSROOM DATA	additional instructional classroom quantity needs: 18 Speed (1 per grade): 2 total class: 20 average sq ft: 850 total net sq ft: 17,000 gross factor: 0.3 add: 5,100 total gross sq ft: 22,100 cost per sq ft: \$ 500 total cost: \$ 11,050,000 existing cafeteria A=1675 nsf existing cafeteria B= 1531 nsf new cafeteria needs=3595 nsf	existing cafeteria=4539 nsf new cafeteria needs=2840 nsf		existing cafeteria=4785 nsf new cafeteria needs=5000nsf	

* The Phase 1 - Facility Conditions costs are not included in the above project costs.



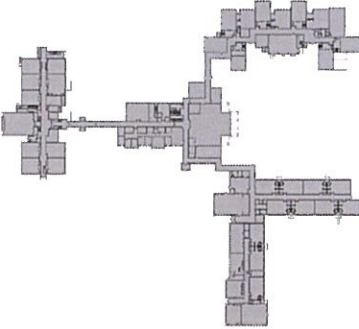
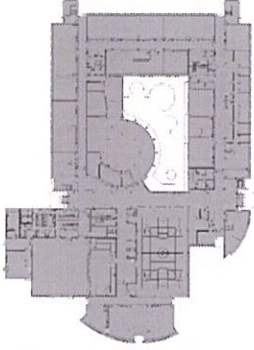
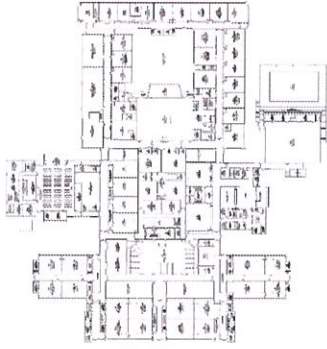
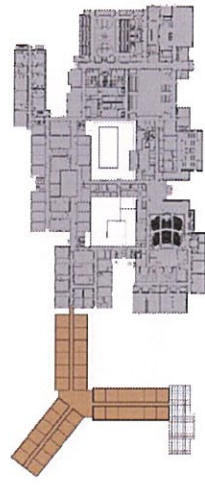
Weston Public Schools Facilities Feasibility Study – Phase 2
 Reconfiguration Scenario Matrix 12.13.18

Scenario 1 Option D	Hurlbutt Elementary School	Weston Intermediate School	Weston Middle School	Weston High School	Total
Grades	K-3rd	4th - 6th	X	7th - 12th	
Enrollment	552	532	0	1200	2284
Cost	\$ 5,525,000	\$ 4,420,000	\$ -	\$ 13,260,000	\$ 23,205,000
Design Concept					
Comments:	<p>10 classroom addition</p> <ul style="list-style-type: none"> 2 Story Addition @ north house Begins to encroach baseball field 	<p>8 classroom addition</p> <ul style="list-style-type: none"> 2 story addition A addition occupies grass play area 	<p>24 classroom addition</p> <ul style="list-style-type: none"> Pool, gym, locker rooms are a school district/town asset Science classrooms need to be replaced or replicated Music and art needs to be replaced or replicated 	<ul style="list-style-type: none"> 2 story addition for 7th and 8th wing A addition occupies parking & project adventure course Cafeteria is undersized 	
additional instructional classroom quantity needs:	9	7		22	
Speed (1 per grade):	1	1		2	
Total class:	10	8		24	
average sq ft:	850	850		850	
total net sq ft:	8,500	6,800		20,400	
gross factor:	0.3	0.3		0.3	
add:	2,550	2,040		6,120	
total gross sq ft:	11,050	8,840		26,520	
total cost:	\$ 5,525,000	\$ 4,420,000		\$ 13,260,000	
cafeteria nsf (evaluation based on 3 waves)	existing cafeteria A=1675 nsf existing cafeteria B= 1531 nsf new cafeteria needs=2760 nsf	existing cafeteria=4539 nsf new cafeteria needs=2660 nsf		existing cafeteria=4785 nsf new cafeteria needs=6000nsf	

* The Phase 1 - Facility Conditions costs are not included in the above project costs.



Weston Public Schools Facilities Feasibility Study - Phase 2
 Reconfiguration Scenario Matrix 12.13.18

Scenario 1 Option E	Hurlbutt Elementary School	Weston Intermediate School	Weston Middle School	Weston High School	Total
Grades	K - 2nd	3rd - 5th	X	6th - 12th	
Enrollment	389	507	0	1388	2284
Cost	\$	\$	\$	\$	\$ 19,890,000
Design Concept					
Comments:			<ul style="list-style-type: none"> Pool, gym, locker rooms are a school district/town asset Science classrooms need to be replaced or replicated Music and art needs to be replaced or replicated 	<ul style="list-style-type: none"> 3-1 story wings for 6th, 7th and 8th (could go to 2 story) A addition occupies parking & project adventure course Cafeteria is underized Hatched area indicates potential to create separate & café for middle school (Not Included) 	
additional instructional classroom quantity needs:					
Speed (1 per grade):					33
Total class:					3
average sq ft:					850
total net sq ft:					30,600
gross factor:					0.3
total gross sq ft:					9,180
cost per sq ft:					39,780
total cost:					500
cafe/tertia nsf: (evaluation based on 3 waves)					19,890,000
					existing cafeteria=4785 nsf new cafeteria needs=6940nsf

