



WILLINGTON PK-8 CONSOLIDATED SCHOOL PRESENTATION

PRESENTED NOVEMBER 9, 2022



THE PROJECT

Consolidate the existing PK-4 Center Elementary School and the Grade 5-8 Hall Memorial School into a single PK-8 facility.

- Provides 21st century school with flexible learning spaces that are easily reconfigured
- Addresses short and long-term deficiencies
- Updates mechanical systems for improved air quality and comfort
- Reduces operational and maintenance expenses
- Addresses all code related issues
- Maximizes natural light and sustainability
- Provides for latest security and safety measures

**Town of Willington
School Building Committee Charge**
Adopted December 7, 2020 by Willington Board of Selectmen

- A. The Willington School Building Committee shall be established by the Board of Selectmen. Any vacancies occurring shall be filled by the Board of Selectmen.
- B. The Committee is authorized to request the Board of Education and Superintendent of schools to file applications and other documents as may be required by the State Board of Education or the State Department of Education.
- C. Funding of the operational expenses of the committee shall be administered by the Board of Finance.
- D. The Committee shall be responsible for:
1. Defining a pre-kindergarten school to meet Willington's educational needs in cooperation with the Board of Education.
 2. Recommending a competent architectural and engineering and other appropriate services for the preparation of plans and specifications for constructing, furnishing, and equipping the school.
 3. Developing a building proposal with associated financial commitments for Town approval and developing a strategy for obtaining approval of that proposal.
 4. Cooperating in the securing of state funding to support the building program.
 5. Finding and recommending a site, if necessary, to meet school construction and Town needs.
 6. Reviewing architectural plans, specifications and proposed construction contracts.
 7. Working with the Treasurer and Board of Finance and other officials to secure funding/bonding for the projects.
 8. Adhering to state statute at all stages of the project.
 9. Obtaining the approval of the town legislative body for all obligations incurred throughout the building process.
 10. Identify potential future uses of the two current school buildings, if necessary..
 11. Overseeing construction and completion of the project.

CURRENT BUILDINGS



Center Elementary School

Constructed in 1953

Additions in 1959 and 1980

Current Total Square Feet: 30,500

Serves PK-4 – approximately 220 students



Hall Memorial School

Constructed in 1922

Additions in the 1960's and 1980

Current Total Square Feet: 63,016

Serves Grade 5-8 – approximately 175 students

EXISTING CONDITIONS

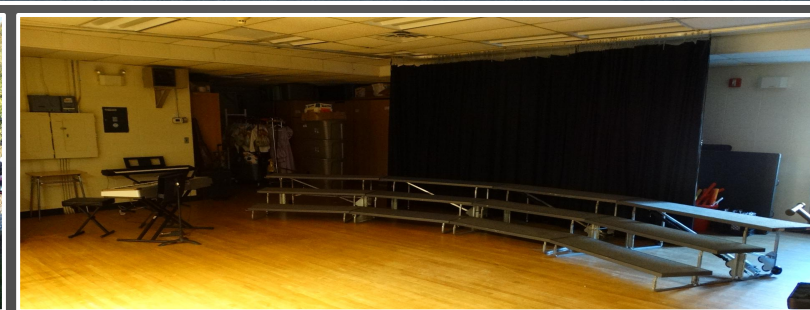
Center School

- Outdated/non-existent ventilation
- Minimal air conditioning
- Partial roof replacement needed
- Lack of electrical outlets
- Aged single pane windows (upper wing)
- Upper wing not wheelchair accessible
- Site not fully ADA compliant
- Original plumbing
- Brick exterior needs repointing

