

RFP #	CIP #	BOF & RTM APPROVED (SOFT COSTS)		LOWEST/RESPONSIVE		FUNDING DELTA	ESTIMATED HARD COSTS	ESTIMATED TOTAL COST
		FY24	FY25	BIDDER	BID			
25-009	Ductless Split Systems DW-012	\$ 21,500	\$ -	LFG, Inc.	\$ 33,755	\$ 12,255	\$ 406,987	\$ 440,742
25-010	Air Handling Units Pool & Supporting Areas SHS-003 SHS-005 SHS-007	\$ -	\$ 50,000					
		\$ 21,945						
		\$ -	\$ -					
		\$ 21,945	\$ 50,000	LAN Associates	\$ 55,155	\$ 33,210	\$ 567,472	\$ 622,627
25-011	Hot water pumps/valves SHS-008	\$ -	\$ 10,917	LAN Associates	\$ 62,000	\$ 51,083	\$ 754,176	\$ 816,176
25-012	Cooling towers SHS-009	\$ -	\$ -	LAN Associates	\$ 51,950	\$ 51,950	\$ 971,697	\$ 1,023,647
25-013	Air Handling Units Fieldhouse & Gym SHS-010 SHS-011	\$ -	\$ -					
		\$ -	\$ -					
		\$ -	\$ -	LAN Associates	\$ 66,960	\$ 66,960	\$ 3,028,267	\$ 3,095,227
25-014	Gas fired rooftop units SHS-015	\$ -	\$ -	LAN Associates	\$ 49,060	\$ 49,060	\$ 861,428	\$ 910,488
25-015	Eval HVAC & AHU GFS-002 GFS-004	\$ -	\$ -					
		\$ -	\$ -					
		\$ -	\$ -	LFG, Inc.	\$ 27,520	\$ 27,520	\$ 779,669	\$ 807,189
25-016	Water side balancing GFS-003	\$ -	\$ -	LFG, Inc.	\$ 22,065	\$ 22,065	\$ 1,138,819	\$ 1,160,884
25-017	Eval HVAC systems KHS-006	\$ -	\$ 37,758	LFG, Inc.	\$ 27,700	\$ (10,058)	\$ 508,585	\$ 536,285
25-018	Cooling tower replacement SES-003	\$ -	\$ 53,500	LFG, Inc.	\$ 36,600	\$ (16,900)	\$ 651,567	\$ 688,167
		\$ 43,445	\$ 152,175					
	<b>TOTALS</b>	<b>\$195,620</b>			<b>\$ 432,765</b>	<b>\$ 287,145</b>	<b>\$ 9,668,667</b>	<b>\$ 10,101,432</b>



**Westport Capital Project Forecast  
Summary  
8/14/2025**

Project #	Description	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030 - 2033	Project Total
<b>District Wide Projects</b>											
DW-001	Building Envelope Evaluations (Completed)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DW-002	Security & Accessibility Evaluation (Phase 1)*	\$80,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,000
DW-003	Security & Accessibility Evaluation (Phase 2)*	\$0	\$80,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,000
DW-004	Re-Caulking of Exterior Facades (NEW)	\$0	\$0	\$0	\$0	\$246,529	\$0	\$0	\$0	\$0	\$246,529
DW-005	Washing and Cleaning (>OPERATING)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DW-006	Masonry Repairs (NEW)	\$0	\$0	\$0	\$0	\$0	\$10,000	\$394,177	\$0	\$0	\$404,177
DW-007	Metal Wall Panels and Canopies (NEW)	\$0	\$0	\$0	\$0	\$2,100	\$28,765	\$0	\$0	\$0	\$30,865
DW-008	Painting Exterior Façade Components (NEW)	\$0	\$0	\$13,650	\$172,970	\$0	\$0	\$0	\$0	\$0	\$186,620
DW-009	Repair EIFS/Trim (NEW)	\$0	\$0	\$0	\$0	\$1,150	\$15,753	\$0	\$0	\$0	\$16,903
DW-010	Storefront Replacement and Glazing repair (NEW)	\$0	\$0	\$0	\$0	\$0	\$0	\$3,300	\$48,869	\$0	\$52,169
DW-011	Roof Repairs and Replacements (>OPERATING)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DW-012	Install Ductless Splits in various buildings (NEW replacing individual old projects)	\$0	\$21,500	\$0	\$12,255	\$406,987	\$0	\$0	\$0	\$0	\$440,742
DW-013		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DW-014		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DW-015		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DW-016		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DW-017		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
* - BOE will prioritize which aspect of study to perform for subsequent years.											
<b>District Wide Projects</b>		<b>\$80,000</b>	<b>\$101,500</b>	<b>\$13,650</b>	<b>\$185,225</b>	<b>\$656,766</b>	<b>\$54,519</b>	<b>\$397,477</b>	<b>\$48,869</b>	<b>\$0</b>	<b>\$1,538,006</b>

**Westport Capital Project Forecast  
Summary  
8/14/2025**

Project #	Description	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030 - 2033	Project Total
<b>Staples High School</b>											
SHS-001	Add New Pumps, COMPLETE (OPERATIONS BUDGET)	\$6,538	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,538
SHS-002	Evaluation of Auditorium Stage Rigging and Lighting (UPDATED)	\$85,499	\$462,934	\$0	\$2,105,203	\$0	\$0	\$0	\$0	\$0	\$2,653,636
SHS-003	Evaluation of Mechanicals listed for SHS-007, 010, 011, 012, & 013. (New Project added in 2024)	\$0	\$0	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000
SHS-004	Replace sports flooring	\$0	\$120,359	\$1,502,733	\$0	\$0	\$0	\$0	\$0	\$0	\$1,623,092
SHS-005	Upgrade of Pool mechanicals	\$0	\$21,945	\$0	\$6,603	\$296,835	\$0	\$0	\$0	\$0	\$325,383
SHS-006	Install Wireless Access Points to Athletic Fields	\$0	\$0	\$0	\$25,000	\$183,927	\$0	\$0	\$0	\$0	\$208,927
SHS-007	Replace AHUs and install BMS	\$0	\$0	\$0	\$26,607	\$270,637	\$0	\$0	\$0	\$0	\$297,244
SHS-008	Replace pumps in boiler room	\$0	\$0	\$10,917	\$51,083	\$754,176	\$0	\$0	\$0	\$0	\$816,176
SHS-009	Replacement Cooling tower filter/pump/water treatment, BMS controls	\$0	\$0	\$0	\$51,950	\$971,697	\$0	\$0	\$0	\$0	\$1,023,647
SHS-010	Replace Area B Indoor AHUs, BMS controls	\$0	\$0	\$0	\$33,480	\$2,012,763	\$0	\$0	\$0	\$0	\$2,046,243
SHS-011	Area D AHU at Gym	\$0	\$0	\$0	\$33,480	\$1,015,503	\$0	\$0	\$0	\$0	\$1,048,983
SHS-012	Area D AHU at Gym with AC and BMS Controls (DELETED)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SHS-013	Area E AHU in Penthouse and BMS Controls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$950,226	\$950,226
SHS-014	Install Packaged Chiller for Area E and J	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$379,056	\$379,056
SHS-015	Replace Gas Fired makeup Air Units & BMS Controls	\$0	\$0	\$0	\$49,060	\$861,428	\$0	\$0	\$0	\$0	\$910,488
SHS-016	Replace acoustical ceiling tiles in corridor near girls locker room (OPERATING)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SHS-017	Replace VCT flooring at Unit F,G, multiple areas (OPERATING)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SHS-018	Replacement of Millwork	\$0	\$0	\$0	\$0	\$0	\$0	\$257,755	\$0	\$0	\$257,755
SHS-019	Replacement of VCT flooring (OPERATING)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SHS-020	Replacement of Floor in Area H (OPERATING)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SHS-021	Carpet Replacement (OPERATING)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SHS-022	Replace Toilet Stalls (OPERATING)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SHS-023	Update food service equipment (CAFETERIA FUND)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SHS-024	Replacement of fixtures in 1973 section	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$357,072	\$0	\$357,072
SHS-025	Concession Stand for Fields with Bathrooms (New Project)	\$0	\$0	\$0	\$25,000	\$305,222	\$0	\$0	\$0	\$0	\$330,222
SHS-026	Replace VCT flooring with VET (OPERATING)	\$0	\$0	\$0	\$0	\$0	\$1,100	\$0	\$0	\$0	\$1,100
SHS-027	Repair floor slab in auditorium	\$0	\$0	\$0	\$0	\$0	\$0	\$137,721	\$0	\$0	\$137,721
SHS-028	Replace windows	\$0	\$0	\$0	\$0	\$0	\$50,000	\$548,404	\$0	\$0	\$598,404
SHS-029	Masonry Repairs (SEE DW-005)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SHS-030	Roof Replacement of 2006 Addition and other areas not replaced in 2023 (NEW PROJECT)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,274,831	\$5,274,831
SHS-031	Renovate Girls Locker Room to Create New Team Room(s) (NEW PROJECT)	\$0	\$0	\$0	\$30,000	\$153,390	\$0	\$0	\$0	\$0	\$183,390
<b>Staples High School</b>		<b>\$92,037</b>	<b>\$605,238</b>	<b>\$1,563,650</b>	<b>\$2,437,466</b>	<b>\$6,825,579</b>	<b>\$51,100</b>	<b>\$943,880</b>	<b>\$357,072</b>	<b>\$6,604,113</b>	<b>\$19,480,135</b>

Westport Capital Project Forecast

Summary

8/14/2025

Project #	Description	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030 - 2033	Project Total
<b>Bedford Middle School</b>											
<a href="#">BMS-001</a>	Holistic Evaluation of Mechanical Systems	\$75,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,000
<a href="#">BMS-002</a>	Replace CV actuators for VAV boxes (HOLD)	\$0	\$17,045	\$212,816	\$0	\$0	\$0	\$0	\$0	\$0	\$229,861
<a href="#">BMS-003</a>	Replace CV actuators at remaining AHUs, FCUs, Uvs (HOLD)	\$0	\$10,606	\$132,085	\$0	\$0	\$0	\$0	\$0	\$0	\$142,691
<a href="#">BMS-004</a>	Replace AHU-9 (HOLD)	\$0	\$10,985	\$137,148	\$0	\$0	\$0	\$0	\$0	\$0	\$148,133
<a href="#">BMS-005</a>	Refurbish Cooling Tower, Pumps, BMS Controls (Updated in 2024 to a refurbish vs replace.)	\$0	\$0	\$0	\$0	\$0	\$13,000	\$171,386	\$0	\$0	\$184,386
<a href="#">BMS-006</a>	Packaged Chillers Maintenance (>OPERATING)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<a href="#">BMS-007</a>	Replacement of 30 wall mounted UVs and BMS controls (HOLD)	\$0	\$71,135	\$888,151	\$0	\$0	\$0	\$0	\$0	\$0	\$959,286
<a href="#">BMS-008</a>	Install AVB (Air Vapor Barrier) behind metal panel facades (Replacing former BMS-008)	\$0	\$0	\$0	\$0	\$40,000	\$515,592	\$0	\$0	\$0	\$555,592
<a href="#">BMS-009</a>	Asphalt Repair and Replacement (COMPLETED BY DPW)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<a href="#">BMS-010</a>	Install AC in IDF (Moved under DW-012)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<a href="#">BMS-011</a>	Upgrade science labs	\$0	\$0	\$0	\$32,000	\$430,785	\$0	\$0	\$0	\$0	\$462,785
<a href="#">BMS-012</a>	Structural Slab Repairs/masonry/interior tile	\$0	\$0	\$20,271	\$0	\$273,580	\$0	\$0	\$0	\$0	\$293,851
<a href="#">BMS-013</a>	Asphalt Repair and Replacement (COMPLETED BY DPW)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<a href="#">BMS-014</a>	Asphalt Repair and Replacement (COMPLETED BY DPW)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<a href="#">BMS-015</a>	Replacement of Millwork	\$0	\$0	\$0	\$0	\$0	\$0	\$1,412,825	\$0	\$0	\$1,412,825
<a href="#">BMS-016</a>	Replacement of toilet partitions (OPERATING)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<a href="#">BMS-017</a>	Replace acoustical ceiling tile in locker rooms, toilet rooms and kitchen (OPERATING)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<a href="#">BMS-018</a>	Replace VCT floor in cafeteria and elevator, wall base (OPERATING)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<a href="#">BMS-019</a>	Replace carpet tile in CRs, Auditorium, and Guidance offices (OPERATING)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<a href="#">BMS-020</a>	Remove and replace rubber stair tread (OPERATING)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<a href="#">BMS-021</a>	Update Food Service Equipment (CAFETERIA FUNDS)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<a href="#">BMS-022</a>	Replace metal Lockers/entrance floor mats (>OPERATING)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<a href="#">BMS-023</a>	Masonry Cleaning (REPLACED BY DW-004 & 005)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<a href="#">BMS-024</a>	Replace roof mounted exhaust fans	\$0	\$0	\$0	\$0	\$0	\$17,942	\$258,840	\$0	\$0	\$276,782
<a href="#">BMS-025</a>	Replace EPDM roof (Updated)	\$0	\$0	\$0	\$0	\$0	\$375,000	\$4,850,440	\$0	\$0	\$5,225,440
<a href="#">BMS-026</a>	New package engine for Diesel Generator	\$0	\$0	\$0	\$0	\$0	\$11,363	\$165,802	\$0	\$0	\$177,165
<a href="#">BMS-027</a>		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Bedford Middle School</b>		<b>\$75,000</b>	<b>\$109,771</b>	<b>\$1,390,470</b>	<b>\$32,000</b>	<b>\$744,365</b>	<b>\$932,897</b>	<b>\$6,859,293</b>	<b>\$0</b>	<b>\$0</b>	<b>\$10,143,796</b>

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8/14/2025**

Project #	Description	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030 - 2033	Project Total
<b>Coleytown Elementary School</b>											
<a href="#">CES-001</a>	RTU3 & AHU 5-ton Main Office (PENDING UNDERWAY)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<a href="#">CES-002</a>	Modular Classroom Installation (COMPLETE)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<a href="#">CES-003</a>	Exterior siding (repairs)(OPERATING BUDGET)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<a href="#">CES-004</a>	Media Center and Main office HVAC upgrades (>OPERATING)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<a href="#">CES-005</a>	Unit ventilator replacement (>OPERATING)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<a href="#">CES-006</a>	New Split System A/C for IT Closet	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<a href="#">CES-007</a>	Asphalt Replacement (HOLD)	\$0	\$0	\$0	\$0	\$221,987	\$0	\$0	\$0	\$0	\$221,987
<a href="#">CES-008</a>	Asphalt Replacement (HOLD)	\$0	\$0	\$0	\$0	\$893,704	\$0	\$0	\$0	\$0	\$893,704
<a href="#">CES-009</a>	Ceiling Tile Replacement (OPERATING)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<a href="#">CES-010</a>	Flooring Replacement (OPERATING)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<a href="#">CES-011</a>	Update Food Service Equipment (CAFETERIA FUNDS)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<a href="#">CES-012</a>	Replace Metal Railings (HOLD)	\$0	\$0	\$0	\$0	\$0	\$6,565	\$95,781	\$0	\$0	\$102,346
<a href="#">CES-013</a>	Casework Replacement (HOLD)	\$0	\$0	\$0	\$0	\$0	\$76,026	\$1,109,281	\$0	\$0	\$1,185,307
<a href="#">CES-014</a>	Evaluation of CES for Renovation Status per OSCGR criteria (COMPLETE)	\$6,900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,900
<a href="#">CES-015</a>		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<a href="#">CES-016</a>		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<a href="#">CES-017</a>		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Coleytown Elementary School</b>		<b>\$6,900</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,115,691</b>	<b>\$82,591</b>	<b>\$1,205,062</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,410,244</b>

Westport Capital Project Forecast

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<b>Greens Farms Elementary School</b>											
GF-001	Retro-Commissioning of HVAC	\$25,000	\$181,761	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$206,761
GF-002	Replace VAV Boxes	\$0	\$0	\$0	\$13,760	\$548,667	\$0	\$0	\$0	\$0	\$562,427
GF-003	Replace hot water boiler, pumps and valves	\$0	\$0	\$0	\$22,065	\$1,138,819	\$0	\$0	\$0	\$0	\$1,160,884
GF-004	Replace Indoor AHU4 with dehumidifier, 8,200 CFM capacity	\$0	\$0	\$0	\$13,760	\$231,002	\$0	\$0	\$0	\$0	\$244,762
GF-005	Major Maintenance of 265-ton water cooled chiller (>OPERATING)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
GF-006	New Ductless AC Split for IT Closet (MOVED TO DPW-012)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
GF-007	Chilled Water Pumps and Controls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
GF-008	Roof Replacement and Repair, Replace Exhaust Fans	\$0	\$0	\$0	\$70,000	\$2,996,661	\$0	\$0	\$0	\$0	\$3,066,661
GF-009	Replacement of Lintels and Misc Metals (MOVED TO DW-008)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
GF-010	Replace rusted metal toilet partitions (OPERATING)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
GF-011	Remove existing telescoping platform with retractable (REMOVED)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
GF-012	Update food service equipment (CAFETERIA FUNDS)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
GF-013	Replace Acoustical Ceiling Tiles (OPERATING)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
GF-014	Retrofit AHUs	\$0	\$0	\$0	\$0	\$0	\$141,803	\$2,069,020	\$0	\$0	\$2,210,823
GF-015		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Greens Farms Elementary School</b>		<b>\$25,000</b>	<b>\$181,761</b>	<b>\$0</b>	<b>\$119,585</b>	<b>\$4,915,149</b>	<b>\$141,803</b>	<b>\$2,069,020</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7,452,318</b>

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Project #	Description	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030 - 2033	Project Total
<b>Kings Highway Elementary School</b>											
<a href="#">KH-001</a>	Retro-Cx of HVAC equipment	\$25,000	\$180,664	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$205,664
<a href="#">KH-002</a>	Repair/paint rear soffit/dentil work, paint wood trim at gym (OPERATIONS BUDGET, COMPLETE)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<a href="#">KH-003</a>	Evaluation of gym entry on west side (OPERATIONS BUDGET)	\$25,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,000
<a href="#">KH-004</a>	Refurbish AHU-15 (Library)-(>OPERATIONS BUDGET, COMPLETE)	\$10,800	\$131,176	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$141,976
<a href="#">KH-005</a>	Demolition of Modular Classrooms (COMPLETE)	\$45,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,000
<a href="#">KH-006</a>	Boiler replacement, pump replacement	\$0	\$0	\$37,758	\$27,700	\$508,585	\$0	\$0	\$0	\$0	\$536,285
<a href="#">KH-007</a>	Asphalt Repair and Replacement (DPW)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<a href="#">KH-008</a>	Replacement of plumbing fixtures	\$0	\$0	\$0	\$0	\$0	\$27,611	\$402,860	\$0	\$0	\$430,471
<a href="#">KH-009</a>	Replacement of all corridor doors and hardware on 1st and 2nd floor	\$0	\$0	\$0	\$0	\$0	\$23,262	\$339,414	\$0	\$0	\$362,676
<a href="#">KH-010</a>	Replace all exterior doors and frame (MOVED TO DW-008)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<a href="#">KH-011</a>	Replacement of VCT flooring (OPERATING)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<a href="#">KH-012</a>	Upgrade Millwork	\$0	\$0	\$0	\$0	\$0	\$57,978	\$845,948	\$0	\$0	\$903,926
<a href="#">KH-013</a>	Refinish auditorium wood floor	\$0	\$0	\$0	\$0	\$0	\$10,843	\$156,669	\$0	\$0	\$167,512
<a href="#">KH-014</a>	Replacement of small indoor fan coil units	\$0	\$0	\$0	\$0	\$0	\$15,654	\$228,407	\$0	\$0	\$244,061
<a href="#">KH-015</a>	Replace gas fired makeup air unit for kitchen, 5,000 cfm	\$0	\$0	\$0	\$0	\$0	\$13,131	\$191,591	\$0	\$0	\$204,722
<a href="#">KH-016</a>	DOA repair/upgrades	\$0	\$0	\$0	\$0	\$0	\$14,646	\$213,701	\$0	\$0	\$228,347
<a href="#">KH-017</a>	Exterior Masonry Repair and Painting (MOVED TO DW-006)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<a href="#">KH-018</a>	Roof Replacement (Project Updated from 2024 Building Env. Study)	\$0	\$0	\$0	\$0	\$0	\$352,500	\$4,640,124	\$0	\$0	\$4,992,624
<a href="#">KH-019</a>	Aluminum Window Resealing (MOVED TO DW-004)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<a href="#">KH-020</a>	Electrical Distribution Panel Replacement	\$0	\$0	\$0	\$0	\$0	\$11,363	\$165,802	\$0	\$0	\$177,165
<a href="#">KH-021</a>	Update General Food Equipment (CAFETERIA FUNDS)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<a href="#">KH-022</a>	Replace Acoustical Ceiling Tile (OPERATING)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<a href="#">KH-023</a>		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Kings Highway Elementary School</b>		<b>\$105,800</b>	<b>\$311,840</b>	<b>\$37,758</b>	<b>\$27,700</b>	<b>\$508,585</b>	<b>\$526,988</b>	<b>\$7,184,515</b>	<b>\$0</b>	<b>\$0</b>	<b>\$8,665,429</b>

**Westport Capital Project Forecast  
Summary  
8/14/2025**

Project #	Description										
		2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030 - 2033	Project Total
<b>Long Lots Elementary School - Recommend Holding All CIP Projects until Holistic Plan is Determined</b>											
LL-001	Remove and replace glazed structures in the art room	\$9,848	\$118,256	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$128,104
LL-002	Masonry Repairs	\$30,220	\$362,872	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$393,092
LL-003	Replace Aluminum Windows	\$53,657	\$644,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$697,957
LL-004	Repalce distribution panels at old service entrance	\$7,071	\$84,903	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$91,974
LL-005	Replace small indoor AHUs	\$12,727	\$152,823	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$165,550
LL-006	Replace Boilers	\$22,500	\$270,170	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$292,670
LL-007	Replace pumps	\$10,977	\$131,810	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$142,787
LL-008	Install DX hot water coil, reheat, in 3 zones	\$80,085	\$961,648	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,041,733
LL-009	Install new pumps and BMS controls	\$4,009	\$48,139	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$52,148
LL-010	Replace Air Handling Equipment in Classrooms, UV with Dx and BMS Controls	\$25,901	\$311,015	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$336,916
LL-011	Replace existing UV with CHW and BMS CONTROLS	\$19,925	\$239,259	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$259,184
LL-012	Updating Wiring IT closets	\$0	\$8,182	\$102,151	\$0	\$0	\$0	\$0	\$0	\$0	\$110,333
LL-013	Install AC in IT Closet	\$0	\$1,125	\$14,046	\$0	\$0	\$0	\$0	\$0	\$0	\$15,171
LL-014	Asphalt Repair and Replacement - COMPLETE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LL-015	Replace Millwork	\$0	\$0	\$0	\$0	\$15,372	\$215,694	\$0	\$0	\$0	\$231,066
LL-016	Replace Ceiling Tiles in all Classrooms	\$0	\$0	\$0	\$0	\$73,021	\$1,024,624	\$0	\$0	\$0	\$1,097,645
LL-017	Update foodservice equipment	\$0	\$0	\$0	\$0	\$18,030	\$252,995	\$0	\$0	\$0	\$271,025
LL-018	Replace half of plumbing fixtures	\$0	\$0	\$0	\$0	\$17,323	\$243,075	\$0	\$0	\$0	\$260,398
LL-019	Replace Millwork	\$0	\$0	\$0	\$0	\$98,643	\$1,370,711	\$0	\$0	\$0	\$1,469,354
LL-020	Packaged Engine Generators	\$0	\$0	\$0	\$0	\$26,515	\$371,112	\$0	\$0	\$0	\$397,627
LL-021	New Roof Mounted Exhaust Fans	\$0	\$0	\$0	\$0	\$26,303	\$369,074	\$0	\$0	\$0	\$395,377
LL-022	Development of Options to Replace Long Lots (FUNDED BY TOWN)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LL-023	Modular Classrooms (COMPLETE)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LL-024		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>ry School - Recommend Holding All CIP Projects until Holistic</b>		<b>\$276,920</b>	<b>\$3,334,501</b>	<b>\$116,197</b>	<b>\$0</b>	<b>\$275,207</b>	<b>\$3,847,286</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7,850,110</b>

