



East  
Hartford  
Public  
Schools

# FACILITIES PROJECTS Summer 2023



Ben Whittaker  
Chief Operations Officer  
October 16, 2023



# VISION

Schools that are the  
Pride of our  
Community

# MISSION

To deliver a high quality  
learning experience for  
*Every Child, Every Day*



# CORE BELIEFS



East  
Hartford  
Public  
Schools

Expectations  
Matter

Effort  
Matters

Competence  
Matters

Solutions  
Matter

Results  
Matter

Relationships  
Matter



# Summer 2023 Goals

Facilities Projects

Currently managing 47 projects worth \$46 million



Manage Construction Phase of Time-Sensitive Major Projects



Strategize and Design Summer 2024 Projects



Effectively Allocate Capital Reserves and Initiate New Projects





**MANAGE**  
**CONSTRUCTION PHASE**  
of Time-Sensitive Major Projects





# EHHS ROOF REPLACEMENT TIMELINE

**NOVEMBER 2020:** Passed EH referendum - 240,000 sq. ft., \$7M project cost, \$2.3M local share

**MARCH 2021:** State grant commitment

**MARCH 2022:** Project bid, Low bid \$10.7M - Material availability and cost issues. Project on hold.

**SUMMER 2022:** Additional design work - Revised drainage system, considered \$ saving options

**NOVEMBER 2022:** Re-bid, \$9.7M low bid

**JANUARY 2023:** State approves project budget increase to \$10.1 M, estimated \$3M local share

**FEBRUARY 2023:** BOE awards contract

**JUNE 2023:** Construction commences

**SEPTEMBER 2023:** Substantial completion



# EHHS ROOF REPLACEMENT

- EHHS closed during construction. Pool closed through December 2023. Programs and staff relocated.
- Initial delays in pool roof steel resolved, all construction proceeded normally
- Skylight replacements
- Pool roof capped
- Roof deck in good condition overall, only replacement areas was perimeter of “back gym”
- Site restored by state of school, minor non-invasive work remained

**Total Project Cost = \$9.7M, Est LS \$2.5M**  
**Minor change orders net with credits**





# EHHS ROOF REPLACEMENT





# EHHS ROOF REPLACEMENT





# GOODWIN FLOORING

- OSCGR grant for 76.43% of reimbursable project costs - \$515k budget, LS \$140k
- Originally slated for Summer 2022, bids over budget, delayed to 2023
- Split project out into trade packages to lower cost, re-bid in January 2023- came in over \$100k lower!
- In a total of 8 weeks:
  - Building shut down
  - All items moved to trailers
  - 40,000 sq ft of asbestos tile abated
  - New VCT installed throughout
  - Items restored to classrooms ready for the new year!

