



THE TOWN OF
WILTON
CONNECTICUT



WILTON PUBLIC SCHOOLS

Facilities Assessment & Ten-Year Long-Range Planning



November 2023





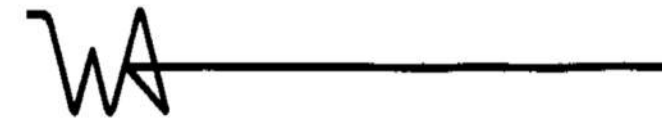
WILTON PUBLIC SCHOOLS

Facilities Assessment & Ten-Year Long-Range Planning

Planning Consultant Team



- KG+D Architects – Erik A. Kaeyer, AIA LEED AP
- CES Engineering – Brian Hamel/Team Leader
- Watsky Associates – Thomas Olam/President





WILTON PUBLIC SCHOOLS

Facilities Assessment & Ten-Year Long-Range Planning

Participating Town Administrators

- Lynne Vanderslice – First Selectwoman
- Matt Knickerbocker – Town Administrator
- Frank Smeriglio – Director of Public Works
- Jeff Pardo - Asst. Director of Public Works
- Robert Cipolla – Deputy Police Chief

Participating District Administrators

- Kevin J. Smith, Ph.D. - Superintendent of Schools
- Jose J. Figueroa – Supervisor Custodian
- Erik Haakonsen – Director of Technology

Participating School Administrators

- Robert W. O'Donnell – Principal, Wilton HS
- James F. Higgins – Principal, Middlebrook MS
- Nicole N. Querze – Dean, Middlebrook MS
- Jennifer Falcone – Principal, Cider Mill School



CIDER MILL SCHOOL



MIDDLEBROOK MIDDLE SCHOOL



WILTON HIGH SCHOOL



WILTON PUBLIC SCHOOLS

Facilities Assessment & Ten-Year Long-Range Planning

THE DISTRICT: FACILITIES & INVESTMENT

- Comprised of four (4) Campuses
 - Miller Driscoll ES, Cider Mill ES, Middlebrook MS, Wilton HS
 - This report focuses on Cider Mill, Middlebrook and the High School.
 - Total Building Area = 800K GSF (670,603sf excludes MDES)
 - Average Age of the Buildings = 60 years
 - Last Major Improvement (average) = 24 years ago (excludes MDES)
 - Approximate Replacement Value = \$540M (\$450M excludes MDES)
- * Gross SF x \$675/sf Total Project Costs

TYPICAL BUILDING SYSTEM PHOTOS



CIDER MILL SCHOOL



MIDDLEBROOK MIDDLE SCHOOL



WILTON HIGH SCHOOL



WILTON PUBLIC SCHOOLS

Facilities Assessment & Ten-Year Long-Range Planning

ASSESSMENT & PLANNING TASKS PERFORMED

- Reviewed Existing Plans and Reports
- Interviewed Administrators and Staff
- Visual Inspections of School Buildings & Site – Prioritize Health & Life Safety
 - Architectural & Structural Elements
 - Mechanical, Electrical, Plumbing/Fire Protection Systems, Security
 - Roof and Exterior Building Enclosure
- Prepared Written and Photographic Documentation – Focus on Infrastructure
- Code Review: Building Code, Fire, Energy, Accessibility Codes
- Prepared Budget Estimates and Draft Report

TYPICAL INTERIOR PHOTOS



CIDER MILL SCHOOL



MIDDLEBROOK MIDDLE SCHOOL



WILTON HIGH SCHOOL



WILTON PUBLIC SCHOOLS

Facilities Assessment & Ten-Year Long-Range Planning

BUILDING CONDITION OVERVIEW

- School buildings and campuses are well maintained.
- Facilities staff quickly and effectively addresses issues. Three recent examples:
 - Condensation issue at Cider Mill ES
 - Moisture issue at Middlebrook MS
 - Sanitary system blockage at Wilton HS
- Administrative staff involved with the study have been collaborators.
- Most recommended replacement items are due to age related wear.
- Replacement versus continued maintenance has multiple benefits:
 - Avoids more expensive emergency projects
 - Often addresses building and/or energy code non-compliance
 - Reduces risk of annual repairs for planning term.

TYPICAL ROOFING PHOTOS



CIDER MILL SCHOOL



MIDDLEBROOK MIDDLE SCHOOL



WILTON HIGH SCHOOL



WILTON PUBLIC SCHOOLS

Facilities Assessment & Ten-Year Long-Range Planning

PROJECT PRIORITIZATION

Category A

Priority 1: Life Safety

(Infrastructure related projects that need to be addressed within 0-2 years)

Priority 2: Health & Safety or Property Damage

(Infrastructure related projects that should be completed within 2-6 years)

Category B

Priority 3: Age Related or Required Per New Code

(Program related projects and work that should be completed within 6-10 years)



WILTON PUBLIC SCHOOLS

Facilities Assessment & Ten-Year Long-Range Planning

MILLER DRISCOLL ELEMENTARY SCHOOL

- MDES was fully renovated and expanded in 2017. All physical aspects of the building were addressed including roof replacement, doors/windows, building systems, and interior finishes.
- During the renovation site improvements included vehicular and pedestrian circulation, entrances, and outdoor play areas.
- The project cost was \$42.3M. The cost/sf at the time was ~\$330/sf. Today the same project would cost ~\$500/sf.
- There are currently no code deficiencies. There are minor roof access recommendations for staff safety.