**Westport Capital Project Forecast  
Summary  
8/14/2025**

Project #	Description	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030 - 2033	Project Total
<b>Saugatuck Elementary School</b>											
SES-001	Holistic Evaluation of Mechanical Systems	\$75,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,000
SES-002	Paint Wood Trim at Windows (OPERATIONS BUDGET, COMPLETE)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SES-003	Replace cooling towers (Updated In 2024)	\$0	\$0	\$53,500	\$36,600	\$651,567	\$0	\$0	\$0	\$0	\$688,167
SES-004	HVAC Upgrades 5 years out (HOLD)	\$0	\$0	\$0	\$0	\$0	\$227,807	\$3,323,874	\$0	\$0	\$3,551,681
SES-005	New AC for IT Closet (Moved to DW-012)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SES-006	Concrete Repair at NE addition	\$0	\$0	\$6,566	\$0	\$88,608	\$0	\$0	\$0	\$0	\$95,174
SES-007	Structural Slab Repairs	\$0	\$0	\$0	\$0	\$0	\$17,676	\$257,913	\$0	\$0	\$275,589
SES-008	Asphalt Repair and Replacement (DPW)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SES-009	Asphalt Repair and Replacement (DPW)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SES-010	Asphalt Repair and Replacement (DPW)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SES-011	Concrete Paving Replacement	\$0	\$0	\$0	\$0	\$0	\$133,351	\$0	\$0	\$0	\$133,351
SES-012	Replace flooring in CRs and Auditorium (>OPERATING)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SES-013	Replace Flooring in NE addition, art rooms, Kiln, rubber tiles, etc (OPERATING)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SES-014	Update Food Service Equipment (CAFETERIA FUNDS)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SES-015	Replace Millwork	\$0	\$0	\$0	\$0	\$0	\$11,719	\$170,553	\$0	\$0	\$182,272
SES-016	Masonry Repairs (MOVED TO DW-006)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SES-017	Replace existing storefront system at Auditorium Lobby (MOVED TO DW-010)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SES-018	Masonry Repairs (MOVED TO DW-006)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SES-019	Replace slate shingles	\$0	\$0	\$0	\$0	\$0	\$7,822	\$114,126	\$0	\$0	\$121,948
SES-020	Paint exterior building	\$0	\$0	\$0	\$0	\$0	\$24,535	\$357,078	\$0	\$0	\$381,613
SES-021	Exterior caulk and trim repair (SEE DISTRICT WIDE PROJECTS)(>OPERATIONS)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SES-022	Roof Replacement Project (COMPLETE)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SES-023	Replace balance of flat modified bit roofs (NEW PROJECT)	\$0	\$0	\$0	\$0	\$0	\$0	\$40,000	\$549,664	\$0	\$589,664
SES-024	Replace Motorized Folding Partition in Gymnasium (NEW PROJECT)	\$0	\$0	\$0	\$202,475	\$0	\$0	\$0	\$0	\$0	\$202,475
<b>Saugatuck Elementary School</b>		<b>\$75,000</b>	<b>\$0</b>	<b>\$60,066</b>	<b>\$239,075</b>	<b>\$740,175</b>	<b>\$422,910</b>	<b>\$4,263,545</b>	<b>\$549,664</b>	<b>\$0</b>	<b>\$6,296,935</b>
<b>Total Capital Funding Request</b>		<b>\$736,657</b>	<b>\$4,644,611</b>	<b>\$3,181,790</b>	<b>\$3,041,051</b>	<b>\$15,781,517</b>	<b>\$6,060,094</b>	<b>\$22,922,794</b>	<b>\$955,605</b>	<b>\$6,604,113</b>	<b>\$63,836,973</b>
		2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030 - 2033	Program Total
<b>Total of HOLD projects</b>		<b>\$276,920</b>	<b>\$3,444,272</b>	<b>\$1,486,396</b>	<b>\$0</b>	<b>\$1,390,898</b>	<b>\$4,282,377</b>	<b>\$4,640,124</b>			<b>\$15,520,986</b>
<b>Total Capital Funding Request Net HOLD projects</b>		<b>\$459,737</b>	<b>\$1,200,339</b>	<b>\$1,695,395</b>	<b>\$3,041,051</b>	<b>\$14,390,619</b>	<b>\$1,777,717</b>	<b>\$18,282,670</b>	<b>\$955,605</b>	<b>\$6,604,113</b>	<b>\$48,407,246</b>





Westport Public Schools  
 CIP Plan Project Schedule  
 District Wide DW-008  
 Painting of Exterior Facades

**Westport Schools**  
 District Wide - DW-008

**TIMELINE DESCRIPTIONS**

Date: August 27, 2025

District Wide:

DW-008 (FY 2025) - Painting Exterior Façade Components

26-009-RFP

In Review and Painting Scope RFP

Construction RFP Phase

Painting RFP

Bidding

Selection of Contractor

Construction - Painting

Construction Award

Construction-Painting

	2025												2026											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
In Review and Painting Scope RFP																								
Construction RFP Phase																								
Painting RFP																								
Bidding																								
Selection of Contractor																								
Construction - Painting																								
Construction Award																								
Construction-Painting																								

CURRENT STATUS

VERIFY DATES

Westport Public Schools  
CIP Plan Project Schedule  
Staples High School SHS-002  
Evaluation of Auditorium Stage Rigging and Lighting

**Westport Schools**

Staples High School - SHS-002 (FY 2025) 26-007-RFP

TIMELINE DESCRIPTIONS	2025												2026											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
<b>Date:</b> July 7, 2025																								
<b>Staples High School:</b>																								
<b>SHS-002 (FY 2025) - Evaluation of Auditorium Stage Rigging and Lighting</b>																								
<b>26-007-RFP</b>																								
<b>In Review and Design RFP</b>	[Blue bar from Jan to Jul 2025]																							
<b>Design Phase</b>																								
Design RFP-Awarded on March 19, 2024																								
Design Selection-PO Issued March 26, 2024																								
Design and Construction Documents-including added lighting and sound system scope	[Blue bar from Jan to Jul 2025]																							
<b>Construction</b>																								
Construction RFP																								
Construction Bidding																								
Construction Award																								
Construction-Duration of work to be confirmed and coordinated with school																								

CURRENT STATUS

VERIFY DATES

Westport Public Schools  
 CIP Plan Project Schedule  
 Staples High School SHS-006 and 025  
 Athletic Fields Master Plan

Westport Schools  
 Staples High School - SHS-006 and 025 (FY 2026)

TIMELINE DESCRIPTIONS	2025												2026											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Date: August 11, 2025																								
Staples High School:																								
SHS-006 - Install Wireless Access Points at Athletic Fields, and SHS-025 - Concession Stand for Fields with Bathrooms																								
26-TBD-RFP																								
In Review and Master Plan Design Study RFP																								
<b>Master Plan Overview Phase</b>																								
Master Plan Design RFP																								
Designer Selection																								
Master Plan Study																								
<b>Design Phase</b>																								
Design RFP																								
Designer Selection																								
Design Phase																								
<b>Construction Phase - TBD</b>																								
Construction RFP																								
Construction Bidding																								
Construction Award																								
Construction																								

CURRENT STATUS







Westport Public Schools  
 CIP Plan Project Schedule  
 Saugatuck Elementary School SES-024  
 Replace Motorized Folding Partition in Gymnasium

**Westport Schools**

Saugatuck Elementary School - SES-024 26-008-RFP

**TIMELINE DESCRIPTIONS**

Date: August 27, 2025

Saugatuck Elementary School:

SES-024 (FY 2025) - Replace Motorized Folding Partition in Gymnasium  
 26-008-RFP

In Review and Construction Scope RFP

Construction RFP Phase

Construction scope RFP

Bidding

Selection of Contractor

Construction - Replace Partition

Construction Award

Construction-Replacement of Folding Partition

	2025												2026											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
In Review and Construction Scope RFP																								
Construction RFP Phase																								
Construction scope RFP																								
Bidding																								
Selection of Contractor																								
Construction - Replace Partition																								
Construction Award																								
Construction-Replacement of Folding Partition																								

**CURRENT STATUS**

DATES TBD

**WESTPORT PUBLIC SCHOOLS  
CIP MASTER CHANGE LOG  
8/14/2025**



Project Leaders

Item #	Date Modified	Project #	Description	Type of Change	Change	FINANCIAL CHANGES			
						Original Design Costs	Modified Design Costs	Original Hard Costs- Estimated	Modified Hard Costs- Estimated
1	7/9/25	DW-004	Re-Caulking of Exterior Facades (NEW)	Budget Change	Design scope not required- costs moved to hard costs	\$ 18,900	\$ -	\$ 248,419	\$ 246,529
2	7/9/25	DW-005	Washing and Cleaning (>OPERATING)	Moved to Operations	Work to be completed by Facilities	\$ 3,250	\$ -	\$ 42,818	\$ -
3	7/9/25	DW-006	Masonry Repairs (NEW)	Budget&Schedule Change	Reduce soft costs and shift out one year	\$ 27,800	\$ 10,000	\$ 380,794	\$ 394,177
4	7/9/25	DW-010	Storefront Replacement and Glazing repair (NEW)	Schedule Change	Shift out one year				
5	7/9/25	DW-011	Roof Repairs and Replacements (>OPERATING)	Moved to Operations	Minor repair work to be scheduled and completed by Facilities (GFES, KHES, and SES)	\$ 1,550	\$ -	\$ 21,231	\$ -
6	7/9/25	DW-012	Install Ductless Splits in various buildings (NEW replacing individual old projects)	Budget&Schedule Change	Design scope cost increase (awaiting final approvals for funding) and Shift Construction out two years	\$ 21,500	\$ 33,755	\$ 375,312	\$ 406,987
7	7/9/25	SHS-002	Auditorium Stage Rigging and Lighting	Scope Change	Design scope modified to include additional electrical and sound design scope	\$ 85,499	\$ 153,636	\$ 1,188,136	\$ 2,500,000
8	7/9/25	SHS-005	Upgrade of Pool mechanicals	Budget&Schedule Change	Design scope cost increase (awaiting final approvals for funding) and Shift Construction out one year	\$ 21,945	\$ 28,548	\$ 273,996	\$ 296,835
9	7/9/25	SHS-007	Replace AHUs and install BMS	Budget&Schedule Change	Design scope cost increase (awaiting final approvals for funding) and Shift Construction out one year	\$ 20,004	\$ 26,607	\$ 259,671	\$ 270,637
10	7/18/25	SHS-006	Install Wireless Access Points to Athletic Fields	Scope Change	Incorporate into Athletic Facility Master Plan- Combine with SHS-025	\$ 15,000	\$ 25,000	\$ 182,927	TBD
11	7/9/25	SHS-008	Replace pumps in boiler room	Budget&Schedule Change	Design scope cost increase (awaiting final approvals for funding) and Shift Construction out one year	\$ 10,917	\$ 62,000	\$ 141,710	\$ 754,584
12	7/9/25	SHS-009	Replacement Cooling tower filter/pump/water treatment, BMS controls	Schedule Change	Design scope (awaiting final approvals for funding) and Construction both moved up one year	\$ 72,148	\$ 51,950	\$ 973,717	\$ 934,523

WESTPORT PUBLIC SCHOOLS  
CIP MASTER CHANGE LOG  
8/14/2025

Colliers

Project Leaders

13	7/9/25	SHS-010	Replace Area B Indoor AHUs, BMS controls	Budget&Schedule Change	Design scope cost increase (awaiting final approvals for funding) and Shift Construction out one year	\$ 333,702	\$ 33,480	\$ 4,331,745	\$ 2,012,763
14	7/9/25	SHS-011	Area D AHU at Gym	Budget&Schedule Change	Design scope cost increase (awaiting final approvals for funding) and Shift Construction out one year	\$ 75,556	\$ 33,480	\$ 980,783	\$ 1,015,503
15	7/9/25	SHS-012	Area D AHU at Gym with AC and BMS Controls (DELETED)	Deleted Project	Project incorporated into SHS-011 scope	\$ 80,788	\$ -	\$ 1,048,701	\$ -
16	7/9/25	SHS-013	Area E AHU In Penthouse and BMS Controls	Schedule Change	Shift out five years	\$ 56,651	\$ -	\$ 735,384	\$ 950,226
17	7/9/25	SHS-014	Install Packaged Chiller for Area E and J	Schedule Change	Shift out five years	\$ 22,727	\$ -	\$ 294,270	\$ 379,056
18	7/9/25	SHS-015	Replace Gas Fired makeup Air Units & BMS Controls	Budget&Schedule Change	Design scope cost increase (awaiting final approvals for funding) and Shift Construction out one year	\$ 63,938	\$ 49,060	\$ 829,973	\$ 861,428
19	7/9/25	SHS-018	Replacement of Millwork	Schedule Change	Design and Construction moved out one year-additional assessment required	\$ -	\$ -	\$ 247,815	\$ 257,755
20	7/18/25	SHS-025	Concession Stand for Fields with Bathrooms (NEW PROJECT)	Scope Change	Incorporate into Athletic Facility Master Plan-Combine with SHS-006	\$ 25,000	\$ 25,000	\$ 305,222	TBD
21	7/15/25	SHS-031	Renovate Girls Locker Room to create New Girls Team Room(s) (NEW)	New Project	Create new Team Room(s)	\$ 30,000	TBD	\$ 153,390	TBD
22	7/9/25	BMS-005	Refurbish Cooling Tower, Pumps, BMS Controls (Updated In 2024 to a refurbish vs replace.)	Schedule Change	Design scope and Construction both moved out one year	\$ 13,000	\$ 13,000	\$ 164,827	\$ 171,386
23	7/9/25	BMS-006	Packaged Chillers Maintenance (>OPERATING)	Moved to Operations	Work completed by Facilities	\$ 15,151	\$ -	\$ 188,693	\$ 90,000
24	7/9/25	BMS-011	Upgrade science labs	Schedule Change	Design scope and Construction both moved out one year	\$ 32,000	\$ 32,000	\$ 414,340	\$ 430,785
25	7/9/25	BMS-012	Structural Slab Repairs/masonry/interior tile	Schedule Change	Construction moved out one year	\$ 20,271	\$ 20,271	\$ 263,136	\$ 273,580
26	7/9/25	BMS-015	Replacement of Millwork	Schedule Change	Construction moved out one year	\$ -	\$ -	\$ 1,358,338	\$ 1,412,825
27	7/9/25	BMS-022	Replace metal Lockers/entrance floor mats (>OPERATING)	Moved to Operations	Work to be completed by Facilities (in 2028)	\$ 6,258	\$ -	\$ 87,810	\$ -
28	7/9/25	CES-004	Media Center and Main office HVAC upgrades (>OPERATING)	Moved to Operations	Work completed by Facilities	\$ -	\$ -	\$ 110,133	\$ -
29	7/9/25	CES-005	Unit ventilator replacement (>OPERATING)	Moved to Operations	Work completed by Facilities	\$ -	\$ -	\$ 40,000	\$ -
30	7/9/25	CES-006	New Split System A/C for IT Closet	Budget Change	Project incorporated into DW-012 scope	\$ -	\$ -	\$ 83,619	\$ -
31	7/9/25	CES-012	Replace Metal Railings (HOLD)	Schedule Change	Construction moved out one year	\$ 6,565	\$ 6,565	\$ 92,113	\$ 95,781

**WESTPORT PUBLIC SCHOOLS  
CIP MASTER CHANGE LOG  
8/14/2025**

**Colliers**

Project Leaders

32	7/9/25	CE5-013	Casework Replacement (HOLD)	Schedule Change	Construction moved out one year	\$ 76,026	\$ 76,026	\$ 1,066,795	\$ 1,109,281
33	7/9/25	GFS-002	Replace VAV Boxes	Budget&Schedule Change	Awaiting final approvals for design funding and Construction moved out one year but may become two	\$ 40,833	\$ 13,760	\$ 530,324	\$ 548,667
34	7/9/25	GFS-004	Replace Indoor AHU4 with dehumidifier, 8,200 CFM capacity	Budget&Schedule Change	Awaiting final approvals for design funding and Construction moved out one year but may become two	\$ 17,132	\$ 13,760	\$ 222,506	\$ 231,002
35	7/9/25	GFS-003	Replace hot water boiler, pumps and valves	Budget&Schedule Change	Awaiting final approvals for design funding and Construction moved out one year but may become two	\$ 84,801	\$ 22,065	\$ 1,101,376	\$ 1,138,819
36	7/9/25	GFS-005	Major Maintenance of 265-ton water cooled chiller (>OPERATING)	Moved to Operations	Work to be completed by Facilities with Daikin	\$ 10,606	\$ -	\$ 137,746	\$ -
37	7/9/25	GFS-007	Chilled Water Pumps and Controls	Deleted Project	Physical space does not exist to provide additional pumps	\$ 10,000	\$ -	\$ 74,953	\$ -
38	7/9/25	GFS-014	Retrofit AHUs	Schedule Change	Design scope and Construction both moved out one year	\$ 141,803	\$ 141,803	\$ 1,989,775	\$ 2,069,020
39	7/9/25	KH-006	Boiler replacement, pump replacement	Budget&Schedule Change	Design scope and Construction both moved out one year	\$ 37,758	\$ 27,700	\$ 490,137	\$ 508,585
40	7/9/25	KH-008	Replacement of plumbing fixtures	Schedule Change	Design scope and Construction both moved out one year	\$ 27,611	\$ 27,611	\$ 387,429	\$ 402,860
41	7/9/25	KH-009	Replacement of all corridor doors and hardware on 1st and 2nd floor	Schedule Change	Design scope and Construction both moved out one year	\$ 23,262	\$ 23,262	\$ 326,414	\$ 339,414
42	7/9/25	KH-012	Upgrade Millwork	Schedule Change	Design scope and Construction both moved out one year	\$ 57,978	\$ 57,978	\$ 813,548	\$ 845,948
43	7/9/25	KH-013	Refinish auditorium wood floor	Schedule Change	Design scope and Construction both moved out one year	\$ 10,843	\$ 10,843	\$ 150,670	\$ 156,669
44	7/9/25	KH-014	Replacement of small indoor fan coil units	Schedule Change	Design scope and Construction both moved out one year	\$ 15,654	\$ 15,654	\$ 219,660	\$ 228,407
45	7/9/25	SES-003	Replace cooling towers (Updated In 2024)	Budget&Schedule Change	Design scope (awaiting final approvals for funding) and Construction both moved out one year	\$ 53,500	\$ 36,600	\$ 628,337	\$ 651,567

WESTPORT PUBLIC SCHOOLS  
CIP MASTER CHANGE LOG  
8/14/2025



46	7/9/25	SES-004	HVAC Upgrades 5 years out (HOLD)	Schedule Change	Design scope and Construction both moved out one year	\$ 227,807	\$ 227,807	\$ 3,196,569	\$ 3,323,874
47	7/9/25	SES-006	Concrete Repair at NE addition	Schedule Change	Design scope and Construction both moved out one year	\$ 6,566	\$ 6,566	\$ 85,226	\$ 88,608
48	7/9/25	SES-007	Structural Slab Repairs	Schedule Change	Design scope and Construction both moved out one year	\$ 17,676	\$ 17,676	\$ 248,034	\$ 257,913
49	7/9/25	SES-012	Replace flooring in CRs and Auditorium (>OPERATING)	Moved to Operations	Work to be completed by Facilities (in 2026)	\$ 7,255	\$ -	\$ 72,551	\$ -
50	7/9/25	SES-015	Replace Millwork	Schedule Change	Design scope and Construction both moved out one year	\$ 11,719	\$ 11,719	\$ 164,021	\$ 170,553
51	7/9/25	SES-021	Exterior caulk and trim repair (SEE DISTRICT WIDE PROJECTS) (>OPERATIONS)	Moved to Operations	Work to be completed by Facilities	\$ 11,057	\$ -	\$ 161,327	\$ -
52	7/30/25	SES-024	Replace motorized folding partition in Gymnasium	New Project	1966 folding door system to be replaced-End of useful life	\$ -	\$ -	\$ 202,475	TBD

PROJECT "FILE JACKET" - CURRENT	SUGGESTED REVISIONS
<p><b>EXECUTIVE SUMMARY</b></p> <ul style="list-style-type: none"> <li>• Project Goals</li> <li>• Key Outcome of Project</li> <li>• Assessment of Project</li> <li>• Project Impact</li> </ul> <p><b>BUDGET COST SUMMARY</b></p> <ul style="list-style-type: none"> <li>• Soft &amp; Hard Costs Estimates</li> <li>• Total Budgeted Cost</li> </ul> <p><b>SCHEDULE SUMMARY</b></p> <ul style="list-style-type: none"> <li>• Project status</li> <li>• Key dates</li> <li>• Anticipated completion date</li> </ul> <p><b>PROCUREMENT PROCESS</b></p> <ul style="list-style-type: none"> <li>• RFP issue date</li> <li>• Pre-bid meeting date (if applicable)</li> <li>• Bids due date</li> </ul> <p><b>RISK ASSESSMENT</b></p> <ul style="list-style-type: none"> <li>• Impact statement</li> </ul> <p><b>PHOTOGRAPHS</b></p> <ul style="list-style-type: none"> <li>• Existing conditions</li> </ul> <p><b>PRIORITY CATEGORY</b></p> <ul style="list-style-type: none"> <li>• Safety</li> <li>• Mechanical</li> <li>• Building Envelope</li> <li>• Programmatic</li> </ul>	<ul style="list-style-type: none"> <li>• Operational definitions for each phase (i.e. Project Goals, Project Outcomes, etc.)...that will make it more clear, and identify where we are repetitive</li> <li>• Add a section, check box, some identifier that indicates which projects will be bundled based on the need to do together</li> <li>• List alternate options, if any exist or were considered</li> <li>• List any intermittent solutions in place until permanent replacement, etc.</li> <li>• Eliminate Schedule Summary and use Gantt chart to illustrate timelines</li> <li>• Maintain Procurement Process indicating expected timeframe for current stage of appropriation (i.e. design stage, etc.)</li> <li>• Include viable bids for those that have gone out to bid</li> <li>• Include info about expected lifespan of capital project</li> <li>• Include info about how long current system/unit/etc has been operable</li> </ul>

# Town of Westport

## Job #: DW-008

### **District Wide Painting of Exterior Facades**

#### 1. Executive Summary

The intent of this project is to address the exterior building maintenance efforts overseen yearly by the Facilities Department at the seven school buildings. These painting, recaulking, lintel repairs, etc. efforts are an on-going approach to ensure that the various exterior components of the schools (i.e. doors and frames, window trim work, cornices, etc.) are properly maintained and kept fresh.

#### Project Goals:

1. Continue to provide the district with the necessary upkeep and maintenance of the building exterior components requiring painting scope of work.

#### Key Outcome of the Work Scope:

1. On-going maintenance efforts to the building exteriors as required to maintain the look and life expectancy of the building components.

#### Assessment of Project:

1. Painting, recaulking, and/or lintel remediation efforts to be performed by a painting contractor with coordination and oversight provided by the Facilities Department.

#### Project Impact:

1. The intent is to ensure the life expectancy of the designated building components and minimize the costs to replace features of the facades which could be required if not properly maintained.



