

Darien Public Schools
Capital Projects 2016-17, Priority 1

The following descriptions and review of Priority 1 projects are broken down following this template of guidelines:

1. Problem/opportunity being address
2. Project goal
3. Options investigated to address the problem
 - a. Potential costs/benefits/negatives
4. Option selected and reasoning
5. Project plan
 - a. Estimated cost, start date, completion date, risks, other pertinent details
6. Project benefits
 - a. Hard and soft, how will benefits be measured, any paybacks

Darien High School

Cafeteria Expansion (\$1,025,000 estimated cost):

1. There is overcrowding in existing cafeteria. Many students go elsewhere to eat.
2. Make it possible for all the students to eat in the cafeteria.
3. The consultants looked at expanding into a staff room, and looked at removing interior walls and adding more furniture. None of these options increased the number of seats needed.
4. The option of building out toward the track was selected because this option added the needed amount of seats and the work could be done while school was in session.
5. The cost of the project was estimated by the consultant as being \$1,025,000.00. The start date would be June 2017, following graduation. The work would take 6-8 months to complete.
6. The benefit is that all students will be able to eat in the cafeteria. There will be improved supervision of the students.

Storage Facility (\$250,000 estimated cost):

1. The problem is that there are 5 shipping containers located by the North Gym, one container located by the throwing area, and 1 located by the Varsity Baseball Field.
2. The goal is to remove all the shipping containers and improve the amount of storage space available.
3. The options investigated were to continue buying storage containers, build 2 smaller storage buildings or build 1 storage building.
4. The option selected was to build one storage facility. This would have less of an impact on the appearance of the High School.

5. The plan would be to seek P&Z approval and then begin the project. The work would likely start in the Spring of 2017. The risk is that the space will be filled up as soon as it is built.
6. The benefits are a neater appearance, more economical use of exterior space, and more secure storage.

Convert Remaining locker pods to classrooms (\$100,000 estimated cost):

1. Shortage of regular education classrooms at DHS.
2. Increase the number of regular education classrooms at DHS.
3. Options investigated included converting computer labs in "B" building into regular classrooms, converting locker pods into classrooms, converting the wrestling room into several classrooms, carving out several classrooms in underutilized Library space. The costs were pretty much the same, regardless of which proposal was used. The negatives were that the wrestling room is a large flexible space that has multiple uses all year long. The computer labs, some of which are used for language skills, are still considered an essential part of the current curriculum. There is a desire to preserve the appearance of the Library and enhance the function of the space. The school could possibly run out of lockers if enough students decided they wanted lockers.
4. The option selected is to convert the locker pods into classrooms. To a large degree, the lockers are not used. The locker pods have the same footprint as a regular classroom in "B" building. The exiting requirements for the area does not change and no structural work is required.
5. The cost is approximately \$45,000-\$50,000 per pod area. The start date will be the first Monday of the summer vacation, and will run about 5 weeks. The only risk is that the contractor will perform poorly.
6. Benefits of the project is that there will be 3 more classrooms available by the fall of 2016. The benefit will be measured by the students having more flexibility with their schedule. There are no paybacks on a project such as this.

Replace Kitchen Hot Water Heater (\$88,000 estimated cost):

1. The current hot water heater is leaking water through the burner of the unit.
2. The goal is to be able to provide hot water to the kitchen at the required temperature and volume.
3. We investigated replacing existing unit with newer version of the same unit. Least complicated project, cost about \$82-88,000. We investigated installing a small oil fired boiler with multiple hot water storage tanks. This would cost about \$45,000, but that cost would not include alterations to the chimney flue, or the new piping and pump system that would all have to be designed by an engineer. Cost of everything would be about the same. We investigated repairing the existing unit, but the unit has previously been overhauled and is beyond repair.

4. We selected replacing with a newer version of the same hot water heater. We know this size and type of unit works well in the High School and we can install it quickly.
5. The cost as stated above, is between \$82-88,000. We will start this project as soon after July 1 that the Town allows purchase orders to be issued. The unit will take about 8 weeks to arrive after the order is placed, and should be ready by October 1, 2016. We can get by with the one existing working Hot Water Heater.
6. The benefit is that we will once again have 100% redundancy for our hot water, both in the kitchen and in the bathrooms and locker rooms. The schools must have hot water available, and the kitchen has to have hot water in the correct volume, at the correct temperature. There are no real paybacks for this type of work.