CONSTRUCTION (YEARS)

- 1966, '69, '90, '96, 2016
- Building Area = 126,761sf

RECOMMENDED IMPROVEMENT COSTS

- Roof Safety = \$17K





WILTON PUBLIC SCHOOLS

Facilities Assessment & Ten-Year Long-Range Planning

CIDER MILL SCHOOL INFRASTRUCTURE – PRIORITY 1 WORK

- SITE: Sidewalks and drainage
- EXTERIOR BUILDING: Primarily masonry repair
- CODE COMPLIANCE: Rated Construction
- HVAC/MECHANICAL: Chillers and pumps
- PLUMBING: Install backflow preventer
- ELECTRICAL: Circuit breakers and Surge Protection

Priority 1 TOTAL

\$4.1MM

CONSTRUCTION (YEARS)

- 1950, 1957, 1999
- Building Area = 145,300sf





WILTON PUBLIC SCHOOLS

Facilities Assessment & Ten-Year Long-Range Planning

CIDER MILL SCHOOL INFRASTRUCTURE – PRIORITY 2 WORK

- SITE: Sidewalks, Stairs and Handrails, walls
- EXTERIOR BUILDING: Replace curtainwall
- INTERIOR BUILDING: Replace flooring and acoustic ceilings
- ROOF: Replace EPDM roofing
- HVAC/MECHANICAL: Pipe and air handling units
- PLUMBING: Sprinkler heads + valves

Priority 2 TOTAL

\$12.2MM

RECOMMENDED IMPROVEMENT COSTS

- PRIORITY 1: \$ 4.1M
 - PRIORITY 2: \$12.2M
- TOTAL **\$16.3M**



Other Observed work items:
Roof and insulation replacement and classroom updates to lighting, casework & furniture. Replace exterior windows and doors.



WILTON PUBLIC SCHOOLS

Facilities Assessment & Ten-Year Long-Range Planning

CIDER MILL SCHOOL INFRASTRUCTURE ISSUES (EXAMPLES)



Doors, Egress, Acoustics, Flooring.



Spalling brick, exterior Steps/railing



Replace ceiling tiles & lighting



Water Leaks



Poor functioning exterior doors



Water penetration/cracked brick



Non-compliant sprinklers



Old Electrical Mains



WILTON PUBLIC SCHOOLS

Facilities Assessment & Ten-Year Long-Range Planning

MIDDLEBROOK MIDDLE SCHOOL INFRASTRUCTURE – PRIORITY 1 WORK

- SITE: Repair storm line
- EXTERIOR BUILDING: Replace north curtainwall
- INTERIOR CLASSROOM: Floor remediation/1998 wing
- ROOF: Replace EPDM roof membrane
- PLUMBING: Install backflow preventer
- HVAC: Chillers + Pumps, dual temp pipes + Replace UV

Priority 1 TOTAL

\$6.2MM

CONSTRUCTION (YEARS)

- 1962, 1988, 1993, 1998
- Building Area = 178,115sf





WILTON PUBLIC SCHOOLS

Facilities Assessment & Ten-Year Long-Range Planning

MIDDLEBROOK MIDDLE SCHOOL INFRASTRUCTURE – PRIORITY 2 WORK

- SITE: Concrete sidewalks and steps/railings/courtyards
- EXTERIOR: Lintels, brick pointing, doors, windows, etc.
- INTERIOR CLASSROOM: ceilings, casework, carpet
- INTERIOR COMMON: Toilet/locker rooms, carpet, ACT
- ROOF: Add ladders, replace gym roof
- HVAC: Replace air handling units and exhaust fans
- PLUMBING: Sprinkler heads, distribution piping
- ELECTRICAL: Replace smoke detectors

Priority 2 TOTAL

\$21.2MM

RECOMMENDED IMPROVEMENT COSTS

- PRIORITY 1: \$ 6.2M
- PRIORITY 2: \$ 21.2M
- TOTAL \$ 27.4M



Other Observed work items:
Site paving. Roof and insulation replacement and classroom updates to doors and lighting; gym floors and theater power, lighting and sound upgrades.