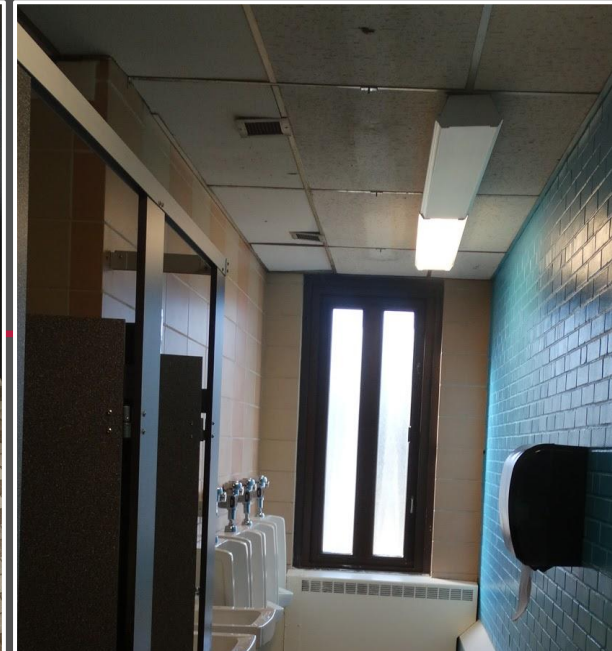
Hall School

- Outdated/non-existent ventilation
- Minimal air conditioning
- Full roof replacement needed
- Lack of electrical outlets
- Dark/narrow hallways
- 50 feet from Route 32
- Original plumbing
- Subterranean classrooms without windows
- IT closets lack temperature control
- Brick exterior needs repointing
- Elevator needs modernization
- Full parking lot replacement needed
- Site not fully ADA compliant