Replace Turf, Stadium Field (\$550,000 estimated cost):

1. Problem is that the existing turf field will have reached the end of its useful life.
2. The goal would be to remove the turf and replace it with a premium artificial turf surface.
3. The only option to changing out the turf surface would be to convert the field to natural grass. No one from the Athletics or Phys ED departments have ever asked that this happen, so the option was not explored.
4. The option selected is to budget for replacing the existing turf with the premium Field Turf Product.
5. Once the funding is approved, we plan on hiring the engineering firm Tighe and Bond, PE and use them to design the turf replacement and structural spray of the track. The planning and approvals will begin during the summer of 2016 and we should be able to bid out during the spring of 2017. Work will be done during the summer of 2017.
6. The benefit is we will replace field and track in a timely manner.

Upgrade Sound System in Auditorium (\$40,000 estimated cost):

1. The existing sound system is obsolete.
2. The goal is to upgrade and improve the existing sound system.
3. The options investigated were to get by with the existing system, renting larger, newer systems when needed, or upgrading.
4. The option to upgrade was selected because it becomes a long term fix to the problem. With the system in place, the students that work the stage can successfully operate the sound during the school days. The students that hold concerts in the auditorium will have a better sounding, more reliable system.
5. The plan will be a joint project between the High School, Facilities, and Jeff DeMaio. Once the money is approved, the equipment will be purchased. Jeff will install the equipment, hopefully before the start of the school year.

Middlesex Middle School

Install new carpet in Main Office, Library and Music Rooms (\$65,000 estimated cost):

1. Carpeting in these rooms is beginning to get worn and frayed. Many years of heavy traffic has caused permanent staining.
2. To provide an esthetically pleasing, safe flooring surface.
3. A flooring contractor was brought in to look at the floors and evaluate several options. The two options were to replace the carpeting with new carpet, or replace the carpeting with floor tile. There was no real cost benefit associated with either choice.
4. The option selected is to replace the existing carpet with new carpet, except for the hallway in the Guidance Suite. That hallway will get floor tile. The rest of the areas are quieter with carpeting.
5. This work will start after July 1, 2016. The vendor will work with the custodial staff performing the summer cleaning so neither group prevents the other from doing their work in a timely manner.
6. There is no payback on this type of work. There are no additional benefits to the ones mentioned in #2.

Replace Master Clock System (\$78,000 estimated cost):

1. The Master Clock is outdated and needs to be manually reset on a regular basis. It does not keep track of daylight savings time and does not automatically adjust clocks to the correct time when there is a power outage. The master clock does not send the correct signal to the classroom clocks, so they do not keep accurate time.
2. Install a new time clock system that can be integrated into the computer server and the bell system, change out the wall clocks to newer units that will keep accurate time.
3. The option is to either repair or replace. The system is outdated and obsolete. The only viable option is to replace it.
4. See #3.
5. The cost will run between \$50-78,000. This will depend on whether the wall mounting boxes are useable, and how much of the existing wiring is still useable. The plan is to have the work started and completed over the summer of 2016.
6. The students and staff get confused when the clocks in the building aren't accurate or synchronized with the bells. A new clock system will make it easier when teachers are giving timed tests.

Hindley Elementary School

Window replacement program, original building (\$52,000 estimated cost):

1. The windows in the original building were not replaced when the 1996 additions were built. These windows are not original to the building, but are at least 40 years old. Many are inoperable and repair parts are not available.
2. Goal is to retrofit new, energy efficient windows into the existing window frames.
3. Options investigated were to try and repair the existing windows, remove the existing windows and frames and replace, or remove the sash and hardware and replace with new.
4. The window frames are in good condition, and there was no need to go through the expense of replacing them. The retro fit option will retain the look of the building while improving the interior environment.
5. This project has started, the architect is working on the specifications. The work will hopefully start this summer, with the gymnasium being the first space completed. This work is scheduled to run until 2019, with the majority of the work being done each summer.
6. The benefits will be windows that work correctly, are draft free and have screens so they can be opened in the spring and fall without worrying about flying insects.