**Total Project Cost= \$474k, Est LS \$112k**

**No change orders**





# GOODWIN FLOORING





# GOODWIN FLOORING

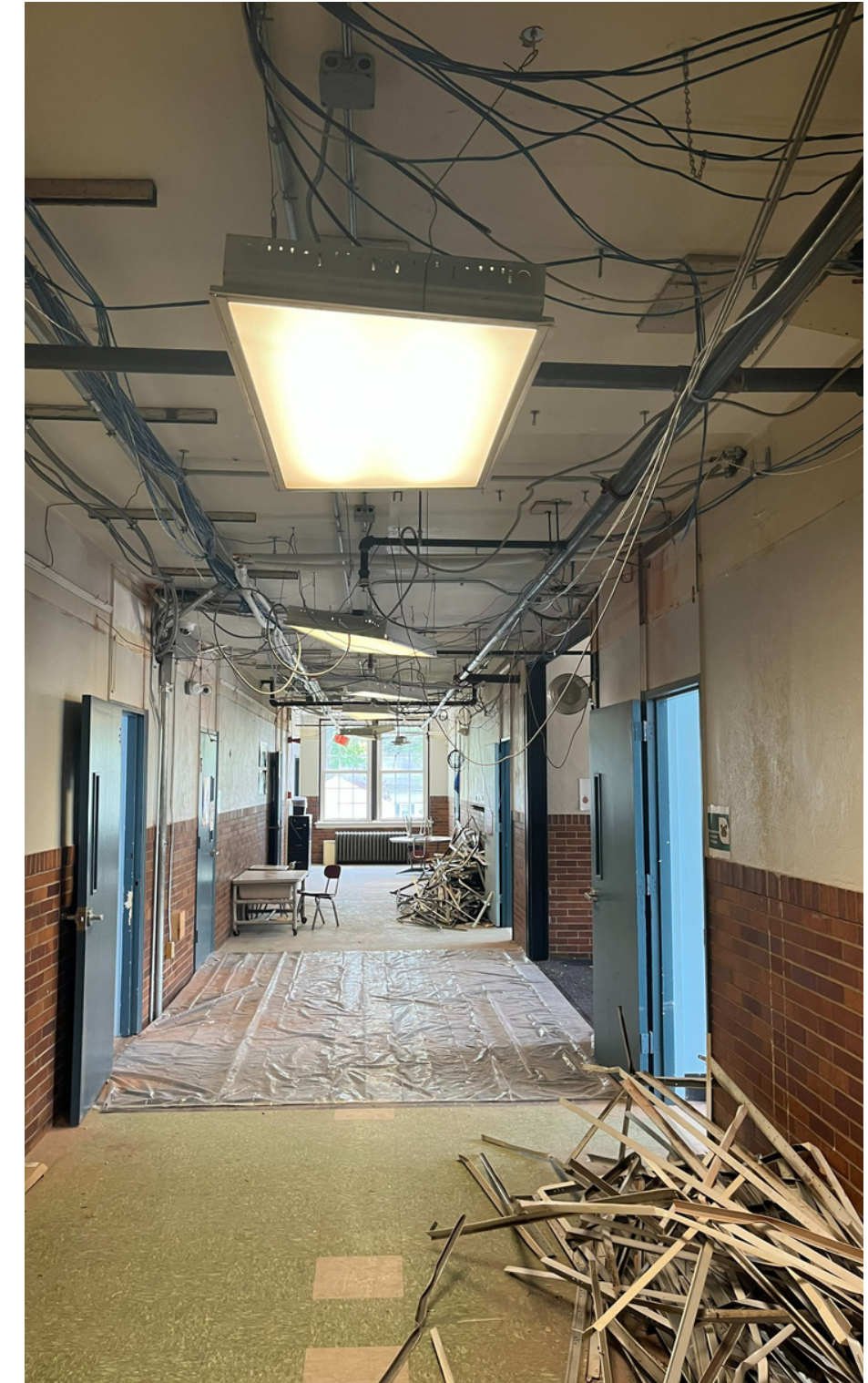




# WOODLAND

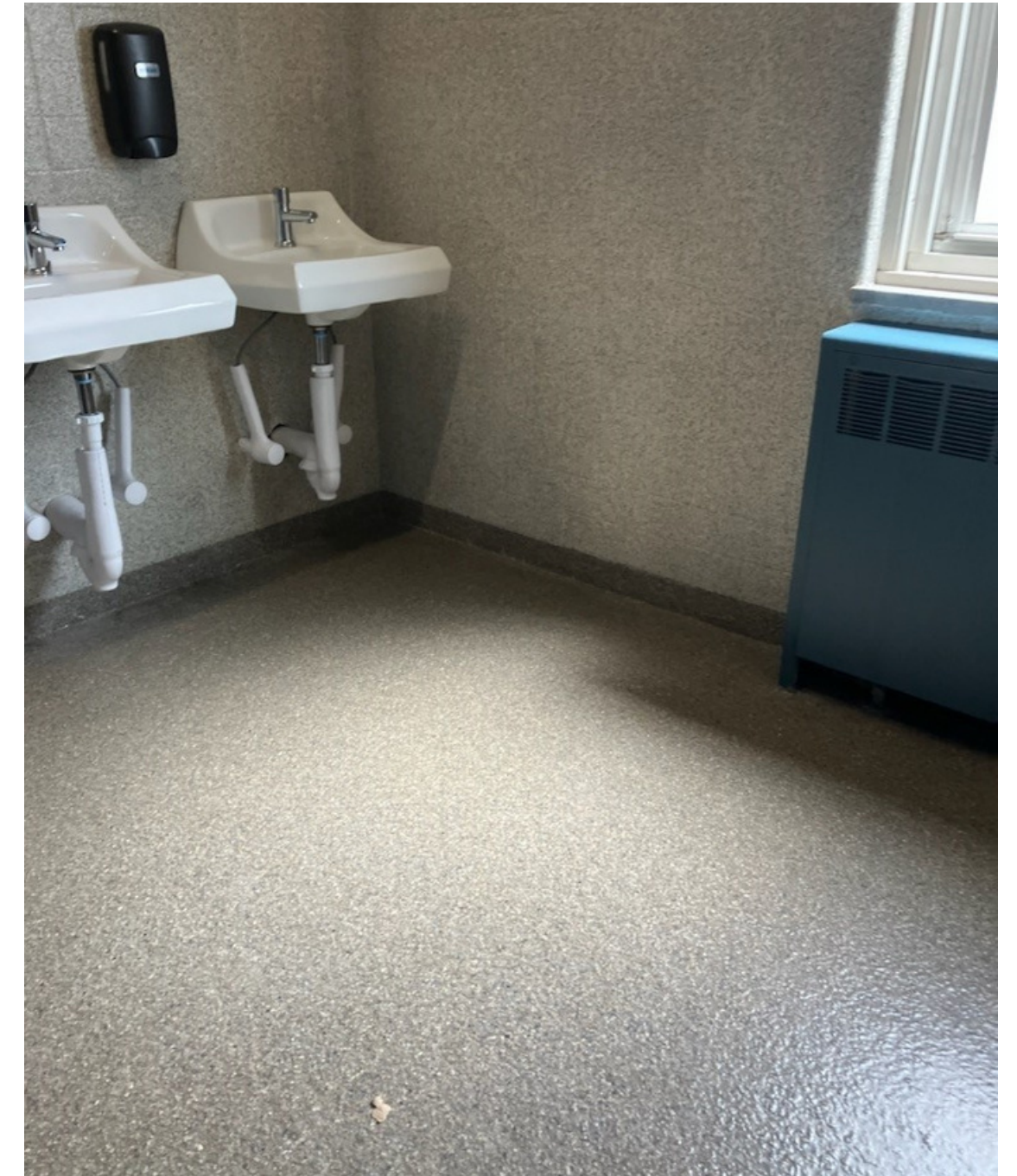
## Classroom, Hallway and Restroom Upgrades

- Project moved forward from Summer 2024 to avoid second shut-down.
- Combined several projects into a \$502k renovation encompassing:
  - Restroom renovations
  - 1st floor hallway flooring
  - Classroom/Hallway ceilings and lighting
  - Classroom and hallway painting





# WOODLAND CLASSROOM, HALLWAY AND RESTROOM UPGRADES





# WOODLAND

## Gym Windows

- Original 1940s “Glass Block” windows with years of mis-matched repairs.
- Drafty, dark, and unsightly
- Asbestos caulking required demolition by abatement contractor
- Architect-specified purpose-built gym window system resistant to impact/breakage
- Operable window sections for ventilation
- Extremely energy-efficient