WILTON PUBLIC SCHOOLS

Facilities Assessment & Ten-Year Long-Range Planning

MIDDLEBROOK MIDDLE SCHOOL INFRASTRUCTURE ISSUES (EXAMPLES)



Replace built-up roofing



Vinyl tile affected by moisture



Lighting and sound system



Acoustic tiles affected by humidity



Poor site drainage



Old lighting, limited acoustic



Rusting/Non-compliant railing



Old windows/limited insulation



WILTON PUBLIC SCHOOLS

Facilities Assessment & Ten-Year Long-Range Planning

MIDDLEBROOK MIDDLE SCHOOL – BUILT YEAR PLAN





WILTON PUBLIC SCHOOLS

Facilities Assessment & Ten-Year Long-Range Planning

WILTON HIGH SCHOOL INFRASTRUCTURE – PRIORITY 1 WORK

- PLUMBING: Install backflow preventers
Priority 1 TOTAL \$41K

CONSTRUCTION (YEARS)

- 1970, 2001
- Building Area = 347,188sf





WILTON PUBLIC SCHOOLS

Facilities Assessment & Ten-Year Long-Range Planning

WILTON HIGH SCHOOL INFRASTRUCTURE – PRIORITY 2 WORK

- SITE: Asphalt Pavement, concrete sidewalks + pavers
- EXTERIOR BUILDING: Lintels, repoint brick, sealants
- INTERIOR COMMON: Lobby pavers, toilets, FH flooring
- CODE: ADA Compliant countertops
- ROOF: Replace built-up roof (2000 bldg.) and skylights
- ELECTRICAL: Main distribution/feeders, add lighting

Priority 2 TOTAL

\$44.2MM

RECOMMENDED IMPROVEMENT COSTS

- PRIORITY 1: \$ 41K
- PRIORITY 2: \$ 44.2M
- TOTAL \$ 44.3M



Other Observed work items:
Roof/insulation and mechanical unit replacement. Replace exterior and interior doors. Theater power, lighting and sound upgrades.



WILTON PUBLIC SCHOOLS

Facilities Assessment & Ten-Year Long-Range Planning

WILTON HIGH SCHOOL INFRASTRUCTURE ISSUES (EXAMPLES)