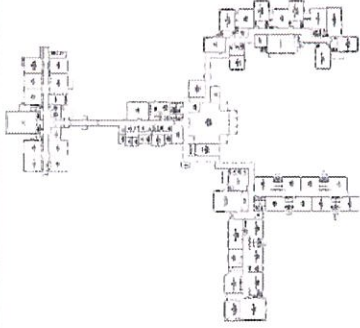
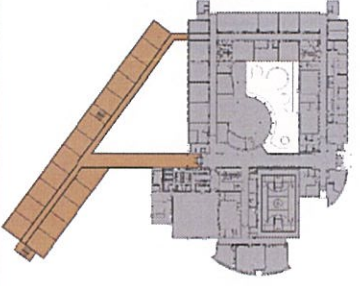
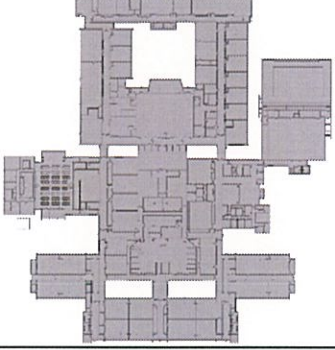

PROPOSED PLANS OPTIONS

SQUARE FOOT & CLASSROOM DATA

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Weston Public Schools Facilities Feasibility Study - Phase 2
 Reconfiguration Scenario Matrix 12.13.18

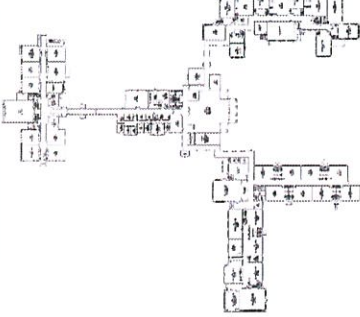
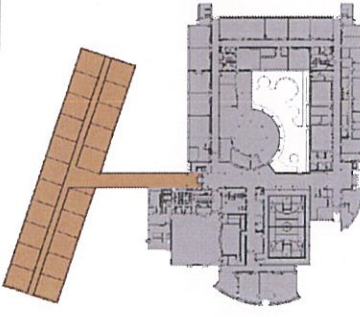
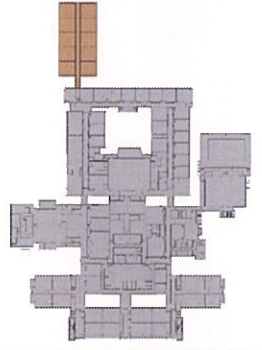
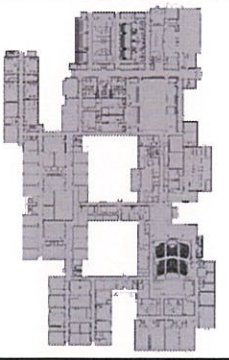
Scenario 2 Option A	Hurlbutt Elementary School	Weston Intermediate School	Weston Middle School	Weston High School	Total
Grades	x	K - 5th	6th - 8th	9th - 12th	
Enrollment	0	896	583	805	2284
Cost	\$ -	\$ 17,127,500	\$ -	\$ -	\$ 17,127,500
Design Concept		 31 classroom addition			
Comments:		<ul style="list-style-type: none"> PK thru 1st grade must be on exit level of discharge (exit at grade) 2 story addition Addition occupies parking, playground & grass play area Need to relocate existing stair May need more specials or sped 			
additional instructional classroom quantity needs:		25			
Speed (1 per grade):		6			
Total Class:		31			
average sq ft:		850			
total net sq ft:		26,350			
gross factor:		0.3			
add:		7,905			
total gross sq ft:		34,255			
cost per sq ft:		\$ 500			
total cost:		\$ 17,127,500			
cafeteria nsf (evaluation based on 3 waves)		existing cafeteria=4539 nsf new cafeteria needs=4480nsf			

PROPOSED PLANS OPTIONS

SQUARE FOOT & CLASSROOM DATA

* The Phase 1 - Facility Conditions costs are not included in the above project costs.

Weston Public Schools Facilities Feasibility Study - Phase 2
 Reconfiguration Scenario Matrix 12.13.18

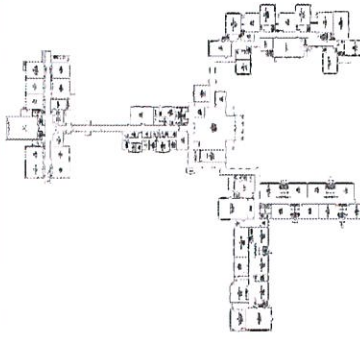
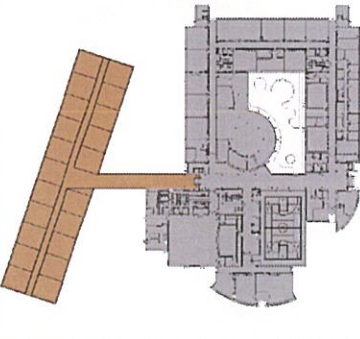
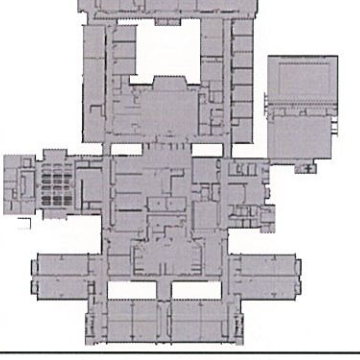
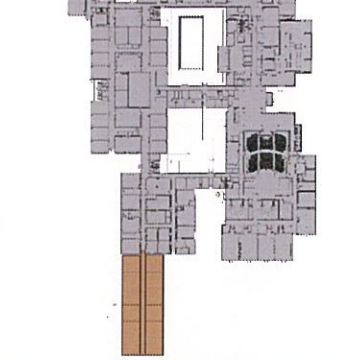
Scenario 2 Option B	Hurlbutt Elementary School	Weston Intermediate School	Weston Middle School	Weston High School	Total
Grades	x	K - 4th	5th - 8th	9th - 12th	
Enrollment	0	719	763	805	2284
Cost	\$ -	\$ 11,602,500	\$ 5,525,000	\$ -	\$ 17,127,500
Design Concept					
Comments:		<p>21 classroom addition</p> <ul style="list-style-type: none"> PK thru 1st grade must be on exit level of discharge (exit at grade) 1 story addition to support PK-1 grades Addition occupies parking, playground & grass play area May need more specials or sped 	<p>10 classroom addition</p> <ul style="list-style-type: none"> 5th grade wing Addition begins to encroach field May begin to encroach wetlands 		
additional instructional classroom quantity needs:		16	9		
Speed (1 per grade):		5	1		
total class:		21	10		
average sq ft:		850	850		
total net sq ft:		17,850	8,500		
gross factor:		0.3	0.3		
add:		5,353	2,550		
total gross sq ft:		23,203	11,050		
cost per sq ft:		\$ 500	\$ 500		
total cost:		\$ 11,602,500	\$ 5,525,000		
cafeteria nsf (evaluation based on 3 waves)		existing cafeteria=4539 nsf new cafeteria needs=3595 nsf	existing cafeteria=4198 nsf new cafeteria needs=3815 nsf		