**Total Project Cost= \$296,470**

**All but \$80k grant funded**





# WOODLAND

## Gym Refresh

- Original project to replace 1940s gym floor estimated \$151k, combined with refresh work of \$48k.
- New solution designed using a synthetic rolled floor system over new base (installed above existing floor) at half the cost!
- Basketball game-lines installed, but floor suitable for multiple uses
- Refresh work included custom LED lighting, under-stage doors, and painting throughout.
- \$90k re-deployed to classroom project





# WOODLAND GYM REFRESH





# CLASSROOM IAQ

- Revised budget of \$5.5M - \$4.8M from ESSER2 and \$740k from ARP
- **Phase 1** - VRF Split-systems to cool 11 schools and 250 classrooms. Contract awarded (\$3.77M) and construction began 9/12/22.
  - Work continued on 2nd shift all year
  - Electrical delays pushed final completion from June to September
  - Half of schools online by start of school
    - Goodwin/Pitkin by end of first week
    - Silver Lane/Sunset by end of second week
    - O'Connell and O'Brien partially turned on 9/11
  - All systems fully online 9/21





# CLASSROOM IAQ

- **Phase 2** - Provide cooling to remaining ~43 classrooms at EHMS.
  - Design completed, project bid and awarded by BOE 5/8 \$1.357M
  - Construction began 9/11 on second shift
  - Substantial completion by 12/15, with some electrical delays until March 2024.

**When phase 2 is completed,  
ALL EHPS classrooms will be cooled!**





# WINDOW AND DOOR REPLACEMENT PROJECTS

- Similar to project constructed at EHMS in 2016/2017 - replaces all exterior glass and doors. Door mechanical and electronic security devices standardized and upgraded.
- Fully funded through ESSER2 and ARP. Original budget= \$3.8M, expanded to \$8.4M due to dramatic rise in construction costs.
- NR/MB slated for Summer 2022, pushed to 2023 due to material availability
- NR/MB/OCE/OCW completed in Summer 2023
- GW/PK slated for Summer 2024 Construction
- Provides better insulation, operable windows, and tied with HVAC project will lead to better overall comfort and air quality

**Total Project Expenses to Date = \$5.5M**  
**\$2.7M balance for GW/PK**





# MAYBERRY WINDOWS AND DOORS





# NORRIS WINDOWS AND DOORS





# O'CONNELL EAST & WEST WINDOWS AND DOORS





# EHHS TRI-GEN REPLACEMENT

Tri-generation Plant (known as Combined Heat Cooling and Power or CHCP) will be decommissioned and replaced with (2) natural gas fired reciprocating engine CHP modules and a 165 ton electric chiller.

**New Full-Building Backup Power Generation System** will ensure automatic, seamless operation of entire plant during power outages with (2) diesel-fueled units totaling 1350kw

- Projects combined and fully designed, bid, and contract awarded by BOE for \$3M in July 2022
- Co-gen units received in early 2023, but delays on electrical switchgear and generators
- Construction began April 2023, original completion of August 2023 pushed to late 2024. Switchgear January 2024, generators Sept 2024





# EHHS TRI-GEN REPLACEMENT

## Summer 2023 Construction Activities Included:

- All demo work
- Delivery and install of co-gen units (awaiting Eversource interconnect to commission)
- Delivery and install of electric chiller
- Electrical sitework
- Generator pad installation
- Modifications to main electrical room
- Remaining work includes commissioning, switchgear, generator ATS, and generators.

**Though schedule was compromised,  
budget remains intact at \$3.2M**

**Fully ARP Funded**







# STRATEGIZE AND DESIGN

Summer 2024 Projects



# O'BRIEN ROOF REPLACEMENT

- ~60,800 sq. ft. “built-up” roof installed in 1994 - at end of useful life
- State grant commitment rec'd in April for 76.43% of total project estimate of \$2,419,329. \$570k local share.
- Design completed and moving through local and state approval processes
- Bid target December
- Summer 2024 construction





