

**Willington Public Schools  
Center and Hall School Roof Projects  
Explanatory Text and Project Timeline for Town Meeting  
March 31, 2021**

**Why are we going 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.

**Roof Project Timeline**

<b>January 14, 2019</b>	<b>Board of Education (BOE) capital improvement projects (CIP) submitted to town committee</b>
<b>May 7, 2019</b>	<b>Budget referendum (budget and CIP passed for roof replacements)</b>
<b>November 21, 2019</b>	<b>BOE makes alternate request to Board of Finance (BOF) for 10-year roof (CES) and patching (HMS) without state grant application (request denied)</b>
<b>January 14, 2020</b>	<b>BOF requests Board of Selectmen (BOS) call a town meeting for roof patching</b>
<b>January 30, 2020</b>	<b>Town Meeting for roof patching for CES and HMS (approved)</b>
<b>February 12, 2020</b>	<b>Request for Proposals (RFP) for Architectural Services advertised (new roof)</b>
<b>February 18, 2020</b>	<b>RFP mandatory architect walkthrough (onsite)</b>
<b>February 26, 2020</b>	<b>Architectural services proposals due to Superintendent</b>
<b>March 11, 2020</b>	<b>Town Meeting for full roof projects (approved)</b>
<b>March 13, 2020</b>	<b>COVID-19 closure significantly delays grant application process</b>

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<b>November 10, 2020</b>	<b>BOE approves posting RFP for Owner's Project Manager (OPM)</b>
<b>December 16, 2020</b>	<b>OPM virtual informational meeting</b>
<b>December 23, 2020</b>	<b>OPM applications due to Superintendent</b>
<b>January 4, 2021</b>	<b>BOE Finance Subcommittee reviews OPM applications</b>
<b>January 19, 2021</b>	<b>BOE approves hiring of OPM (Colliers International)</b>
<b>January 20, 2021</b>	<b>OPM project kickoff meeting</b>
<b>January 22, 2021</b>	<b>OPM roof walkthrough (onsite)</b>
<b>January 26, 2021</b>	<b>OPM grant application and RFP planning meeting</b>
<b>January 28, 2021</b>	<b>OPM meeting to review final draft of RFP for architectural services</b>
<b>January 28, 2021</b>	<b>Architectural services RFP posted per state requirement</b>
<b>February 4, 2021</b>	<b>RFP mandatory architect walkthrough (virtual)</b>
<b>February 5, 2021</b>	<b>Education specifications written for grant application</b>
<b>February 9, 2021</b>	<b>BOE approves education specifications for grant application</b>
<b>February 11, 2021</b>	<b>Architectural services proposals due to Superintendent</b>
<b>February 12, 2021</b>	<b>Review of architectural services proposals (posting issue identified)</b>

<b>February 16, 2021</b>	<b>Architectural services RFP readvertised</b>
<b>February 23, 2021</b>	<b>RFP mandatory architect walkthrough (virtual)</b>
<b>March 2, 2021</b>	<b>Architectural services RFP due, applications reviewed with OPM</b>
<b>March 4, 2021</b>	<b>Architect firms interviewed (3 lowest qualified bidders)</b>
<b>March 9, 2021</b>	<b>BOE notified that roof budget may be insufficient</b>
<b>March 10, 2021</b>	<b>BOE approves hiring of architectural firm (Silver/Petrucci + Associates)</b>
<b>March 12, 2021</b>	<b>Architect walkthrough of both roofs (onsite)</b>
<b>March 17, 2021</b>	<b>Updated cost received from OPM, architectural firm based on recent projects</b>
<b>March 17, 2021</b>	<b>BOE approves request for additional funds from BOF</b>
<b>March 18, 2021</b>	<b>BOF approves request for additional funds, requests BOS call a town meeting</b>
<b>March 19, 2021</b>	<b>BOS call a town meeting to ask taxpayers to increase funding</b>
<b>March 31, 2021</b>	<b>Town meeting to increase funding</b>

Notes:

- Grant application 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
- Grant application requires a 20-year commitment to the school building and if any school renovation or new building project occurs the town will need to repay a portion of the grant
- The Office of School Construction and Grant Review did not recommend the installation of photovoltaic panels after learning Willington has an active school building committee
- Separate grant applications must be submitted for each roofing project
- 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

<b>Total Approved:</b>	\$1,053,400
<b>Total Updated Request:</b>	\$1,595,000
Difference:	\$541,600
Reimbursement:	\$353,990 (65.36% reimbursement)
Additional cost to Willington:	\$187,610
<b>Total cost:</b>	\$1,595,000
Reimbursement:	\$1,042,492 (65.36% reimbursement)
Total cost to Willington:	\$552,508

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