* The Phase 1 - Facility Conditions costs are not included in the above project costs.



SILVER PETRICELLI & ASSOCIATES, INC.
 Architects / Engineers / Interior Designers

Weston Public Schools Facilities Feasibility Study - Phase 2
 Reconfiguration Scenario Matrix 12.13.18

Scenario 2 Option C	Hurlbutt Elementary School	Weston Intermediate School	Weston Middle School	Weston High School	Total
Grades	x	K - 4th	5th - 7th	8th - 12th	
Enrollment	0	719	763	1000	2482
Cost	\$	\$ 11,602,500	\$	\$ 6,630,000	\$ 18,232,500
Design Concept					
Comments:		<p>21 classroom addition</p> <ul style="list-style-type: none"> PK thru 1st grade must be on exit level of discharge (exit at grade) 1 story addition to support PK-J-1 grades Addition occupies parking, playground & grass play area May need more specials or sped 	<p>12 classroom addition</p> <ul style="list-style-type: none"> 8th grade wing Addition occupies parking & project adventure course Cafeteria is slightly undersized 		
additional instructional classroom quantity needs:		16		11	
Sped (1 per grade):		5		1	
total class:		21		12	
average sq ft:		850		850	
total net sq ft:		17,850		10,200	
gross factor:		0.3		0.3	
total gross sq ft:		5,355		3,060	
cost per sq ft:		23,205		13,260	
total cost:		\$ 500		\$ 500	
cafeteria nsf: (evaluation based on 3 waves)		\$ 11,602,500		\$ 6,630,000	
		existing cafeteria=4539 nsf new cafeteria needs=3595 nsf		existing cafeteria=4785 nsf new cafeteria needs=5000nsf	

PROPOSED PLANS OPTIONS

SQUARE FOOT & CLASSROOM DATA

*** The Phase 1 - Facility Conditions costs are not included in the above project costs.**



Weston Public Schools Facilities Feasibility Study - Phase 2
Reconfiguration Scenario Matrix 12.13.18

Scenario 2 Option D	Hurlbutt Elementary School	Weston Intermediate School	Weston Middle School	Weston High School	Total
Grades	x	K - 3rd	4th - 6th	7th - 12th	
Enrollment	0	552	532	1200	2284
Cost	\$ -	\$ 5,525,000	\$ -	\$ 13,260,000	\$ 18,785,000
Design Concept					
Comments:		10 classroom addition		24 classroom addition	
				<ul style="list-style-type: none"> • 2 story addition for 7th and 8th wing • Addition occupies parking & project adventure course • Cafeteria is undersized 	
additional instructional classroom quantity needs:					
Sped (1 per grade):		9		22	
total class:		1		2	
average sq ft:		10		24	
total net sq ft:		850		850	
gross factor:		8,500		20,400	
total gross sq ft:		0.3		0.3	
add:		2,550		6,120	
total gross sq ft:		11,050		26,520	
cost per sq ft:		\$ 500		\$ 500	
total cost:		\$ 5,525,000		\$ 13,260,000	
cafeteria nsf: (evaluation based on 3 waves)		existing cafeteria=4539 nsf new cafeteria needs=2760 nsf		existing cafeteria=4785 nsf new cafeteria needs=6000nsf	

PROPOSED PLANS OPTIONS

SQUARE FOOT & CLASSROOM DATA

* The Phase 1 - Facility Conditions costs are not included in the above project costs.



Weston Public Schools



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Weston Public Schools Space Utilization Phase 2 Study Guiding Framework and First Steps December 12, 2018

DRAFT FOR DISCUSSION

Purpose of Phase 2 Study

The Board of Education has charged the administration with conducting a focused and time delimited study to build on the major *Weston Schools Facilities Feasibility Study* (November 2017). The Phase 1 study comprehensively examined all aspects of the Weston Public Schools campus and physical plant, with attention to it as a four school (site) campus supported by a separate central office, operations offices and shops, and bus depot. Conducted by Silver/Petrucci & Associates, who was selected through a competitive RFP process, the year-long Phase 1 study produced a several hundred-page analysis of immediate and long-term facility and capital needs.

The Phase 2 Study is intended to examine the viability of the goals, programs and needs of the Weston Public Schools occurring within three sites, rather than four sites. The Board of Education is not endorsing three versus four sites. Rather, well in advance of the major investment required by any campus or facility renovation, the Board wants all options considered.

The Phase 2 study, with a strict focus on the three site question, will provide analysis and recommendations that can be factored against the Phase 1 study. With the results of the Phase 2 study in place, the Board and administration can determine the best course of action for the next phases of facility review and planning. The goal would be to resolve whether planning and work should focus on a three site or four site campus model.