# EHMS ROOF REPLACEMENT

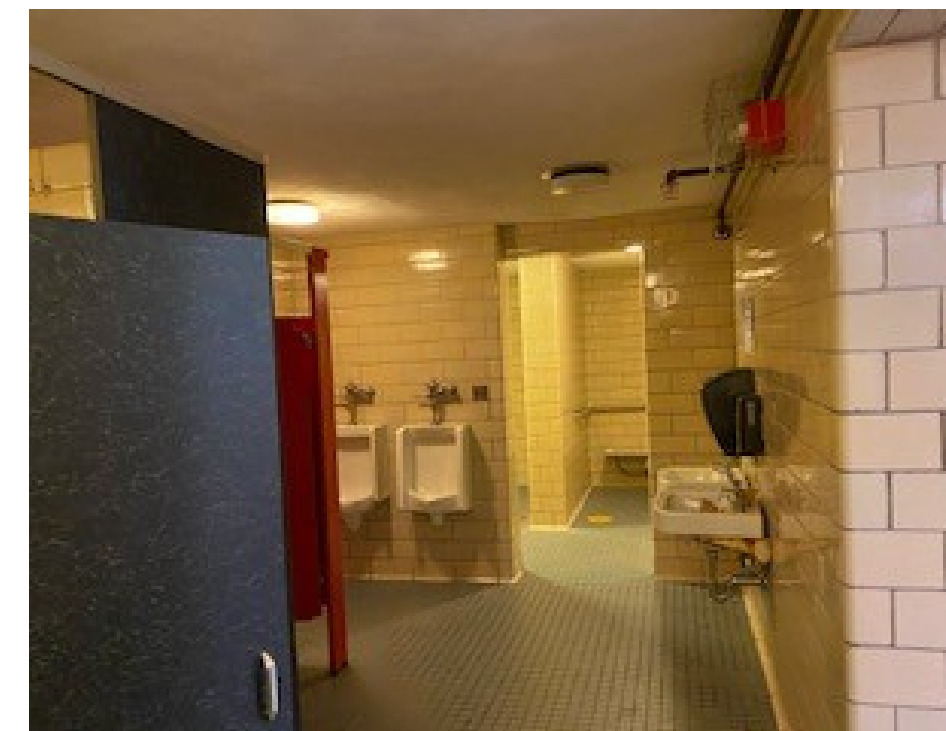
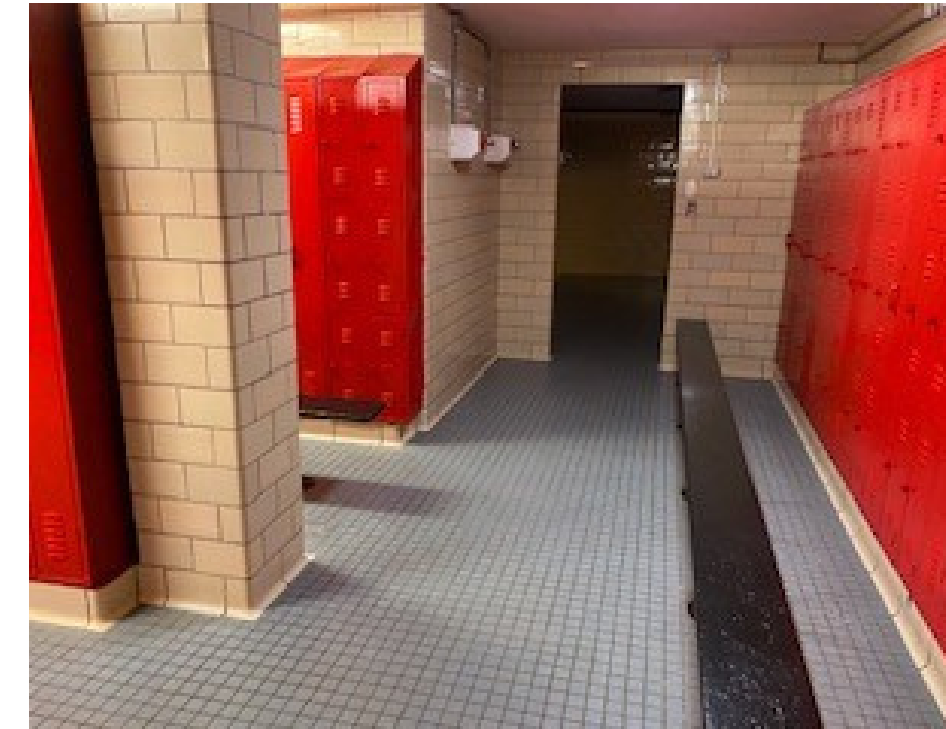
- Passed referendum in November 2020
  - 155,543 sq. ft., \$4.6M project cost, \$1.6M local share
- Originally slated for summer 2023 construction, pushed to summer 2024 due to EHHS delay
- State OSCGR grant secured in February 2022 for 76.43% of construction costs
- Design completed in September 2022 but project placed on hold after EHHS project cost well over budget due to market conditions.
- March 2023- State approved budget increase to \$6.1M, scaled to EHHS bids. Est LS \$1.6M
- EHPS to fund up to \$736k LS overage (amount above referendum amount)
- October 2023 Bid for Summer 2024 Construction





# EHHS/EHMS LOCKER ROOM RENOVATIONS

- Funded by \$700k DECD Urban Act Grant, Town pass-thru
- Design nearing completion
- Full renovation to both spaces with floor plan changes to meet modern use
- Early 2024 bid planned





# EHHS SOFTBALL FIELD RENOVATIONS

- Funded by \$250k DECD Urban Act Grant, Town pass-thru.
- Design progressed throughout summer
- Field will be “reversed” to reduce sun glare
- Excavation and replacement of soils to provide a properly graded surface
- Early 2024 bid planned





