

## **January Facilities Committee Meeting**

Tuesday, January 12, 2021 9:00 AM

Zoom Call 1 301-715-8592? Passcode: 330287, 24 School Road, Weston, CT 06883-1623

**I. Update of Facilities and Grounds Maintenance**

**II. Capital Budget**

**III. Deferred Middle School Capital Projects**

**IV. Approval of December Minutes**

**V. Other Business**

**WESTON PUBLIC SCHOOLS CAPITAL BUDGET - DRAFT**

*Weston Public Schools, Weston, CT*

12.4.20				
	<b>Description of Project</b>	<b>Year 1 FY 2022</b>	<b>Year 2 FY 2023</b>	<b>Year 3 FY 2024</b>
1	WHS: Installation of Concrete Pad Over Oil Tank	\$ 26,700	\$ -	\$ -
2	WHS: Replacement of Old Gym Air Handler Units, Windows and Lights	\$350,000*	\$ -	\$ -
3	WHS: Replace New Gym Floor	\$125,000	\$ -	\$ -
4	HES: Replace or Rebuild North House Gym Air Handler Unit	\$48,000*	\$ -	\$ -
5	HES: Replace VCT Floor in South House Cafeteria	\$35,000*	\$ -	\$ -
6	Facilities: Replace Grounds Pick Up with Plow Truck	\$ 42,860	\$ -	\$ -
7	WHS: Cut In an Operable Window to the Nurse's Office	\$ 20,000	\$ -	\$ -
8	WIS: Window Sill Repairs	\$ 250,000	\$ -	\$ -
9	CO/Bus Garage: Purchase and Installation of Back-Up Generators	TBD		
10	WHS: Replacement of Track	\$ -	\$225,000	\$ -
11	HES: Repoint Brick	\$ -	\$ 72,000	\$ -
12	HES: Reline Chimney Interiors	\$ -	\$ 30,000	\$ -
13	WIS: Add Double Doors to Exterior of Gym	\$ -	\$ 25,000	\$ -
14	HES: Solicit Bids for Renovation of Bathrooms	\$ -	\$ 40,000	\$ -
15	HES: Solicit Bids for North House HVAC System	\$ -	\$50,000	\$ -
16	WHS: Renovation of Courtyards, Including Drainage and Brickwork	\$ -	\$ -	\$ 160,700
17	HES: North House Split System A/C			\$300,000**
18	HES: Replace North House Finned Tube Radiator and Unit Ventilators			\$400,000***
19	HES: Upgrade Bathroom	\$ -	\$ -	\$ 259,000
	<b>Total Capital Request</b>	<b>\$ 897,560</b>	<b>\$ 442,000</b>	<b>\$ 1,119,700</b>

The following middle school projects were removed pending town-wide strategic development decisions:

7th & 8th Grade Student Locker Replacement	\$110,000
Replacement of Art Room Cabinets and Fixtures	\$20,563
Renovation of Pool Locker Rooms and Bathrooms	\$200,000
Sound Dampening of Music Rooms	\$19,840
Replacement of Library, Science, and Art Room HVAC Units	\$4,966,000
Replacement of Science Labs and Fixtures	TBD
Renovation of Bathrooms	\$1,980,250
Hydronic Heat Pump Set Replacement	TBD

\*Estimates reflect Silver Petrucelli analysis from 10 Year Plan (11/2017)

\*\*Deferred from 2022 and 2023 pending town-wide strategic development decisions

\*\*\*Deferred from 2022 and 2023 pending town-wide strategic development decisions. Estimates reflect Silver Petrucelli analysis from 10 Year Plan (11/2017)

**DEFERRED WESTON MIDDLE SCHOOL CAPITAL BUDGET - DRAFT**

*Weston Public Schools, Weston, CT*

**1.12.21**

	<b>Description of Project</b>	<b>Cost</b>
1	7th & 8th Grade Student Locker Replacement	\$ 110,000
2	Replacement of Art Room Cabinets and Fixtures	\$ 20,563
3	Renovation of Pool Locker Rooms and Bathrooms	\$ 200,000
4	Sound Dampening of Music Rooms	\$ 19,840
5	Replacement of Library, Science, and Art Room HVAC Units	\$ 4,966,000
6	Replacement of Science Labs and Fixtures	TBD
7	Renovation of Bathrooms	\$ 1,980,250
8	Hydronic Heat Pump Set Replacement	TBD
	<b>Total Capital Request</b>	<b>\$ 7,296,653</b>