The Phase 2 study will be led by the Superintendent and conducted by Silver/Petrucci & Associates, with critical analytical and content input from WPS administrators and educators. A Phase 2 Advisory Committee, chaired by BOE member Anthony Pesco, and including administrator and parent representatives, will meet regularly to provide guidance and feedback. Regular updates will be provided to the BOE Facilities Committee and to the full BOE at its monthly meetings.

Phase 2 Study Scenarios

The administration, in consultation with the BOE and Silver Petrucci, has identified two scenarios for a three site campus model.

- Scenario 1: WMS Reallocation—Reconfigure the campus so that the square footage of WMS is reallocated to WHS, WIS and HES.
- Scenario 2: HES Reallocation—Reconfigure the campus so that the square footage of HES is reallocated to WHS, WMS and WIS.

Two additional scenarios were considered (i.e., reallocating either WHS or WIS to the other three sites), but were discarded. It would be impossible to reallocate WHS to other sites for educational (curricular and co-curricular), facility and financial reasons. WIS, in turn, is the district’s best facility and thus not a wise choice for closing as a school site.

Moreover, closing either WHS or WIS would diminish the contiguous, campus arrangement of our school sites, which is an important attribute to the management, effectiveness and attractiveness of the Weston Public Schools. Stated conversely, Scenarios 1 and 2 would maintain a campus with adjacent school sites, and allow the closed facility to be used more easily for other educational and community purposes, but on one edge of campus, not in the center.

Reconfiguration Options

Within the two Scenarios, the administration identified options for reconfiguring the grades assigned across the three sites. Grade reconfiguration has to occur in a three site campus model because we do not have space in any one school to absorb the enrollment from the closed school (be it HES or WMS).

The charts below depict the options. Scenario 1 (WMS Reallocation) has five options; Scenario 2 (HES Reallocation) has four options. The current allocation of grades across four sites is shown on the left side of each chart.

Scenario 1: WMS Reallocation—Reconfigure the campus so that the enrollement of WMS is reallocated to WHS, WIS and HES.							
Grade	Current	Option A	Option B	Option C	Option D	Option E	Grade
K							K
1							1
2	HES 389					HES 389	2
3					552		3
4			719	719			4
5	WIS 507	896				WIS 507	5
6					532		6
7				568			7
8	WMS 583	583	763				8
9							9
10							10
11							11
12	WHS 805	805	805	1000	1200	1388	12
TOTAL	2284	2284	2284	2284	2284	2284	

Scenario 2: HES Reallocation—Reconfigure the campus so that the enrollement of HES is reallocated to WHS, WMS and WIS.							
Grade	Current	Option A	Option B	Option C	Option D		Grade
K							K
1							1
2	HES 389						2
3					552		3
4			719	719			4
5	WIS 507	896					5
6					532		6
7				568			7
8	WMS 583	583	763				8
9							9
10							10
11							11
12	WHS 805	805	805	1000	1200		12
TOTAL	2284	2284	2284	2284	2284		

The administration believes this is the full range of options to consider for grade reconfigurations. We do not endorse all of these options nor consider them of comparable value—rather, we share them as the full range of what might be considered. As outlined below, the next step will be to begin evaluating which of these options are most viable and deserve deep study, and which ones can be discarded as soon as possible to allow for an efficient and effective review of a three site campus model.

Evaluating the Options

The administration recommends that the options be considered based on four sets of criteria—Educational, Facility & Logistical, Enrollment and Financial. The criteria sets are listed here with preliminary analytical questions, which should guide deliberations. We look forward to refining these criteria and analytical questions with the help of the Advisory Committee and Silver/Petrucelli & Associates.

Educational Criteria

- 1) For either scenario, what is the educational impact of having schools with enrollment ranging from a minimum of 600 to as much as 925? Schools of this size for the elementary and middle school grades would be uncommonly large relative to similar districts.
- 2) What are the curricular and co-curricular elements that will need to be moved and/or retained with either Scenario 1 or 2?
 - a. Scenario 1: What elements from WMS must be moved or retained?
 - b. Scenario 2: What elements from HES must be moved or retained?
- 3) What is the curricular and co-curricular effect of changing the grade configuration amongst buildings?
 - a. Strengths?
 - b. Weaknesses?
 - c. Opportunities?
 - d. Threats?

- 4) What are the anticipated PPS/Special Education needs? How can space be most effectively used to meet the needs of PPS/Special Education?

Facility & Logistical Criteria

- 1) What is the current space being used for now, given that current enrollment is smaller than when the schools were built? What is the allocation of space across all curricular and co-curricular needs, including special education, music, art, world language, STEM?
- 2) What specific modifications to school design, structure and square footage will be required to provide ample space in three sites to deliver the same quality and extent of curricular and co-curricular programs now occurring in four sites?
 - a. For Scenario 1, to what extent are WHS, WIS and HES readily expandable to absorb the WMS square footage and necessary curricular and co-curricular elements?
 - b. For Scenario 2, to what extent are WHS, WMS and WIS expandable to absorb the HES square footage and necessary curricular and co-curricular elements?
 - c. For Scenario 2, is it possible to expand WIS to allow for a Pre-K to 5 configuration in one facility?
- 3) What is the difference among the options as to the logistical demands of fully operating a campus and school during an extended construction phase?
 - a. To what extent would any of the options minimize disruption to educational programming during construction?
 - b. To what extent, do any of the options require the use of alternative spaces for school (i.e., Modules) during construction?

Enrollment Criteria

- 1) How might varied grade configurations impact the size (enrollment) of the three sites?
- 2) What is the resulting projected enrollment in the three sites over the next 10 years?

Financial Criteria

- 1) What is the estimated cost for the necessary modifications to school design, structure and square footage to fit within three sites?
- 2) How do the estimated cost for the three site campus model compare to the estimated costs for the four site campus model (as pretended in the November 2017 Facility Feasibility Study)?