# EHMS AUDITORIUM RENOVATIONS

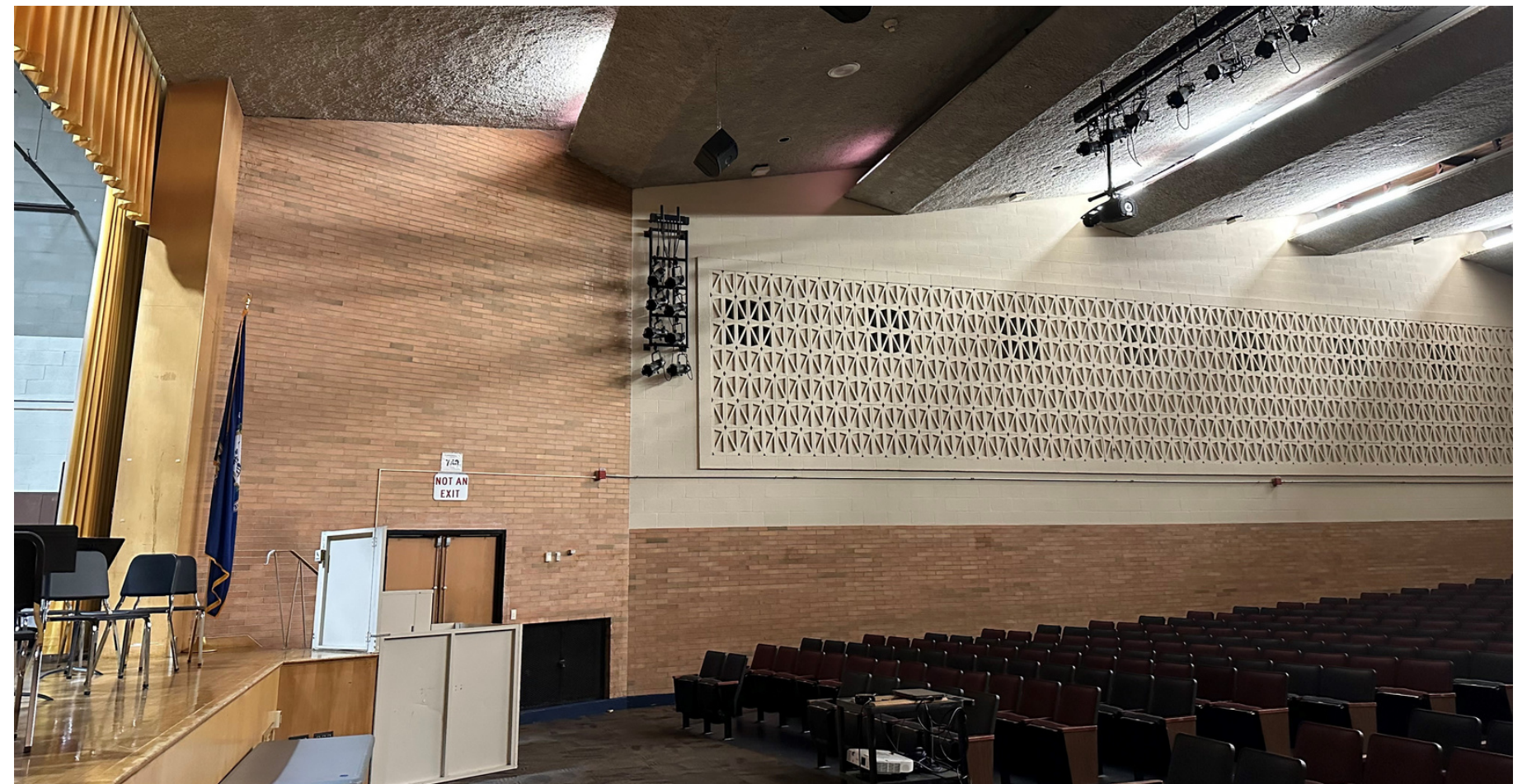
- Funded by \$600k DECD Urban Act Grant, Town pass-thru
- Design progressed throughout summer, nearing completion
  - LED ceiling fixtures
  - Replacement of sound board and other A/V components, prep for future expansion
  - Replacement of all seating
  - Abatement of ACT located under seats
  - Full replacement of rooftop AC units and controls
- Early 2024 bid planned





# EHHS AUDITORIUM AND LECTURE HALL REFRESH

- Funded by \$293k DECD Urban Act Grant, Town pass-thru
- Design progressed throughout summer
- Limited scope refresh to Auditorium, Stage Production Area and Lecture Hall
- Auditorium and Stage
  - Suspended “clouds” for sound absorption
  - Dimmable LED lighting with maintenance access
  - Stage lighting system replacement
  - Stage curtain replacement
- Lecture Hall
  - New acoustical ceiling and LED lighting
  - New seating on West side
  - Dimmable presentation lighting
  - Improvements to dividing wall





# EHHS KITCHEN AND SERVING AREA ALTERATION

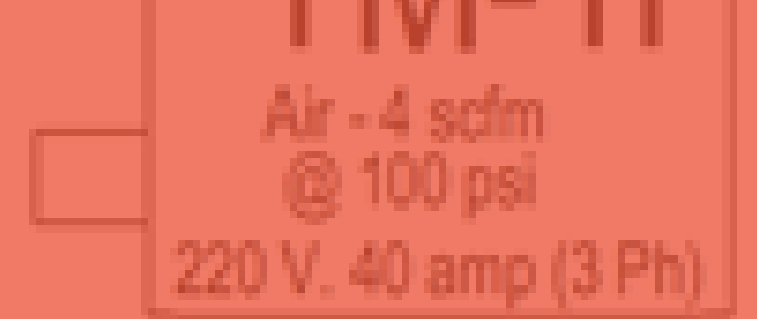
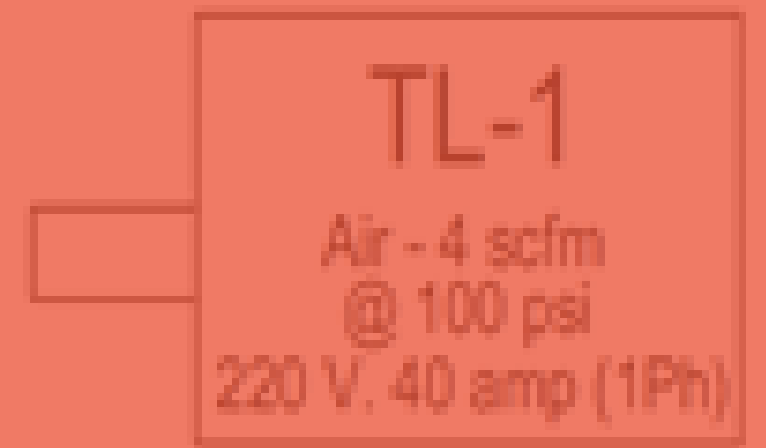
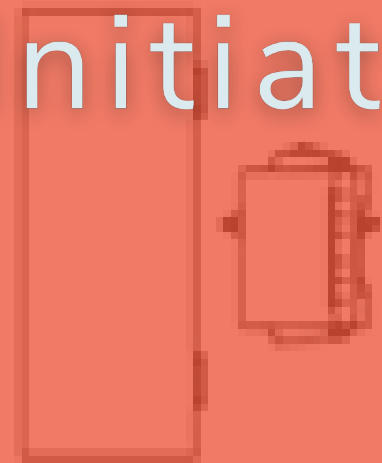
- Originally scoped as a larger, SSCG project. Difficult to fund local share, since LS cannot come from FS program.
- New project will leverage \$1M of FS program reserve funds for all new equipment, and \$1M of capital reserve for infrastructure modification
- Same net result, less LS (\$1M vs \$1.7M), and greater control than using state process
- Equipment distributor created equipment plan, architect integrating into floorplan.
- Construction summer 2025