Engineering  
& Design

## 2. Budget Cost Summary

Preliminary Budget (from Colliers spreadsheet)

Estimated Soft Cost for original design efforts: \$13,650

Estimated Hard Costs for construction efforts: \$141,488

Total Budgeted Costs: \$186,620

## 3. Schedule Summary

Refer to attached Gantt Chart by Colliers, dated August 27, 2025

## 4. Procurement Process

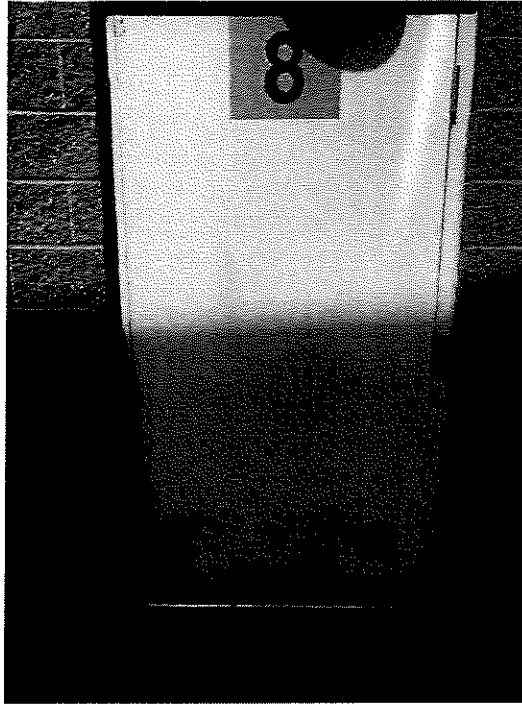
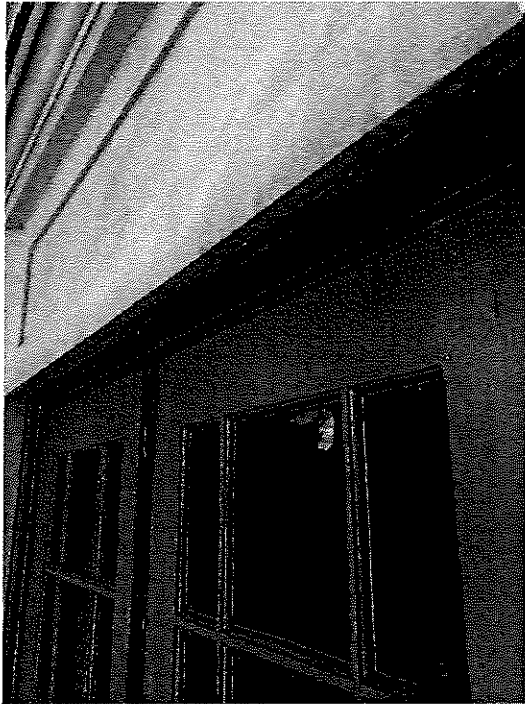
The Construction RFP is currently being completed, with the bids anticipated back by the beginning of November. Following selection of the contractor by the end of November, the work is anticipated to start following the completion of the present school year and work would be completed during the Summer of 2026.

## 5. Risk Assessment

The purpose of this on-going and yearly effort is to ensure that the various exterior components of the selected schools are properly maintained to keep the appearance of the exterior painted features at each school in a presentable and finished condition.

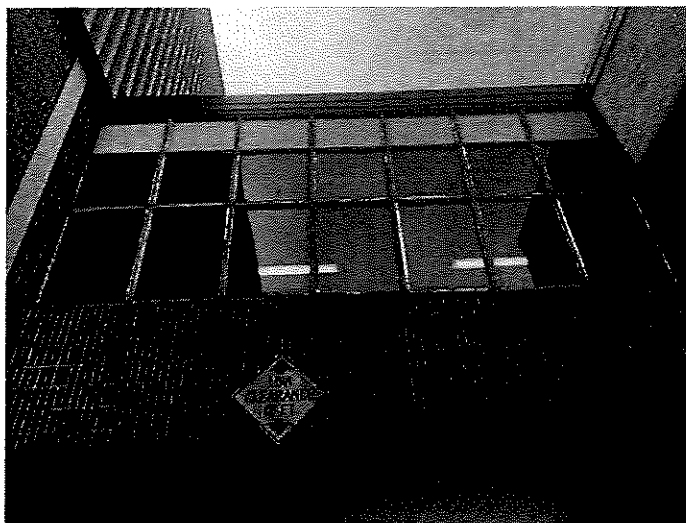
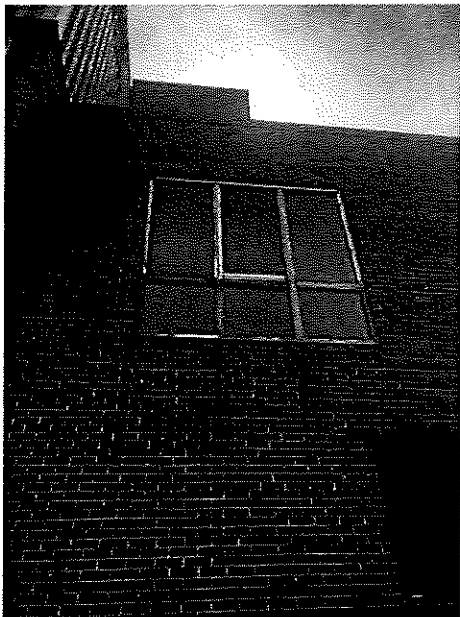
## 6. Photographs

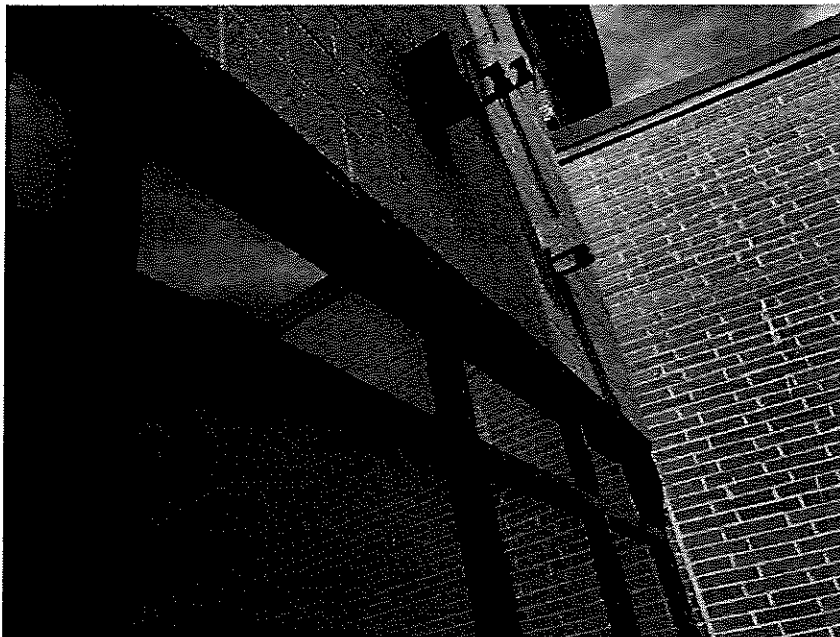
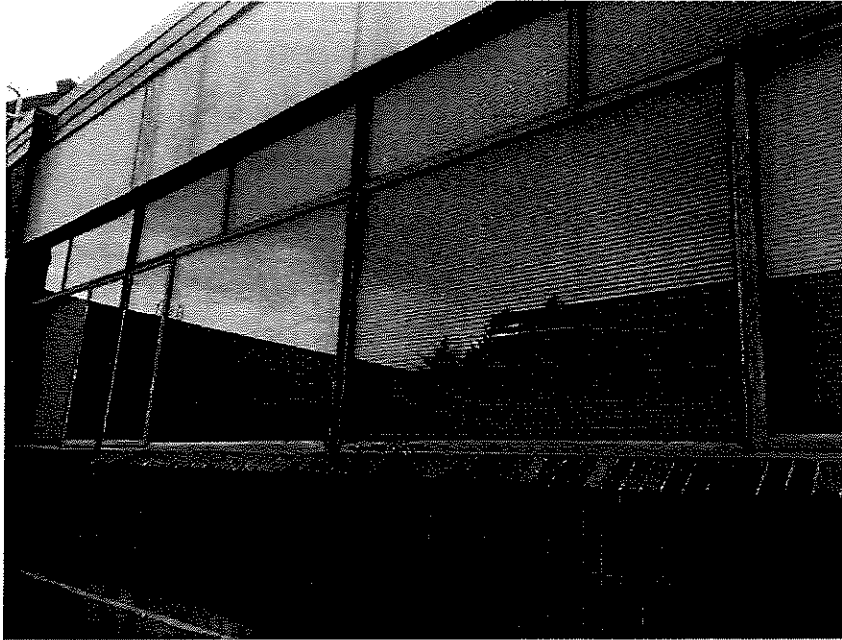
Refer to the attached photographs of some of the various building features which will require re-painting and/or repair efforts:











## 7. Priority Category

Building Envelope

# Town of Westport

## Job #: DW-012

### **District Wide Installation of Ductless Split Systems**

#### 1. Executive Summary

The intent of this project is to provide the necessary cooling to a total of (15) IDF/MDF - Intermediate and Main Distribution Frames-which are located, typically, within the five selected school IT or Electrical rooms.

#### Project Goals:

1. Provide the necessary cooling within these rooms to ensure existing equipment does not overheat and impact service to the school.

#### Key Outcome of Project:

1. On-going assurance to maintain the required operation of the existing IT equipment.

#### Assessment of Project:

1. Existing IT room temperature conditions are requiring that cooling be introduced to the spaces to avoid over-heating of rooms and subsequent detrimental impact to the existing equipment.

#### Project Impact:

1. A potential impact to the Educational process exists if room temperatures are not properly maintained and the IT equipment fails due to overheating conditions.

## 2. Budget Cost Summary

Preliminary Budget (from Colliers spreadsheet)

Anticipated Bid Award for design efforts: \$33,755

Estimated Hard Costs for construction efforts: \$406,987\*

\*Cost is based on escalating original Antinozzi Associates figures. An updated construction estimate will be provided by the Design Engineer with their drawing package.

Total Estimated Costs: \$440,742

## 3. Schedule Summary

Refer to attached Gantt Chart by Colliers, dated March 21, 2025 (to be updated upon award of design and confirmation with design engineer).

## 4. Procurement Process

The Engineering Design RFP was issued on March 25, 2025

The bids were received by the district on April 18, 2025.

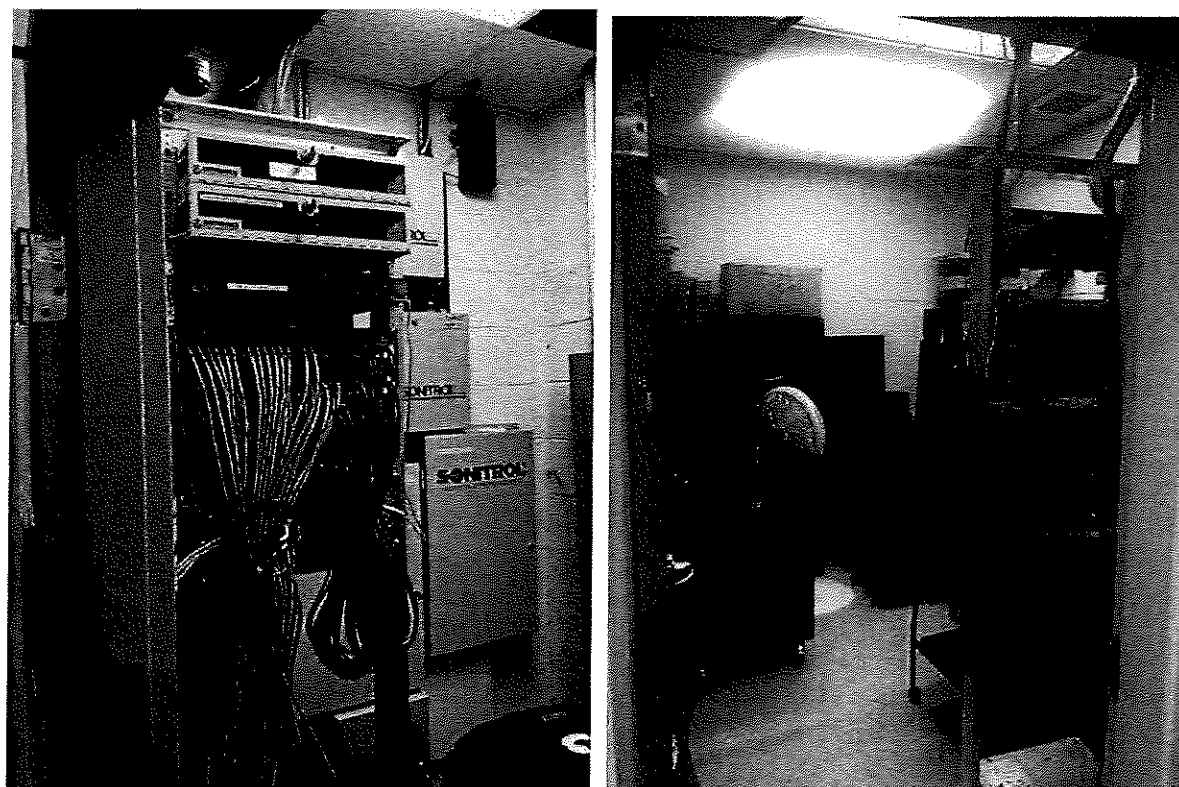
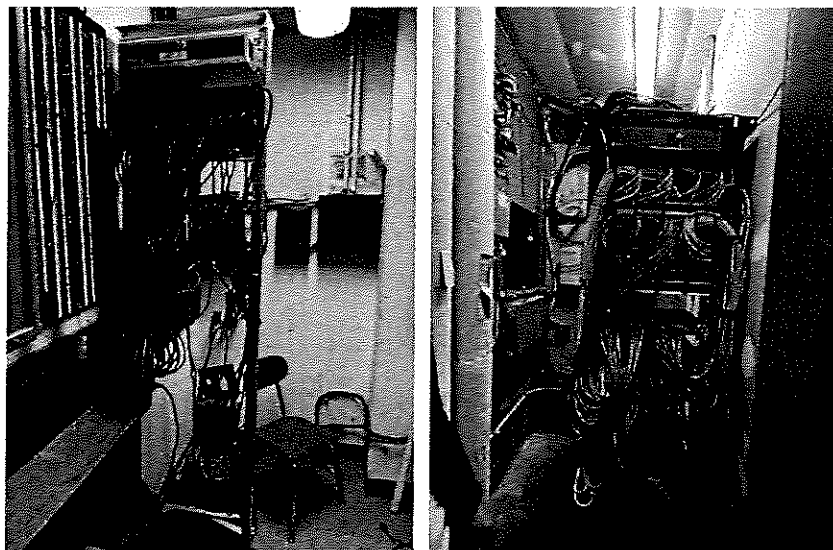
Selection of a designer was made on ~~XXX~~ and the purchase order was issued on ~~XXX~~

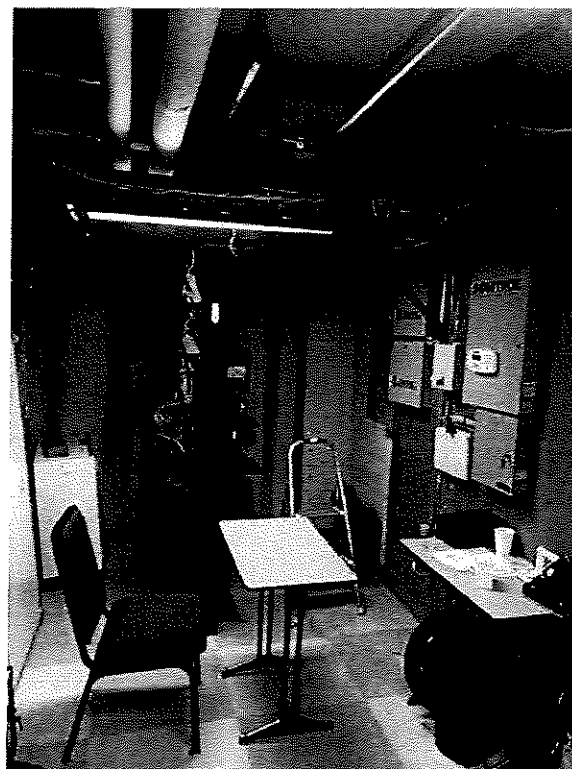
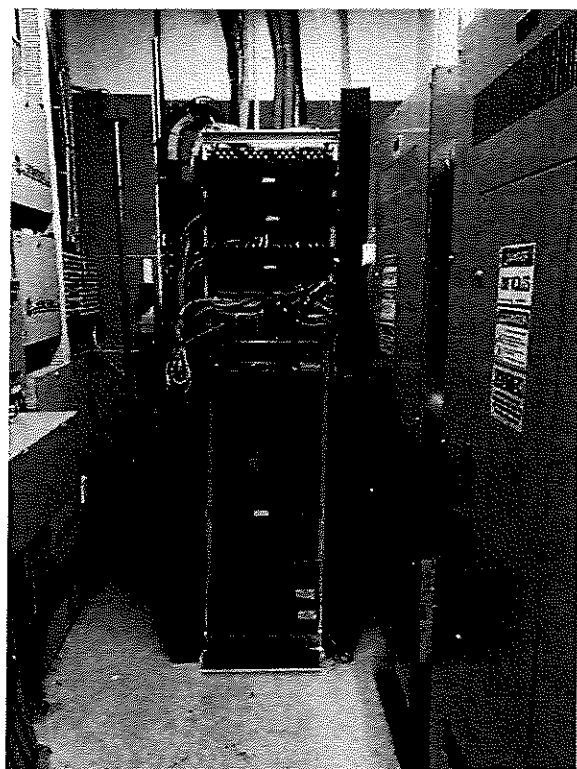
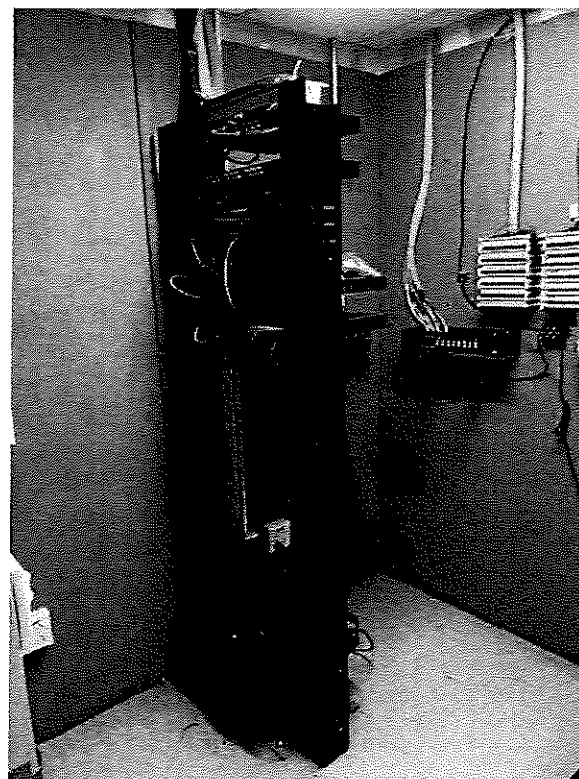
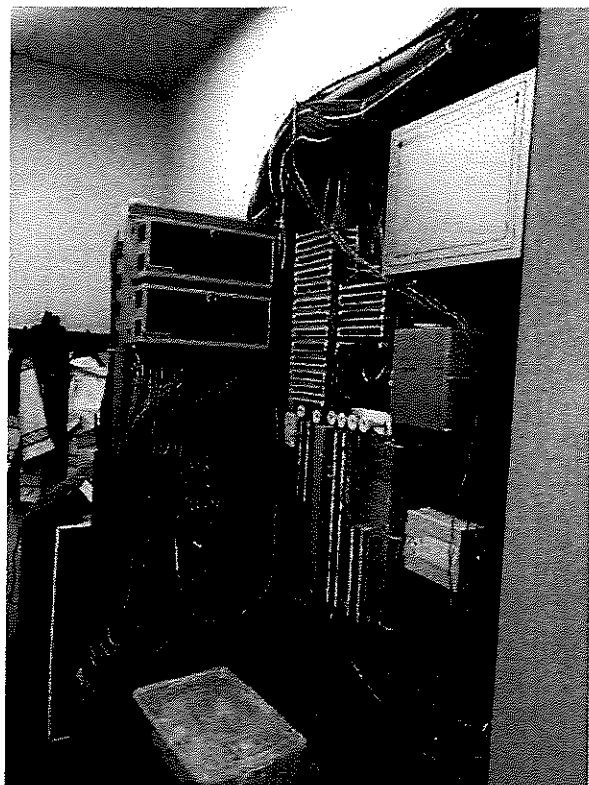
## 5. Risk Assessment

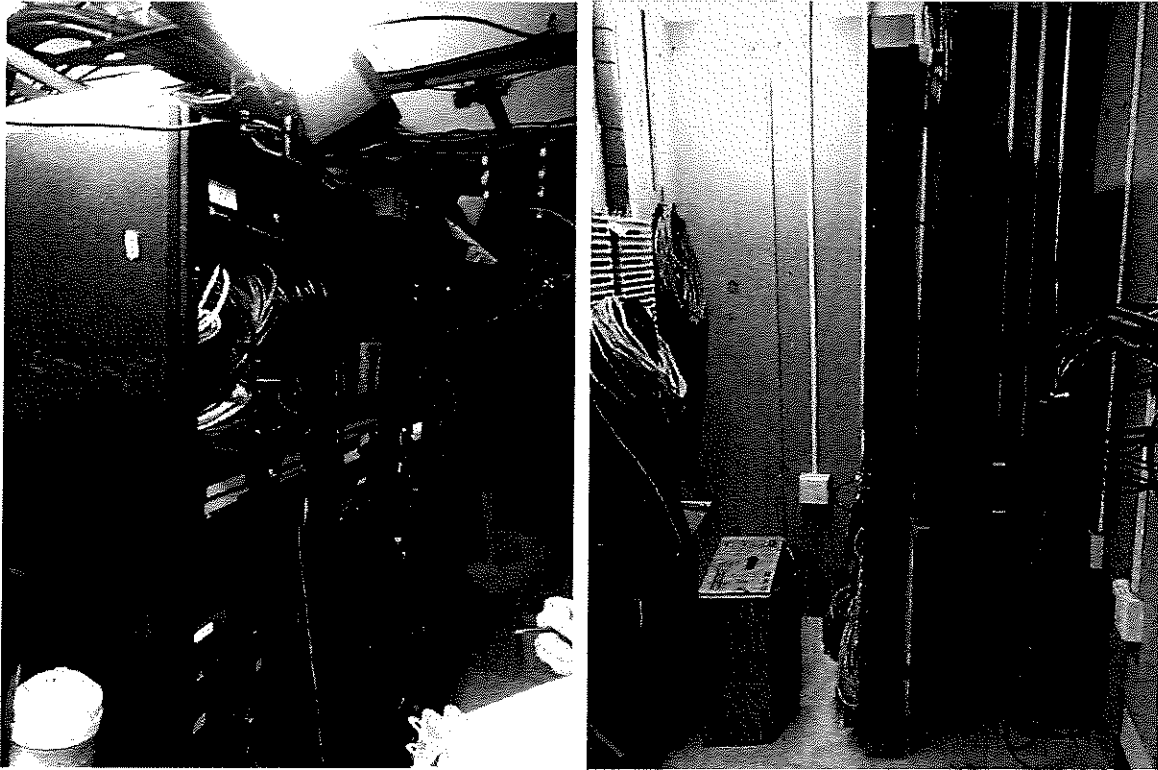
If these IT rooms are left in their existing conditions, the rooms could become over-heated, reducing longevity of and possibly resulting in the failure of IT equipment and the educational learning services provided to the school(s). Furthermore, these failures can result in data loss and/or corruption as well as additional costs to repair and/or replace equipment more frequently.