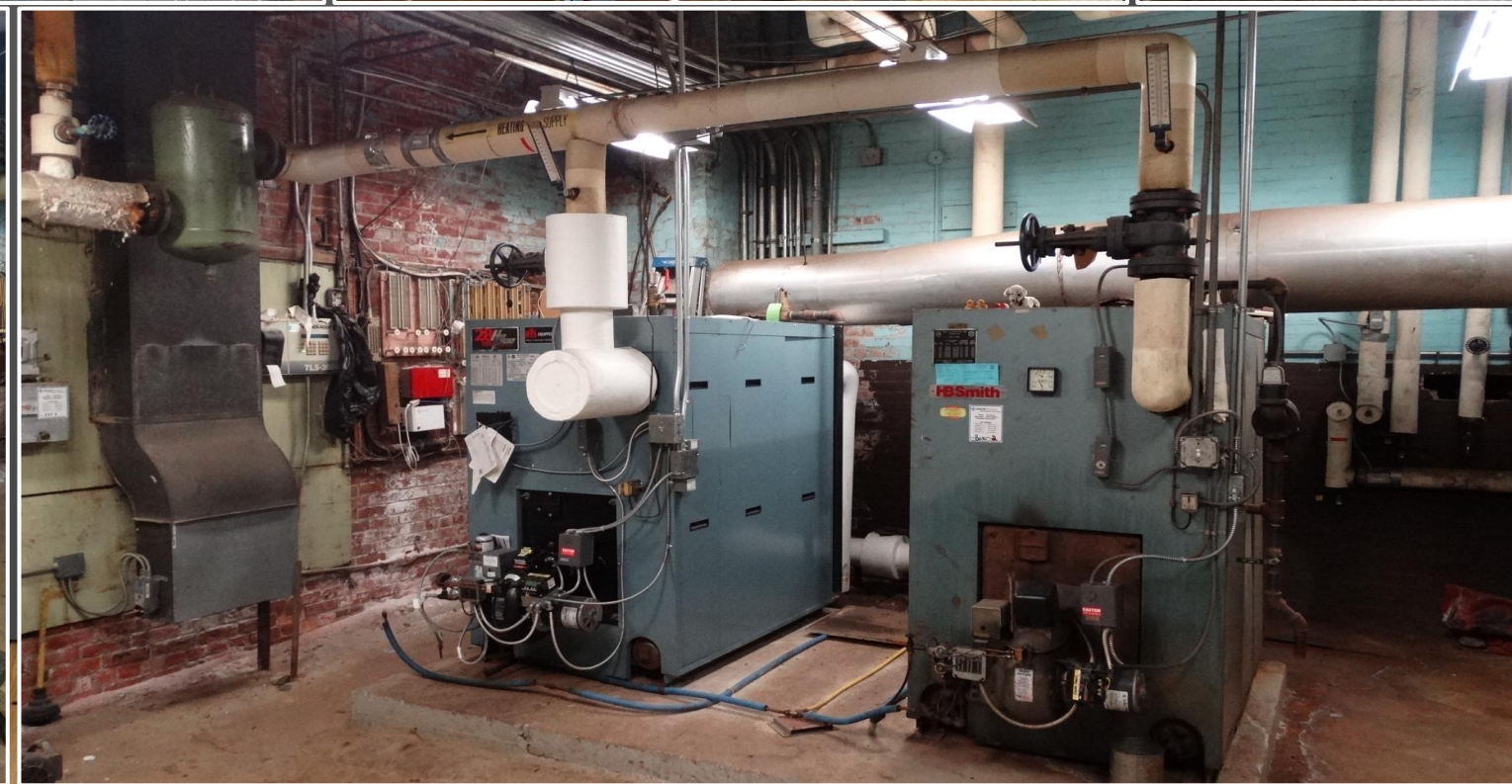
Hall Memorial School Photos



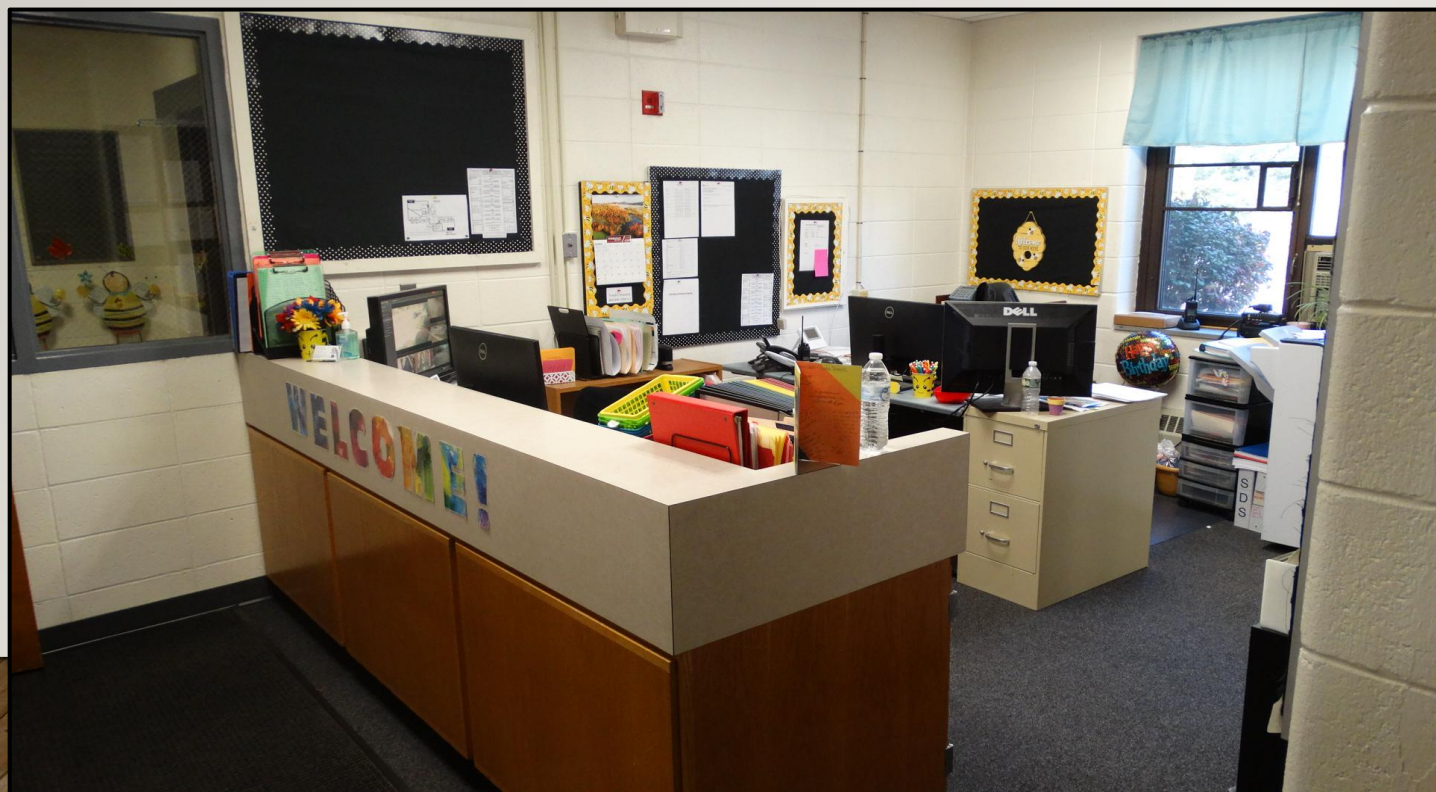
HMS Photos



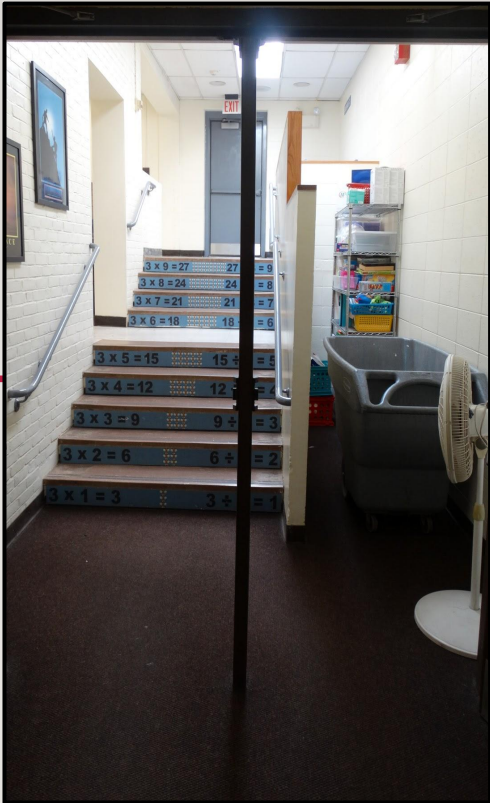
HMS Photos



Center School Photos



CES Photos



CES Photos



INFORMATION GATHERED

- In 2017 Friar Architecture completed a facilities study and identified the following options:
 - Repair our schools
 - Renovate our schools
 - Build a new school
- In May 2019 a community survey was issued to solicit feedback on how the board should address the aging facilities
 - 92.2% of respondents noted that they were well informed or familiar with the issues
 - 66.7% of respondents did not agree with only doing minimal maintenance
 - 64.7% of respondents supported having all students in one school
 - 53% of respondents supported building a new PK-8 school
- Friar Architecture estimated budgets in 2017 and 2019 were not based on an approved educational specifications, only accounting for 68,098 square feet (cost phasing was excluded)

INFORMATION GATHERED

- Enrollment projections were completed by Dr. Peter Prowda, January, 2022
- Colliers Project Leaders was hired in the Spring of 2022 (School Building Committee's Owner's Project Manager)
- BOE drafted educational specifications to confirm programmatic needs
- Conceptual options developed for renovations/additions or building new (based on the educational specifications)
- Conceptual budgets and schedules have been developed for the options
- Over 120 potential building sites were reviewed for a new school building
- A new centrally located building site has been identified
