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Transmit Via E-mail

Erik A. Kaeyer, AIA LEED AP
Principal, Vice President
Kaeyer, Garment + Davidson Architects
285 Main Street
Mount Kisco, New York 10549
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RE: Renovation of Westover Elementary Magnet School during mold remediation

Dear Mr. Kaeyer,

The City of Stamford invites your firm to present your approach to complete construction bid documents for the renovation of Westover School at 412 Stillwater Ave., Stamford, CT as a result of mold remediation that will take place as part of the project. It is likely that selective remediation/demolition of the facility to remove mold growth in this facility will be taking place during design. As such, the project designer will be responsible for what is being remediated throughout the design process.

Currently, the building is unoccupied space as the 700 student and 100 teachers population has been moved to an off-site swing space until the building renovations are completed. The cost for this off-site swing space is a significant. As such, the City is eager to reoccupy the remediated school at the earliest possible date. The gross floor area is 133,563 s.f., on 15.59 acres.

Based upon the limited building and grounds assessments completed to date, there appear to be moisture intrusion problems throughout the building envelope, ground water/vapor intrusion through the floor slab, and operational and installation deficiencies with the mechanical building systems that are 20 years old.

Reports that will be furnished to the project design team selected for this project:

The City is currently working with a hygienist who will be preparing a work plan for mold removal throughout the facility. The City will so be obtaining an assessment report following the

field testing from an engineer who specializes in evaluation of building envelopes. The City has also obtained a letter report from the manufacturer of the unit ventilators, Daikin and the unit's controls contractor, Johnson Controls. The City has further requested a study be undertaken by a Geotech and/or Hydrogeologist. The lead project designer shall review and incorporate the recommendations from these documents during the design process and additionally provide its own input. Based on the content in these reports, the designer may need to work directly with these firms to finalize and incorporate the solutions proposed into construction bid documents.

Your presentation should address your firm's capabilities to manage a project of this type including any relevant experience your firm has on similar projects with emphasis on elimination of water and vapor intrusion using cost effective and durable materials and reliable and maintainable in-room HVAC systems and controls.

If the firm does not maintain all necessary in-house capabilities and requires the use of sub-consultants, you should identify proposed sub-consultants and describe how to manage and fully coordinate all work prepared by sub-consultants. This includes Civil, Structural, MEP, Construction Cost Estimating and Commissioning. Furthermore, your firm shall review coordinate and consider the recommendations noted in the environmental, building envelopes engineering and subsurface reports into your project design.

Your presentation shall be made by your designated project manager as well as other key staff members.

To further assist you in understanding the work to complete including knowledge of the existing facility and its current condition:

- A facility tour can be scheduled in advance of your presentation to the City. Please let me know which date you are available to view the building and grounds.
- A copy of floor plans will be provided for your use.
- Westover School Mold Task Force website <https://www.stamfordct.gov/mold-task-force/pages/westover-magnet-elementary> This contains other project reports.

Following the review of your project approach, the City will notify your firm of next steps based on the evaluation of your presentation that includes experience and capacity, understanding of the work performed committed staff and project organization.

Regards,

Lou Casolo, P.E.
City Engineer