Roof replacement



Security, Entrance, Floor tile



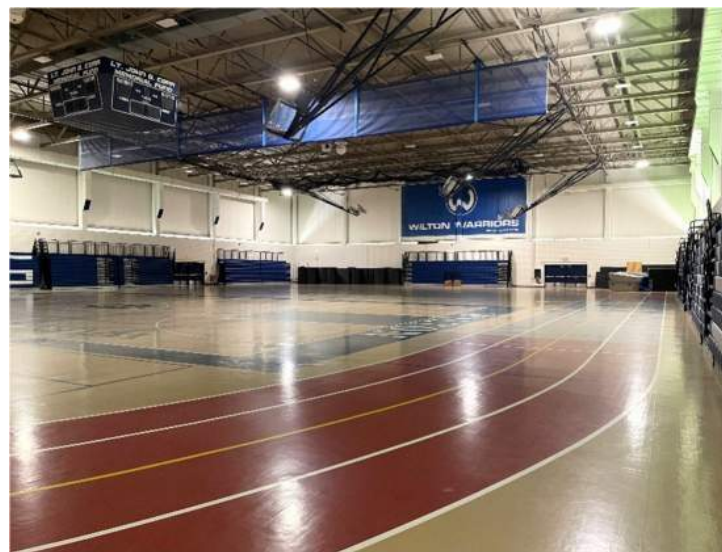
Library vs. Global Learning Center



Water Leaks



Uneven & Spalling pavers



Old Sport Court flooring, lighting



Protruding Display Cabinets



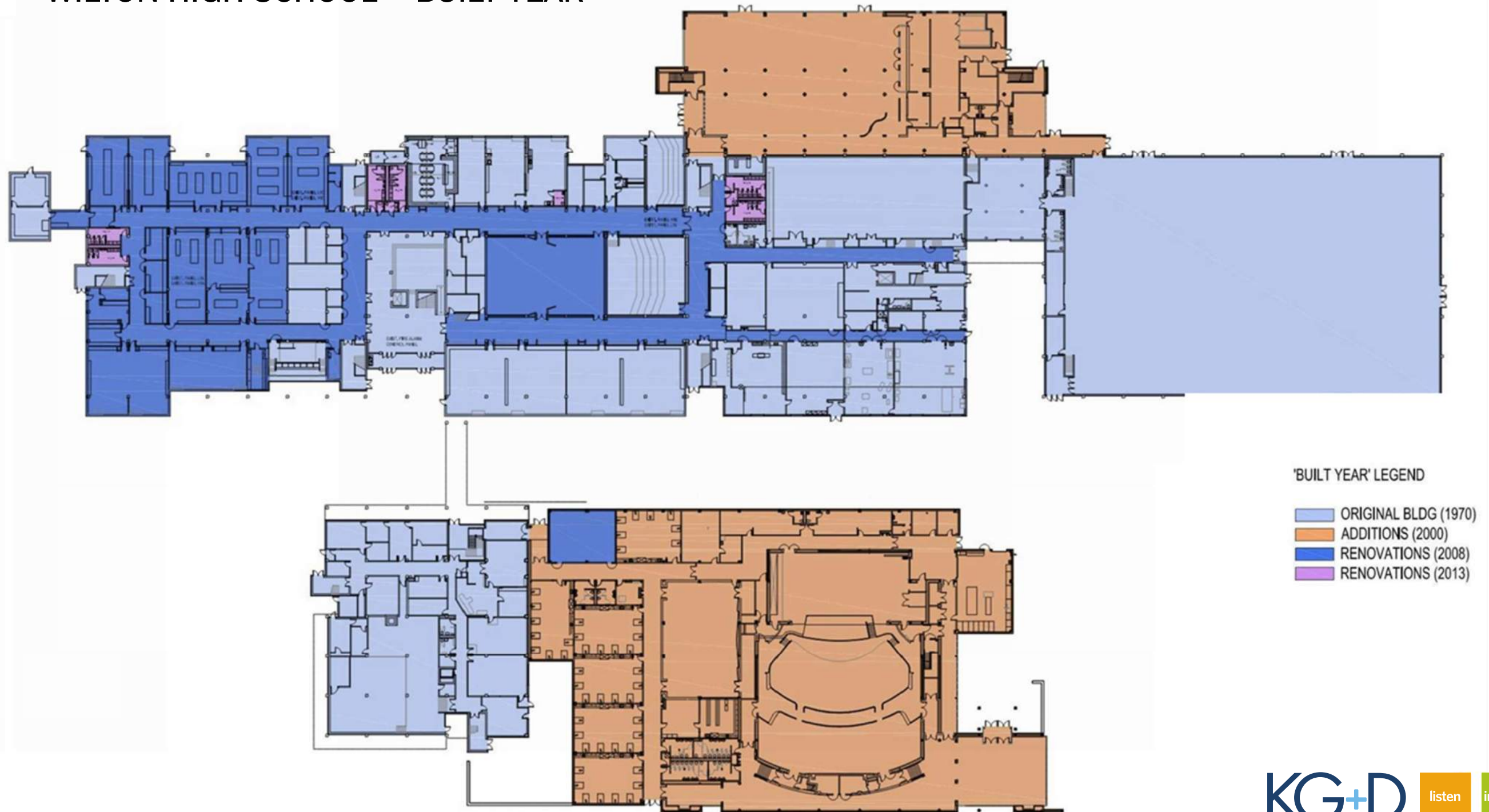
Aged-out siding and windows



WILTON PUBLIC SCHOOLS

Facilities Assessment & Ten-Year Long-Range Planning

WILTON HIGH SCHOOL – BUILT YEAR





WILTON PUBLIC SCHOOLS

Facilities Assessment & Ten-Year Long-Range Planning

BUDGET SUMMARY OF RECOMMENDATIONS

PRIORITY ONE (Costs based on approved in 2024)

| | |
|---------------------------|------------------|
| CIDER MILL SCHOOL | \$ 4.1MM |
| MIDDLEBROOK MIDDLE SCHOOL | \$ 6.2MM |
| <u>WILTON HIGH SCHOOL</u> | <u>\$ 41K</u> |
| TOTAL PRIORITY ONE | \$ 10.4MM |

PRIORITY TWO (Costs based on approved in 2025)

| | |
|-------------------------------|------------------|
| CIDER MILL SCHOOL | \$ 12.2MM |
| MIDDLEBROOK MIDDLE SCHOOL | \$ 21.2MM |
| <u>WILTON HIGH SCHOOL</u> | <u>\$ 44.2MM</u> |
| TOTAL PRIORITY TWO | \$ 77.6MM |
| TOTAL PRIORITIES 1 + 2 | \$ 88.0MM |

PRIORITY THREE (Costs based on approved in 2031)

| | |
|-----------------------------|------------------|
| CIDER MILL SCHOOL | \$ 14.9MM |
| MIDDLEBROOK MIDDLE SCHOOL | \$ 6.3MM |
| <u>WILTON HIGH SCHOOL</u> | <u>\$ 22.9MM</u> |
| TOTAL PRIORITY THREE | \$ 44.1MM |
| TOTAL ALL PRIORITIES | \$132.1MM |

BASIS OF ESTIMATING

- Direct Construction Costs are based on current construction data developed from recent bidding in the NY/CT metro region.
- Escalation is based on annual 4% average construction increases and industry expert predictions based on current construction environment.
- Soft Costs are limited to professional design fees and misc. surveying, testing, and third-party inspections.
- The majority of the planned work would be administered by the Town of Wilton. About 10% would be administered directly by WPS and their staff.