- Phase I site environmental studies for HMS and the proposed new building site have been completed

STATE MEETINGS AND GRANT REQUIREMENTS

Two meetings (July 20, 2022, and September 5, 2022) have occurred with the State of Connecticut Office of School Construction, Grants and Review to discuss projects and reimbursement

- The State and Governors office is encouraging municipalities to consolidate schools
- The State will not comment on what project the community should pursue; an option needs to be selected and approved at referendum before a reimbursement grant can be submitted
- The State will not comment or issue any potential waivers for additional reimbursement until a project has been formally submitted after a successful referendum
- The State acknowledged that the current space standard calculation does not adequately address a PK-8 school for 419 students

SCHOOL CONSTRUCTION GRANT: Process

- Once an option has been selected and approved at referendum a grant can be filed
- A grant must be filed prior to June 30, 2023 to get on the priority list for legislative approval and project funding in 2024
- The State bases the initial grant commitment on the highest projected student population within 8 years of the grant filing (419 students in 2023-2024, projections based on 2022 enrollment study)
- The initial building size space standard calculation for reimbursement is 57,654 square feet, which is based on population and grade range (419 students 2023-2024)
- The State recommended size of suitable land for a PK-8 school is 15 acres plus one acre per hundred students (19.2 acres based on enrollment student)

