

## **Explanation of Bonding for Montville Public Schools Capital Projects**

At their July 11, 2022 meeting, the Montville Town Council adopted a resolution authorizing the appropriation of \$7,000,000 for a school infrastructure improvement project by issuance of a bond and the appropriation of \$1,000,000 for Montville High School field improvements by issuance of a second bond. Finally, the Town Council adopted a resolution establishing Election Day as the date for a referendum on these two bonds.

### **The \$7,000,000 bond includes the following projects:**

#### **Tyl Middle School**

- Roof Replacement \$1,050,230
- Caulking of exterior joints and windows \$177,900
- Rooftop Air Handlers \$4,626,000
- Boiler Replacement \$748,000

#### **Mohegan Elementary School**

- Window Replacement \$129,610

#### **Murphy Elementary School**

- Fire Alarm Panel Replacement \$87,500

#### **Palmer School**

- Roof Replacement Above Gym and Vocational Room \$93,200

#### **Contingency and Costs of Issuance \$87,560**

### **The \$1,000,000 bond includes:**

#### **Montville High School**

- Tennis Court Replacement \$750,500
- Track Replacement \$219,395
- Contingency and Costs of Issuance \$30,105

### **Explanation of Projects:**

#### **\$7,000,000 Bond -**

**Tyl Roof Replacement:** The Tyl Roof was installed in 1992 and had a 20-year warranty. It is now 30 years old and has multiple leaks. We see leaks during every rainstorm and they are getting worse over time. An architect was hired to review the project and provided a cost estimate. It is anticipated that the state will fund about 60% of the total cost (or \$1,642,900) reducing the town's cost to \$1,050,230.

**Tyl Caulking of Exterior Joints and Windows:** The horizontal expansion joints and window frames at Tyl need to be re-caulked to prevent water penetration and maintain the structural integrity of the brick surrounding the building. The caulking keeps water from going behind the gaps in the brick to the concrete behind it. (Vertical joints were re-caulked in 2009.)

The urethane caulk which was used when the building was built is long past its life expectancy. This work should be completed at the same time the roof is replaced.

**Tyl Rooftop Air Handlers:** There are 14 rooftop units that supply heat and ventilation at Tyl. They are 30 years old. The average life expectancy of a rooftop unit is 15 to 20 years. It is most cost efficient to replace the rooftop units at the same time the roof is replaced. If they were replaced later and the units available are not the exact same size, the roof would need to be recut to fit the new units. It is possible there may be some state reimbursement for this project.

**Tyl Boiler Replacement:** Tyl still has the 2 original boilers installed in 1992. They are currently in need of very costly repairs. A quote for the repairs was \$244,000. Replacing the boilers with new units would increase efficiency and result in annual cost savings.

**Mohegan Window Replacement:** Replacement of single pane windows in the Mohegan kitchen, cafeteria, classrooms, and main office and replacement of gymnasium windows with safety fiber windows. The caulking of the windows contains asbestos and the windows are not energy efficient. Asbestos abatement cost is included.

**Murphy Fire Alarm System:** The existing fire alarm system is end-of-life and parts are difficult to find due to its age. It requires frequent repair, and the main panel is no longer serviceable. The only way we can keep school open if the panel does not work is to have fire personnel on the premises. Cost includes installation, equipment, testing and required documentation. The Notifier Alarm System we are purchasing will make the panel consistent with others in the district.

**Palmer Roof Replacement:** The roofing sections over the Palmer gym and vocational room are currently leaking and the patching we have put in place is not holding well. This roof replacement has been in the district capital plan for at least 8 years as the roof is well past its life expectancy.

## **\$1,000,000 Bond -**

**MHS Tennis Court Replacement:** The tennis courts are currently out of commission due to the unsafe conditions of the courts. This cost includes technical specifications and construction of six new, post-tension concrete tennis courts, prime coating, new fencing, perimeter concrete curb and accessories to replace the existing courts. This price includes a 20-year warranty for the post-tension concrete slab from structural cracking, heaving and settling and a 10-year warranty on the prime coating sports surface from bubbling and peeling. Students will need to continue to use Camp Oakdale for the tennis program until this work is completed.

**MHS Track Replacement:** We need to remove and dispose of existing track surface to install a Spaurtan/Rekortan BS running track surface. The cost includes layout, paint, and certification of lane lines and track markings. The track has a latex surface which cannot be rebounded to the urethan base. Therefore resurfacing the track is not possible and even if it was possible, there would still be bubbling underneath the surface because water is getting underneath the track. The track is currently bubbling up from the blacktop base. Due to the construction method used to build the track it cannot be resprayed to replace the top layer of the track. The track life expectancy is 15 years and it was installed in 2008. It has needed resurfacing for about 6 years.