



Redding Board Of Education

Recommended 2010-2011 Capital Budget Request

February 11, 2010

Presented By The Facilities Management Sub-Committee Of
The Redding Board of Education

Purpose

- ❑ **To present the recommended Capital Budget request for Redding Elementary School and John Read Middle School for Board of Education approval and authorization to formally present the budget to the Board of Finance for approval**

Facilities Management Committee Mission And Members

Mission

- To protect the health and safety of the students and staff, the quality of the instructional environment, and the long-term value of town's assets by identifying, defining, and advocating for responsible facilities investment**

Team Members

- Ed Miller, BOE and committee chair**
- Jamie Barickman, BOE**
- Mike D'Agostino, professional**
- Chris Nolan, professional**
- Dan Conlon, professional**
- Peggy Sullivan, Director of Finance and Operations, ER9**
- Ken Larkin, RES-JRMS head custodian**



Capital Request Summary

Overall 5-Year Capital Needs Assessment Is \$4.1 Million

- ❑ Several capital items have been repeatedly deferred and must be addressed in the next 6-18 months
- ❑ Urgent needs are directly related to indoor air quality, health, safety, and energy efficiency issues
- ❑ Capital spending needs over the next two years have been aggregated for capital markets efficiencies

PROJECT	CAPITAL IMPROVEMENT DESCRIPTION	NEED/TYPE DESCRIPTION	BUILDING/LOCATION	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	Totals
#1	Building Envelope Repairs	Energy efficiency; existing envelope preventative repair and replacement	Redding Elementary School	\$490,000					\$490,000
#2	Heating/Cooling/Ventilation System Repair and Replacement	Indoor air quality, health; energy efficiency	Redding Elementary School and John Read Middle School	\$1,500,000					\$1,500,000
#3	Bathroom Fixture Replacement And Repair	Health, safety, and water conservation	Redding Elementary School and John Read Middle School	\$500,000					\$500,000
#4	Water Treatment System Replacement And Improvement	Health and safety; environmental issues; preventative repair and replacement	Redding Elementary School and John Read Middle School	\$360,000		\$700,000			\$1,060,000
#5	Flooring Replacement	Health and safety	Redding Elementary School and John Read Middle School	\$500,000					\$500,000
#6	Ceiling Replacement	Health and Safety	Redding Elementary School	\$85,000					\$85,000
TOTAL CAPITAL REQUEST				\$3,435,000	\$0	\$700,000	\$0	\$0	\$4,135,000

Overall 5-Year Capital Needs Assessment Details

PROJECT	CAPITAL IMPROVEMENT DESCRIPTION	NEED/TYPE DESCRIPTION	BUILDING/LOCATION	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	Totals
#1	Building Envelope Repairs	Energy efficiency; existing envelope preventative repair and replacement	Redding Elementary School	\$490,000					\$490,000
#1a	Pointing of 1948 wing brick building façade to prevent deterioration, water, and energy leaks			\$110,000					
#1b	Replacement of deteriorated 40 year old sections of roof to prevent water and energy leaks			\$190,000					
#1c	Replacement of windows in 1957 wing (Phase 2) to improve energy efficiency and classroom indoor climate			\$190,000					
#2	Heating/Cooling/Ventilation System Repair and Replacement	Indoor air quality, health; energy efficiency	Redding Elementary School and John Read Middle School	\$1,500,000					\$1,500,000
#2a	Replacement of 30 year + roof top units with energy efficient HVAC units and heat pumps; installation of new ventilation outlets off of main air supply trunk providing ventilation to stagnant air classrooms; replacing other inadequate ventilation system outlets		Redding Elementary School	\$1,000,000					
#2b	Replacement of inadequate or problematic classroom units from 5th grade wing and other poorly functioning units that need to be replaced		John Read Middle School	\$500,000					

Overall 5-Year Capital Needs Assessment Details, Cont.

PROJECT	CAPITAL IMPROVEMENT DESCRIPTION	NEED/TYPE DESCRIPTION	BUILDING/LOCATION	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	Totals
#3	Bathroom Fixture Replacement And Repair	Health, safety, and water conservation	Redding Elementary School and John Read Middle School	\$500,000					\$500,000
#3a	Complete renovation/replacement of non-working and poorly functioning fixtures in 11 RES bathrooms in the 1948 and 1957 sections of the school; replacement of damaged tiles and stall dividers		Redding Elementary School	\$350,000					
#3b	Selected replacement of non-working and poorly functioning fixtures in selected bathrooms in RES and JRMS		Redding Elementary School and John Read Middle School	\$150,000					
#4	Water Treatment System Replacement And Improvement	Health and safety; environmental issues; preventative repair and replacement	Redding Elementary School and John Read Middle School	\$360,000		\$700,000			\$1,060,000
#4a	Removal of the static tanks from both schools; installing systems with variable speed pressure pumps		Redding Elementary School and John Read Middle School	\$360,000					
#4b	Replacement of RES septic system		Redding Elementary School			\$700,000			

Overall 5-Year Capital Needs Assessment Details, Cont.