Enrollment Study, 2022

Highest projected
population within 8 years
of the grant application is
419 students

Appendix A. Willington Enrollment Projected by Grade to 2031															
School Year	Birth Year	Births ¹	K ²	1	2	3	4	5	6	7	8	PreK	PK-4	5-8	Total
2011-12	2006	43	48	35	44	59	52	52	67	62	52	21	259	233	492
2012-13	2007	61	52	46	32	45	58	54	46	67	61	18	251	228	479
2013-14	2008	39	42	51	47	32	45	54	51	47	67	21	238	219	457
2014-15	2009	39	36	40	50	49	33	46	55	53	46	21	229	200	429
2015-16	2010	38	44	41	38	54	51	34	47	53	52	20	248	186	434
2016-17	2011	45	41	46	43	36	56	47	38	47	52	20	242	184	426
2017-18	2012	48	36	42	51	46	39	58	56	40	48	22	236	202	438
2018-19	2013	37	38	33	40	48	46	35	62	57	36	32	237	190	427
2019-20	2014	48	46	41	39	41	47	51	37	56	57	23	237	201	438
2020-21	2015	31	32	38	42	35	44	45	52	40	58	11	202	195	397
2021-22	2016	38	32	35	44	45	35	46	51	48	42	14	205	187	392
Projected															
2022-23 ³	2017	42	38	34	39	45	49	36	51	50	49	25	230	186	416
2023-24	2018	34	31	38	37	39	48	49	40	56	51	30	223	196	419
2024-25	2019	33	30	31	42	37	41	48	54	39	58	33	214	199	413
2025-26	2020	48	42	30	34	42	39	41	53	53	40	31	218	187	405
2026-27	2021	42	39	42	33	34	44	39	45	52	53	30	222	189	411
2027-28	2022	41	37	39	46	33	36	44	43	44	53	30	221	184	405
2028-29	2023	41	37	37	43	46	35	36	49	42	45	30	228	172	400
2029-30	2024	41	37	37	41	43	49	35	40	48	43	30	237	166	403
2030-31	2025	41	37	37	41	41	45	49	39	39	49	30	231	176	407
2031-32	2026	41	37	37	41	41	43	45	54	38	40	30	229	177	406

GRANT: Space Standard Worksheet

- Sample space standard worksheet that corresponds to the current educational specifications



SPACE STANDARDS WORKSHEET

This worksheet should be completed and submitted with the application for any N(new), E (extension), A (alteration, or RENO (renovation) project, or combination.

State Standard Space Specifications Grades

Projected Enrollment	Pre-K & K	1	2	3	4	5	6	7	8	9	10	11	12
Allowable Square Footage per Pupil													
0 - 350	124	124	124	124	124	156	156	180	180	180	194	194	194
351 - 750	120	120	120	120	120	152	152	176	176	176	190	190	190
751 - 1500	116	116	116	116	116	148	148	170	170	170	184	184	184
Over 1500	112	112	112	112	112	142	142	164	164	164	178	178	178

- Under the column headed "Projected Enrollment," find the range within which your school's highest projected 8 year enrollment falls.
- Using the figures on that line, complete the grid below for only those grades housed within the school.

Pre-K	120	6	152
K	120	7	176
1	120	8	176
2	120	9	
3	120	10	
4	120	11	
5	152	12	

- Total (grades Pre-K through 12)
- Number of grades housed
- Average [(a)/(b)]
- Highest Projected 8-year enrollment
- Maximum Square footage [(c) x (d)]

1376
10
137.6
419
57,654

Projected population
Calculated allowable square footage

- Total square footage at completion of project:
 - Existing area constructed pre-1950
 - Multiply "a." by 80%
 - Area (at completion of project) constructed 1950 or later
 - Square footage for space standards computation (b+c)

0
0
82,834
82,834

Ed Spec Area
Calculated reduction of reimbursement percentage

- If line 2 (e) is greater than line 3(d) there is no grant reduction
If line 3 (d) is greater than line 2 (e), divide line 2 (e) by line 3 (d)

Grant reduction below
69.60% *

*This factor will be used to reduce total eligible costs because of space in excess of the maximum eligible for reimbursement. If a project exceeds the standards solely as the result of extraordinary programmatic requirements, the superintendent may submit a request to the Commissioner for a waiver. A detailed list of space allocations for all extraordinary programs with explanations must be included with the request.