# EFFECTIVELY ALLOCATE CAPITAL RESERVES

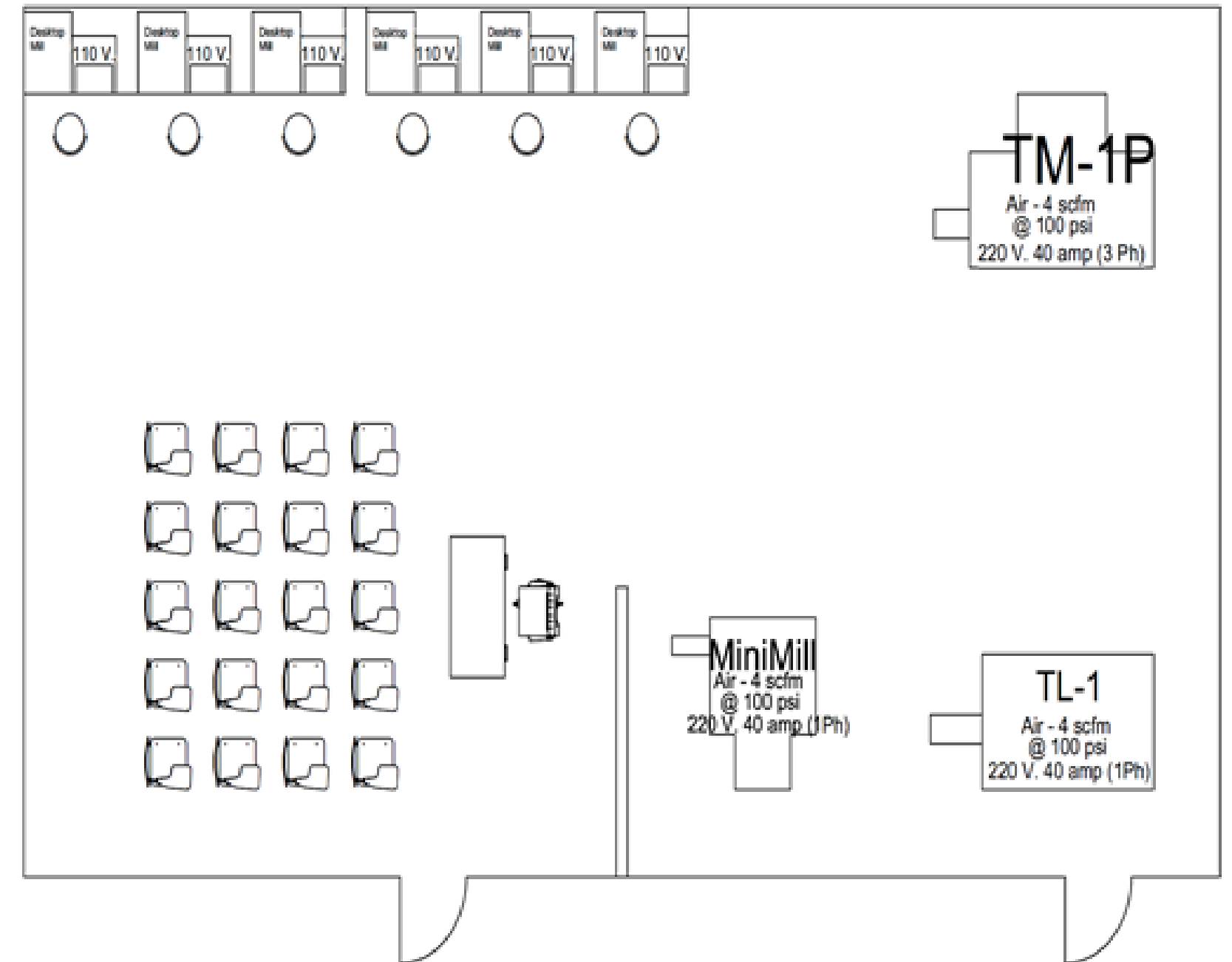
and Initiate New Projects





# SYNERGY CNC LAB

- Novel idea to create a modern Computer Numerical Control Manufacturing Lab at Synergy for district-wide use
- Received \$730k of Congressionally Designated Funding thru a grant from the Federal Department of Education.
- Includes 3 state-of-the art milling and lathe CNC machines, 6 “desktop mills,” and simulator equipment
- Space will be remodeled to accommodate the new equipment, including upgraded building electrical service
- Design underway, with target of room in partial use by start for SY25 with electrical finalization by end of 2025
- Grant also funds teaching position for one year





# PLAYGROUND REPLACEMENTS

- Originally submitted in 2022 for CIF funding - not awarded
- Resubmitted to State Bond Commission in June, awarded \$750k DECD Urban Act grant (passes thru Town).
- Funds all playscape projects in the FY24-FY28 CIP!
- Mayberry, O'Connell (East), Langford, Goodwin, O'Brien
- Designs will be tailored to the individual schools
- Anticipated construction Spring 2024 thru end of year





# EHHS ELEVATOR 2D MODERNIZE

- Next step in elevator modernization program (last unit was EHHS 1C in 2020)
- Conversion to guiderail-mounted mechanical system instead of hydraulics to avoid possible environmental issues
- Increased reliability and decreased maintenance
- Complete car renovation to match 1C
- Abatement completed summer 2023, construction to begin in late 2023.
- \$230k project budget funded through Program 80





