



**WESTPORT CONNECTICUT
BOARD OF FINANCE**

NOTICE OF BOARD OF FINANCE SPECIAL MEETING

The Board of Finance will hold a Special Meeting on **Monday, July 8, 2019 at 8:00 p.m.** in **Room 201/201A of Town Hall** for the following purpose:

AGENDA

1. Upon the request of the Deputy Director of Public Works, it is requested the First Selectmen approve a special appropriation of \$31,972,235.00 along with bond and note authorization to the Municipal Improvement Fund Account #30506650-500180 for the design and construction to restore Coleytown Middle School.



WESTPORT, CONNECTICUT

DEPARTMENT OF PUBLIC WORKS

TOWN HALL, 110 MYRTLE AVE.
WESTPORT, CONNECTICUT 06880
(203) 341 1120

July 1, 2019

Mr. James S. Marpe
First Selectman
Town Hall
Westport, CT 06880

Re: Request for Appropriation, along with bond and note authorization to the Municipal Improvement fund, to fund the design and construction expenses for restoration of the Coleytown Middle School building.

Dear Mr. Marpe,

This office herein requests an appropriation along with bond and note authorization to the Municipal Improvement fund, in the amount of \$31,972,235 to fund the Design and Construction expenses for the restoration of the existing Coleytown Middle School building, 65 Easton Road, Westport. The work will be a complete replacement of several building elements and systems.

The existing building, constructed in 1963, received several additions and improvements of varying scope in the 1990's. These efforts resulted in producing a building whose primary defense against weather, the exterior walls, were compromised to the point that water, both atmospheric and liquid, intruded into the building regularly. As the technology of the building heating and cooling systems had never been upgraded to include a dehumidification aspect, the indoor air quality suffered during periods of high humidity and direct moisture intrusion. The interior finishes which retained this moisture needed to be continuously cleaned or replaced. Moreover, some areas of the building are difficult to heat and keep dry due to the quantity of air leakage through the exterior walls.

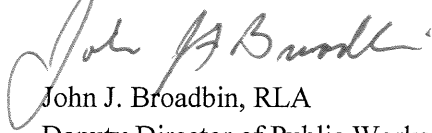
To restore the current building to a weather tight, and manageable condition, the Coleytown Middle School Building Committee, as per its charge by the RTM, proposes to replace the building's roof, window, mechanical systems including the heating, ventilating, and air conditioning, and site grading around the building. The exterior walls, currently ground face cement block and punch style windows, will be removed in areas in favor of new insulated glass and spandrel panel systems, insulated aluminum panels, or new masonry materials all as part of an overall design to clad the building in a new watertight skin.

The past several months have been spent performing records research, field inspections and testing and have established the direction for the restorative design. Through the efforts of our design consultants and construction manager, the Committee has been able to determine that the expected

Letter to J. Marpe, CMS Restoration Appropriation, 7-1-19

construction, contract documents and soft costs will be \$31,972,235. We anticipate the design, early material purchasing and construction process to take 14 months keeping the Project on schedule to produce the restored building in August of 2020.

Respectfully,

A handwritten signature in cursive script, appearing to read "John J. Broadbin".

John J. Broadbin, RLA

Deputy Director of Public Works

Staff assigned to the CMSBC

cc: Gary Conrad, Finance Director

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JUSTIFICATION FOR A CAPITAL PROJECT

DEPARTMENT INFORMATION

DEPT NAME: Department of Public Works Date: July 1, 2019

PROJECT NAME AND DESCRIPTION
Coleytown Middle School Accelerated Rehabilitation Project

IS IT LISTED IN THE 5-YR CAPITAL FORECAST? YES NO
If no, why not? Unanticipated Capital need
If yes, answer the following two questions:
Which FY was the project first proposed?
Which FY was the project first planned?

APPROXIMATE COST: 32,000,000 COST IN CAPITAL FORECAST: 0
CONTINGENCY (0%): 32,000,000 ←TOTAL REQUEST→ 32,000,000

SOURCE OF FUNDS:
CAPITAL BOND GEN'L FUND
CNR GRANT
STATE OTHER
OTHER, DESCRIBE: Any State of Connecticut school construction funds as may become available
PAYBACK PERIOD:

PROJECTED START DATE: April 1, 2019 EST. COMPLETION DATE: August 2020
ESTIMATED USEFUL LIFE: Anticipated life of building structure is unlimited, the building systems 25+ years

Is this project part of a larger capital project? No. This is the second appropriation request for an ongoing project. Several RFP's have produced Contracts for Owners Representation, Design Consultants, and Construction Managers, and Industrial Hygenist.

Has an RFP been issued? YES NO
Have bids been received? YES NO Number of bids received: Several per trade
Was the lowest bid the winner? YES NO If not, why?

Who will benefit from the project? Town of Westport Educational system

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Is it a replacement?

YES NO

If yes, describe condition of what is to be replaced: Existing Building window and wall systems, roof, mechanical systems, site grading and walkways

Pictures attached? YES NO

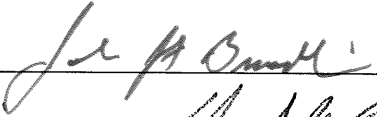
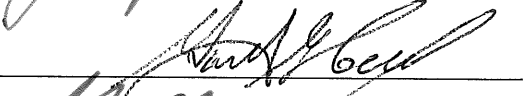

What other approvals/reviews are necessary to begin this project?
Review and approval of RTM

FINANCE

This section to be completed by the Finance Director.

EFFECT ON TOWN FINANCES, INCLUDING DEBT SERVICE:
IF APPROVED:
IF NOT APPROVED:

REVIEW/SIGN-OFF

DEPARTMENT HEAD		DATE: 7/1/19
FINANCE DIRECTOR		DATE: 7/1/19
FIRST SELECTMAN		DATE: 7/1/19