WILTON PUBLIC SCHOOLS

Facilities Assessment & Ten-Year Long-Range Planning

DEPARTMENT OF ADMINISTRATIVE SERVICES (DAS)
OFFICE OF GRANTS ADMINISTRATION

PROJECT TYPES AVAILABLE FOR GRANT REIMBURSEMENT
FORM SCG-002 (Types pertaining to Facilities Assessment)

- Asbestos / Lead Abatement
- Energy Conservation
- Fire Code / Building Code Violations
- Handicapped Codes
- Indoor Air Quality
- Roof Replacement
- Renovations/Alterations (comprehensive)
- Replacement (comprehensive)

WILTON PUBLIC SCHOOLS REIMBURSEMENT RATE

- 22.86%



| | Estimated Cost (\$) | Estimated CT Aid (\$) | Estimated Cost/Town |
|-------------|------------------------|--------------------------|------------------------|
| Priority 1 | \$ 10.4MM | \$ 1.1MM | \$ 9.3MM |
| Priority 2 | \$ 77.6MM | \$ 16.2MM | \$ 61.4MM |
| TOTAL (1-2) | \$ 88.0MM | \$ 17.3MM | \$ 70.6MM |
| Priority 3 | \$ 44.1MM | \$ 9.4MM | \$ 34.7MM |
| TOTAL (1-3) | \$132.1MM | \$ 26.7MM | \$ 105.4MM |