## 6. Photographs

Refer to the attached photographs showing several of the IDF/MDF rooms:







## 7. Priority Category

Mechanical

# Town of Westport

## Job #: BMS-011

### **Upgrade Science Labs**

#### 1. Executive Summary

The intent of this project is to update the existing Science Labs at Bedford Middle School to provide a classroom environment that is reflective of the updated curriculum and be consistent with the features expected of these classroom spaces.

#### Project Goals:

1. Provide the district and this school with the necessary classroom space required for the upkeep and maintenance of the building exterior components requiring painting scope of work.

#### Key Outcome of the Work Scope:

1. To provide an upgraded classroom lab environment to complement the school curriculum.

#### Assessment of Project:

1. Upgrades to outdated classroom layout to reflect the current teaching environment for science lab classroom environments.

#### Project Impact:

1. The intent is to upgrade the existing science labs and provide a learning environment conducive to the latest curriculum, and one which will be equal to comparable school science programs.

## 2. Budget Cost Summary

Preliminary Budget (from Colliers spreadsheet)

Estimated Soft Cost for original design efforts: \$32,000

Estimated Hard Costs for construction efforts: \$430,785

Total Budgeted Costs: \$462,785

## 3. Schedule Summary

Refer to attached Gantt Chart by Colliers, dated July 22, 2025.

## 4. Procurement Process

The Design RFP is pending funding approval.

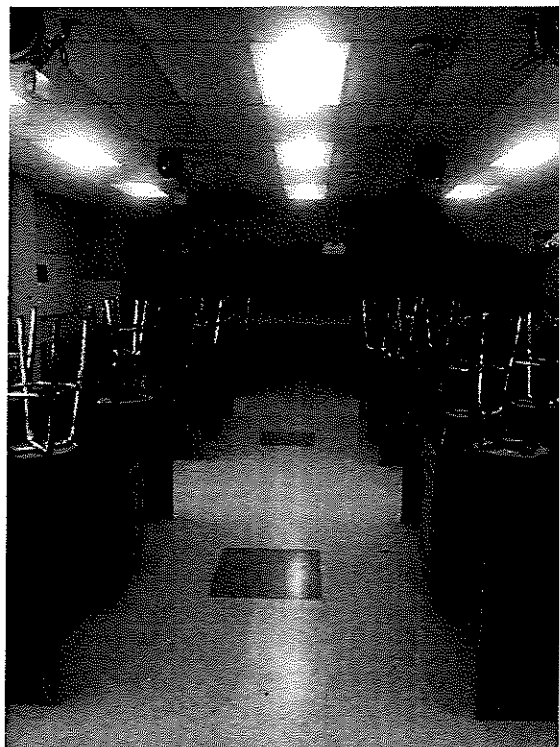
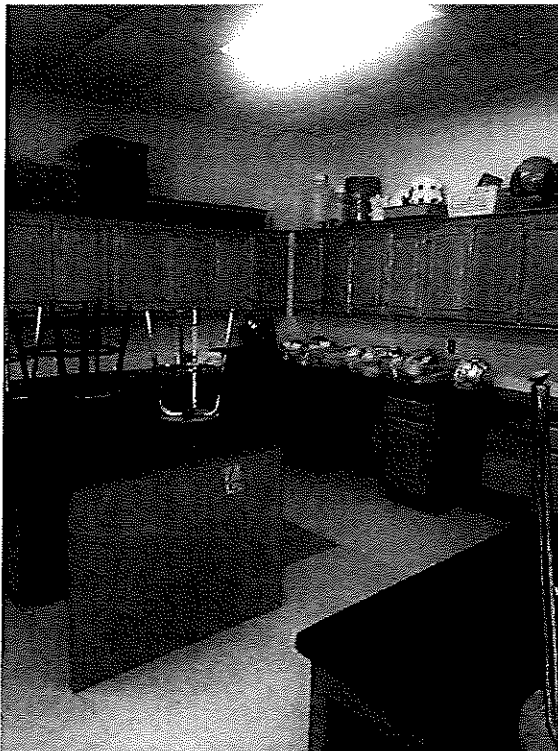
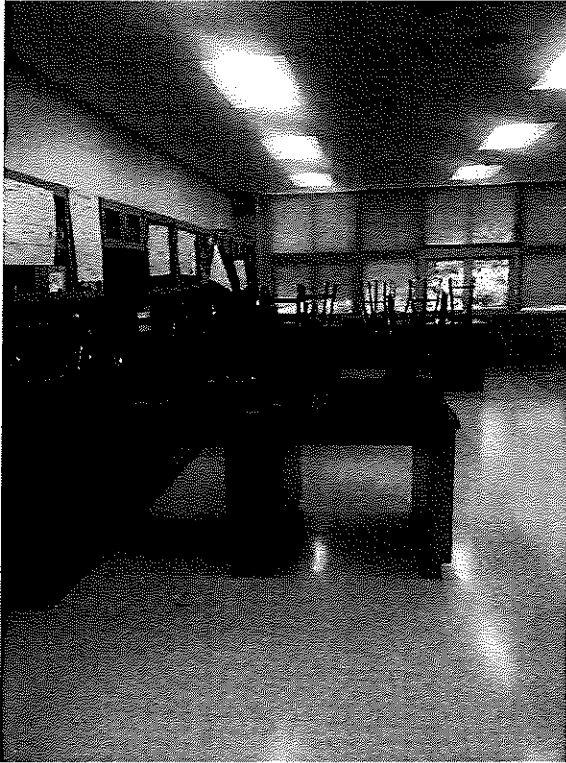
The work is currently anticipated to be completed during the Summer of 2026, however it may be delayed one calendar year pending budgeting approvals.

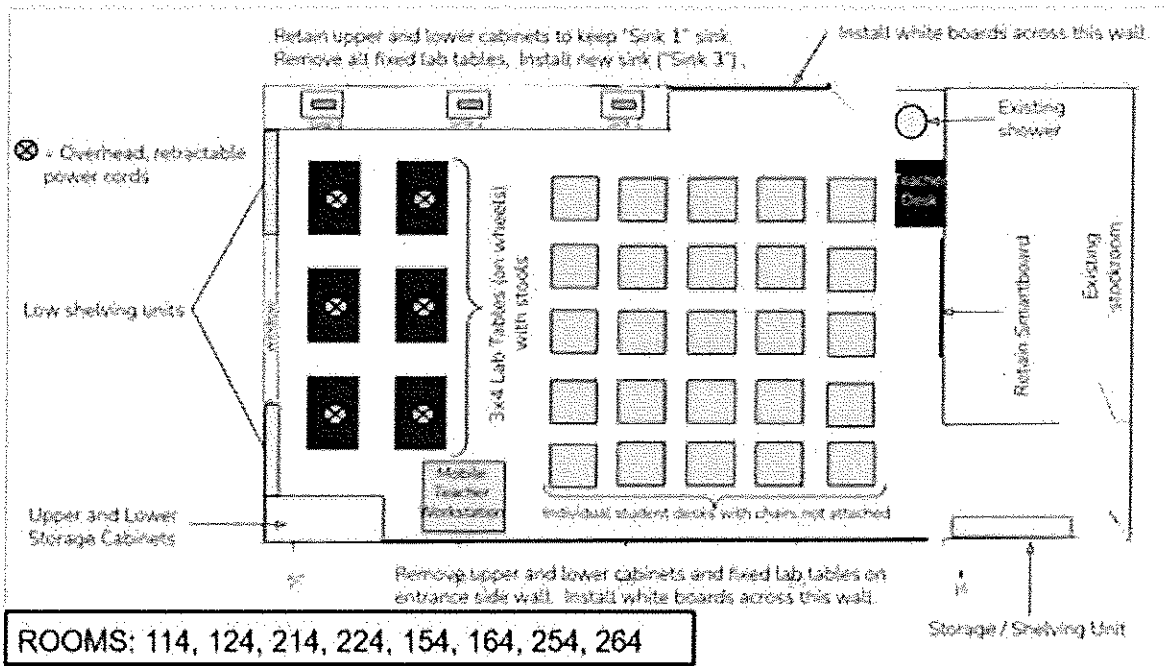
## 5. Risk Assessment

The purpose of this project is to renovate and update the existing Science Labs to provide a classroom space more conducive to the learning environment and the updated curriculum.

## 6. Photographs

Refer to the attached photographs of the existing Science Lab spaces, along with a proposed room layout provided by the staff:





**ROOMS: 114, 124, 214, 224, 154, 164, 254, 264**

## 7. Priority Category

Programmatic

# Town of Westport

## Job #: BMS-012

### **Bedford MS - Structural Slab Repairs/Masonry/Interior Tiles**

#### 1. Executive Summary

The intent of this project is to assess the structural conditions of the settlement cracking within the Auditorium slab and the vertical cracking present in the CMU pilasters of the southeast wall of the Gymnasium space to determine the severity of the existing conditions and any necessary repairs. Additionally, a review of areas with cracked VCT floor tile should be completed to determine the potential cause and remediation steps required.

#### Project Goals:

1. To review and address the necessary repairs to the conditions observed within the Auditorium, Gymnasium and Corridor spaces.

#### Key Outcome of the Design Scope:

1. The designer is to provide an assessment of the existing conditions in the Auditorium, Gymnasium, and Corridor spaces to confirm the severity of the visible cracking and address any necessary repairs required.

#### Assessment of Project:

1. The slab cracks within the Auditorium space appear to be from concrete shrinkage and do not pose a structural concern. The cracks in the pilasters on the wall of the Gymnasium appear to coincide with control joints and framing at the wall directly behind these pilasters. Further investigative work is required to verify the cause and what corrective measures should be taken at these three portions of the wall. A portion of the VCT floor cracking has been previously addressed by Facilities, yet all observed areas should be assessed to determine what additional steps should be taken at this time.

#### Project Impact:

1. These existing conditions should be investigated further by a structural engineer to determine the cause(s) and any corrective action necessary.

## 2. Budget Cost Summary

Preliminary Budget (from Colliers spreadsheet)

Estimated Soft Costs: \$20,271

Estimated Hard Costs for construction efforts: \$273,580

Total Estimated Costs: \$293,851

## 3. Schedule Summary

Refer to attached Gantt Chart by Colliers, dated August 13, 2025.

## 4. Procurement Process

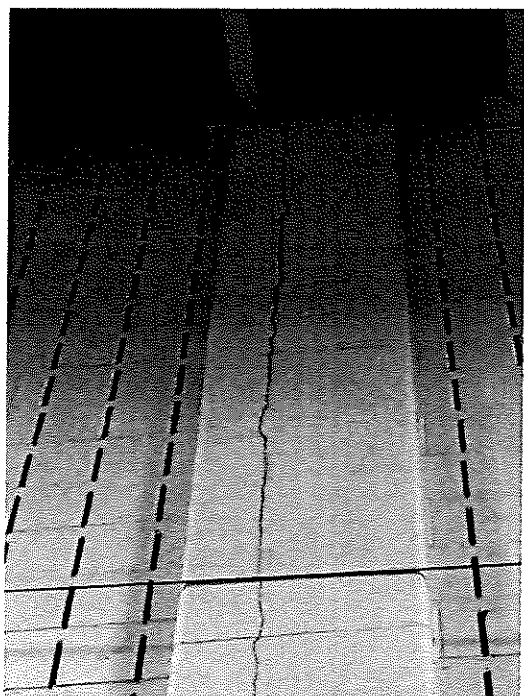
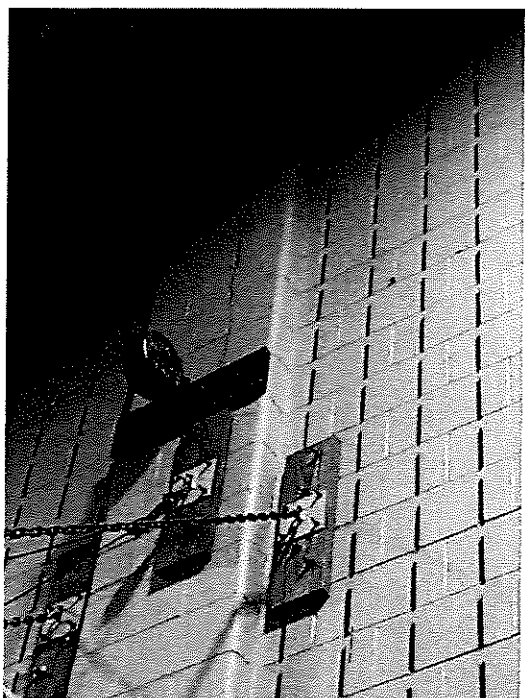
The Design RFP is currently being finalized, with the bids anticipated back by the middle of November. Following selection of the designer by the end of November, the work is anticipated to start following selection of a contractor and the completion of the present school year. Work would be scheduled and completion is anticipated during the Summer of 2026.

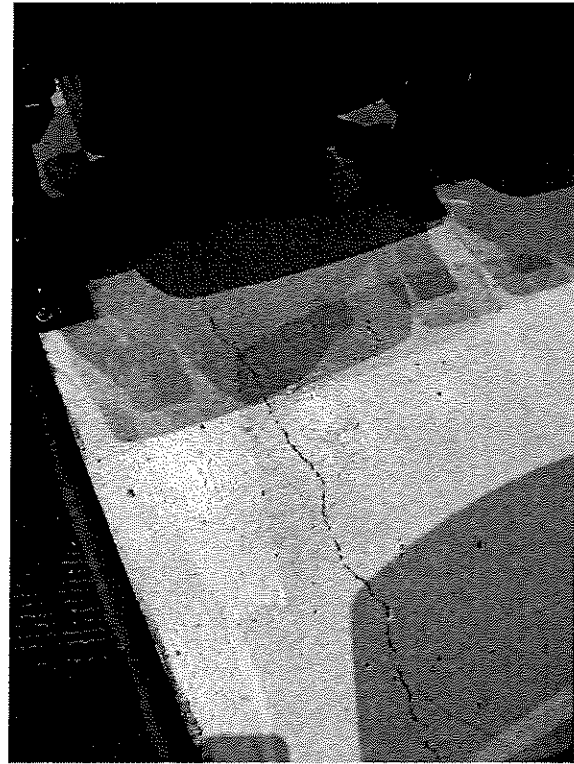
## 5. Risk Assessment

There is no significant risk assessed at this time for these conditions, however by addressing any required repairs this year, any further degradation of these existing building components will be avoided.

## 6. Photographs

Refer to the attached photographs showing the existing condition of several cracked masonry pilasters in the Gymnasium space and settlement cracking within the Auditorium slab:





## 7. Priority Category

Building Structure

# Town of Westport

## Job #: GFS-002 and GFS-004

### **Greens Farms ES – Evaluation of Building HVAC System and Indoor Air Handling Unit**

#### 1. Executive Summary

The intent of this design scope is to perform a comprehensive HVAC and building enclosure study and provide feasible alternatives to address replacement of existing aged heating and ventilation systems, building dehumidification, and provide a path to net-zero/ electrification as an alternative. Additionally, existing boiler heating plant is at the end of its useful life, and the current systems are not capable of providing dehumidification to the building during the cooling season due to the boiler plant operations being shut off.

Finally, the existing air handling unit (AHU-4) serving the media center and library at the school is equipped with a dehumidifier installed externally from the unit. Currently, the dehumidifier is not capable of providing enough dehumidification capacity and the AHU-4 airflow capacity is oversized for the space served.

#### Project Goals:

1. Provide the district with a holistic approach and direction to replacing outdated HVAC equipment, as well as the feasibility of replacing the equipment with modernized HVAC system alternatives compatible with the constraints of the existing structure.

#### Key Outcome of the Design Scope:

1. The designer is to provide feasible alternatives to address:
  - a. The replacement of the existing outdated hot water heating boilers, including, associated boiler plant equipment, necessary modifications to the existing heating hot water piping systems and end use equipment.
  - b. The replacement of the existing air handling units with newer systems capable of providing heating, cooling and dehumidification.
  - c. Alternate option to provide path to net-zero/ electrification.
  - d. The reported solution(s) shall highlight and quantify environmental and energy benefits, focus on sustainability and estimate implementation costs.

#### Assessment of Project:

1. Due to challenges with the school's existing mechanical systems, an in-depth review, evaluation, and assessment to provide alternative system(s) more conducive to the existing building footprint and operations is necessary.

Project Impact:

1. The existing MEP systems are aging and need to be upgraded to continue supporting the school needs and requirements.
2. Due to the multiple HVAC systems at the end of their lifespan and/or not meeting space conditioning loads as intended, there is an opportunity to consider modernizing the HVAC systems as a whole, setting up the building to provide a quality environment well into the future. This project will result in providing realistic direction to do so.

## 2. Budget Cost Summary

Preliminary Budget (from Colliers spreadsheet)

Anticipated Bid Award for design efforts: \$27,520

Estimated Hard Costs for construction efforts: \$779,669\*

\*Cost is based on escalating original Antinozzi Associates figures. An updated construction estimate will be provided by the Design Engineer with their drawing package.

Total Estimated Costs: \$807,189

## 3. Schedule Summary

Refer to attached Gantt Chart by Colliers, dated March 21, 2025 (to be updated upon award of design and confirmation with design engineer).

## 4. Procurement Process

The Engineering Design RFP was issued on March 25, 2025

The bids were received by the district on April 18, 2025.

Selection of a designer was made on XXX and the purchase order was issued on XXX

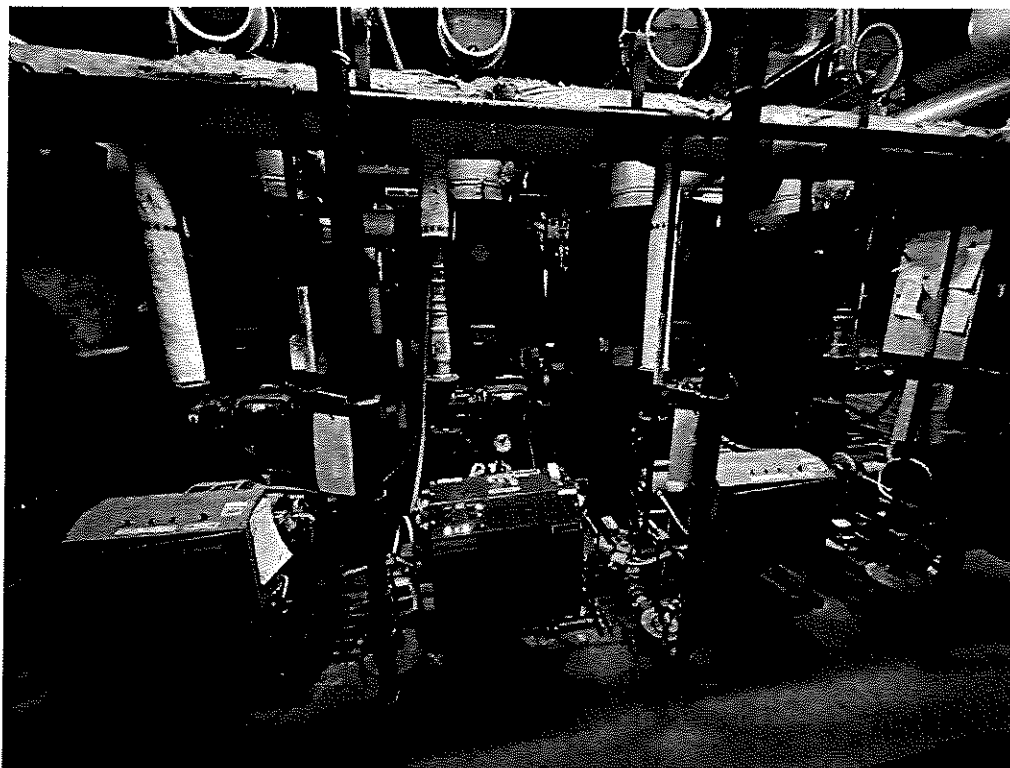
## 5. Risk Assessment

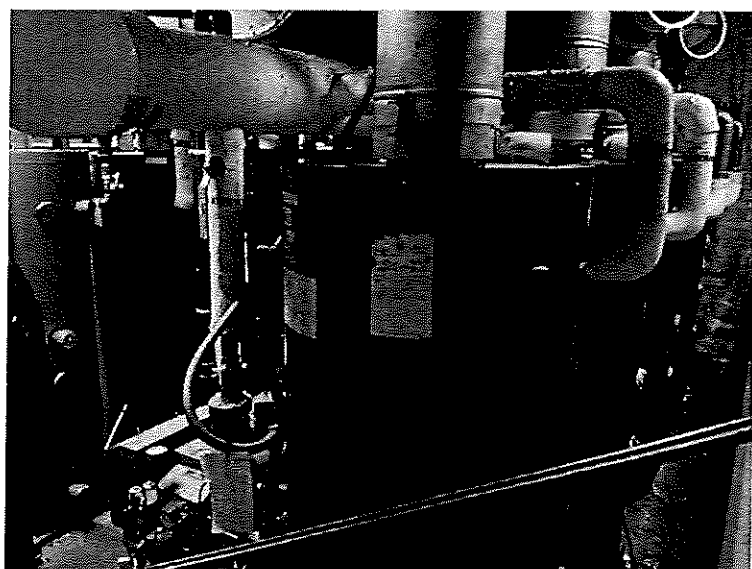
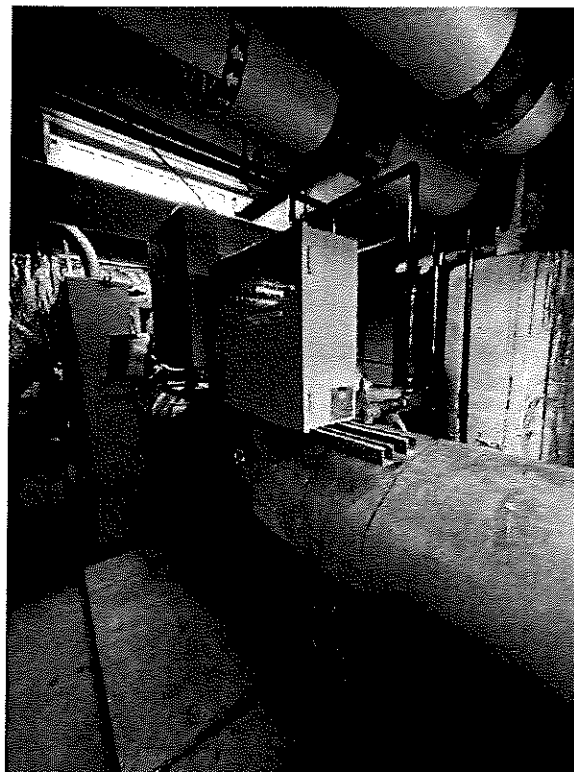
The school's current mechanical systems have reached the end of their useful life and are in need of replacement. The current type of mechanical systems utilized are also outdated and are recommended to be replaced with modern alternatives.

