Willington Public Schools
Center and Hall School Roof Projects
Explanatory Text and Project Timeline
September 13, 2021

<u>Roof Project Timeline</u>

January 14, 2019 **Board of Education (BOE) capital improvement projects (CIP) submitted to town committee**

May 7, 2019 **Budget referendum** (budget and CIP passed for roof replacements)
-Grant application cannot be submitted until funding is approved at Town Meeting
-Applications are open the first 10 days of each month so the project could not occur in the summer of 2019)

November 21, 2019 **BOE makes an alternate request to the Board of Finance (BOF) for a 10-year roof (CES) and patching (HMS) without state grant application** (request denied)
-Grant application requires a 20-year commitment to the school building
-BOF denied the request, complete roof projects with or without grant funding

January 14, 2020 **BOF requests Board of Selectmen (BOS) call a town meeting for roof patching**

January 30, 2020 **Town Meeting for roof patching for CES and HMS**
-approved roof patching for CES and HMS ($16,900)

February 12, 2020 **Request for Proposals (RFP) for Architectural Services advertised** (new roof)

February 18, 2020 **RFP mandatory architect walkthrough** (onsite)

February 26, 2020 **Architectural services proposals due to Superintendent**

March 5, 2020 **Silktown Roofing patches completed at CES and HMS** (patching March 5, 6, 11)

March 11, 2020 **Town Meeting for full roof projects** (approved)
-Separate grant applications must be submitted for each roofing project
-Goal was to apply to the Department of Administrative Services in April

March 13, 2020 **COVID-19 closure significantly delays the grant application process**

--PANDEMIC--

November 10, 2020 **BOE approves posting RFP for Owner's Project Manager (OPM)**

December 16, 2020 **OPM virtual informational meeting**

December 23, 2020 **OPM applications due to Superintendent**

January 4, 2021 **BOE Finance Subcommittee reviews OPM applications**

January 19, 2021 **BOE approves hiring of OPM** (Colliers International)

January 20, 2021 **OPM project kickoff meeting**

January 22, 2021 **OPM roof walkthrough** (onsite)

January 26, 2021 **OPM grant application and RFP planning meeting**

January 28, 2021 **OPM meeting to review the final draft of RFP for architectural services**

January 28, 2021 **Architectural services RFP posted per state requirement**

February 4, 2021 **RFP mandatory architect walkthrough** (virtual)

February 5, 2021 **Education specifications written for roof grant application**

February 9, 2021 **BOE approves education specifications for roof grant application**

February 11, 2021 **Architectural services proposals due to Superintendent**

February 12, 2021 **Review of architectural services proposals** (posting issue identified)

February 16, 2021 **Architectural services RFP readvertised**

February 23, 2021	**RFP mandatory architect walkthrough** (virtual)
March 2, 2021	**Architectural services RFP due, applications reviewed with OPM**
March 4, 2021	**Architect firms interviewed** (3 lowest qualified bidders)
March 9, 2021	**BOE notified that roof budget may be insufficient**
March 10, 2021	**BOE approves hiring of the architectural firm** (Silver Petrucelli & Associates)
March 12, 2021	**Architect walkthrough of both roofs** (onsite)
March 17, 2021	**Updated cost received from OPM, architectural firm based on recent projects**
March 17, 2021	**BOE approves request for additional funds from BOF**
March 18, 2021	**BOF approves request for additional funds, requests BOS call a town meeting**
March 19, 2021	**BOS call a town meeting to ask taxpayers to increase funding**
March 31, 2021	**Town meeting to increase funding** (passed)
April 9, 2021	**Grant applications submitted to Office of School Construction**
May 17, 2021	**Office of School Construction Grants and Review (OSCGR) Director Diamantis visits Hall School to provide feedback to School Building Committee**
May 22, 2021	**Grant applications approved by Office of School Construction**
June 1, 2021	**BOE approves architectural plans**
June 16, 2021	**Director Diamantis meets with School Building Committee** -Director Diamantis stated OSCGR will not approve grant funds while a new or renovated school building is being considered
June 25, 2021	**Director Diamantis emails a letter of project cancellation to Superintendent**
June 29, 2021	**Director Diamantis mails a letter of project cancellation to Superintendent**
July 13, 2021	**BOE notified roofs were leaking from heavy rains**
July 23, 2021	**Maintenance determines CES roof is not leaking** (condensation from ventilation)
July 30, 2021	**Silktown Roofing patches completed at CES and HMS** (both schools)
August 10, 2021	**BOE notified that the CES roof leak was misdiagnosed** (condensation from ventilation)

Why did we have to go back to Town Meeting for the school roof projects?

The original roof estimates for Center and Hall Schools, which were provided by a licensed architect who has performed a significant amount of work in collaboration with the Office of School Construction Grants and Review, has increased due to rising costs in materials, additional roof drains required by code, necessary brick repointing, and required deck repairs.

Notes:
- Grant applications cannot be submitted until funding is approved at Town Meeting
- Grant applications take months to prepare and are only open the first 10 days of each month
- Separate grant applications must be submitted for each roofing project
- Grant applications require a 20-year commitment and if any school renovation or new building project occurs after the installation of a grant-funded project, the town would need to repay a portion of the grant
- Construction costs currently range from $16-$28 per square foot

Center School roof

Approved:	$448,350
Updated Request:	$650,000

Hall Memorial School roof

Approved:	$605,050
Updated Request:	$945,000

Total Approved: $1,053,400
Total Updated Request: $1,595,000

Difference:	$541,600
Reimbursement:	$353,990 (65.36% reimbursement)
Additional cost to Willington:	$187,610

Total cost: $1,595,000

Reimbursement:	$1,042,492 (65.36% reimbursement)
Total cost to Willington:	$552,508

Submitted by:
Phil Stevens
Superintendent, Willington Public Schools
pstevens@willingtonct.org
860-487-3130