

Coleytown Middle School Building Committee

Update # 2

April 15, 2019

This is the second of what will be monthly updates on the progress of the Coleytown Middle School Building Committee's (CMSBC) work on repairing Coley Middle.

Our first update on March 12th addressed the background of the Coley Middle's closure, the creation of the CMSBC, our goals, along with critical timelines for the CMSBC. The goal of safely reopening CMS before the start of the 2020 / 2021 school year remains our priority. We are also working with the Board of Education to improve CMS. That effort is further discussed in the Immediate Next Steps section at the end of this update.

While the target is monthly, updates will be more frequent when needed and will increase in frequency as we approach key milestones.

Our Partners

Since our initial update we have hired **Newfield Construction** to act as the Construction Manager. Newfield is based in Hartford and they have significant experience managing school rehabilitation. Newfield will partner with all of the firms that either have hired or will be hired to fully remediate and improve CMS. It will be Newfield who will generate all of the cost estimates that will be presented to the town funding bodies. The CMSBC is still targeting the month of June to make those funding requests.

The firms already onboard:

- **Wiss Janney Elstner Associates.** WJE is an Engineering and Architectural firm. WJE is also the firm that conducted the peer review of CMS following the initial review of the building by KG&D. They will deliver the **schematic design** that will primarily address the **exterior** of the building (e.g., roof, windows, masonry, etc.). WJE has already completed tests on the CMS roof and the exterior walls and windows. See the WJE Testing Results section of this report for additional information on those tests.
- **Kohler Ronan, LLC.** This firm is designing the new HVAC system for the building that will address heat, air conditioning and humidity control. Kohler Ronan's initial scope of work did not include air conditioning of the gym. However, the BOE had previously secured AC estimates for the gym and the CMSBC will evaluate how to best address AC in that part of the building.
- **Langan Engineering, Inc.** Langan will provide the work on the exterior grounds of the building to redirect water away from the building. Re-grading the surfaces outside of CMS can begin quickly following approvals from the funding bodies.

The CMSBC must hire the following firms:

- An **Industrial Hygienist**. This firm will provide guidance regarding the identification and remediation of existing mold and other hazardous materials within the building. The Industrial Hygienist firm will also evaluate the readiness of Coleytown to reopen.
- An **Architect** for the **interior** of the building. This firm will address the additional needs of the school following the installation of new windows throughout most, if not all, of the building. This architect will also address the repair of the walls opened for examination by the Industrial Hygienist and upgrades recommended by the BOE that increase collaborative learning space within CMS.

As our Construction Manager, Newfield Construction will generate the overall cost estimate for all of the work required to get CMS back on line. Some of the work will be completed before August of 2020 and some will be completed after August of 2020, but the total estimate must be known, regardless of timing, prior to seeking approvals from our funding bodies.

Initial WJE Testing Results

WJE recently completed Infrared testing of the CMS roof as well as water testing of the exterior walls and windows.

The infrared testing showed that the roof remains sound although there are pockets that must be patched and re-pitched in addition to a number of repairs to the flashing. While the roof is nearing the end of its useful life a full replacement might not be needed, or be able to be installed, prior to the start of the 2020 / 2021 school year. Therefore, the current view – and this could change – is that a full replacement is not warranted at this time. It may be prudent to understand the full cost of a roof replacement as part of the overall cost of the building remediation when requests are made to the funding bodies.

The water testing of the exterior walls and windows showed that water is coming into the building primarily from compromised material surrounding the windows and the openings where the unit ventilators are installed. Replacement of all of the windows in the building is likely to be the WJE recommendation.

The current WJE view, although not final, is that in addition to new windows, new or replacement material will be added to change the façade of the building in order to prevent a reoccurrence of water incursion.

Kohler Ronan Initial Observations

The current Kohler Ronan view is that heating and air conditioning solutions will be separate operations. The unit ventilators that are in the classrooms will be removed and replaced by what is essentially a

baseboard heating system. AC would come from a VRF (split) system which will be located in the ceiling (condensing units on roof) and diffused into the classrooms thru the vents in the ceilings. It was requested by the CMSBC that the VRF system accommodate both heating and cooling for better control during the swing seasons. These are, again, preliminary findings and additional options are being considered. Fresh de-humidified air will also be ducted into the classrooms from new DOAS units on the roof. DOAS is an acronym for Direct Outside Air System.

Immediate Next Steps

We will be bringing on an Industrial Hygienist and an Architect for the interior of the building. This Industrial Hygienist, as indicated earlier, would evaluate the building as it currently stands, recommend solutions, and will continue to monitor up through the opening of CMS.

The CMSBC is also working with the BOE to determine how many of the 63 items on the BOE's educational specifications list can be completed prior to the start of the 2020 / 2021 school year. We will also determine how many of the 63 items can be added after August of 2020. Some of the 63 items are furniture and equipment and should be secured and installed by the BOE at their discretion in coordination with the town funding bodies. Our ability to make structural changes is limited but there can be changes made to increase the collaborative approach to teaching.

Key Timelines

The CMSBC still expects to receive cost and timing estimates from our Construction Manager, Newfield Construction, by the end of May to be followed by requests for appropriation requests of the Board of Finance and the RTM in June.

Look for additional updates as new information is available.

Regards,

Don O'Day, Chair
Coletown Middle School Building Committee.