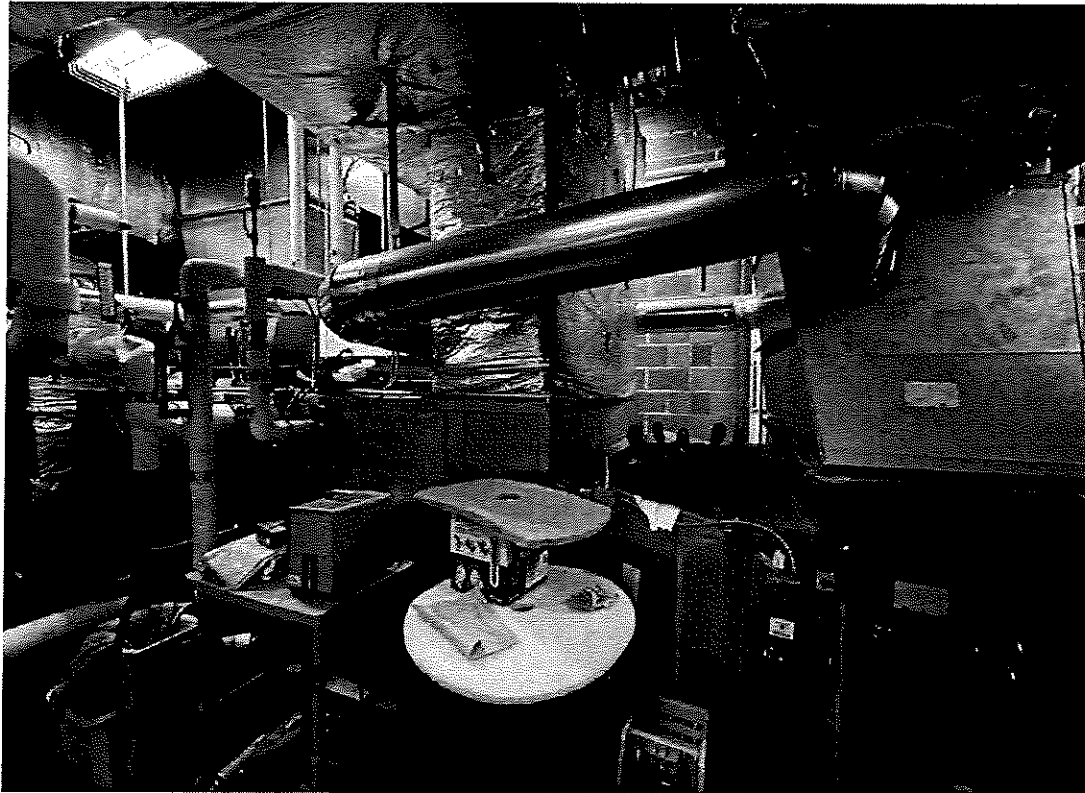
Many of these systems work together to provide conditioning to the building spaces. If the outdated systems are replaced on a one-to-one basis, there is greater potential for the "new" equipment to become compatible with other systems throughout the building and be more cost efficient to maintain.

## 6. Photographs

Refer to the attached photographs of some of the various building mechanical systems to be assessed:







## 7. Priority Category

Mechanical

# Town of Westport

## Job #: GFS-003

### **Greens Farms ES – Assessment of Water Side Balancing & Differential Pressure Sensor Replacement**

#### 1. Executive Summary

The intent of this project is to address the balancing of mechanical water side systems and upgrades to controls and control accessories.

##### Project Goals:

1. Provide the necessary design and construction services for:
  - a. The replacement of differential pressure (DP) sensors serving water side mechanical systems and to relocate DP sensors away from the boiler room further down the line.
  - b. Investigation, verification and any corrective measures to ensure that all heating hot water system end uses are receiving hot water.
  - c. Water side balancing for the schools heating hot water and chilled water systems.
  - d. Replacing outdated pump controllers in the boiler room with new controllers and the required programming and integration with existing building management system.

##### Key Outcome of Project:

1. Ensure the water-side mechanical systems are properly balanced and flow control accessories are operating properly to maintain efficient operation of the systems and mitigate any flow issues to end use devices.
2. Further uniformity of building automation allowing for more streamlined operation and maintenance.

##### Assessment of Project:

1. Existing mechanical water side systems at the school are suspected to be out of balance and the balancing valves are reported to be fully open for several devices. Additionally, some flow issues have also been reported from previous review with the district.
2. Existing controllers for boiler room pumps are outdated and no longer manufactured. Controllers are at end-of-useful life and as controller

components start to fail, replacement parts cannot be ordered, requiring total replacement and upgrade of these controllers.

#### Project Impact:

1. A potential impact to mechanical water-side equipment and end-use devices could occur if flow issues and proper system balancing are not addressed.
2. A potential impact to educational environments if mechanical water-side system failures occur.
3. Due to the outdated existing controllers no longer being manufactured, replacement parts cannot be back stocked in the event of component failure. This could lead to greater lapses in control and operation of these systems.

## 2. Budget Cost Summary

Preliminary Budget (from Colliers spreadsheet)

Anticipated Bid Award for design efforts: \$22,065

Estimated Hard Costs for construction efforts: \$1,138,819\*

\*Cost is based on escalating original Antinozzi Associates figures. An updated construction estimate will be provided by the Design Engineer with their drawing package.

Total Estimated Costs: \$1,160,884

## 3. Schedule Summary

Refer to attached Gantt Chart by Colliers, dated March 21, 2025 (to be updated upon award of design and confirmation with design engineer).

## 4. Procurement Process

The Engineering Design RFP was issued on March 25, 2025

The bids were received by the district on April 18, 2025.

Selection of a designer was made on XXX and the purchase order was issued on XXX

## 5. Risk Assessment

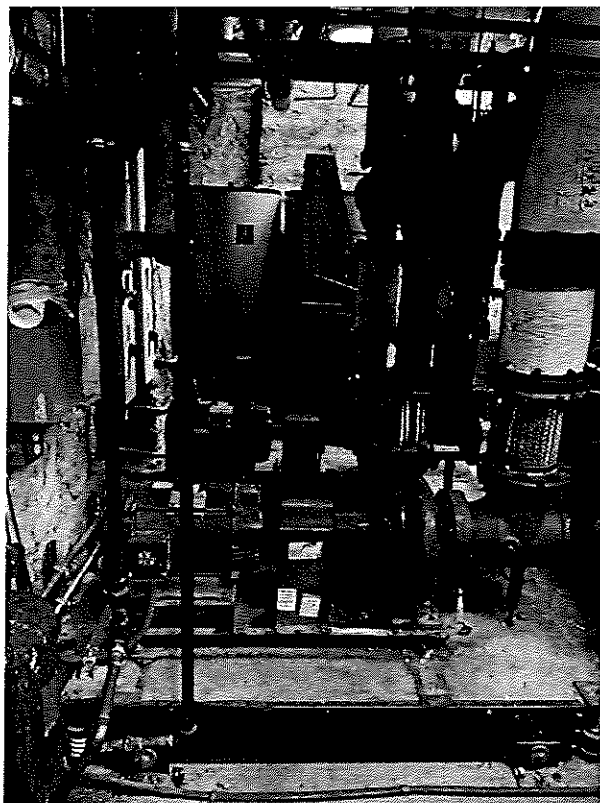
If existing mechanical water-side system issues and proper system balancing are not addressed, it could lead to further operational issues, affecting educational environments throughout the building.

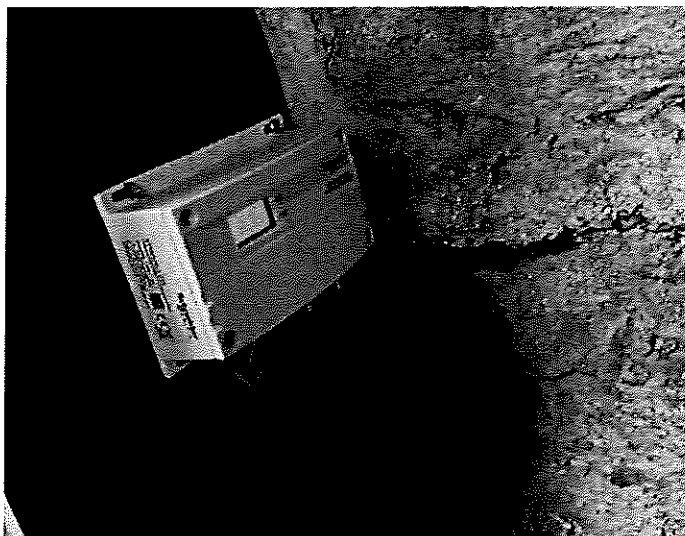
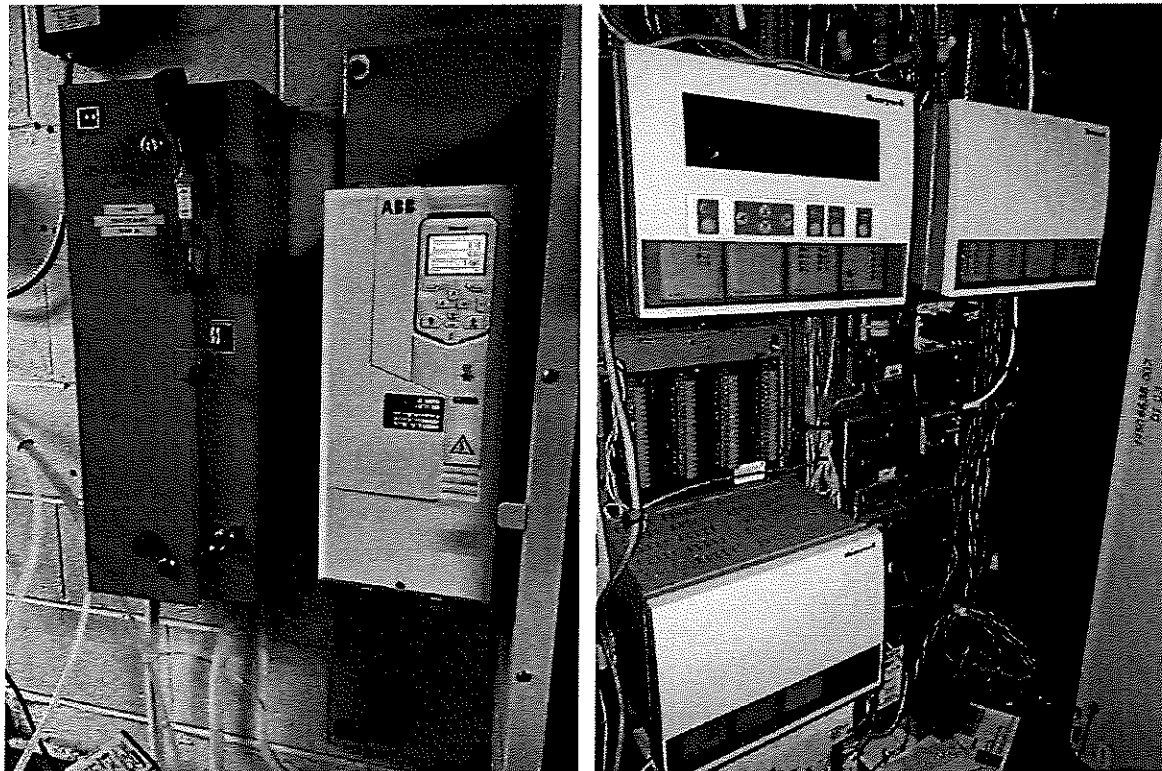
Operating in current conditions is also reducing system efficiencies leading to greater operational costs and environmental impact.

If existing outdated controllers are not replaced and upgraded, inevitable failure of components will occur due to reaching end-of-useful life.

## 6. Photographs

Refer to the attached photographs for the equipment associated with this assessment:





## 7. Priority Category

Mechanical

# Town of Westport

## Job #: GFS-008

### **Greens Farms ES - Roof Replacement and Repair, and Replace Exhaust Fans**

#### 1. Executive Summary

The intent of this project is to address the replacement of the existing EPDM roofing system which is located on the flat portions of the school roof areas, and to also replace the existing exhaust fans which have reached their useful life expectancy. The warranty on the existing EPDM roof expired in 2017 and the roof system is due for replacement as this is the next school within the district that is scheduled to receive a new EPDM roofing system. The existing asphalt roofing on the gabled portions of the school will also be reviewed yet it is felt that these roof areas do not require any work or replacement at this time.

#### Project Goals:

1. To continue addressing the EPDM re-roofing needs within the district, as various schools are sequentially reaching the life expectancy of their roofing systems and the EPDM warranty has previously expired at this school. Additionally, while this work is being addressed, it is prudent to also replace the existing exhaust fans located on the roof which are now past their useful life expectancy.

#### Key Outcome of Project:

1. Replace the existing EPDM roofing areas which have surpassed their warranty.
2. Replace the existing exhaust fans which are now past their useful life and need to be upgraded.

#### Assessment of Project:

1. The existing EPDM roofing system and the exhaust fans are aging and need to be upgraded to continue supporting the school needs and requirements.

## 2. Budget Cost Summary

Preliminary Budget (from Colliers spreadsheet)

Estimated Soft Cost for original design efforts: \$70,000

Estimated Hard Costs for construction efforts: \$2,996,661

Estimated Total Budgeted Costs: \$3,066,661

## 3. Schedule Summary

Refer to attached Gantt Chart by Colliers, dated August 13, 2025

## 4. Procurement Process

The Design RFP will be issued following the approved funding. Selection of the designer is expected no later than the middle of January and the drawing package is anticipated to be completed by mid-May and then submitted for contractor pricing. Work is anticipated to start in the Summer of 2027, following selection of a contractor and once the approved construction funding is confirmed.

## 5. Risk Assessment

The school's current EPDM roof warranty expired in 2017 and this roofing system should be replaced as part of the district's scheduled roofing upgrades. Additionally, the outdated exhaust fans located on these flat roof areas should be replaced with new units while the new roof is being installed to consolidate these efforts and minimize any impacts to the new roof system if performed at a later date.

## 6. Photographs

Refer to these photographs of the aerial view of the school showing the existing flat roofing areas and a few specific roof sections with ponding conditions:





## 7. Priority Category

Building Envelope and Mechanical

# Town of Westport

## Job #: KHS-006

### Kings Highway ES - Evaluation of Building HVAC System

#### 1. Executive Summary

The intent of this project is to provide a holistic evaluation of the building's current HVAC systems and provide feasible alternatives.

##### Project Goals:

1. Provide the holistic evaluation to address:
  - a. The replacement of the existing outdated steam heating boilers, including, associated boiler plant equipment, necessary modifications to the existing heating hot water piping systems and end use equipment.
  - b. The replacement of the existing air handling units with newer systems capable of providing heating, cooling and dehumidification.
  - c. Replacing outdated HVAC equipment controllers throughout the school with new controllers and the required programming and integration with existing building management system.
  - d. Alternate option to provide path to net-zero/ electrification.
  - e. The reported solution(s) should highlight and quantify environmental and energy benefits, focus on sustainability and estimate implementation costs.

##### Key Outcome of Project:

1. Provide the district with a holistic approach and direction to replace the outdated HVAC equipment, as well as the feasibility of replacing the equipment with modernized HVAC system alternatives which would be compatible with the constraints of the existing structure.

##### Assessment of Project:

1. Due to challenges with the school's existing mechanical systems, an in-depth review, evaluation, and assessment to provide alternative system(s) more conducive to the existing building footprint and operations is necessary.



#### Project Impact:

1. The existing MEP systems are aging and need to be upgraded to continue supporting the school's needs and requirements.
2. Due to the multiple HVAC systems at the end of their lifespan and/or not meeting space conditioning loads as intended, there is opportunity to consider modernizing the HVAC systems as a whole, setting up the building to provide a quality environment well into the future. The project will result in providing realistic direction to do so.

## 2. Budget Cost Summary

Preliminary Budget (from Colliers spreadsheet)

Anticipated Bid Award for design efforts: \$27,700

Estimated Hard Costs for construction efforts: \$508,585\*

\*Cost is based on escalating original Antinozzi Associates figures. An updated construction estimate will be provided by the Design Engineer with their drawing package.

Total Estimated Costs: \$536,285

## 3. Schedule Summary

Refer to attached Gantt Chart by Colliers, dated March 21, 2025 (to be updated upon award of design and confirmation with design engineer).

## 4. Procurement Process

The Engineering Design RFP was issued on March 25, 2025

The bids were received by the district on April 18, 2025.

Selection of a designer was made on ~~XXX~~ and the purchase order was issued on ~~XXX~~

## 5. Risk Assessment

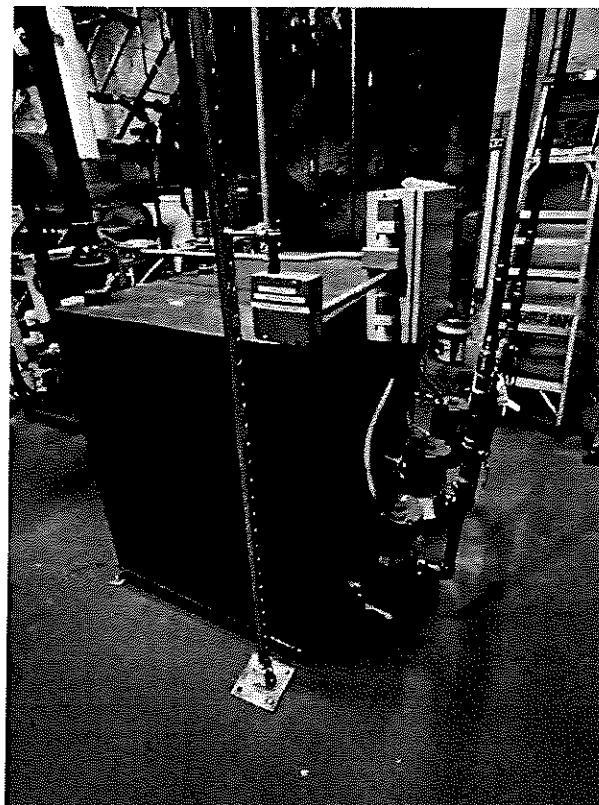
The school's current mechanical systems have reached the end of their useful life and need replacement. The current type of mechanical systems utilized are also outdated and recommended to be replaced with modern alternatives.

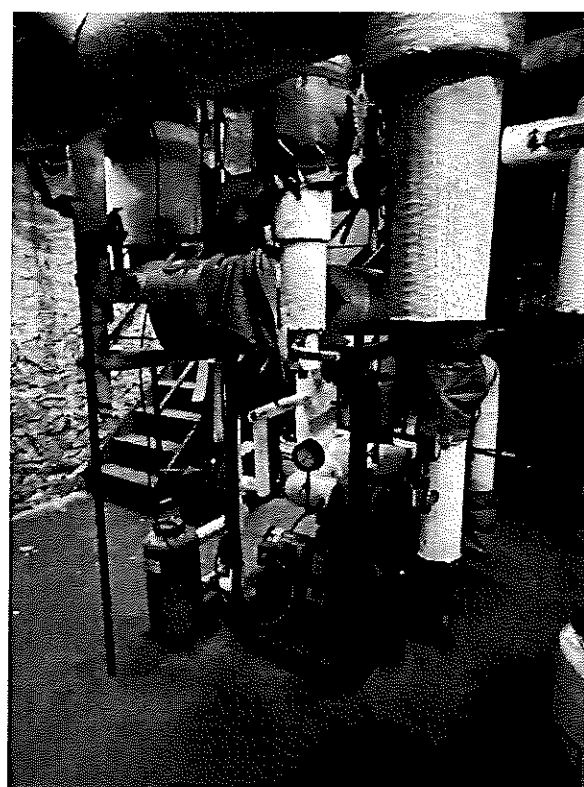
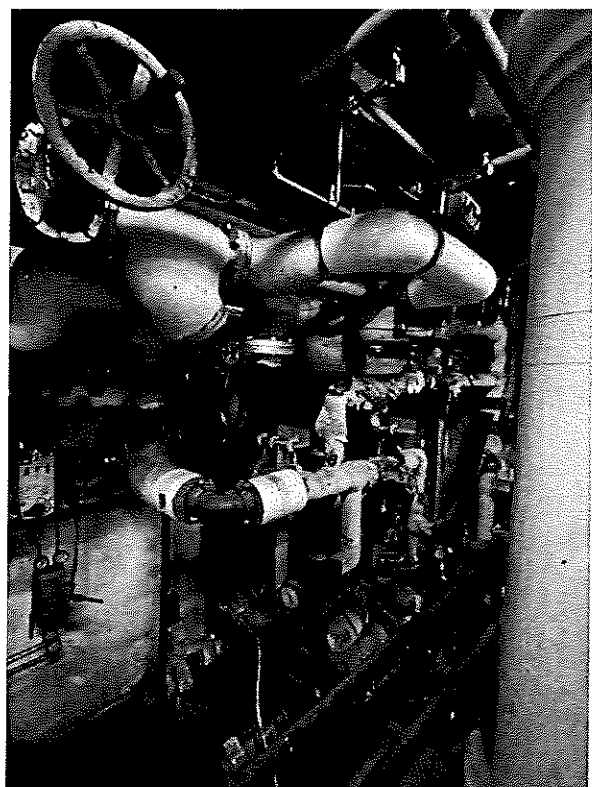
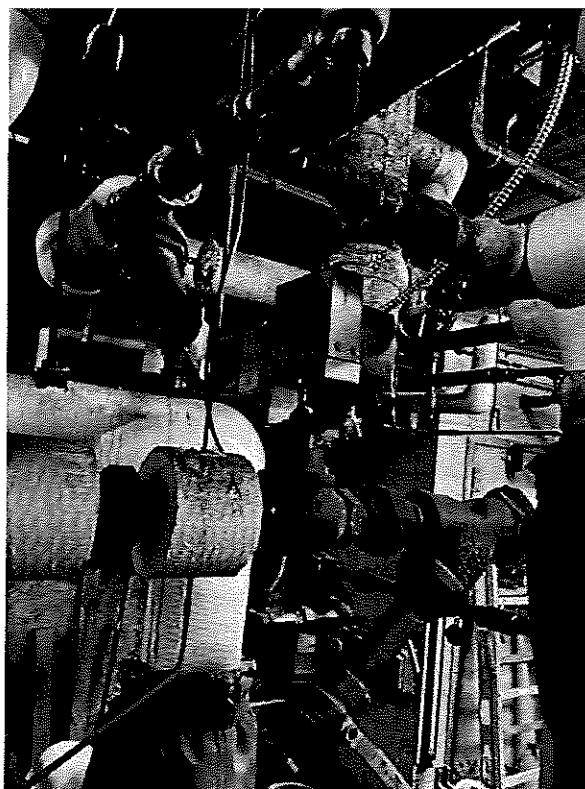
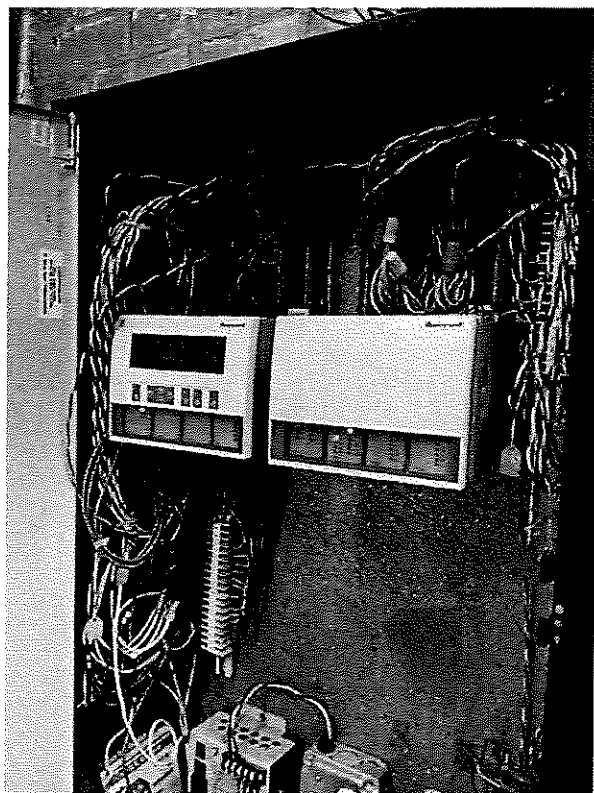
Many of these systems work together to provide conditioning to the building spaces. If the outdated systems are replaced on a one-to-one basis, there is greater potential for the "new" equipment to become incompatible with other systems throughout the building and more costly to maintain.

The existing steam heating system provides conditioning to portions of the building spaces via steam radiators. If the outdated boilers are replaced with recommended modern alternatives, the end-use steam heating equipment as well as distribution piping serving these spaces will need to be revised and/or replaced along with the boilers.

## 6. Photographs

Refer to the attached photographs associated with portions of this evaluation:





## 7. Priority Category

Mechanical

# Town of Westport

## Job #: SES-003

### Saugatuck ES – Replace Cooling Towers

#### 1. Executive Summary

The intent of this project is to provide a design for the replacement of the existing cooling towers and modifications to the condenser water system pumps and piping configuration.