WILTON PUBLIC SCHOOLS

Facilities Assessment & Ten-Year Long-Range Planning

FACILITIES ASSESSMENT BUDGET SPREADSHEET – PRIORITY 1

| | Category | Description | Qty | Unit | Unit Cost | Direct Cost | Escalation | Contingency | Professional Fees | Total Cost | Priority | Responsible | State Reimb | Reimb Amount | Approval Year | Build Year |
|--------------------------|--------------------|--|-------|-------|--------------|--------------|-------------------|-------------------|-------------------|----------------------|----------|-------------|-------------|----------------------------|---------------------------|------------|
| | | MILLER DRISCOLL ELEMENTARY SCHOOL | | | | | | | | | | | | | | |
| | | CIDER MILL ELEMENTARY SCHOOL | | | | | | | | | | | | | | |
| | Site | Add drain structures and piping to alleviate water intrusion South side entry (first floor corridor) | 1 | allow | \$ 210,000 | \$ 231,000 | \$ 13,860 | \$ 24,486 | \$ 19,589 | \$ 288,935 | 1 | TOW | No | \$0 | 2024 | 2025 |
| | Site | Add drain structures and piping at West Side | 1 | allow | \$ 190,000 | \$ 209,000 | \$ 12,540 | \$ 22,154 | \$ 17,723 | \$ 261,417 | 1 | TOW | No | \$0 | 2024 | 2025 |
| Exterior Envelope | Masonry | Lintel scrape, repaint, repoint brick over lintel | 1346 | LF | \$ 144 | \$ 213,206 | \$ 12,792 | \$ 22,600 | \$ 18,080 | \$ 266,679 | 1 | TOW | No | \$0 | 2024 | 2025 |
| | Masonry | Repoint masonry (cast stone) sills | 856 | LF | \$ 35 | \$ 32,956 | \$ 1,977 | \$ 3,493 | \$ 2,795 | \$ 41,221 | 1 | TOW | No | \$0 | 2024 | 2025 |
| | Masonry | Investigate and repair veneer masonry at NW corner (curved wall) | 1 | allow | \$ 100,000 | \$ 110,000 | \$ 6,600 | \$ 11,660 | \$ 9,328 | \$ 137,588 | 1 | TOW | No | \$0 | 2024 | 2025 |
| | Masonry | Replace damaged/spalled bricks | 200 | SF | \$ 75 | \$ 16,500 | \$ 990 | \$ 1,749 | \$ 1,399 | \$ 20,638 | 1 | TOW | No | \$0 | 2024 | 2025 |
| | Masonry | Replace through wall flashing and bricks | 1 | allow | \$ 15,000 | \$ 16,500 | \$ 990 | \$ 1,749 | \$ 1,399 | \$ 20,638 | 1 | TOW | No | \$0 | 2024 | 2025 |
| | Masonry | Joint below sill at front elev disengaged/ missing | 208 | LF | \$ 29 | \$ 6,635 | \$ 398 | \$ 703 | \$ 563 | \$ 8,299 | 1 | TOW | No | \$0 | 2024 | 2025 |
| | Masonry | Replace control/ expansion joint sealants | 240 | LF | \$ 9 | \$ 2,376 | \$ 143 | \$ 252 | \$ 201 | \$ 2,972 | 1 | TOW | No | \$0 | 2024 | 2025 |
| | Masonry | Scrape and repaint painted masonry at window openings | 400 | SF | \$ 22 | \$ 8,800 | \$ 53 | \$ 93 | \$ 75 | \$ 1,101 | 1 | TOW | No | \$0 | 2024 | 2025 |
| | Masonry | Repoint brick masonry | 54000 | SF | \$ 20 | \$ 1,080,000 | \$ 71,280 | \$ 125,928 | \$ 100,742 | \$ 1,485,950 | 1 | TOW | No | \$0 | 2024 | 2025 |
| | Drainage | Repair gutter leak draining onto masonry wall | 1 | allow | \$ 750 | \$ 825 | \$ 50 | \$ 87 | \$ 70 | \$ 1,032 | 1 | TOW | No | \$0 | 2024 | 2025 |
| Code Updates | Code | Gap at first floor CW/ floor intersection open to floor below | 1 | allow | \$ 500 | \$ 550 | \$ 33 | \$ 58 | \$ 47 | \$ 688 | 1 | WPS | No | \$0 | 2024 | 2025 |
| HVAC | MEP | Replace air cooled chillers and pumps | 1 | allow | \$ 1,040,000 | \$ 1,144,000 | \$ 68,640 | \$ 121,264 | \$ 97,011 | \$ 1,430,915 | 1 | TOW | Yes | \$327,107 | 2024 | 2025 |
| | MEP | Install backflow preventer on water service | 1 | allow | \$ 15,000 | \$ 16,500 | \$ 990 | \$ 1,749 | \$ - | \$ 19,239 | 1 | WPS | Yes | \$4,398 | 2024 | 2025 |
| Electrical | MEP | Replace 2500A main circuit breaker in switchboard with new 2500A main breaker with internal phase failure protection | 1 | allow | \$ 55,000 | \$ 60,500 | \$ 3,630 | \$ 6,413 | \$ - | \$ 70,543 | 1 | WPS | Yes | \$16,126 | 2024 | 2025 |
| | MEP | Replace surge protection on main switchboard | 1 | allow | \$ 12,375 | \$ 13,613 | \$ 817 | \$ 1,443 | \$ - | \$ 15,872 | 1 | WPS | Yes | \$3,628 | 2024 | 2025 |
| | MEP | Add surge protection for each mechanical panel | 4 | allow | \$ 2,250 | \$ 9,900 | \$ 594 | \$ 1,049 | \$ - | \$ 11,543 | 1 | WPS | Yes | \$2,639 | 2024 | 2025 |
| | | | | | | | CMS | PRIORITY 1 | | \$ 4,085,271 | 1 | 1 | | \$ 353,899 | | |
| | | MIDDLEBROOK MS | | | | | | | | | | | | | | |
| | Site | Repair Storm Line, redirect to catch basin | 1 | EA | \$ 50,000 | \$ 55,000 | \$ 3,300 | \$ 5,830 | \$ - | \$ 64,130 | 1 | TOW | No | \$0 | 2024 | 2025 |
| | Site | Connect roof drains from 1992-1987 corridor to storm system | 1 | allow | \$ 25,000 | \$ 27,500 | \$ 1,650 | \$ 2,915 | \$ - | \$ 32,065 | 1 | TOW | No | \$0 | 2024 | 2025 |
| | Windows | Replace NW portion of Curtain Wall at Lobby | 240 | SF | \$ 240 | \$ 63,360 | \$ 3,802 | \$ 6,716 | \$ 5,373 | \$ 79,251 | 1 | TOW | No | \$0 | 2024 | 2025 |
| | Floor/wall/ceiling | 1998 First Floor Remediation Work | 1 | EA | \$ 100,000 | \$ 110,000 | \$ 6,600 | \$ 11,660 | \$ 9,328 | \$ 137,588 | 1 | WPS | No | \$0 | 2024 | 2025 |
| Interior Common | Flooring | 1998 First Floor Remediation Work | 1 | EA | \$ 100,000 | \$ 110,000 | \$ 6,600 | \$ 11,660 | \$ 9,328 | \$ 137,588 | 1 | WPS | No | \$0 | 2024 | 2025 |
| | Ceilings | Replace ceiling and grid w/ 2x2 | 37444 | SF | \$ 12 | \$ 449,268 | \$ 29,656 | \$ 52,392 | \$ - | \$ 576,308 | 1 | TOW | No | \$0 | 2024 | 2025 |
| Code Updates | Code | FDC obscured/ blocked by plantings | 1 | allow | \$ 1,000 | \$ 1,100 | \$ 66 | \$ 117 | \$ - | \$ 1,283 | 1 | TOW | No | \$0 | 2024 | 2025 |
| | Roof | Replace EPDM roofing, skylights and ladders | 1 | allow | \$ 1,600,000 | \$ 1,760,000 | \$ - | \$ - | \$ - | \$ 1,760,000 | 1 | TOW | No | \$0 | 2024 | 2025 |
| HVAC | MEP | Replace air cooled chillers and pumps | 1 | allow | \$ 901,800 | \$ 991,980 | \$ 59,519 | \$ 105,150 | \$ 84,120 | \$ 1,240,769 | 1 | TOW | Yes | \$283,640 | 2024 | 2025 |
| | MEP | Chilled water/ dual temp piping replacement | 1 | allow | \$ 1,246,805 | \$ 1,371,486 | \$ 82,289 | \$ 145,377 | \$ 116,302 | \$ 1,715,454 | 1 | TOW | Yes | \$392,153 | 2024 | 2025 |
| | MEP | Replace Unit Ventilators | 1 | allow | \$ 200,000 | \$ 220,000 | \$ 15,000 | \$ 23,500 | \$ 18,800 | \$ 277,300 | 1 | TOW | Yes | \$63,391 | 2024 | 2025 |
| | MEP | HVAC Unit/ Ductwork/ Controls for Gym | 1 | allow | \$ 125,000 | \$ 137,500 | \$ 8,250 | \$ 14,575 | \$ 11,660 | \$ 171,985 | 1 | TOW | Yes | \$39,316 | 2024 | 2025 |
| | MEP | Investigate HVAC controls at 1998 wing | 1 | allow | \$ 20,000 | \$ 22,000 | \$ 1,320 | \$ 2,332 | \$ 1,866 | \$ 27,518 | 1 | TOW | Yes | \$6,291 | 2024 | 2025 |
| | MEP | Install backflow preventer on water service | 1 | allow | \$ 9,500 | \$ 10,450 | \$ 627 | \$ 1,108 | \$ - | \$ 12,185 | 1 | WPS | No | \$0 | 2024 | 2025 |
| | | | | | | MMS | PRIORITY 1 | | | \$ 6,233,422 | 1 | 1 | | \$ 784,790 | | |
| | | WILTON HS | | | | | | | | | | | | | | |
| | MEP | Install backflow preventer on water service | 1 | allow | \$ 9,500 | \$ 10,450 | \$ 627 | \$ 1,108 | \$ 886 | \$ 13,071 | 1 | TOW | No | \$0 | 2024 | 2025 |
| | MEP | Install backflow preventer on storm line- below grade | 1 | allow | \$ 20,000 | \$ 22,000 | \$ 1,320 | \$ 2,332 | \$ 1,866 | \$ 27,518 | 1 | TOW | No | \$0 | 2024 | 2025 |
| | | | | | | WHS | PRIORITY 1 | | | \$ 40,588 | 1 | 1 | | \$ - | | |
| WPS | SUMMARY | SCHOOL | | | | | | PRIORITY | | TOTAL | x | x | | STATE REIMBURSEMENT | COST TO TAX PAYERS | |
| | | ALL SCHOOLS - PRIORITY 1 | | | | | | 1 | | \$ 10,359,282 | 1 | 1 | | \$1,138,688 | \$ 9,220,594 | |