PROJECT	CAPITAL IMPROVEMENT DESCRIPTION	NEED/TYPE DESCRIPTION	BUILDING/LOCATION	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	Totals
#5	Flooring Replacement	Health and safety	Redding Elementary School and John Read Middle School	\$500,000					\$500,000
#5a	Removal and replacement of the carpeting at RES including abatement of asbestos tiles		Redding Elementary School	\$200,000					
#5b	Completion of the flooring replacement project at JRMS		John Read Middle School	\$215,000					
#5c	Replacement of the RES 1948 vinyl gym floor with contemporary materials to reduce injuries and increase space utility		Redding Elementary School	\$85,000					
#6	Ceiling Replacement	Health and safety	Redding Elementary School	\$85,000					\$85,000
#5a	Ceiling tile replacement and asbestos removal in 1948 wing of RES		Redding Elementary School	\$85,000					

Capital Request Detailed Discussion

Priority #1: Building Envelope Repairs -- Pointing of the old building; Roofing repairs; Replacement windows 1957 wing

Pointing the mortar joints between the bricks in the 1948 building has been identified by the committee as an area of extreme need. Re-pointing deteriorated mortar joints is necessary to prevent water penetration and avoid water damage to the interior structure of the wall. Water penetration can also lead to moisture freezing resulting in damage to the brick.

The windows of the 1957 building are in need of replacement. The windows are inefficient resulting in heat loss and have been identified previously as an area of need.

The pitched roof at RES is in need of replacement. Postponing repairs to the roof represents a great risk to internal building water damage which could be extremely costly if water penetration occurs.

Next Steps: Issue RFQ, receive proposals, finalize capital cost, award job and complete work during summer 2011 (assuming capital request approval by town)

Capital Request Detailed Discussion, Continued

Priority #2: HVAC System at RES and JRMS

The West wing of RES was designed to accommodate an “Open Classroom” format popular in the 1970’s. The addition of doors to the classrooms has compromised the air quality system limiting air flow, overheating certain classes and failing to sufficiently heat others.

The main air supply trunk line appears to be adequate, although additional outlets would need to be added. The rooftop units (original to the West wing addition completed in 1971) are old, inefficient and in need of replacement.

A complete analysis of the heating/ventilation systems of both schools will provide the committee with an expert evaluation of the building envelope as well as the efficiency of the system currently in place.

The purchase price of updated systems is generally reclaimed in energy savings in 8 to 10 years and federal grant money is available for updating systems.

Next Steps: Complete building analysis and finalize scope of work; explore federal grant monies; finalize capital cost, award job and complete work during summer 2011 (assuming capital request approval by town)

Capital Request Detailed Discussion, Continued

Priority #3: Bathroom Fixture Replacement and Repair at RES and JRMS

The bathrooms in the 1948 and 1957 sections of RES have been in need of updating for some time. The typical 20 year lifespan which is used in the industry has been exceeded by more than 40 years. Many bathrooms throughout the school buildings are in dire need of repair and attention.

Bathrooms in both schools are not fully functional, many sinks and toilets are not operational. The installation of motion sensor faucets and flushing devices is highly recommended in all bathrooms.

A detailed evaluation of the facilities and identified 11 bathrooms at RES in need of complete replacement, the existing plumbing appears functional and will remain but the tile and fixtures need to be replaced with code compliant devices.

Several bathrooms are in need of repair at both RES and JRMS. Improvements include: fixture replacement, tile repairs, replacement stall dividers as well as motion sensor faucets and flushing valves.

Next Steps: Upon capital request approval, begin replacement/renovation of bathrooms on a staggered basis with minimal school disruption; complete work during summer and holidays

Capital Request Detailed Discussion, Continued

Priority #4: Water Treatment System

The town approved replacing the booster pumps and chlorination injectors at both RES and JRMS the estimated cost is \$90,000. After consultation with the Ct. Dept. of Health Public Drinking Water Div. it has become apparent that removal of the static tanks which the town has been notified of in previous sanitary surveys will soon be required.

The removal of the static tanks from both schools and installing systems with variable speed pressure pumps is required.

The new system design should be approved by the State. There is also a possibility to receive State grant monies when upgrading a Public water supply system.

RES septic system replacement is a major project that will need to be completed within 5 years; targeted window is summer of 2012 or 2013 and will be addressed separately.

Next Steps: Upon approval ,issue RFQ, receive proposals, finalize capital cost, award job and complete work during summer 2011

Capital Request Detailed Discussion, Continued

Priority #5: Replacement Flooring at RES and JRMS

Existing carpeting at RES is over 15 years old and carpet removal has been considered for many years. The existence of asbestos floor tile under the carpet has created complications and has prevented the district from addressing the problem due to budgetary constraints.

The recent recommendation of the Health Dept. to remove the carpeting in areas of the school reinforces the need to address the problem. JRMS flooring project also needs to be completed. Commercial vinyl floor cleaning machines will also be needed at both schools saving valuable time and providing a safer, more effective result.

The gym floor at RES is original to 1948 and is vinyl or composite over a concrete base. Floor is uneven and separated/contracted which limits utility and risks injury. Replacement of flooring at the same time as the other school flooring needs represents a cost efficiency opportunity.

Next Steps: Upon capital request approval, issue RFQ, award job and develop replacement schedule; complete work during summer 2011 and school holidays

Capital Request Detailed Discussion, Continued

Priority #6: Replacement of Ceiling Tiles at RES

Based on a recent annual inspection of the 1948 wing of RES, asbestos was discovered under the ceiling tiles and needs to be abated/removed and the tiles replaced.

Removal procedures are defined by state health guidelines.

Next Steps: Upon capital request approval, issue RFQ, award job and develop replacement schedule; complete work during summer 2010 and/or school holidays

Recommended Next Steps

Capital Request Next Steps

- Board of Education approval to capital budget request and authorization to formally present request to Redding Board of Finance**
- Prior to BOF hearing, continue to update cost projections and develop more detailed implications on building health, safety, energy costs, and asset management issues if the capital spending does not occur as proposed**
- Provide updated information to BOE for comment prior to BOF hearing**