#### Project Goals:

1. Provide the design to address:
  - a. The replacement of the existing cooling towers
  - b. Reduction in cooling tower noise levels
  - c. Means of safe access to the top of the new cooling towers for service & maintenance
  - d. The necessary modifications to the condenser water system pumps and piping configuration to support the simultaneous operation of both existing chillers on site
  - e. The necessary modifications or repairs to the steel structure supporting the cooling towers
  - f. The necessary controls and control sequences to integrate cooling tower operation with existing chiller plant operations
  - g. Implementation of condenser water temperature reset control for energy conservation

#### Key Outcome of Project:

1. On-going assurance to maintain the required operation of the building's chilled water system.
2. Ability for the building's condenser & chilled water systems to meet greater load demands that require the capacity of both existing chillers simultaneously to satisfy space conditioning throughout the building.

#### Assessment of Project:

1. The existing cooling towers are at the end-of-useful life and in need of replacement.
2. The current piping configuration and associated pumps distributing condenser water from the cooling towers to the existing chillers does not provide enough

flow to allow for simultaneous chiller operation. An in-depth review, evaluation, and re-design of the distribution system is necessary to mitigate the issue.

#### Project Impact:

1. The existing cooling towers are aging and need to be replaced to continue supporting the school's needs and requirements.
2. Due to the condenser water system not meeting the higher chilled water system loads as intended, there is opportunity to have the selected engineer provide design to mitigate this issue. With average seasonal outdoor air temperatures rising, the need for higher space cooling loads will occur more frequently. The project will result in providing revisions to the building's system to be able meet these rising demands.

## 2. Budget Cost Summary

Preliminary Budget (from Colliers spreadsheet)

Anticipated Bid Award for design efforts: \$36,600

Estimated Hard Costs for construction efforts: \$651,567\*

\*Cost is based on escalating original Antinozzi Associates figures. An updated construction estimate will be provided by the Design Engineer with their drawing package.

Total Estimated Costs: \$688,167

## 3. Schedule Summary

Refer to attached Gantt Chart by Colliers, dated March 21, 2025 (to be updated upon award of design and confirmation with design engineer).

## 4. Procurement Process

The Engineering Design RFP was issued on March 25, 2025

The bids were received by the district on April 18, 2025.

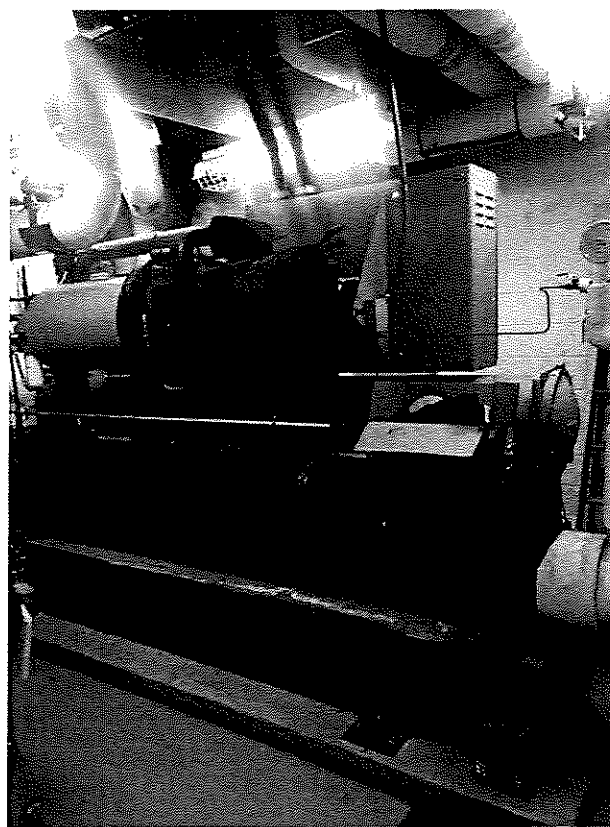
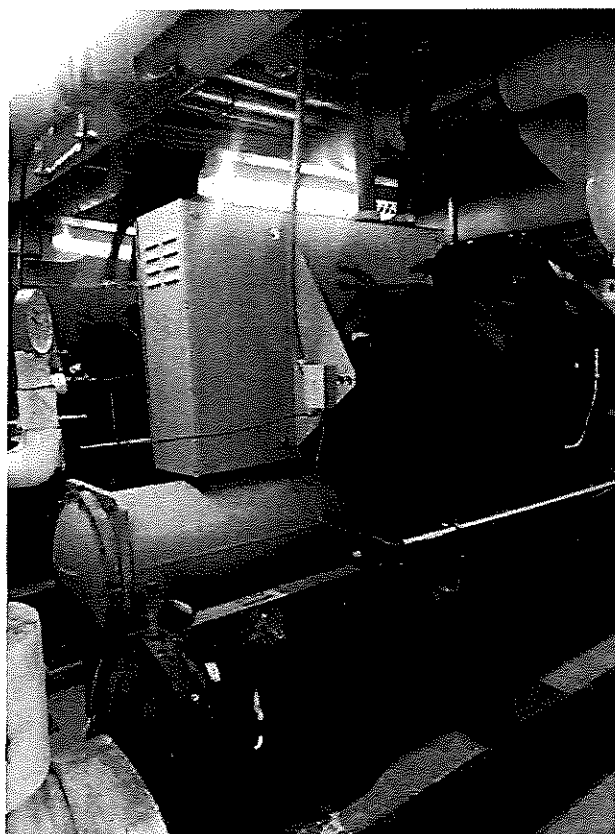
Selection of a designer was made on XXX and the purchase order was issued on XXX

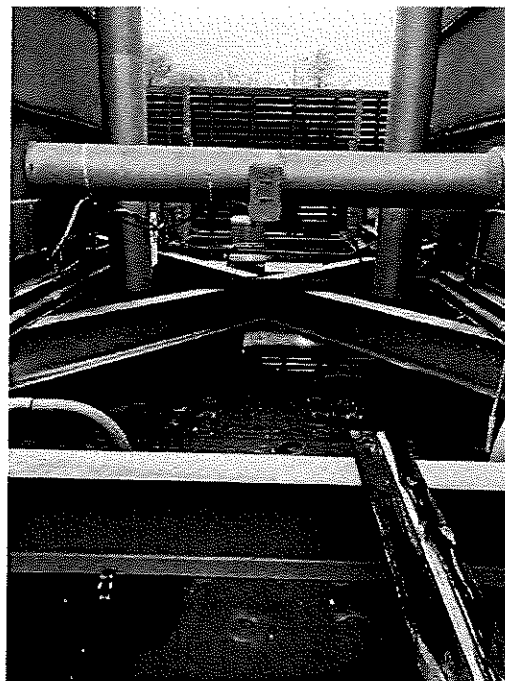
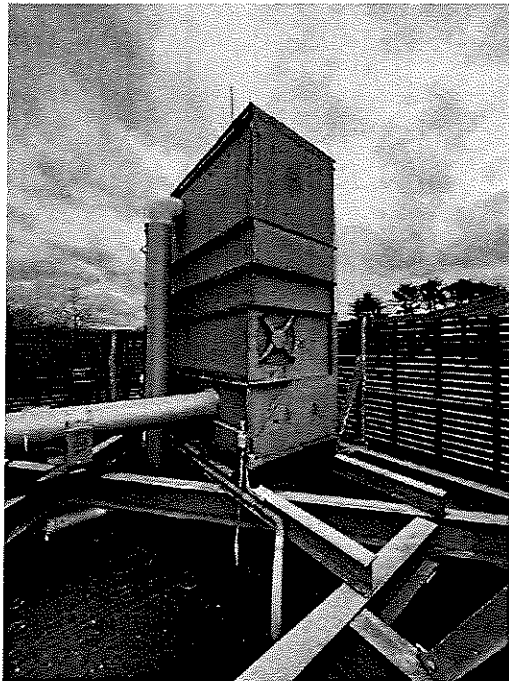
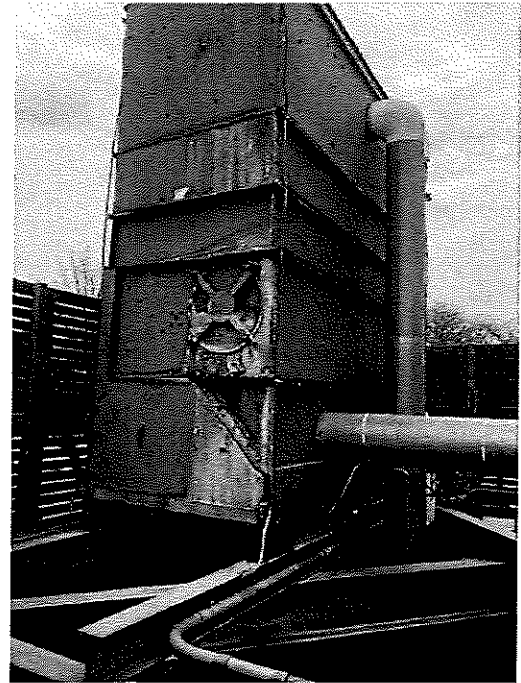
## 5. Risk Assessment

The school's existing cooling towers have reached the end of their useful life and need replacement. If these cooling towers are left operating in their existing conditions, failure of the units could occur, leaving the building's cooling systems unable to meet load demands. Furthermore, these failures can result in over-heating of educational environments, interrupting regular educational services during the cooling season.

## 6. Photographs

Refer to the attached photographs depicting the equipment associated with the existing cooling towers:





## 7. Priority Category

Mechanical

# Town of Westport

## Job #: SES-006

### **Saugatuck ES - Exterior Concrete Repairs at NE portion of school (Cafeteria Platform)**

#### 1. Executive Summary

The intent of this project is to address the repairs to the exterior concrete foundation wall surface at the northeast corner of the school and associated with the Cafeteria Platform space. Additionally, another repair at the southeast corner will be performed to address a spalled section of the existing exposed foundation wall.

#### Project Goals:

1. To address the necessary repairs to the failed concrete surfacing at the exterior base of the Cafeteria Platform space.

#### Key Outcome of the Repairs:

1. These repairs will address the failing skim coating of the foundation wall and prevent any further deterioration of the foundation at this portion of the building exterior.

#### 2. Budget Cost Summary

Preliminary Budget (from Colliers spreadsheet)

Estimated Soft Costs: \$6,566

Estimated Hard Costs for construction efforts: \$88,608

Total Estimated Costs: \$95,174

#### 3. Schedule Summary

Refer to attached Gantt Chart by Colliers, dated August 27, 2025.

#### 4. Procurement Process

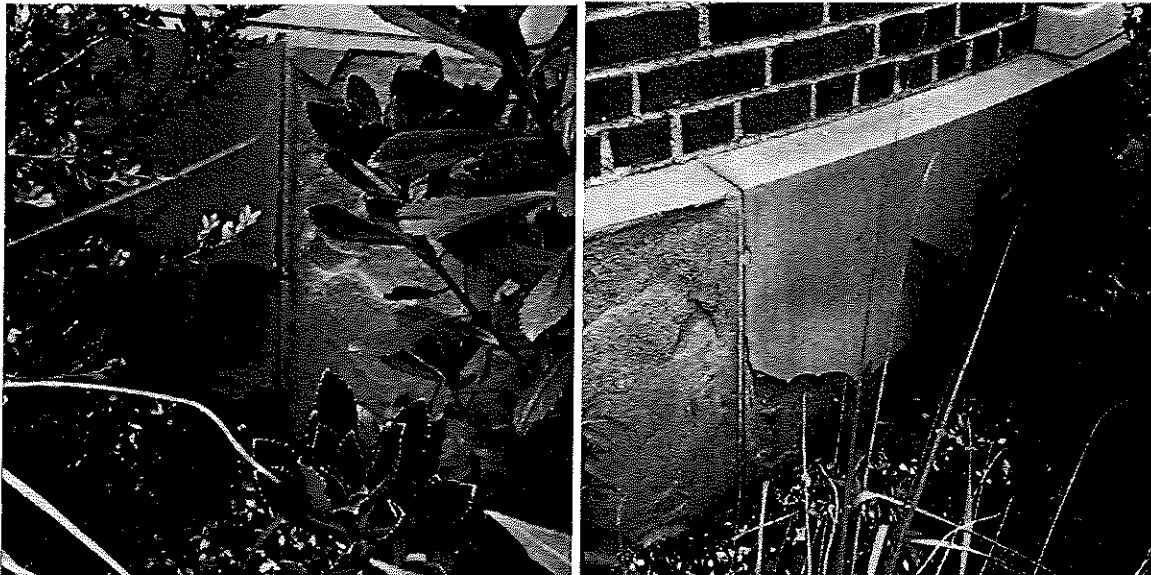
The Construction RFP is being finalized, with the bids anticipated back by the middle of November. Following selection of the contractor by the end of November, the work is anticipated to start following the completion of the present school year and work would be scheduled and completed during the Summer of 2026.

#### 5. Risk Assessment

There is no significant risk assessed at this time for this foundation wall and by addressing these repairs now, any further deterioration of the existing foundation wall will be avoided.

#### 6. Photographs

Refer to the attached photographs showing the existing condition of the foundation wall exterior for the Cafeteria Platform, as well as the small, spalled section of foundation wall at the southeast corner:





Spalled section at the southeast corner:



## 7. Priority Category

Building Envelope

# Town of Westport

## Job #: SES-024

### **Saugatuck ES - Replace Motorized Folding Partition in Gymnasium**

#### 1. Executive Summary

The intent of this project scope is to address the replacement of the failing motorized partition divider wall at the Saugatuck Elementary School Gymnasium. This partition system is dated and continues to provide operable challenges for the school and Facilities as repairs to the motorized unit is challenging and the wall panels continue to deteriorate from use and age.

##### Project Goal:

1. Replace the dated and failing partition wall and motor system with a new continuously hinged electric operable wall system.

##### Project Impact:

1. Due to the on-going challenges with operating the existing partition wall system, the concern is that the partition wall will eventually fail to properly operate, resulting in the Gymnasium space being divided in two or left fully open depending on if and when the wall partition and/or motor system fails to properly operate.

#### 2. Budget Cost Summary

Preliminary Budget (from Colliers spreadsheet)

Estimated Hard Costs for construction efforts: \$202,475\*

\*Cost is based on a prior proposal received by the district in August of 2024 which addressed part, but not all, of the scope involved with the replacement of this partition wall system and control motor.

Total Estimated Costs: \$202,475

### 3. Schedule Summary

Refer to attached Gantt Chart by Colliers, dated March 21, 2025 (to be updated upon award of design and confirmation with design engineer).

### 4. Procurement Process

The Construction RFP was issued on September 3, 2025

The bids are due back on October 2, 2025.

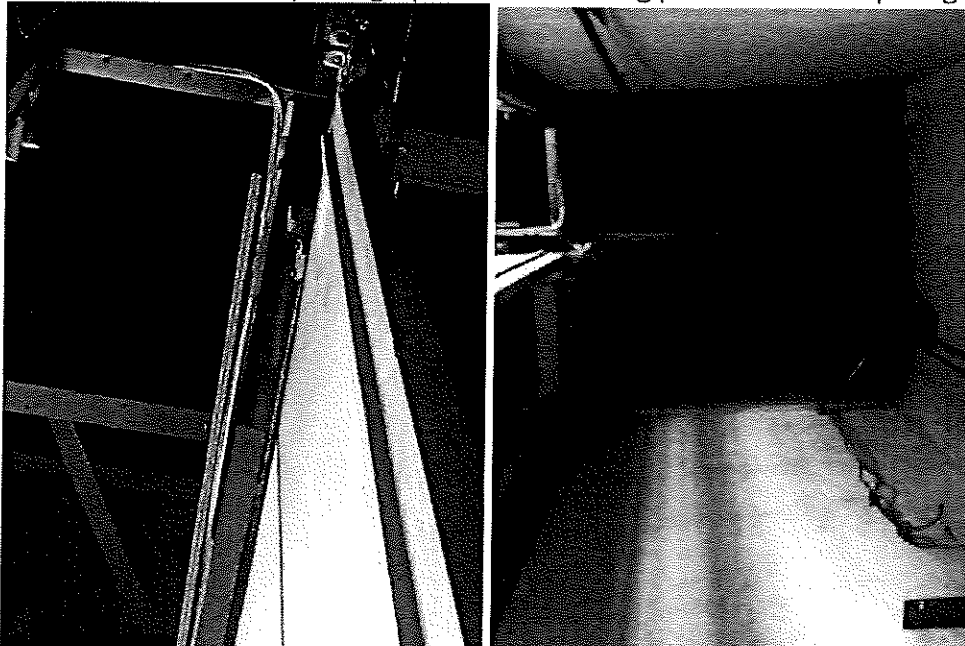
The work is anticipated to be completed during the Summer of 2026.

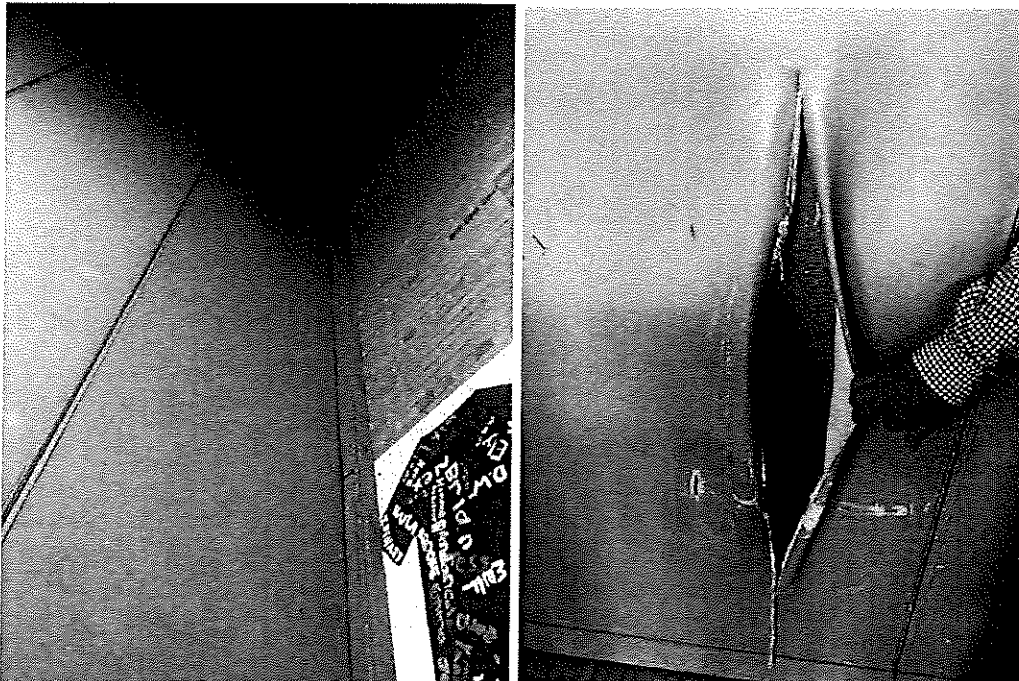
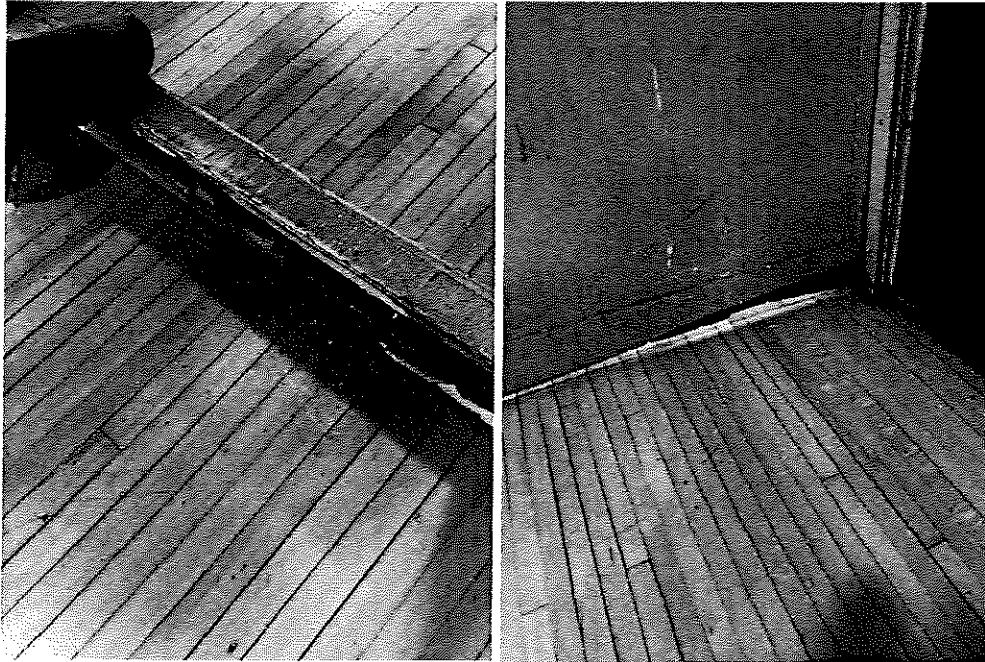
### 5. Risk Assessment

Although not presently a safety issue, the operation of this partition wall continues to be a concern to the Facilities Department and the system is overdue for replacement.

### 6. Photographs

Refer to the attached photographs of the existing partition wall requiring replacement:





### 7. Priority Category

A Programmatic and Potential Safety Concern

# Town of Westport

## Job #: SHS-002

### **Staples HS - Auditorium Stage Rigging and Lighting**

#### 1. Executive Summary

The project scope and subsequent request for a package of construction documents evolved from the initial assessments of the existing stage rigging safety inspection, performed by Sapsis Rigging, Inc., and the existing lighting system inspection, performed by Supertech, Inc. Both inspections were performed in 2022. These initial reports noted several deficiencies which warranted correction and, upon further review, it was determined that a designer should be contracted to provide a set of construction documents to properly address these necessary repairs. As the design process evolved, it was determined that upgrades to the Auditorium lighting as well as the sound components should also be included within the documentation to address the other current deficiencies present within the existing space.

#### Project Goals:

1. To address the corrective measures necessary to the Auditorium Stage Rigging, Lighting and Sound Systems. These drawing packages include the following documentation:
  - a. Stage Rigging Modifications and Improvements
  - b. Loading Gallery
  - c. Electrical Modifications and Improvements
  - d. Audio Visual Modifications and Improvements

#### Key Outcome of Project:

1. To address the current deficiencies documented within the initial assessment reports and, ultimately, upgrade the existing rigging, lighting and sound systems within the Auditorium.

#### Assessment of Project:

1. Portions of the existing lighting and sound systems are obsolete and some of this equipment should be replaced due to their age and current conditions.
2. It was determined during the initial design review that the current methodology for the installation and removal of the counterweights from the arbors was

unsafe. Subsequently, this resulted in the design of a new Loading Gallery feature as part of the renovation work.

Project Impact:

1. The existing rigging, lighting and sound components have been modified over the years and some of these changes have resulted in potential safety concerns and operational challenges. The immediate safety concerns have been addressed by the district, however further improvements are recommended based on the initial assessment studies performed and as documented within the design drawing packages.
2. This work is anticipated to commence in June of 2026 following the completion of the school year. It is anticipated that the duration of the work will last approximately fifteen weeks. The schedule duration will be confirmed by the selected contractor and the impact upon the use of the Auditorium space at the start of the 2026-27 school year will be verified at a later date.

## 2. Budget Cost Summary

Preliminary Budget (from Colliers spreadsheet)

Soft Cost for original design efforts: \$153,636

Estimated Hard Costs for construction efforts: \$2,500,000

Total Budgeted Costs: \$2,653,636

## 3. Schedule Summary

The design scope has been completed. The project is currently out to bid for construction pricing and the proposals are due back on September 11, 2025. The work is anticipated to begin in June of 2026, following the end of the school year, and last approximately fifteen weeks in duration.