WILTON PUBLIC SCHOOLS

Facilities Assessment & Ten-Year Long-Range Planning

FACILITIES ASSESSMENT BUDGET SPREADSHEET – PRIORITY 1 (SAMPLE – LEFT COLUMNS)

| | Category | Description | Qty | Unit | Unit Cost | Direct Cost |
|--------------------------|----------|--|-------|-------|--------------|--------------|
| | | CIDER MILL ELEMENTARY SCHOOL | | | | |
| | Site | Add drain structures and piping to alleviate water intrusion South side entry (first floor corridor) | 1 | allow | \$ 210,000 | \$ 231,000 |
| | Site | Add drain structures and piping at West Side | 1 | allow | \$ 190,000 | \$ 209,000 |
| Exterior Envelope | Masonry | Lintel scrape, repaint, repoint brick over lintel | 1346 | LF | \$ 144 | \$ 213,206 |
| | Masonry | Repoint masonry (cast stone) sills | 856 | LF | \$ 35 | \$ 32,956 |
| | Masonry | Investigate and repair veneer masonry at NW corner (curved wall) | 1 | allow | \$ 100,000 | \$ 110,000 |
| | Masonry | Replace damaged/spalled bricks | 200 | SF | \$ 75 | \$ 16,500 |
| | Masonry | Replace through wall flashing and bricks | 1 | allow | \$ 15,000 | \$ 16,500 |
| | Masonry | Joint below sill at front elev disengaged/ missing | 208 | LF | \$ 29 | \$ 6,635 |
| | Masonry | Replace control/ expansion joint sealants | 240 | LF | \$ 9 | \$ 2,376 |
| | Masonry | Scrape and repaint painted masonry at window openings | 400 | SF | \$2 | \$ 880 |
| | Masonry | Repoint brick masonry | 54000 | SF | \$20 | \$ 1,188,000 |
| | Drainage | Repair gutter leak draining onto masonry wall | 1 | allow | \$ 750 | \$ 825 |
| Code Updates | Code | Gap at first floor CW/ floor intersection open to floor below | 1 | allow | \$ 500 | \$ 550 |
| HVAC | MEP | Replace air cooled chillers and pumps | 1 | allow | \$ 1,040,000 | \$ 1,144,000 |
| | MEP | Install backflow preventer on water service | 1 | allow | \$ 15,000 | \$ 16,500 |
| Electrical | MEP | Replace 2500A main circuit breaker in switchboard with new 2500A main breaker with internal phase failure protection | 1 | allow | \$ 55,000 | \$ 60,500 |
| | MEP | Replace surge protection on main switchboard | 1 | allow | \$ 12,375 | \$ 13,613 |
| | MEP | Add surge protection for each mechanical panel | 4 | allow | \$ 2,250 | \$ 9,900 |
| | | | | | | |