# NORRIS ROOF REPLACEMENT

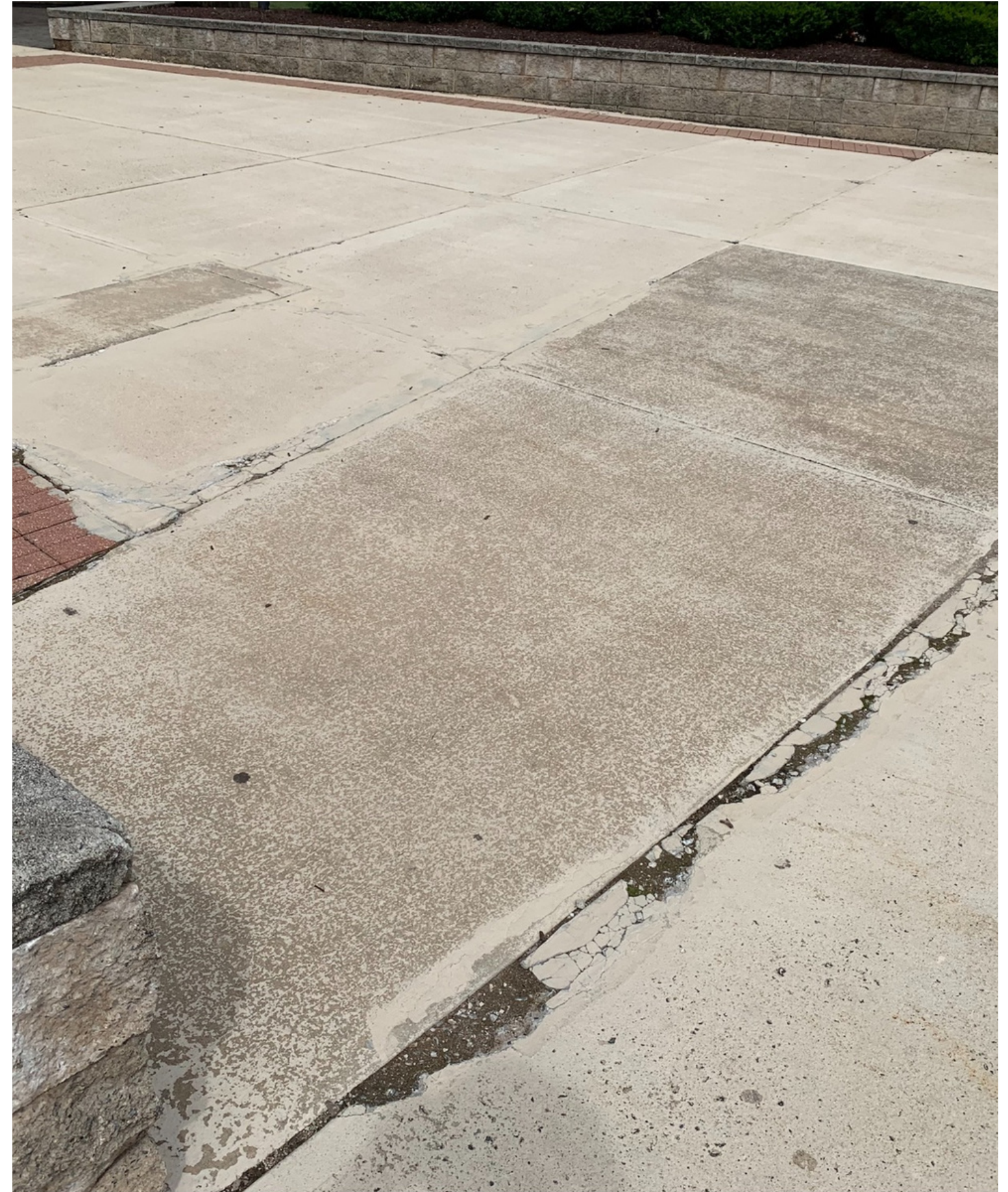
- North wing from 1989, East 1996, West 2013 but with inferior materials thru insurance claim
- Project replaces all roofing (54,450 square feet) to match materials and sync replacement cycle
- \$451k project cost,\$180k LS (Cap Reserve), balance through State OSCGR grant.
- Target December grant application, January 2023 award, March bid, summer 2024 construction. Depending on grant speed, may be summer 2025





# CIBA EXTERIOR ENTRANCE RENOVATION

- Existing walks and entryway are 20 years old and deteriorating. Constant maintenance required to mitigate safety hazards.
- Entire area will be removed and re-designed for aesthetic appeal and ease of maintenance
- 2023 Cap Reserve Allocation of \$168k
- Construction target of summer 2024





# EHHS DESIGN & ENGINEERING WORK

- Original 1962 vintage restrooms will be redesigned for future phased construction (likely over 3 years) as funding allows.
- Holistic HVAC study to address long-standing HVAC issues and form basis for future state HVAC grants
- Design budget for each project is \$25k (2023 Cap Reserve allocation)





# NORRIS ACT FLOORING REPLACEMENT

- Leveraging potential summer 2024 shut down for roof project to complete abatement
- 1957 and 1962 sections have original flooring
- Same scope as summer 2023 Goodwin project- remove all (24,790 sf) ACT and replace with VCT
- \$382k project cost, \$92k LS (Cap Reserve), balance through State OSCGR grant.
- Target December grant application, January 2024 award, March bid, summer 2024 construction. Depending on grant speed, may be summer 2025





# HOCKANUM TUNNEL PIPING ABATEMENT

- 1949 underground “steam tunnels” contain piping insulated with asbestos containing materials
- While “behind the scenes,” deteriorated condition requires abatement to make routine repairs, and a major unplanned repair would require long-term school shut down
- Project will remove all ACM from tunnels and re-insulate piping with fiberglass
- \$330k project cost, \$80k LS (Cap Reserve), balance through State OSCGR grant
- Target October grant application, January 2024 award, March bid, summer 2024 construction. Depending on grant speed, may be summer 2025