SCHOOL CONSTRUCTION GRANT: State Reimbursement

- State reimbursement is based on the following:
 - All work over the property line is not eligible for reimbursement
 - Square footage over the space standard calculation reduces the reimbursement rate (a space waiver can be requested once the grant is filed)
 - Eligible new construction grant reimbursement rate: 53.21% (rate changes annually and will be set once the grant is filed)
 - Eligible alterations/renovation grant reimbursement rate: 63.21% (repair or replacement costs of existing building components are ineligible)
- Renovation status is not automatic for state reimbursement and a “Renovation as New” application must demonstrate that renovation is less expensive than building a new school

2023

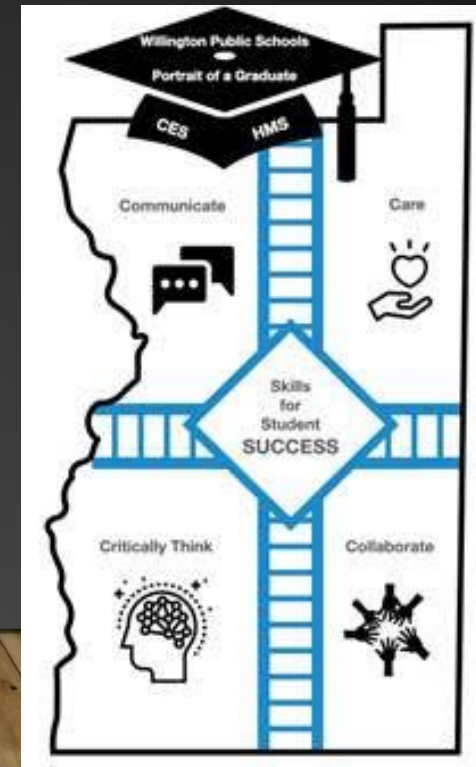
RENOVATION STATUS

*Section 10-282 (18) of the C.G.S. defines “Renovation” as “a school building project to totally refurbish an existing building (A) which results in the renovated facility taking on a useful life comparable to that of a new facility and which **will cost less than building a new facility** as determined by the department...(B) which was not renovated in accordance with this subdivision during the 20 year period ending on the date of application, and (C) of which not less than 75 percent of the facility to be renovated is at least 30 years old.”*

EDUCATIONAL SPECIFICATION DEVELOPMENT

Willington Public Schools through a partnership with students, parents, staff, and the community, will provide exceptional instruction in a positive and engaging environment of inclusion where students achieve their maximum potential.

- Develop an Educational Specification for a 21st Century PK-8 School that maintains all current programs and provides flexibility, new educational opportunities and long-term operational efficiencies
- Provides learning environments to implement research-based instructional strategies
- Compliments the Willington Portrait of a Graduate
- Implements contemporary school safety design
- Meets current fire and building code requirements
- Utilizes updated technology, ventilation, heating and cooling systems
- Provides accessibility for all school community members



EDUCATIONAL SPECIFICATIONS

ACADEMIC CLASSROOMS			SQUARE FEET	TOTAL
Grades PK-K	4	Classrooms Grades PK-K	900	3,600
	4	Individual Toilet Room (In Each Classroom)	56	224
	1	Common Storage Area	200	200
	1	Breakout Area	150	150
	1	Resource Room (Flex Space)	350	350
Grades 1-4	9	Classrooms Grades 1-4	800	7,200
	2	Multi-Stall Toilet Room	325	650
	1	Teacher Work/Lunch Room	800	800
	2	Common Storage Area	200	400
	2	Breakout Area	150	300
	1	Resource Room (Flex Space)	350	350
Grades 5-8	10	Classrooms Grades 5-8	800	8,000
	1	Teacher Work/Lunch Room	500	500
	2	Common Storage Area	200	400
	2	Multi-Stall Toilet Room	325	650
	2	Breakout Area	150	300
	1	Resource Room (Flex Space)	350	350
				24,424