**Minutes  
Facilities Committee  
December 4, 2020**

Present:

Tony Pesco, Committee Chair  
Victor Escandon, Committee Member  
Phil Cross, Director of Finance and Operations  
Mike DelMastro, Director of Facilities

Absent:

Ruby Hedge, Committee Member  
Dr. William McKersie, Superintendent of Schools

Guests:

Gayle Weinstein, Facilities Optimization Committee  
Rick Bertasi, Facilities Optimization Committee  
Richard Wolf, Weston Building Committee  
Joe Stromwall, Weston Building Committee  
Gene Burke, Veolia

The meeting was called to order by Mr. Pesco at 9:05 a.m.

The Committee discussed the following items regarding an update from the Town of Weston Facilities Optimization Committee:

- Ms. Weinstein reported that the Optimization Committee is preparing to issue an RFP for a consultant to provide professional services related to the possible consolidation, expansion, closing, and/or renovation of Town educational facilities and certain Town administrative facilities, and the relocation of municipal and school staff offices located in those facilities. The Committee is targeting January 11, 2021 as the date to issue the RFP.
  
- The Facilities Committee agreed that the Board of Education should review and prioritize any programmatic changes and upgrades that would be required, and forward those over to the Optimization Committee before January 11<sup>th</sup>.
  
- The Optimization Committee will present their final RFP at the December Board of Education meeting.

The Committee discussed the following items regarding a Zenon plant overview with Veolia

- Mr. Burke provided the Committee with an overview of the components of the plant which have been replaced since 2018 when Veolia took over operations. Additionally, he noted what may need to be replaced in the near future. The UV system will be replaced and upgraded over the next month, and the EQ pumps may need to be replaced over the next couple of years. The backwash pumps may also require upgrading over the next 2-5 years. The total cost to replace both the EQ and backwash pumps is approximately \$8,000. Mr. Burke added that he could work up schedule which includes items already replaced as well as those that may need to be replaced, with replacement date, expected lifespan, etc.
- Mr. Stromwall recommended connecting the alarm to the SKADA system, and also ordering another EQ pump to keep on hand in case one failed again. Mr. Burke will find out what the cost and lead time for the EQ pump is.

The Committee discussed the following items regarding and update of facilities and grounds maintenance:

- Mr. Wolf reported that the high school façade repair is completed, with the exception of the staining of the concrete patches. A report will be prepared and presented to the Board of Education of recommend maintenance procedures over the coming years. He also reported that at the next Building Committee meeting, there will be a presentation by design engineers for mechanical upgrades to the old high school gym. The design work is expected to be completed by the middle of January.
- Mr. Wolf informed the Committee that at the previous evening's Board of Selectmen meeting, the Building Committee received authorization of \$5,000 to conduct a study for the intermediate school's precast concrete sill repairs. Mr. Wolf recommended that the sill repairs be conducted during the 21/22 school year, not 22/23.

The Committee discussed the following items regarding the capital budget:

- Mr. Cross and Mr. DelMastro walked the Committee through a draft of the capital budget, which includes projects slated for FY 22, 23, and 24. Among the projects included for FY 22 are replacement of the new gym floor at the high school, replacement of the old gym air handler units, windows and lights also at the high school, and replacing or rebuilding the elementary school's North House gym air handler unit. The intermediate school's window sill repairs will be moved to FY 22 as well.
- Mr. DelMastro reported that any major projects for the middle school and elementary school were not included in the budget as they are pending town-wide strategic development decisions. Mr. Pesco suggested creating a list of these projects because if there are any projects that absolutely need to be done at either of these schools, they

should be mentioned, as any projects stemming from the Facilities Optimization Committee could take years to complete.

The Committee discussed the following items regarding other business:

- Mr. Wolf reported that the Town Sidewalk Committee will be presenting to the PZ Commission on December 7<sup>th</sup>, and all bid documents for the project are completed. Work on the sidewalks is scheduled to begin in the spring or summer of 2021.

The Committee discussed the following items regarding approval of the November minutes:

- The Committee approved the November minutes.

There being no further business to discuss, the Committee adjourned at 10:27 a.m.

Respectfully submitted,

Andrew Galli

Administrative Assistant to the Director of Finance and Operations