# EHMS H AND B BUILDING ACT REPLACEMENT

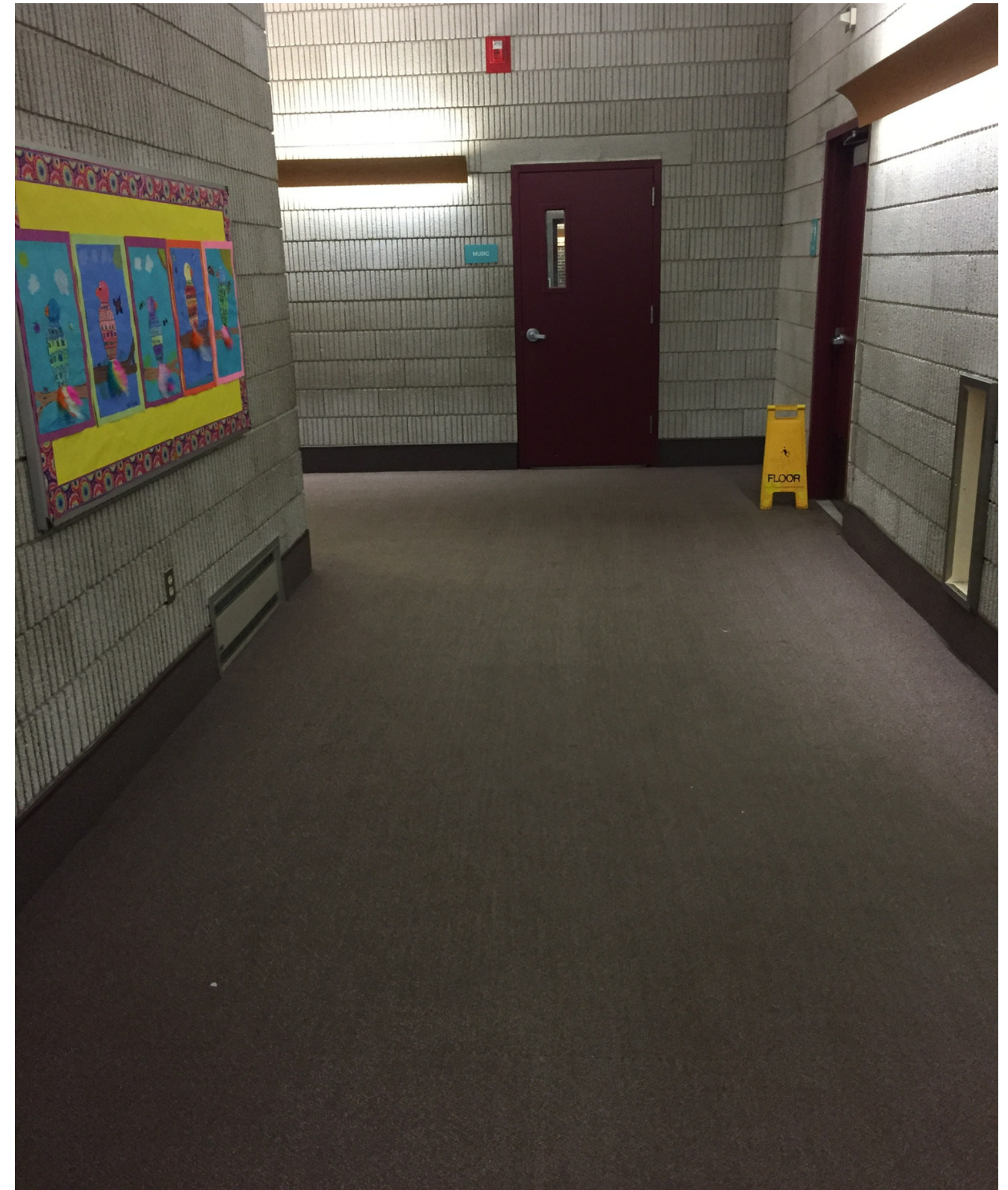
- Leveraging Summer 2024 building shut down to complete abatement work to the most deteriorated areas.
- **“H Building”** - 22k sf of ACT in 2nd floor hallway, 9 classrooms, SBHC
- **“B Building”** - 10k sf of ACT in hallways
- All areas will be replaced with building-standard VCT
- \$458k project cost, \$102k LS (Cap Reserve), balance through State OSCGR grant.
- Target October grant application, January 2024 award, March bid, summer 2024 construction. Depending on grant speed, may be summer 2025





# LANGFORD FLOORING REPLACEMENT

- Existing carpeting is over 20 years old, glued to cement subfloor
- Very deteriorated and prone to moisture entrapment
- Exploring alternative flooring types, including materials recently installed at Woodland
- 28,000 sf of flooring will be removed and replaced
- \$160k total project cost- 2023 Cap Reserve allocation.
- Construction either summer 2024 or 2025 depending on time required





# SUMMER 2024 BUILDING CLOSURES

## UNALLOCATED CAPITAL RESERVE BALANCE

~\$250,000

**EHMS**

Roof replacement, locker rooms, pool locker rooms, auditorium renovations, "H" and "B" building floors (tentative)

**Pitkin**

Window wall replacement

**Goodwin**

Window wall replacement

**O'Brien**

Roof replacement

**Norris  
Tentative**

Roof replacement, flooring abatement/replacement

**ECLC  
Tentative**

Tunnel piping abatement

**EHHS  
Impacted  
Areas Only**

Softball field reconstruction, auditorium/lecture hall refresh, locker rooms

**CIBA  
Tentative**

Exterior entrance replacement



# OPERATIONS & MAINTENANCE ITEMS



Sunset Ridge landscaping

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Exterior site signage - Phase 3

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Surveillance system upgrades

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Lockdown buttons

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O'Connell landscaping



# THANK YOU



Every Child Every Day

East  
Hartford  
Public  
Schools