Identifying the Most Promising Option

The administration recommends that the range of options within Scenarios 1 and 2 be reduced to the most promising option as soon as possible. With that decision in place, the Phase 2 study can proceed most productively.

Silver/Petrucelli & Associates has conducted preliminary analysis of the nine options within Scenarios 1 and 2. Their analysis is contained in the accompanying draft analysis, *Reconfiguration Scenario Matrix 12.13.18* (December 13, 2018). While preliminary, the information provides vital insights on the extent of classroom and educational space available, and the expansion required, for each of the nine options. They also have applied early cost estimates based on the industry standard of \$500 per square foot. Lastly, they note in a “Comments Section” other facility needs and considerations entailed with each option. Critically important: their cost estimates do not factor in the facility and capital cost identified for each school during the Phase 1 Study—those costs would be on top of the estimates listed in *Reconfiguration Scenario Matrix 12.13.18*.

Applying the four criteria sets to the material provided by Silver/Petrucelli & Associates, the administration has rated the range of options and grouped them as **Viable**, **Possible** or **Not Viable**. The ratings and grouping, with brief commentary are presented below. The commentary here supplements the comments in *Reconfiguration Scenario Matrix 12.13.18*.

	Scenario/Option	Rating	Commentary
1	Scenario 1/ Option A	Not Viable	<ul style="list-style-type: none"> • Elementary school would be too large for effective teaching and learning, and nurturing educational environment. • Layout of resulting elementary school physical space too difficult to manage. • Conversion of WIS to middle school complicated due to need to add science labs and other common and specialty spaces. • Financial costs of facility change too high—spending extensive dollars on two sites (HES and WIS with least need). • Would need alternate site during construction.
2	Scenario 1/ Option B	Not Viable	<ul style="list-style-type: none"> • Elementary school would be too large for effective teaching and learning, and nurturing educational environment. • Layout of resulting elementary school physical space too difficult to manage. • Conversion of WIS to middle school complicated due to need to add science labs and other common and specialty spaces. • Financial costs of facility change too high—spending extensive dollars on two sites (HES and WIS with least need).

			<ul style="list-style-type: none"> • Would need alternate site during construction.
3	Scenario 1/ Option C	Not Viable	<ul style="list-style-type: none"> • Elementary school would be too large for effective teaching and learning, and nurturing educational environment. • Layout of resulting elementary school physical space too difficult to manage. • Conversion of WIS to middle school complicated due to need to add science labs and other common and specialty spaces. • Financial costs of facility change too high—spending extensive dollars on two sites (HES and WIS with least need). • Would need alternate site during construction.
4	Scenario 1/ Option D	Possible	<ul style="list-style-type: none"> • Elementary school of reasonable size. • Conversion of WIS to middle school complicated due to need to add science labs and other common and specialty spaces. • Grade 7-12 configuration in one site may put at risk the middle grades teaming model, which has been a core of our approach to middle grades education. • Financial costs of facility change too high—spending extensive dollars on two sites (HES and WIS with least need). • May NOT need alternate site during construction.
5	Scenario 1/ Option E	Viabile	<ul style="list-style-type: none"> • Maintains excellent attributes of elementary education (HES and WIS). • Creates secondary building (MS and HS) that optimizes facility resources. • Concentrates additional expenditures on the facilities identified in Phase 1 study as most in need of investment. • Will NOT need alternate site during construction. • Unclear is how to manage potential loss of swimming pool at WMS.
6	Scenario 2/ Option A	Not Viable	<ul style="list-style-type: none"> • Elementary school would be too large for effective teaching and learning, and nurturing educational environment. • Layout of resulting elementary school physical space too difficult to manage. • Financial costs of facility change too high—spending extensive dollars on site with least need (WIS).

			<ul style="list-style-type: none"> • Does not address the facility needs of most troubled facility (WMS). • Would need alternate site during construction.
7	Scenario 2/ Option B	Not Viable	<ul style="list-style-type: none"> • Elementary school would be too large for effective teaching and learning, and nurturing educational environment. • Layout of resulting elementary school physical space too difficult to manage. • Financial costs of facility change too high—spending extensive dollars on site with least need (WIS). • Does not address the facility needs of most troubled facility (WMS). • Would need alternate site during construction.
8	Scenario 2/ Option C	Not Viable	<ul style="list-style-type: none"> • Elementary school would be too large for effective teaching and learning, and nurturing educational environment. • Layout of resulting elementary school physical space too difficult to manage. • Financial costs of facility change too high—spending extensive dollars on site with least need (WIS). • Does not address the facility needs of most troubled facility (WMS). • Would need alternate site during construction.
9	Scenario 2/ Option D	Possible	<ul style="list-style-type: none"> • Elementary school of reasonable size. • Financial costs of facility change too high—spending extensive dollars on site with least need (WIS). • Grade 7-12 configuration in one site may put at risk the middle grades teaming model, which has been a core of our approach to middle grades education. • Does not address the facility needs of most troubled facility (WMS). • Would need alternate site during construction.

Recommendation: Focus on Scenario 1/Option E

Only three options have any potential: Scenario 1/Option E, Scenario 1/Option D and Scenario 2/Option D. Of these three options, only Scenario 1/Option E appears to be **Viable**, with the other two at most **Possible**. We would recommend that the Phase 2 study concentrate on Scenario 1/Option E as the most promising consideration for a three site campus. The headline rationale:

- Maintains excellent attributes of elementary education (HES and WIS).
- Creates secondary building (MS and HS) that optimizes facility resources.
- Concentrates additional expenditures on the facilities identified in the Phase 1 study as most in need of investment.
- Will not require alternate site during construction.
- Priority item to clarify: how to manage potential loss of swimming pool at WMS.

