

February Facilities Committee Meeting

Friday, February 5, 2021 9:00 AM

Zoom Call: ?1-253-215-8782? Passcode: 467337, 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 January Minutes

V. Other Business

WESTON PUBLIC SCHOOLS CAPITAL BUDGET

Weston Public Schools, Weston, CT

1.13.21			
	Year 1	Year 2	Year 3
<u>Description of Project</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>
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 WIS: Window Sill Repairs	\$ 250,000		
4 Contingency for WMS HVAC Repairs	\$ 130,000		
5 HES: Replace or Rebuild North House Gym Air Handler Unit	\$48,000*		
6 WHS: Cut In an Operable Window to the Nurse's Office	\$ 20,000		
7 Facilities: Replace Grounds Pick Up with Plow Truck	\$ 42,860		
8 WMS: Sound Dampening of Music Rooms	\$19,840	\$ -	\$ -
9 WHS: Replace New Gym Floor	\$125,000	\$ -	\$ -
10 Bus Garage: Purchase and Installation of Back-Up Generators	\$ 10,000	\$ -	\$ -
11 HES: Replace VCT Floor in South House Cafeteria	\$35,000*		
12 WHS: Replacement of Track	\$ -	\$225,000	\$ -
13 HES: Repoint Brick	\$ -	\$ 72,000	\$ -
14 HES: Reline Chimney Interiors	\$ -	\$ 30,000	\$ -
15 WIS: Add Double Doors to Exterior of Gym	\$ -	\$ 25,000	\$ -
16 HES: Solicit Bids for Renovation of Bathrooms	\$ -	\$ 40,000	\$ -
17 HES: Solicit Bids for North House HVAC System	\$ -	\$50,000	\$ -
18 WHS: Renovation of Courtyards, Including Drainage and Brickwork	\$ -	\$ -	\$ 160,700
19 HES: North House Split System A/C			\$300,000**
20 HES: Replace North House Finned Tube Radiator and Unit Ventilators			\$400,000***
21 HES: Upgrade Bathroom	\$ -	\$ -	\$ 259,000
Total Capital Request	\$ 1,057,400	\$ 442,000	\$ 1,119,700

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

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

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DEFERRED WESTON MIDDLE SCHOOL CAPITAL BUDGET - DRAFT		
<i>Weston Public Schools, Weston, CT</i>		
1.13.21		
	Description of Project	Cost
1	Hydronic Heat Pump Set Replacement	TBD
2	Replacement of HVAC Units*	TBD
3	Replacement of Science Labs and Fixtures	TBD
4	Replacement of Art Room Cabinets and Fixtures	\$ 20,563
5	Renovation of Bathrooms	\$ 1,980,250
6	Renovation of Pool Locker Rooms and Bathrooms	\$ 200,000
7	7th & 8th Grade Student Locker Replacement	\$ 110,000
	Total Capital Request	\$ 2,310,813

*For more detailed information, please refer to the separate WMS HVAC priority list.

WESTON MIDDLE SCHOOL HVAC PRIORITY LIST - DRAFT	
<i>Weston Public Schools, Weston, CT</i>	
1.13.21	
<u>Description of Project</u>	
1	Hydronic Pumps with Motors
2	AC-5, Library
3	AHU-2, Cafeteria
4	AC-3, Main Office
5	AHU-3, Old Gym
	AHUW, Old Gym
6	HV6E, New Gym, LHS
	HV6E, New Gym, RHS
7	Make-Up Air, H Wing
	Make-Up Air, F Wing
8	AC4, Music
9	AC1, Art/Science
10	AC2, Science
11	RTU, C16
12	RTU, C17
13	HV4E, Pool, Boy's Locker Room
	HV1E, Pool, Girl's Locker Room
14	HV8, Pool Viewing Area (Left)
	HV9, Pool Viewing Area (Right)

Key

AC - Heating, Cooling, Fresh Air

AHU - Heating, Fresh Air

HV - Heating, Fresh Air

**Minutes
Facilities Committee
January 12, 2021**

Present:

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

Absent:

Dr. William McKersie, Superintendent of Schools

Guests:

Richard Wolf, Weston Building Committee

The meeting was called to order by Mr. Pesco at 9:04 a.m.

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

- Mr. DelMastro reported that with students being on temporary remote learning over the past two weeks, the facilities department was able to accomplish a lot of work that normally would have been done in the spring. All of the HVAC systems have been disinfected and cleaned, and new filters have been installed. All the diffusers have been cleaned, and the stairwells at the intermediate school have been painted. Glycol has also been added to the intermediate school chillers.

The Committee discussed the following items regarding the capital budget:

- Mr. DelMastro informed the Committee that he was in District the previous Saturday meeting with the Building Committee to review the intermediate school window sill project and the high school old gym air handler, windows and lights replacement projects. Mr. DelMastro reported that the window sill project may not be as costly as first thought, as they may just need to be repaired, and not replaced, but he'll have a better sense once the sills are pulled out. He should have a price quote by the end of the month.

- Regarding the high school façade project, Mr. Wolf reported that the only item remaining is the application of a coating on the areas that were repaired. A maintenance schedule will be provided to the District once that is completed.

- Mr. DelMastro reported that some changes have been made to the new gym floor replacement project at the high school. The contractor that completed a walk-thru for the project is recommending different repair methods rather than a complete replacement of the floor. Mr. DelMastro is waiting for additional information on this new solution. Regarding the high school old gym air handler, windows and lights project, Mr. DelMastro informed the Committee that he is awaiting some revised information from the contractor, and should have a price quote by the end of the month.

- Mr. Wolf was in agreement with these capital project list, but added that the Board of Selectmen usually recommends which projects the Building Committee will be involved in.

The Committee discussed the following items regarding deferred middle school capital projects:

- Mr. Pesco inquired into what middle school projects absolutely need to be accomplished over the next couple of years. While the Town of Weston Facilities Optimization Committee is currently reviewing all Town facilities, including BOE buildings, with the possibility of closing down a school, given how long the process will take, there is concern that parts of the middle school will start failing before a decision is made. Mr. Pesco suggested that Mr. DelMastro include major middle school items on the capital list. Mr. DelMastro will prioritize the projects based on which affects the most people, and will start getting pricing.

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

- The Committee approved the December minutes.

The Committee discussed the following items regarding other business:

- Mr. DelMastro reported that he has begun work on an accountability sheet which will keep track of what preventative maintenance projects have been completed.

- Mr. Cross reported that regarding the Zenon plant, Veolia is still working on getting costs for new pumps, but that an estimated cost has been included in the FY22 budget request.

- The Committee agreed to have the Asst. Superintendent attend the February meeting and present the programmatic updates that he provided to the Town of Weston Facilities Optimization Committee

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

Respectfully submitted,

Andrew Galli

Administrative Assistant to the Director of Finance and Operations

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