EDUCATIONAL SPECIFICATIONS

SPECIALIZED ROOMS		SQUARE FEET	TOTAL
2	Science Room	1,200	2,400
1	Prep Room	180	180
1	STEAM Classroom	1,000	1,000
1	Art Classroom	1,200	1,200
1	Art Storage	150	150
1	Kiln Room	100	100
1	Foreign Language	800	800
1	Instrumental Music	1,400	1,400
2	Practice Room	80	160
1	Instrument Storage	200	200
1	Chorus Room	1,000	1,000
1	Intervention Room	800	800
1	School Based Health (Mental Health)	150	150
1	Health Classroom	800	800
			10,340



EDUCATIONAL SPECIFICATIONS

SPECIAL EDUCATION		SQUARE FEET	TOTAL
1	Self-Contained Classroom With Bathroom	400	400
4	Self-Contained Classroom	350	1,400
2	Speech/Language Office	150	300
2	Psychologist/Social Worker Office	150	300
1	School Counselor Office	150	150
1	Occupational/Physical Therapy Room	400	400
			2,950



EDUCATIONAL SPECIFICATIONS

ADMINISTRATIVE AREA		SQUARE FEET	TOTAL
1	Reception/Clerical Area	600	600
1	Secure File Storage	120	120
2	Administrative Office	180	360
1	Conference Room	200	200
1	Conference Room	300	300
1	Staff Toilet Room	60	60
1	Nurse's Office	150	150
1	Nurse's Patient Waiting/Cot Area	300	300
1	Nurse's Exam Room	150	150
1	Nurse's Toilet Room With Shower	85	85
1	Teacher Storage Closet	50	50
1	Paraeducator Storage	50	50
4	Faculty Toilet Room	60	240
2	Single User Toilet Room	60	120
1	Pupil Services Office	300	300
1	Curriculum Office	150	150
			3,235



EDUCATIONAL SPECIFICATIONS

COMMON AREAS		SQUARE FEET	TOTAL
1	Learning Commons (Library, TV Studio)	2,400	2,400
1	Learning Commons Storage	150	150
1	Librarian's Office/Work Room	125	125
1	Cafeteria (Design For 3 Waves Of 150)	2,600	2,600
1	Kitchen, Food Storage, Office	1,400	1,400
1	Gym	7,200	7,200
2	Locker Room	400	800
1	Physical Education Storage	250	250
1	Physical Education Exterior Storage	250	250
2	Gym Office	120	240
1	Auditorium	8,000	8,000
2	Public Toilet Room (With Changing Table)	300	600
1	Family Toilet Room	80	80
			24,095



EDUCATIONAL SPECIFICATIONS

SERVICE AREAS & GROSSING FACTOR (WALLS, CORRIDORS, STAIRS)		SQUARE FEET	TOTAL
1	Information Technology (IT) Room	400	400
1	Main Distribution Frame (MDF) Room	150	150
2	Independent Distribution Frame (IDF) Room	50	100
1	Custodial Office And Lockers	250	250
3	Custodial Closet	70	210
1	Custodial Outdoor Storage	200	200
1	General Storage	200	200
1	Receiving	200	200
1	Mechanical	1,000	1,000
1	Electrical Service	150	150
2	Electrical Closet	40	80
1	Fire Protection Service	150	150
Subtotal Of Above			3,090
Grossing Factor (Walls, Stairs, Corridors)			15,000
			18,090



EDUCATIONAL SPECIFICATIONS NET SQUARE FOOTAGE	83,134
-----------------------------------------------	--------

PROJECT OPTIONS

*New
School,
New Site*

- **Option 1 – Build a new PK-8 school on a centrally located site providing for future expansion**
- **Option 1A – Build a new PK-8 school on a centrally located site providing for future expansion along with a new auditorium for approximately 425 people**