Next Steps

We see several essential next steps, some of which would be done in parallel.

- 1) The Advisory Committee reviews the recommendation of the focus on Scenario 1/Option E as the primary consideration for a three site campus.
- 2) The Advisory Committee refines the four sets of criteria to guide the deep review of Scenario 1/Option E.
- 3) The Advisory meets with Silver/Petrucci & Associates to discuss the criteria and develop a work plan.
- 4) Silver/Petrucci & Associates finalizes a Phase 2 work plan and presents it to the Advisory Committee.
- 5) The Advisory Committee updates the BOE Facilities Committee and BOE as to the Phase 2 focus.
- 6) The Advisory Committee works with Silver/Petrucci & Associates as outlined in the work plan.
- 7) The Superintendent, supported by the Advisory Committee and Silver/Petrucci & Associates, presents a final report on Phase 2 to the BOE Facilities Committee and BOE at a date to be determined in the work plan, but ideally by April 2019. The Phase 2 report would provide recommendations for the next phase of facility planning and review, with the lead recommendation being whether or not to pursue a three site campus model, or to return attention to the four site campus model.

WESTON PUBLIC SCHOOLS CAPITAL BUDGET
Weston Public Schools, Weston, CT

<u>Rank</u>	<u>Description of Project</u>	<u>Tier 1</u> <u>FY 2020</u>	<u>Tier 2</u> <u>FY 2021</u>	<u>Tier 3</u> <u>FY 2022</u>
1	PLC and SACDA Equipment (Zenon Plant Control System)	\$ 100,000	\$ -	\$ -
2	Replacement of Chiller at Hurlbutt and Corridor Ventilation	\$ 180,000	\$ -	\$ -
3	Remove Oil Tanks WMS & WHS (Do Not Replace)	\$ 100,000	\$ -	\$ -
4	Replacement of Fire Alarm Equipment & Fire Code Upgrades	\$ 75,000	\$ -	\$ -
5	6th Grade Student Locker Replacement at Middle School	\$ 49,500	\$ -	\$ -
6	Replace Water Heaters (Center House, East House, WHS-Cafeteria)	\$ 115,000	\$ -	\$ -
7	Address Roof Leaks and Concrete Repair at WHS and WIS	\$ 65,000	\$ -	\$ -
8	Refurbishment of Gym Floor in North House	\$ 28,000	\$ -	\$ -
9	Replace South House Boiler and Piping	\$ 350,000	\$ -	\$ -
10	Replace East House Boiler, Steam Traps and Controls	\$ -	\$ 350,000	\$ -
11	Replace Air Handling Unit in Old Gym	\$ -	\$ 275,000	\$ -
12	C-Wing HVAC Rooftop Unit to Replace Unit Ventilators (16 Classrooms)	\$ -	\$ -	\$ 650,000
13	Replace Boiler in Center House	\$ -	\$ -	\$ 90,000
14	Replace Boiler in North House	\$ -	\$ -	\$ 70,000
15	Replace Flooring in Old Section of HS	\$ -	\$ -	\$ 128,000
		\$ 1,062,500	\$ 625,000	\$ 938,000
1	School Security Initiatives	\$ 458,000	\$ -	\$ -
	Anticipated Security Grant Reimbursement (23%)	\$ (105,340)	\$ -	\$ -
	Current Security Grant Balance	\$ (31,031)	\$ -	\$ -
1	Net Security Request	\$ 321,629	\$ -	\$ -
	Total Capital Request	\$ 1,384,129	\$ 625,000	\$ 938,000

1 PLC and SACDA Equipment (Zenon Plant Control System)

If approved, this project will replace the Programmable Logic Controller (PLC) and associated computer system with new state of the art controls. The existing system/controls are now obsolete and parts are no longer manufactured. If this system fails, the entire Zenon plant will shut down and in turn all schools will have to be closed until repairs (new equipment) can be installed.

2 Replacement of Chiller at Hurlbutt Elementary School

If approved, this capital project will remove the existing chiller which supplies air conditioning for the Core Building. The unit has continually failed over the past two years due to its age (21 years) and replacement parts are obsolete. The new unit will be exterior to the building in the location of the existing condenser.

3 Remove Oil Tanks WMS & WHS (Do Not Replace)

Removal of one 15,000 gallon and one 10,000 gallon underground fuel oil storage tanks and associated equipment including supply and installation of clean back fill/soil as well as blacktop repairs as needed.

4 Replacement of Fire Alarm Equipment & Fire Code Upgrades

Replacement of failing smoke, heat and carbon monoxide detectors due to end of useful life in all buildings and reprogramming of systems to accept the changes made and upgrade system. Installation of fire separations in Hurlbutt Elementary school attic to prevent fire spread.

5 Student Locker Replacement in Middle School

If approved, this project will cover the cost of material, removal, delivery, and installation of new Lyon lockers throughout the school in all hallways. The size of the lockers will be 15x15x36, double tier with a non-removable combination lock. These lockers would cover only the 6th grade section of the school.

6 Replace Water Heaters (Center House, East House, WHS-Cafeteria)

If approved, this project will replace all the above hot water heaters which are past their 10-year life expectancy.

1) Center House (100 gallon) which will be changed from oil to gas. This supplies the art room, all core bathrooms, teachers break room and office kitchen.

2) East House (100 gallon) which will remain as gas. This supplies bathrooms, kitchen, and all class hand sinks.

3) WHS Cafeteria replace boiler fed unit with standalone gas hot water heater. Supplies kitchen, all gang bathrooms, gym locker rooms and nurse's office.

7 Roof Leaks at WHS and WIS

Repair non-warranty areas at WHS and WIS, which are leaking as outlined by Silktown Roofing estimates. All areas were inspected during the repair of the WIS knee wall capital project run by the town building committee. Further inspection also revealed repairs needed to a section of concrete overhang in front of the school. The concrete is dropping onto lower roofs causing damage.