#### 4. Procurement Process

The Design RFP was issued on January 5, 2024

The Design bids were received by the district on February 12, 2024, and the PO was issued to Theater Design on March 26, 2024

The completed design package was submitted on July 23, 2025, following added design scope requests

The Construction RFP was issued on August 4, 2025, and the pre-bid meeting was held on August 11, 2025

Construction bids are due by September 11, 2025

#### 5. Risk Assessment

Based on the current conditions and age of several components, it is recommended that an upgrade to the rigging, lighting, and sound system features of the Auditorium space be addressed. Completing this work collectively is the most prudent and logical approach to minimize the overall impact and disruption to the space.

#### 6. Photographs

Refer to the attached photographs found within the preliminary reports submitted by Sapsis Rigging, Inc., and Supertech, Inc., which document the existing conditions.

#### 7. Priority Category

Safety, Mechanical, and Programmatic

# Town of Westport

## Job #: SHS-005 and 007

### Staples High School – Replacement of Air Handling Units for Pool and Supporting Areas

#### 1. Executive Summary

The intent of this project is to provide a design to address the necessary replacement of five (5) air handling units (AHUs) located at the Staples High School pool area.

#### Project Goals:

1. Provide the design to address:
  - a. The replacement of five air handling units
  - b. The necessary modifications to the ductwork and mechanical piping
  - c. The necessary controls and control sequences to integrate new air handling units with existing controls on school campus
  - d. The implementation of heat recovery and other control strategy to optimize operations

#### Key Outcome of Project:

1. Provide specified areas of the building with new, upgraded air handling units to continue to provide adequate air-side conditioning to these spaces.
2. Implementation of energy conservation measures via updated controls and controls sequences, as well as further uniformity of the school's Building Automation System (BAS).

#### Assessment of Project:

1. The five existing air handling units specified are at the end-of-useful life and in need of replacement.

#### Project Impact:

1. The five existing air handling units are aging and need to be replaced to continue supporting the school's needs and requirements.

## 2. Budget Cost Summary

Preliminary Budget (from Colliers spreadsheet)

Anticipated Bid Award for design efforts: \$51,555

Estimated Hard Costs for construction efforts: \$567,472\*

\*Cost is based on escalating original Antinozzi Associates figures. An updated construction estimate will be provided by the Design Engineer with their drawing package.

Total Estimated Costs: \$622,627

## 3. Schedule Summary

Refer to attached Gantt Chart by Colliers, dated March 21, 2025 (to be updated upon award of design and confirmation with design engineer).

## 4. Procurement Process

The Engineering Design RFP was issued on March 25, 2025

The bids were received by the district on April 18, 2025.

Selection of a designer was made on XXX and the purchase order was issued on XXX

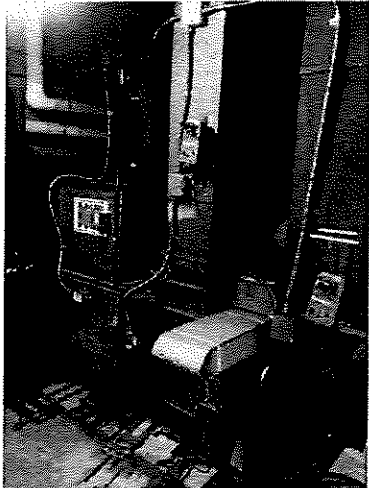
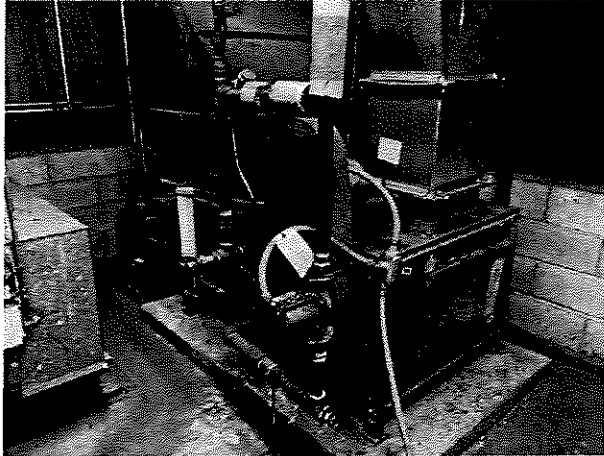
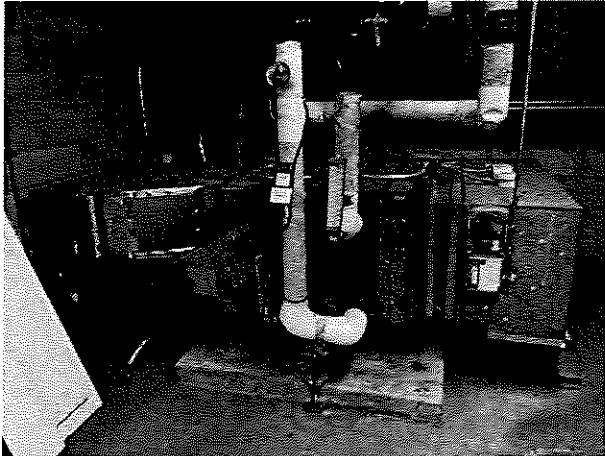
## 5. Risk Assessment

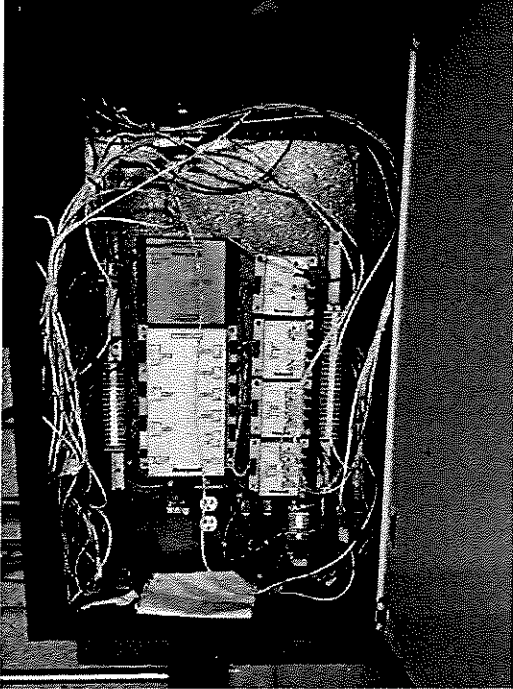
The school's existing air handling units specified in this project have reached the end of their useful life and are in need of replacement. If these air handling units are left operating in their existing conditions, failure of the unit's components could occur, leaving the associated occupied spaces under-conditioned. Furthermore, these failures can result in the occupied spaces not meeting applicable indoor air quality codes and standards.

Also, due to the age of the existing units, replacement parts for failed components could become unavailable as manufacturers phase out producing certain outdated components.

### 6. Photographs

Refer to the attached photographs of the AHUs and some of the associated controls:





## 7. Priority Category

Mechanical

# Town of Westport

## Job #: SHS-006 and 025

### **Staples High School – Install Wireless Access Points to Athletic Fields and Concession Stand for Fields with Bathrooms**

#### 1. Executive Summary

The intent of this project is to provide modifications and improvements to the Staples High School athletic facilities and the Wakeman Facility. At a meeting held on July 10, 2025, Colliers was requested to provide a recommendation of next steps associated with the two existing projects currently delineated within the CIP pertaining to this general scope of work (#SHS-006 and #SHS-025), as well as additional items for these athletic facilities which have been discussed recently by the school and the public. A recommendation letter was issued by Colliers, dated July 18, 2025, which suggested that an RFP be issued to entertain submissions from qualified firms to provide a master plan to the district which would address these various projects.

#### Project Goals:

1. Provide a master plan to encompass the intended upgrades to the Staples high School Athletic Facility and the Wakeman Facility that would include, at a minimum, the following components:
  - a. Installation of wireless access points to the athletic fields
  - b. A concession stand, with bathrooms, near the existing football field
  - c. Bleacher upgrades and improved ADA compliance at the stadium
  - d. Upgrades to the press box area
  - e. Possible new softball and baseball turf fields
  - f. Additional upgrades to the softball and baseball fields (including possible lighting and bathroom facilities)

#### Key Outcome of Project:

1. To provide an upgraded and renovated athletic facility to reflect the improvements and athletic experience envisioned by both the school and town.

#### Assessment of Project:

1. The existing athletic facilities are in need of several requested upgrades to the operational aspects to improve not only the student athlete experience but also the spectator experience.

#### Project Impact:

1. The intent of these proposed projects is to enhance the experience for both the athletes and the public at the various athletic fields and provide additional features at these locations.

## 2. Budget Cost Summary

Preliminary Budget (from Colliers spreadsheet)

Estimated Soft Costs for the Master Plan effort: \$50,000

Estimated Hard Costs for Design and future Construction efforts: TBD

Total Estimated Costs: TBD

## 3. Schedule Summary

Refer to attached preliminary Gantt Chart by Colliers, dated August 11, 2025.

## 4. Procurement Process

The Master Plan Design RFP is pending approval to proceed with this initial scope of work.

## 5. Risk Assessment

There is no specific risk assessment assigned to this project scope at this time.

## 6. Photographs

There are no photographs associated with this project scope at this time.

## 7. Priority Category

Programmatic

# Town of Westport

## Job #: SHS-008

### **Staples High School – Replacement of Existing Hot Water Pumps, Water Balancing and Replacement of Control Valves**

#### 1. Executive Summary

The intent of this project is to provide a design to address the necessary replacement of the existing hot water pumps, water balancing and replacement of control valves located at the Staples High School.

#### Project Goals:

1. Provide the design services to address:
  - a. A thorough review and development of drawings and specifications to address the replacement of five (5) inline hydronic pumps located at the Staples High School. The current inlet piping of each pump was not installed per manufacturer's instructions, causing cavitation issues and damage to pump components.
  - b. The necessary replacement of all outdated controllers serving pumps located in Area J mechanical spaces of the school and provide controls sequences to integrate with existing controls on school campus.
  - c. Evaluation, design and specification to replace all cartridge type valves serving fan coil units (FCUs) with direct digital control (DDC) valves throughout the school.
  - d. Investigation of the flow issues reported in Area H of the school and provide water side balancing for the schools heating hot water system.

#### Key Outcome of Project:

1. Provide replacement of any of the specified pumps and their components that have sustained damage, as well as proper installation of all five (5) inline pump's inlet piping to prevent further damage and prolong lifespan of the equipment.
2. Provide all FCUs with new DDC control valves and prevent the need for as frequent control valve replacement.
3. Ensure the hot water heating mechanical systems are properly balanced and Area H & J flow control accessories are operating properly to maintain efficient operation of the systems and mitigate any flow issues to end use devices.

#### Assessment of Project:

1. Investigation of pump cavitation issues found the inlet piping was not properly installed. Reconfiguration of (1) out of the (5) pump's inlet piping has been completed by the Facilities maintenance team and observed to mitigate the cavitation issues of that pump. Due to the potential damage caused by the cavitation issues, all pumps need to be evaluated for replacement and the four remaining incorrect inlet piping installations need to be reconfigured.
2. Existing mechanical hot water systems at the school are suspected to be out of balance and some flow issues in Area H of the school have been reported from previous review with the district.
3. Existing controllers for pumps in Area J are outdated and no longer manufactured. Controllers are at end-of-useful life and as controller components start to fail, replacement parts cannot be ordered, requiring total replacement and upgrade of these controllers.

#### Project Impact:

1. A potential impact to mechanical hot water equipment and end-use devices could occur if flow and cavitation issues and proper system balancing are not addressed.
2. A potential impact to the educational environments if mechanical hot water system failures occur.
3. Due to the outdated existing controllers no longer being manufactured, replacement parts cannot be back stocked in the event of component failure. This could lead to greater lapses in control and operation of these systems.

## 2. Budget Cost Summary

Preliminary Budget (from Colliers spreadsheet)

Anticipated Bid Award for design efforts: \$62,000

Estimated Hard Costs for construction efforts: \$754,176\*

\*Cost is based on escalating original Antinozzi Associates figures. An updated construction estimate will be provided by the Design Engineer with their drawing package.

Total Estimated Costs: \$816,176

### 3. Schedule Summary

Refer to attached Gantt Chart by Colliers, dated March 21, 2025 (to be updated upon award of design and confirmation with design engineer).

### 4. Procurement Process

The Engineering Design RFP was issued on March 25, 2025

The bids were received by the district on April 18, 2025.

Selection of a designer was made on XXX and the purchase order was issued on XXX

### 5. Risk Assessment

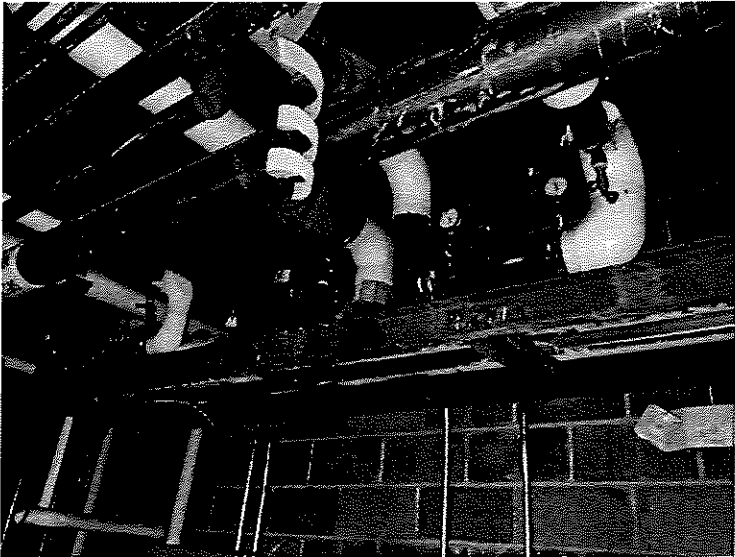
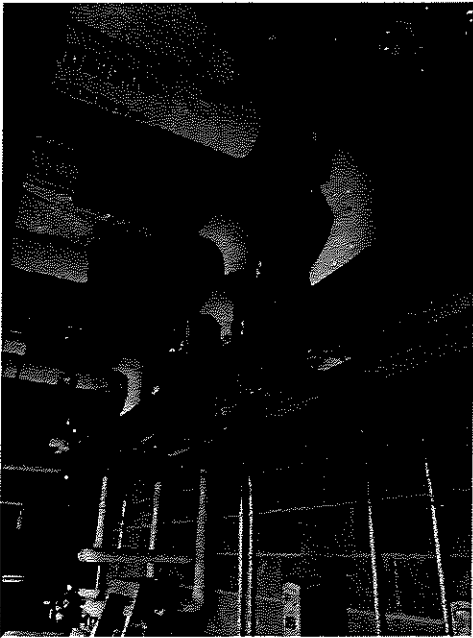
If existing mechanical water-side system issues and proper system balancing are not addressed, it could lead to further operational issues, affecting educational environments throughout the building.

Operating in current conditions is also reducing system efficiencies leading to greater operational costs and environmental impact.

If existing outdated controllers are not replaced and upgraded, inevitable failure of components will occur due reaching end-of-useful life.

### 6. Photographs

Attached photographs of pumps and Variable Frequency Drives (VFDs) serving pumps:





## 7. Priority Category

Mechanical

# Town of Westport

## Job #: SHS-009

### Staples High School - Replacement of Cooling Towers and Structural Evaluation

#### 1. Executive Summary

The intent of this project is to conduct a thorough review and provide a design to address the necessary replacement of the existing cooling towers and any necessary structural framing supports at the Staples High School.

##### Project Goals:

1. Provide the design to address:
  - a. The replacement of the existing cooling towers.
  - b. Reduction in cooling tower noise levels.
  - c. The roof and building structure in the area of the existing corroded dunnage structure needs to be reviewed for feasibility of dunnage demolition and installation of the new dunnage structure without damaging the integrity of the building structure.
  - d. The necessary modifications to the condenser water system pumps and piping configuration to effectively integrate with the operation of the new towers.
  - e. The necessary controls and control sequences to integrate cooling tower operation with existing chiller plant operations.
  - f. The implementation of condenser water temperature reset control strategy.

##### Key Outcome of Project:

1. On-going assurance to maintain the required operation of the building's chilled water system.
2. Implementation of energy conservation measures via updated controls and controls sequences, as well as further uniformity of the school's Building Automation System (BAS).

##### Assessment of Project:

1. The existing cooling towers are at the end-of-useful life and in need of replacement. Existing dunnage supporting one of the cooling towers is observed



to be corroded and in need of replacement to maintain structural integrity of the tower's support structure.

2. The piping configuration and associated pumps distributing condenser water from the cooling towers were designed to support the operation of the existing cooling tower's specifications. The distribution system needs to be reviewed for modifications necessary to support the operation of the new cooling towers.

#### Project Impact:

1. The existing cooling towers are aging and need to be replaced to continue supporting the school's needs and requirements.

## 2. Budget Cost Summary

Preliminary Budget (from Colliers spreadsheet)

Anticipated Bid Award for design efforts: \$51,950

Estimated Hard Costs for construction efforts: \$971,697\*

\*Cost is based on escalating original Antinozzi Associates figures. An updated construction estimate will be provided by the Design Engineer with their drawing package.

Total Estimated Costs: \$1,203,647

## 3. Schedule Summary

Refer to attached Gantt Chart by Colliers, dated March 21, 2025 (to be updated upon award of design and confirmation with design engineer).

## 4. Procurement Process

The Engineering Design RFP was issued on March 25, 2025

The bids were received by the district on April 18, 2025.

Selection of a designer was made on XXX and the purchase order was issued on XXX

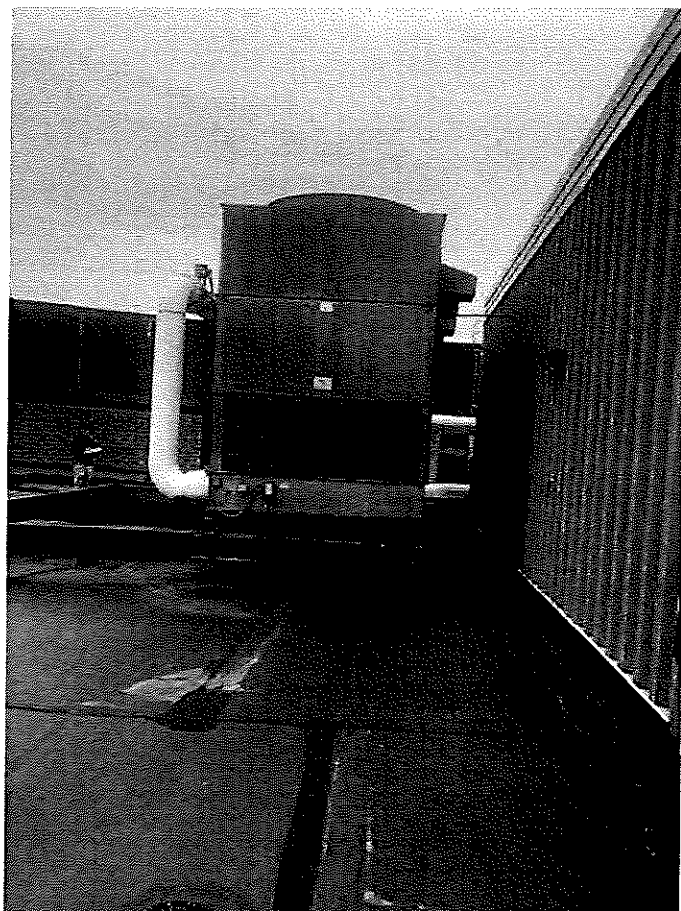
## 5. Risk Assessment

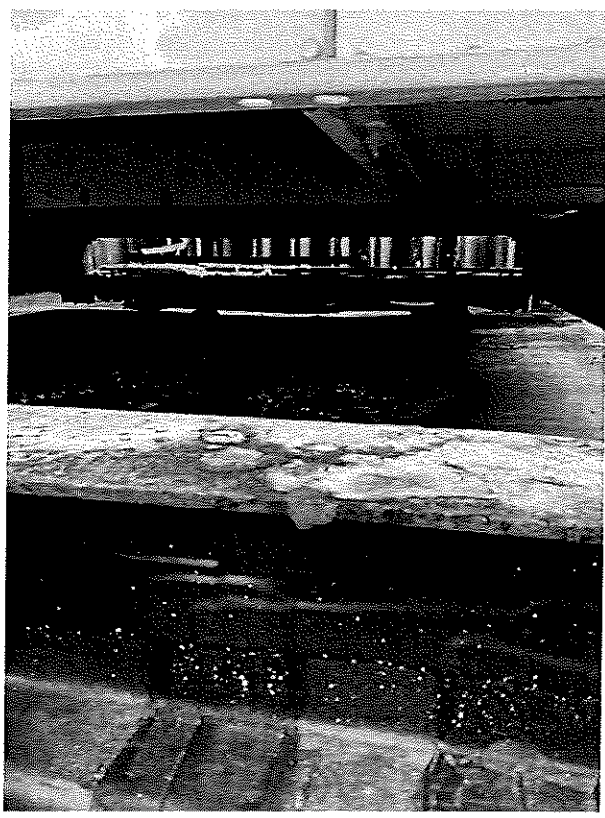
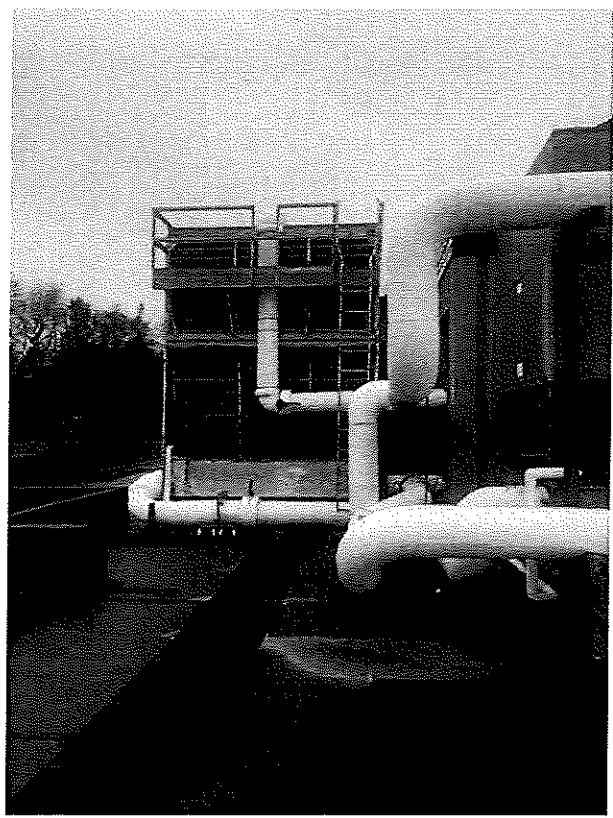
The school's existing cooling towers have reached the end of their useful life and are in need of replacement. If these cooling towers are left operating in their existing conditions, failure of the units could occur, leaving the building's cooling systems unable to meet load demands. Furthermore, these failures can result in over-heating of educational environments, interrupting regular educational services during the cooling season.

If the existing corroded dunnage were to remain and the new cooling tower was installed on the existing structure, potential for failure of the support system could pose a damage threat to the roofing system below, as well as further costs to temporarily remove and reinstall the new cooling tower to replace the dunnage at a future date.

## 6. Photographs

Attached photographs of Cooling Towers and corroded support dunnage:







## 7. Priority Category

Mechanical

# Town of Westport

## Job #: SHS-010 and 011

### **Staples High School - Replacement of Air Handling Units for Area B (Field House) and Area D (Gym, Locker Rooms, and Fitness Center)**

#### 1. Executive Summary

The intent of this project is to conduct a thorough review and provide a design to address the necessary replacement of twelve (12) air handling units (AHUs) serving the Field House, Gym, Locker Rooms, and Fitness Center at Staples High School.