WILTON PUBLIC SCHOOLS

Facilities Assessment & Ten-Year Long-Range Planning

FACILITIES ASSESSMENT BUDGET SPREADSHEET – PRIORITY 1 (SAMPLE – RIGHT COLUMNS)

| Direct Cost | Escalation | Contingency | Professional Fees | Total Cost | Priority | Responsible | State Reimb | Reimb Amount | Approval Year | Build Year |
|--------------|------------|-------------------|-------------------|---------------------|----------|-------------|-------------|-------------------|---------------|------------|
| | | | | | x | x | | | | |
| \$ 231,000 | \$ 13,860 | \$ 24,486 | \$ 19,589 | \$ 288,935 | 1 | TOW | No | \$0 | 2024 | 2025 |
| \$ 209,000 | \$ 12,540 | \$ 22,154 | \$ 17,723 | \$ 261,417 | 1 | TOW | No | \$0 | 2024 | 2025 |
| \$ 213,206 | \$ 12,792 | \$ 22,600 | \$ 18,080 | \$ 266,679 | 1 | TOW | No | \$0 | 2024 | 2025 |
| \$ 32,956 | \$ 1,977 | \$ 3,493 | \$ 2,795 | \$ 41,221 | 1 | TOW | No | \$0 | 2024 | 2025 |
| \$ 110,000 | \$ 6,600 | \$ 11,660 | \$ 9,328 | \$ 137,588 | 1 | TOW | No | \$0 | 2024 | 2025 |
| \$ 16,500 | \$ 990 | \$ 1,749 | \$ 1,399 | \$ 20,638 | 1 | TOW | No | \$0 | 2024 | 2025 |
| \$ 16,500 | \$ 990 | \$ 1,749 | \$ 1,399 | \$ 20,638 | 1 | TOW | No | \$0 | 2024 | 2025 |
| \$ 6,635 | \$ 398 | \$ 703 | \$ 563 | \$ 8,299 | 1 | TOW | No | \$0 | 2024 | 2025 |
| \$ 2,376 | \$ 143 | \$ 252 | \$ 201 | \$ 2,972 | 1 | TOW | No | \$0 | 2024 | 2025 |
| \$ 880 | \$ 53 | \$ 93 | \$ 75 | \$ 1,101 | 1 | TOW | No | \$0 | 2024 | 2025 |
| \$ 1,188,000 | \$ 71,280 | \$ 125,928 | \$ 100,742 | \$ 1,485,950 | 1 | TOW | No | \$0 | 2024 | 2025 |
| \$ 825 | \$ 50 | \$ 87 | \$ 70 | \$ 1,032 | 1 | TOW | No | \$0 | 2024 | 2025 |
| \$ 550 | \$ 33 | \$ 58 | \$ 47 | \$ 688 | 1 | WPS | No | \$0 | 2024 | 2025 |
| \$ 1,144,000 | \$ 68,640 | \$ 121,264 | \$ 97,011 | \$ 1,430,915 | 1 | TOW | Yes | \$327,107 | 2024 | 2025 |
| \$ 16,500 | \$ 990 | \$ 1,749 | \$ - | \$ 19,239 | 1 | WPS | Yes | \$4,398 | 2024 | 2025 |
| \$ 60,500 | \$ 3,630 | \$ 6,413 | \$ - | \$ 70,543 | 1 | WPS | Yes | \$16,126 | 2024 | 2025 |
| \$ 13,613 | \$ 817 | \$ 1,443 | \$ - | \$ 15,872 | 1 | WPS | Yes | \$3,628 | 2024 | 2025 |
| \$ 9,900 | \$ 594 | \$ 1,049 | \$ - | \$ 11,543 | 1 | WPS | Yes | \$2,639 | 2024 | 2025 |
| | CMS | PRIORITY 1 | | \$ 4,085,271 | 1 | 1 | | \$ 353,899 | | |

WILTON PUBLIC SCHOOLS

Facilities Assessment & Ten-Year Long-Range Planning