8 Refurbishment of Gym Floor in North House

If approved, this project will cover the refurbishment of the North House Gym. The existing floor does not need a full replacement. All existing cove base will be removed, new 4" vinyl cove base will be installed after the entire gym floor is prepped and recoated with 1.5 mil urethane and all lines repainted.

9 Replace South House Boiler and Piping

If approved, this project will replace the boiler (less burners) and associated steam piping throughout the tunnels and boiler controls. All controls will be upgraded from pneumatic to Direct Digital Controls.

10 Replace East House Boiler, Steam traps and Controls

If approved, this project will replace the boiler (less burners), all steam traps (badly corroding) and change the existing pneumatic controls to Direct Digital Controls.

11 Replace Air Handling Unit in Old Gym

If approved, this project will replace the deteriorating rooftop air handler unit as well as replacing/updating all controls and associated heating piping. This unit only provides heating to the gym.

12 C-Wing HVAC Rooftop Unit to Replace Unit Ventilators (16 Classrooms)

This project would allow us to increase ventilation and fresh air for all of C-wing by increasing the size of the Roof Top Unit. All rooms now would have air conditioning as well as heat that is being fed from eleven unit ventilators, one air handler and a roof top unit. The unit ventilators are showing there age as well as an air handler that has reached its life expectancy.

13 Replace Boiler in Center House

This project would replace the Boiler in Center House.

14 Replace Boiler in North House

This project would replace the Boiler in North House

15 Replace Flooring in Old Section of HS

This project would remove, remediate and replace floors in the original building with VCT flooring.

**Weston Public Schools
FY 2020 Budget
DOCUMENT B**

Phase 1 Facility Repair Recommendations

Description	Location	Estimated Cost	Notes
Paving and sidewalk repair	HES	\$ 401,000	Facility Condition Section
Timber Guard Rail Repair	HES	\$ 15,000	Facility Condition Section
Timber Retaining wall	HES	\$ 8,000	Facility Condition Section
Chain-link Fence	HES	\$ 15,000	Facility Condition Section
Add extensions to handrails at stairs	HES	\$ 2,000	Facility Condition Section
Repoint Brick	HES	\$ 72,000	Facility Condition Section
Replace Door and hardware in some classrooms	HES	\$ 14,000	Facility Condition Section
Scrape, Prime and Paint Fascia of East and South House	HES	\$ 36,000	Facility Condition Section
Window Sill caulking	HES	\$ 45,000	Facility Condition Section
Flashing of brick wall at North House	HES	\$ 32,300	Facility Condition Section
Roof Replacement	HES	\$ 1,565,000	Facility Condition Section
Provide ramp or re-grade asphalt/concrete for Door Thresholds	HES	\$ 9,600	Facility Condition Section
Wash and provide coating to foundation wall	HES	\$ 10,000	Facility Condition Section
Sprinkler System for entire building and new storage tank	HES	\$ 555,000	Facility Condition Section
Provide a ramp to stage	HES	\$ 20,000	Facility Condition Section
Install air handling equipment in east house	HES	\$ 410,000	Facility Condition Section
East House Finned Tube Radiation	HES	\$ 110,000	Facility Condition Section
East House Steam and Condensate Return	HES	\$ 76,000	Facility Condition Section
East House Kitchen Exhausts	HES	\$ 4,000	Facility Condition Section
North House Air Handling Unit	HES	\$ 48,000	Facility Condition Section
North House Air Conditioning	HES	\$ 300,000	Facility Condition Section
South House Cafeteria Floor	HES	\$ 32,000	Facility Condition Section
East House Kitchen Floor	HES	\$ 25,000	Facility Condition Section
North House Finned Tube	HES	\$ 40,000	Facility Condition Section
South House Finned Tube	HES	\$ 80,000	Facility Condition Section
South House Wing Steam Piping	HES	\$ 30,000	Facility Condition Section
Bathroom Renovations	HES	\$ 1,250,000	Facility Condition Section
Electrical Upgrade	HES	\$ 610,000	Facility Condition Section
LED Lighting Upgrade	HES	\$ 650,000	Facility Condition Section
		<u>\$ 6,464,900</u>	

Excluded but shown in Phase 1 Study include North House Playground, General Maintenance covered under facilities operating budget, Central Air Conditioning and any senior center items. Given the district installed split systems in classrooms other than North House it is unlikely we would remove those systems and put in central air conditioning.

Description	Location	Estimated Cost	Notes
Paving and Sealing Cracks	WIS	\$ 30,000	Facility Condition Section
Architectural Examination of Window sills in front of building	WIS	\$ 25,000	Building Committee Recommendation
Repair of Window sills in front of building	WIS		Building Committee Recommendation
LED Lighting upgrade	WIS	\$ 662,712	Facility Condition Section
Replace Flooring in Cafeteria and Hallway	WIS	\$ 75,000	Facility Condition Section
Replace Cafeteria Floor	WIS	\$ 30,000	Facility Condition Section
Replace Hallway Floor	WIS	\$ 45,000	Facility Condition Section
		<u>\$ 867,712</u>	

Excluded but shown in Phase 1 Study is general maintenance covered under facilities operating budget, Knee Wall Repair, which was completed in summer of 2018.