Install new bathroom partitions (\$38,000 estimated cost):

1. The existing metal partitions are all 20 years old. They have multiple scratches, some are broken and many have rust on the lower sections.
2. Replacement with longer lasting, mar resistant partitions.
3. The replacement partitions are made out of two different plastic materials. One is a laminate and the other is a solid molded panel. The costs are similar and installation labor is the same.
4. We selected the solid molded panels for this project. We have replaced the partitions at Ox Ridge and Royle and have had great success. On an elementary level, they are impossible for the students to damage or vandalize. Graffiti, even indelible ink, just washes off the surface. The mounting hardware on the molded panels is stronger than the laminated panel hardware. The laminated panels have a tendency to start splitting after 8-10 years of use.
5. The plan is to measure the partitions during the spring, and place the order as soon as we are able to write a P.O. The work should be completed by the first week of August.
6. The benefit is an improved appearance in the restrooms. There will be no sharp metal edges or rusty partitions. There will be no need to close off a bathroom while we repaint damaged partitions.

Move Main and Nurse's Office (\$230,000 estimated cost):

1. As the building was renovated and added to, the main office never moved, even though the front entrance moved twice. The main office now sits in the middle of the building.
2. The goal is to move the main office close to the front entrance of the building.
3. The option selected is to take one of the existing front classrooms and convert that space into the office. The existing office or other space on the first floor could then be converted into a classroom.
4. There do not seem to be any other options for this work.
5. Plan would be to hire an architect to design and engineer the work. Due to the expected cost, the project would be publicly bid. The work might be able to be done during the 2016-17 school year, provided there is an available classroom on the first floor. If not, the work would be done over the summer of 2017.
6. The benefit would be that people checking into the building would proceed directly into the main office. At this time, the visitors have to walk half the length of the hallway, past the kindergarten, first grade, gym and lunch room before arriving at the main office. The main office is isolated from any activity at the main entrance or bus entrance.

Holmes Elementary School

Install Bathroom Partitions (\$35,000 estimated cost):

1. The project description is the same as for Hindley.

Replace sidewalk along Hoyt Street (\$45,000 estimated cost):

1. The sidewalk along Hoyt is in need of replacement.
2. Replace with a new sidewalk of the correct width and height. Make the sidewalk ADA accessible at the crossings.
3. The state has a set of specifications for sidewalks that abut a state highway. There are no options.
4. There is a division of traffic engineers that work on pedestrian safety. They will draw up the plans for us once the funding is in place.
5. The plan is to start the project as soon as we have received bids for the work. Ideally the work should take a week and it should be completed by the start of school.
6. The benefit is that the people who use the sidewalks will have a safer and handicapped accessible path to the school building.

Resurface parking lots and bus loop (\$80,000):

1. The asphalt surfaces of the parking lots and the bus loop need to be resurfaced and new lines, arrows and crosswalks need to be painted.
2. Smooth, level, safe parking lots and crosswalks.

3. The only option at this time is whether you level out the existing parking lot and put down new pavement, or if you mill the existing blacktop and use that as the base. The decision to mill or not would be made after this winter. The amount budgeted does not include milling.
4. The option budgeted for does not include milling. If needed, we will request more funding to cover the cost of the milling.
5. The plan is to bid this work as part of the Town DPW paving bid. The timing of the work would be based on such factors as the weather and summer programs at Holmes.
6. Benefits are that we will have a new surface which should last for 20 years.

Ox Ridge School

Replace gym flooring, including slab (\$45,000 estimated cost):

1. The existing surface is a regular tile floor. This floor also has multiple cracks in it.
2. The goal is to eliminate the cracks and install a more appropriate floor.
3. The 3 options are a poured urethane floor, a wood floor, or an interlocking plastic tile floor.
4. The wood floor was over 2.5 times as expensive as the urethane floor. The interlocking tiles have a very hard surface and are not easily cleaned. The urethane floor will provide 10-15 years of use before needing to be rejuvenated.
5. The estimated cost is \$45,000. The work would start as soon as day camp ends and will be done before the school year begins.