#### Project Goals:

1. Provide the design to address:
  - a. The necessary replacement of twelve (12) existing air handling units serving the Field House, Gym, Locker Rooms, and Fitness Center at Staples High School.
  - b. The necessary modifications to the ductwork and mechanical piping, including proper air stratification addressed in the Gym and Field House air distribution design.
  - c. Design to include cooling capability for Field House, Gymnasium and Fitness Center.
  - d. Evaluate and include upgrades necessary to space building enclosure necessary to accommodate cooling.
  - e. The necessary controls and control sequences to integrate new air handling units with existing controls on school campus.

#### Key Outcome of Project:

1. Provide specified areas of the building with new, upgraded air handling units to continue to provide adequate air-side conditioning to these spaces.
2. Provide the addition of cooling to spaces prone to high occupant activity and capacity to improve indoor air quality and occupant comfort.

#### Assessment of Project:

1. The twelve existing air handling units specified are at the end-of-useful life and in need of replacement. With the addition of cooling to several spaces, it is necessary to evaluate the air distribution systems to accommodate the

additional airflow required to cool a space vs. heating only. Also, it is necessary to evaluate the building envelope of these spaces to ensure the current system can support the thermal barrier between the cooled spaces and the outdoor environment.

2. It was reported during previous evaluation with the district that the Field House, Gymnasium and Fitness Center are prone to high temperatures during the summer and warm swing season months, creating an uncomfortable environment for occupants. This results in the spaces often left unused, especially for high occupant capacity events during these months.

#### Project Impact:

1. The twelve existing air handling units are aging and need to be replaced to continue supporting the school's needs and requirements.
2. With the addition of cooling provided to the Field House, Gymnasium and Fitness Center, the opportunity to host high occupant capacity indoor events during the cooling season will become more favorable and accessible. An example highlighted by the district is flexibility to host Student Graduation indoors and in a more comfortable environment if/when undesirable weather conditions are present.
3. With average seasonal outdoor air temperatures rising, the need for space cooling will occur more frequently. The project will result in providing revisions to the specified building systems to be able to meet these rising demands.

## 2. Budget Cost Summary

Preliminary Budget (from Colliers spreadsheet)

Anticipated Bid Award for design efforts: \$66,960

Estimated Hard Costs for construction efforts: \$3,028,267\*

\*Cost is based on escalating original Antinozzi Associates figures. An updated construction estimate will be provided by the Design Engineer with their drawing package.

Total Estimated Costs: \$3,095,227

### 3. Schedule Summary

Refer to attached Gantt Chart by Colliers, dated March 21, 2025 (to be updated upon award of design and confirmation with design engineer).

### 4. Procurement Process

The Engineering Design RFP was issued on March 25, 2025

The bids were received by the district on April 18, 2025.

Selection of a designer was made on ~~XXX~~ and the purchase order was issued on ~~XXX~~

### 5. Risk Assessment

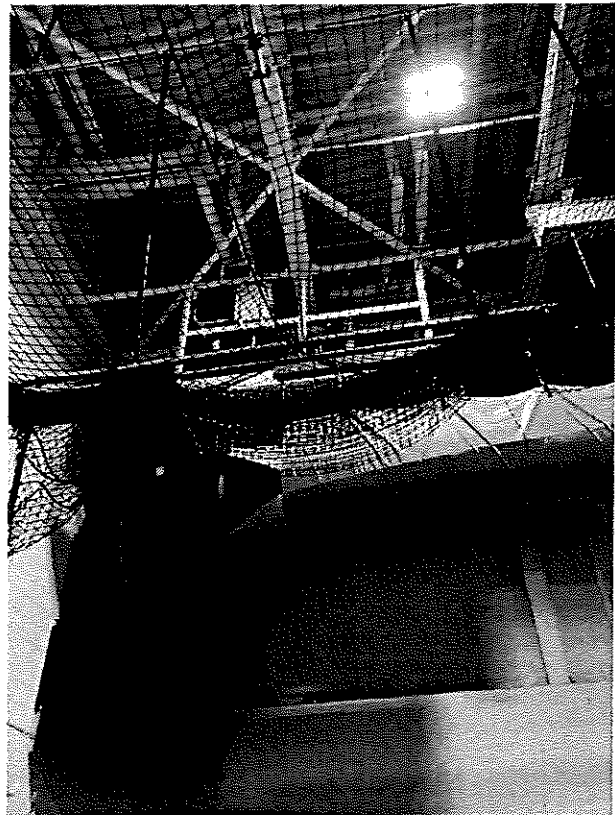
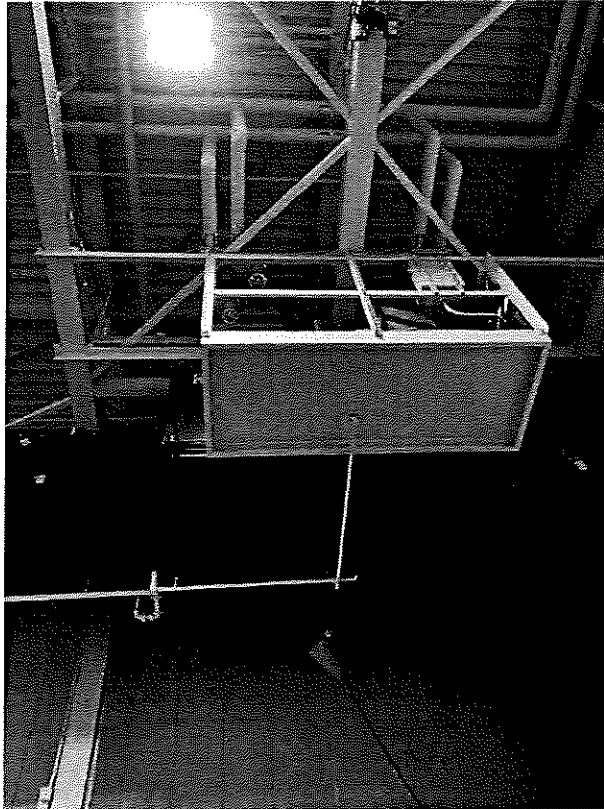
If the air handling units specified in this project are left operating in their existing conditions, failure of the unit's components could occur, leaving the associated occupied spaces under-conditioned. Furthermore, these failures can result in the occupied spaces not meeting applicable indoor air quality codes and standards.

Also, due to the age of the existing units, replacement parts for failed components could become unavailable as manufacturers phase out producing certain outdated components.

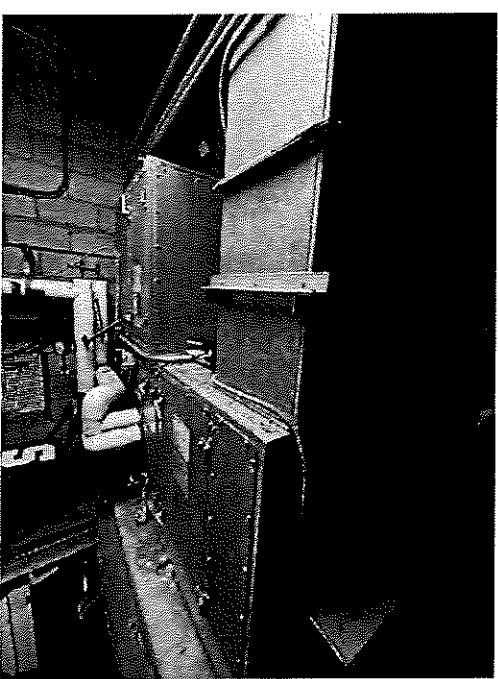
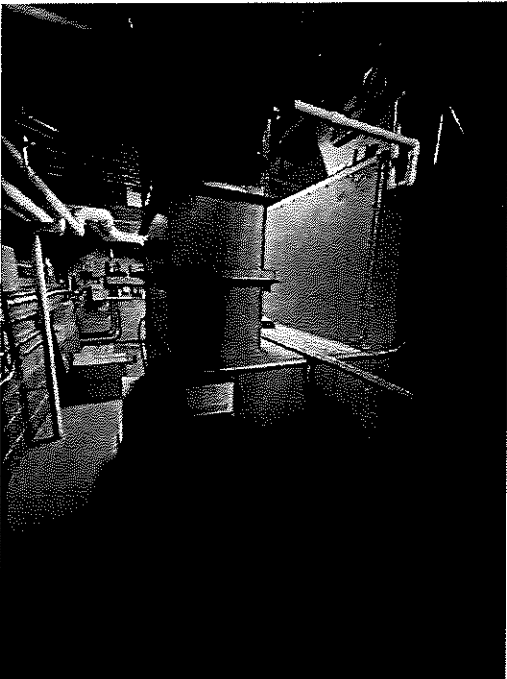
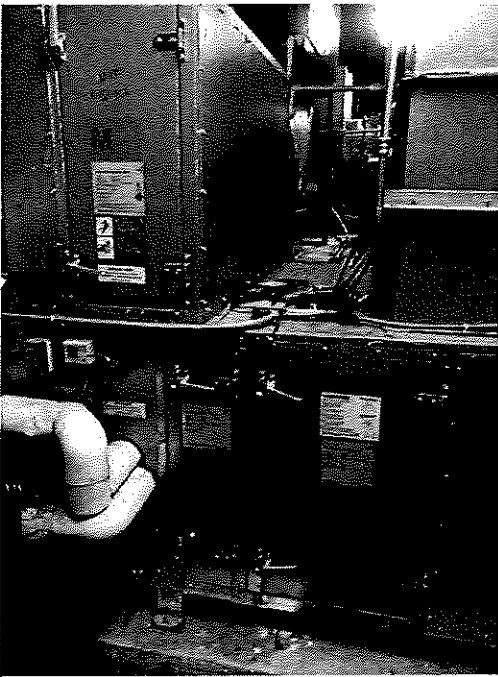
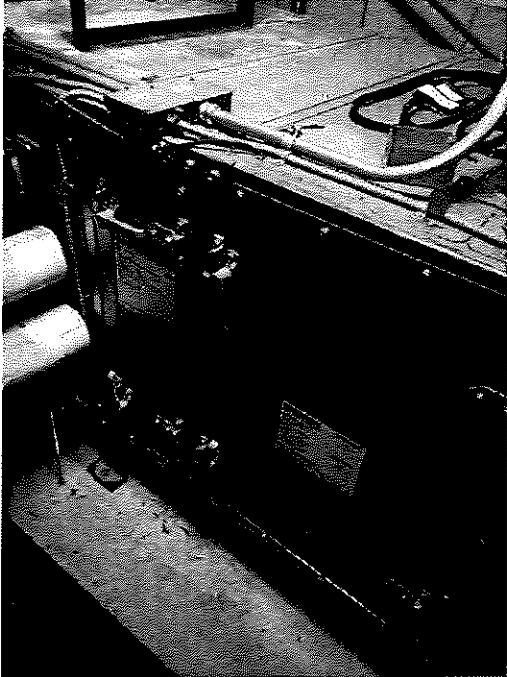
## 6. Photographs

Attached photographs of several AHUs recommended for replacement:

Field House AHUs (2 of 4):



Several of the Gymnasium, Locker Room, and Fitness Center AHUs:



7. Priority Category

Mechanical

# Town of Westport

## Job #: SHS-015

### Staples High School - Replacement of Gas Fired Roof Top Units

#### 1. Executive Summary

The intent of this project is to conduct a thorough review and provide drawings and specifications to address the necessary replacement of six (6) roof top gas fired air handling units (AHUs) and as needed, associated Exhaust Fans (EFs), located at the Staples High School.

#### Project Goals:

1. Provide the design to address:
  - a. The necessary replacement of six (6) existing gas fired roof top air handling units (AHUs).
  - b. The necessary modifications to the ductwork and supports.
  - c. The necessary controls and control sequences to integrate new air handling units with existing controls on school campus.
  - d. Evaluate and include controls upgrade to implement kitchen make-up and exhaust air control based on cooking activity.

#### Key Outcome of Project:

1. Provide specified areas of the building with new, upgraded rooftop air handling units to continue to provide adequate air-side conditioning to these spaces.
2. Ensure installed units specified in this project comply with all applicable building codes.
3. Implementation of energy conservation measures via updated controls and controls sequences, as well as further uniformity of the school's Building Automation System (BAS)

#### Assessment of Project:

1. The six existing roof top air handling units specified are at the end-of-useful life and in need of replacement.
2. Some existing unit installations were observed to not comply with all applicable building codes. New units may require modifications to existing ductwork and supports to comply with all applicable building codes.

Project Impact:

1. The six existing roof top air handling units are aging and need to be replaced to continue supporting the school's needs and requirements.

## 2. Budget Cost Summary

Preliminary Budget (from Colliers spreadsheet)

Anticipated Bid Award for design efforts: \$49,060

Estimated Hard Costs for construction efforts: \$861,428\*

\*Cost is based on escalating original Antinozzi Associates figures. An updated construction estimate will be provided by the Design Engineer with their drawing package.

Total Estimated Costs: \$910,488

## 3. Schedule Summary

Refer to attached Gantt Chart by Colliers, dated March 21, 2025 (to be updated upon award of design and confirmation with design engineer).

## 4. Procurement Process

The Engineering Design RFP was issued on March 25, 2025

The bids were received by the district on April 18, 2025.

Selection of a designer was made on ~~XXX~~ and the purchase order was issued on ~~XXX~~

## 5. Risk Assessment

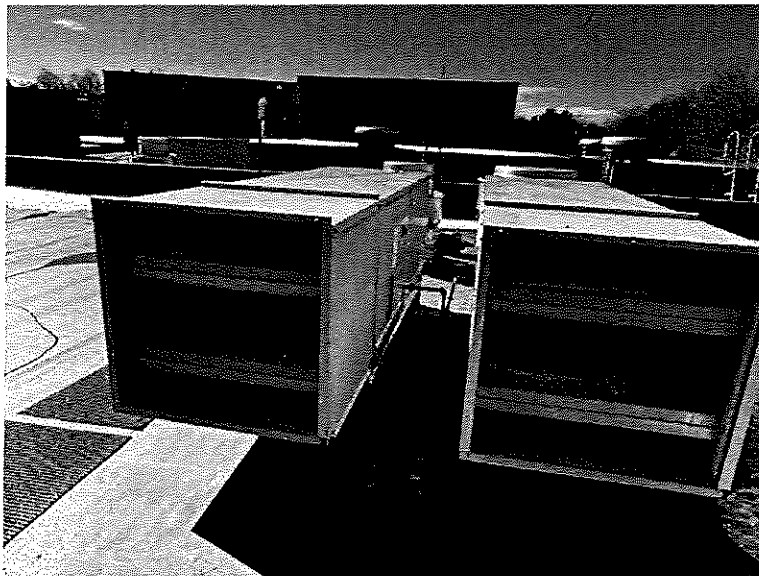
If these air handling units are left operating in their existing conditions, failure of the unit's components could occur, leaving the associated occupied spaces under-conditioned and potential for kitchen equipment to become unable to operate. Additionally, these failures can result in the occupied spaces not meeting applicable indoor air quality codes and standards.

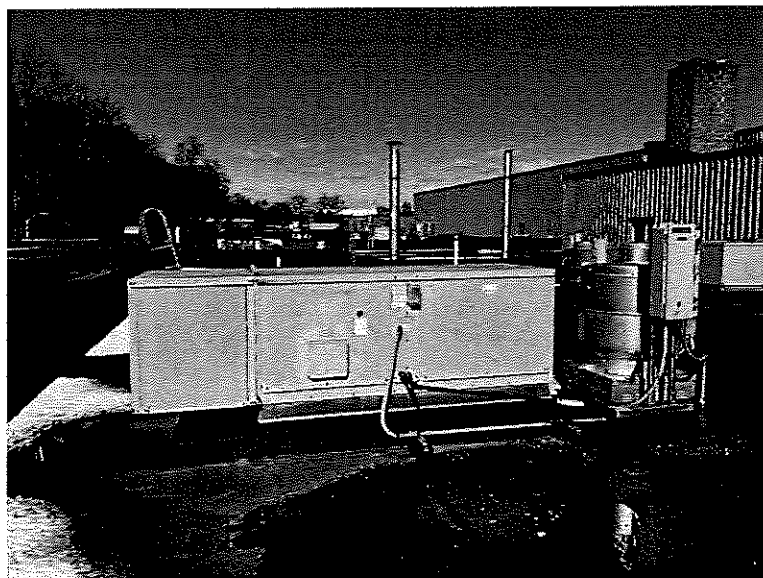
Furthermore, if these specified units were assessed for applicable code compliance, some equipment would not pass and modifications would be required in order to comply.

## 6. Photographs

Attached are photographs of the six specific AHUs recommended to be replaced:







## 7. Priority Category

Mechanical

# Town of Westport

## Job #: SHS-031

### **Renovate Girls Locker Room to Create New Girls Team Room(s)**

#### 1. Executive Summary

The athletic staff has requested that modifications be made to the existing Girls Locker Room space (which is presently over-sized) to create one or two Team Rooms that would mirror the current arrangement, similar to the Boys Team Room space. This room(s) would be used by the team sports and provide a designated space to meet before, during or after girls' team sporting events and in an area separated from the existing locker room.

#### Project Goals:

1. Provide a meeting space for the girls sports teams to meet that is isolated from the existing locker room area.

#### Key Outcome of the Work Scope:

1. By renovating the existing, over-sized locker room, this new area(s) would provide designated space for the girls sports teams to gather and conduct team meetings.

#### Assessment of Project:

1. Redesign of the existing locker room space to subdivide the area and provide one or two team rooms for the girls school sports teams to use – similar to what presently exists for the boys sports teams.

#### Project Impact:

1. By providing a team meeting space for the girls' sports teams similar to what is presently available for the boys sport teams, this offers an equitable arrangement for the two groups.

## 2. Budget Cost Summary

Preliminary Budget (from Colliers spreadsheet)

Estimated Soft Cost for original design efforts: \$30,000

Estimated Hard Costs for construction efforts: \$153,390

Total Budgeted Costs: \$183,390

## 3. Schedule Summary

Refer to attached Gantt Chart by Colliers, dated August 27, 2025

## 4. Procurement Process

The Architectural Design RFP was issued on July 29, 2025

The bids were received by the district on August 26, 2025.

Selection of a designer is pending approval of design funding costs.

With award of bid and a purchase order, design will begin and is anticipated to take 3-4 months to complete. A cost estimate for the construction will be included as part of the designer's scope of work.

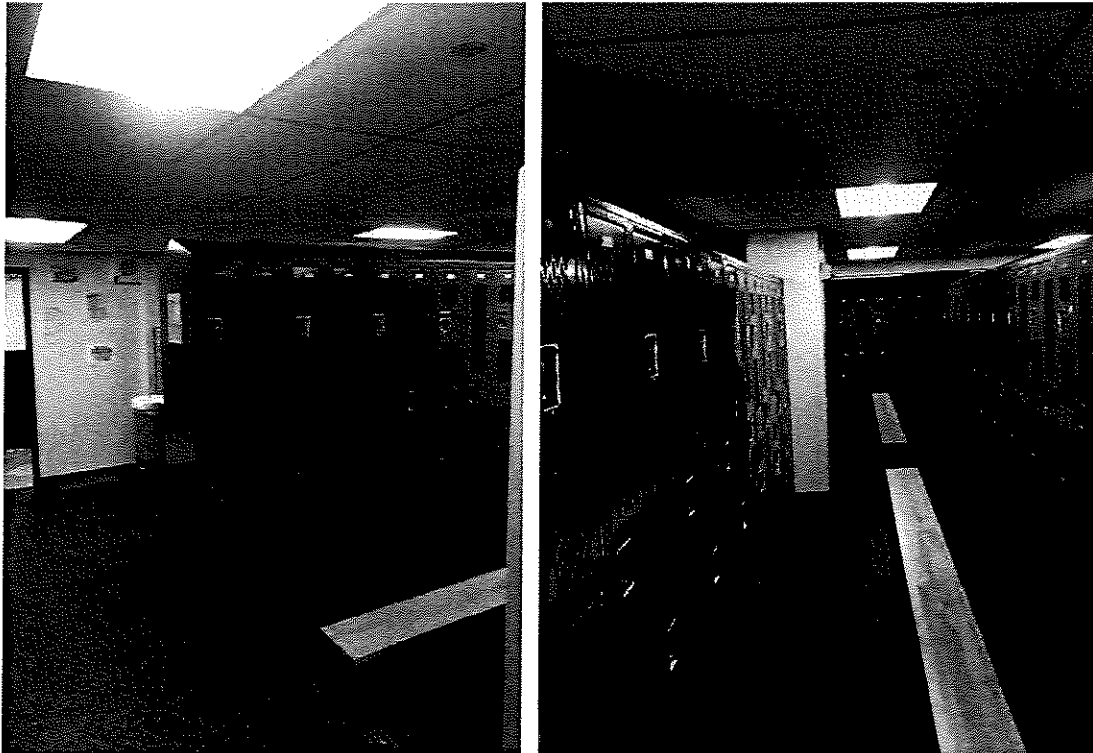
If funding is approved, construction may occur during the Summer of 2026.

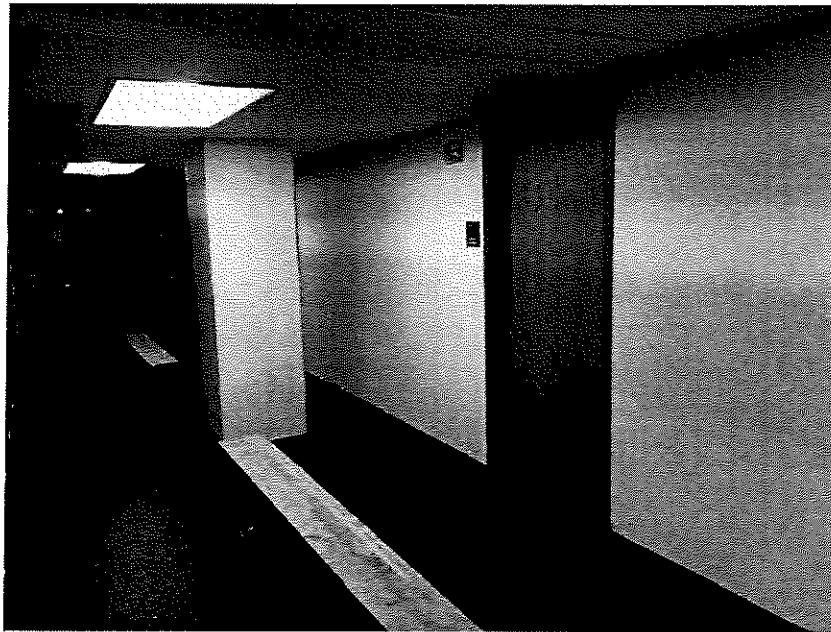
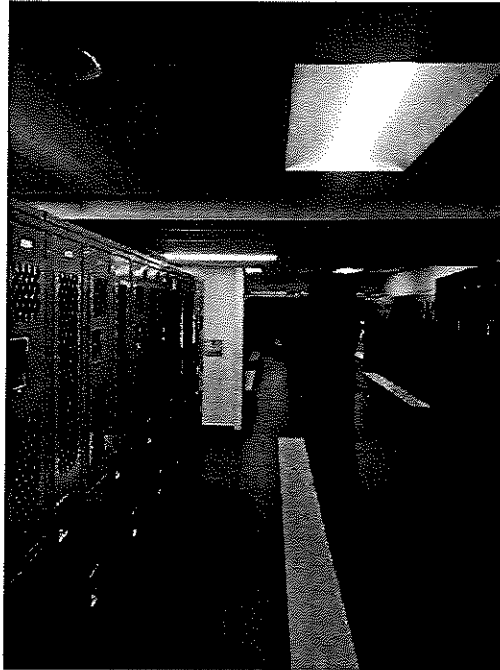
## 5. Risk Assessment

There is no known risks for not completing this project scope.

## 6. Photographs

Refer to the attached photographs of the existing portion of the Girls Locker Room which could be converted into new Team Room space(s):





## 7. Priority Category

Programmatic