Description	Location	Estimated Cost	Notes
C-Wing HVAC Rooftop Unit to Replace Unit Ventilators (16 Classrooms)	WHS	\$ 650,000	Facility Condition Section
Replace Roof Air Handling Unit in New Gym	WHS	\$ 50,000	Facility Condition Section
WHS Boys and Girls General Lockerroom Locker Replacement	WHS	\$ 55,000	Facility Condition Section
WHS Boys Football Locker Replacement	WHS	\$ 35,000	Facility Condition Section
Bathroom Renovations	WHS	\$ 300,000	Facility Condition Section
Remove courtyard brick patio, modify drainage and renovate courtyard	WHS	\$ 35,000	Facility Condition Section
Install Handicap Stalls in Bathrooms	WHS	\$ 300,000	Facility Condition Section
Provide Ramp to seating area of stage	WHS	\$ 50,000	Facility Condition Section
Replace Finned Tube Radiation	WHS	\$ 100,000	Facility Condition Section
Paving	WHS	\$ 45,000	Facility Condition Section
Track Replacement	WHS	\$ 300,000	Facility Condition Section
Roof Replacement	WHS	\$ 5,176,728	Facility Condition Section
Acoustical Wall Treatments in Music Room	WHS	\$ 23,500	Facility Condition Section
Converting hallway into practice room area for Music	WHS	\$ 120,000	Facility Condition Section
Rooftop Ventilation	WHS	\$ 150,000	Facility Condition Section
Update Pneumatic Controls	WHS	\$ 160,000	Facility Condition Section
LED Lighting Upgrade	WHS	\$ 1,200,000	Facility Condition Section
		<u>\$ 8,750,228</u>	

Total: \$ 16,082,840

Tier 2 Capital Request \$ 975,000

Tier 3 Capital Request \$ 938,000

Central Office Reconfiguration	\$ 2,900,000	Renovation Section of Phase 1 Study
Renovation of C & D Wing in WHS (classrooms, hallways, restrooms, Air Conditioning)	\$ 10,545,000	Renovation Section of Phase 1 Study
Science Office G-1 Conversion to Project Lead the Way Space	\$ 292,500	Renovation Section of Phase 1 Study
Classroom B-4 Conversion to Practice Rooms	\$ 280,500	Renovation Section of Phase 1 Study
Music Room Renovations WHS	\$ 814,200	Renovation Section of Phase 1 Study
Total Capital Projects Excluding the Middle School	\$ 31,440,840	

Above are items included in the Phase 1 Facility Study. Excluded are costs associated with the Middle School, General Maintenance that routinely occurs, projects that have already been completed.

**Minutes
Facilities Committee
January 3, 2019**

Present:

Ellen Uzenoff, Committee Chair
Tony Pesco, Committee Member
Sara Spaulding, Committee Member
Richard Rudl, Director of Finance and Operations

Absent:

Dr. William McKersie, Superintendent of Schools
Joseph Olenik, Director of Facilities

Guests:

Laura Kaddis, Hurlbutt Elementary School Principal
Richard Wolf, Weston Building Committee
David Coprio, Weston Building Committee

Public:

Gina Albert, Weston Resident

The meeting was called to order by Ms. Spaulding at 9:04 a.m.

The Committee discussed the following items regarding the Hurlbutt Playground:

- Ms. Kaddis reported that the fundraising money has been received and a committee is being formed to start discussing the logistics and design of the new playground, which will be located in the school's courtyard. She expects to be able to go out to bid in March. Ms. Kaddis also reported that some of the old equipment in the North House playground is still usable, and a decision should be made as to what is going to happen to it. She added that the blacktop in the North House playground is at the end of its useful life and should be replaced. Mr. Rudl added that it would cost approximately \$25,000 to replace the blacktop. This cost was included in estimates, but was assuming that the new playground would be built where the current one now is. Given the fact that it is being built in a different location, the District will need to wait until the playground bids come in to determine how much money is available to cover this cost. The Committee suggested that this expense should somehow be reflected in the 19/20 budget, even if only as a footnote.

The Committee discussed the following regarding water damage:

- Mr. Rudl reported that during the heavy rain that passed through the District two weeks prior, there were some leaks at the elementary, intermediate and high schools. A roofer has been called in to assess the leaks and determine what is needed to repair them. While the Board of Finance had denied the District's request to use left-over funds from the intermediate school roof repairs for additional roofing repairs, the Committee discussed whether the District should ask the Town for a special appropriation for these repairs, as it presents an urgent need. Mr. Wolf and Mr. Coprio, both of the Town's building committee, agree that the repairs should be completed as soon as possible. They also suggested speaking to their architect regarding the entrance vestibule at the high school, which also leaks, as that area may need to be redesigned.

The Committee discussed the following regarding an update on the Phase II feasibility study:

- Mr. Pesco reported that the committee had their first meeting and they are looking to narrow down the possible options, and once that occurs, they will look for Town input as well. A big issue facing any decision to go to a three site district is the enrollment size and grade configurations and how they impact education. The second meeting is scheduled for later that day.

The Committee discussed the following regarding the Senior Center MOU:

- Mr. Rudl reported that Jonathan Luiz, Weston's Town Administrator, has reached out to Lewis Brey, the District's Legal Counsel, to finalize the MOU.

The Committee discussed the following regarding the November and December minutes:

- The Committee approved the November and December minutes.

The Committee discussed the following regarding other business:

- Mr. Rudl reported that regarding the car charging stations at the high school, the District has received some proposals and is waiting to hear back from Ms. Deorio, the school's principal, if students would like to fund raise for the stations.
- Mr. Coprio asked if the District has any safeguards in place regarding the use of gas. Mr. Rudl will find out. Mr. Coprio also suggested finding out where the downspouts at the intermediate school lead to, as they do not seem to be taking water away successfully.

- Mr. Wolf noted that the window sills in the front of the intermediate school are being displaced and there's no apparent reason as to why that's happening. Additionally, he suggested creating a schedule of the maintenance projects and inspections handled by the maintenance staff.

There being no further business to discuss, the Committee adjourned at 9:48 a.m.

The next meeting is scheduled for February 7, 2019.

Respectfully submitted,

Andrew Galli

Administrative Assistant to the Director of Finance and Operations

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