Royle Elementary School

Install emergency generator (\$165,000 estimated cost):

1. When there is a power outage, the life safety systems will quickly lose the backup battery power. We will have no fire or burglar alarm, no communication system, no lighting, heating, elevator or refrigerator/freezer.
2. Goal is to install a standby emergency generator that will keep the building safe and functioning in the case of a power outage.
3. The available options were to install nothing, or install a larger generator capable of powering the whole building. There was no reason to do anything more or less than what was needed.
4. The option selected will keep the building from freezing up, it will keep the alarm systems operable, and it will keep the food in the refrigerator and freezer from spoiling. It will also keep the communication system working.
5. The plan is to design and bid the work in the current fiscal year. This will enable us to award the work and have it completed during the summer of 2016.
6. The benefit is that regardless of the weather or power situation, the building will remain safe.

Fan /coil heaters in hallway of 1st grade wing (\$30,000 estimated cost):

1. The hallway and lobby areas in the first grade wing are very cold. Inadequate heating was designed with the original construction.
2. Goal is to increase the BTU output in the 2 lobby areas.
3. We looked at installing larger radiators or auxiliary electric heat. We decided that we could keep the radiators at the same or similar size by using fan coil units instead of radiators. Piping and electric would be minimal, and we could more than double the BTU output.
4. Fan coil units have been used as a method of heating lobby areas for several decades. Our lobbies in all the construction from 1995 and up have used fan coil heating. It is quiet and effective.
5. The plan would be to install the units over the summer so as not to interfere with the students going to the playgrounds or to the portable classrooms.
6. The benefits are that we will be replacing old radiators from the 1940's and 1950's with new more energy efficient units. Using the same amount or less steam, we will generate much more heat which will be circulated through the lower hallway.

Central Office

New slate roof, windows (\$500,000 estimated cost):

1. There are 3 slate roofs, all of different ages and condition on this building. The original construction project put forth by the Town did not include the slate roofs or changing the windows in the meeting room.
2. Change out the 2 older slate roofs and copper gutters on the building. The newer slate roof and the flat roof are not part of this project.
3. We investigated changing out with asphalt or imitation slate. Either change would require a special permit.
4. Replacing the slate with new slate would match what we did at the Middle School. This would also be the easiest option to get state approval on.
5. The plan is to develop the specifications now and get approval from the state for the project. This would entitle us to state building aid. We would seek local approval from the Town Fire Marshal and Building Inspector. Hopefully we could complete that process and bid in the late spring.
6. We would improve the comfort inside the building by eliminating the drafty windows and we would stop the leaks that we have every time it rains. There will be state aid, in the amount of 10.36%, which will go back to the Town.

District-Wide

Replace DAR-100 - 1997 Rack body/dump (\$55,000 estimated cost):

1. This truck is no longer used as an everyday vehicle, it is used as a spare truck in the summer and for sanding in the winter. It is a backup for both snow plowing and towing the lawn mower trailer. The frame has been welded twice, and the body is starting to get rusty along the bottom edges.
2. Project goal is to remove this vehicle and replace it with a 2017 model.
3. There aren't really any options, as we need a sander truck and we have several other trucks that will need to be replaced in the upcoming years.
4. We see no reason to keep putting money into a truck with a limited future. There is no point in a lease purchase or in buying used equipment. We are buying new equipment, the same brand in the same color year after year.
5. The cost is approximately \$55,000. We will be able to order the truck sometime in late July. This means the order will be placed in August and we will receive our new vehicle in early 2017.
6. The benefit is a safe reliable vehicle for the grounds department.

Replace Land Trekker at DHS with John Deere Gator (\$15,000 estimated cost):

1. Land Trekker is 10 years old, rusty, hard to get parts for it.
2. Replace with a more commercial type of utility vehicle.
3. Options included buying a similar ATV, buying a Lawn Tractor, or buying a Gator
4. Selected a Gator because of previous experience with them. The options such as cabs, plows and lights are not add-ons, but are part of the basic unit.
5. Plan is to find a Gator on a GSA or DAS type of bid and order the unit to get it delivered this upcoming summer.
6. Benefit will be reliable safe method of picking up paper and garbage, getting from one side of the campus to the other side, plowing and salting the sidewalks.