*Renovate
Hall School*

- **Option 2 – Renovate HMS, demolish existing locker rooms and 2-story academic wing. Add a two-story addition to consolidate the PK-8 grades noting small area for future expansion**
- **Option 2A – Renovate HMS, demolish existing locker rooms and 2-story academic wing. Add a two-story addition to consolidate the PK-8 grades and construct a new auditorium for approximately 425 people**

SITE SELECTION AND REVIEW

Over 120 public and private undeveloped sites were reviewed utilizing the following criteria:

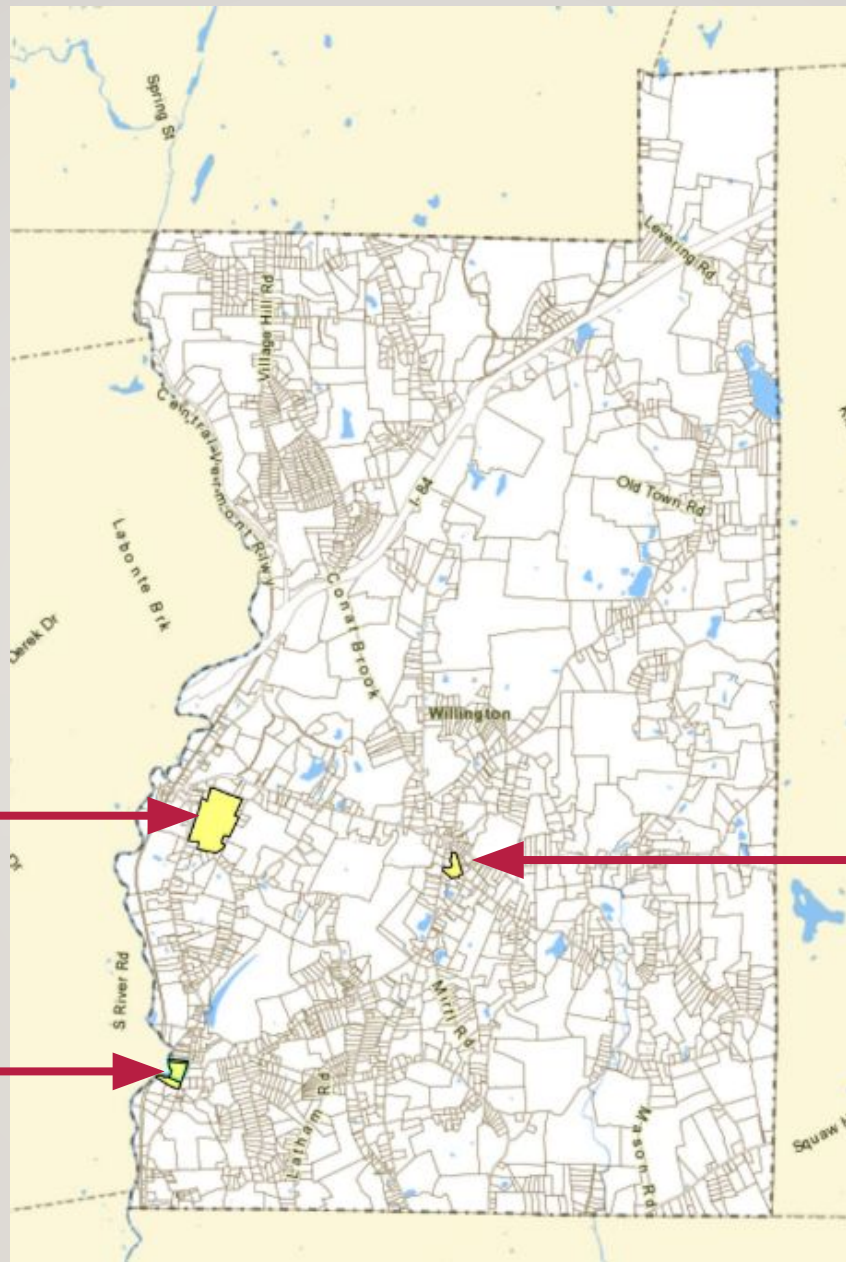
- Minimum 19.2 usable acres
- Topography that would allow a school and fields to be constructed
- Centrally located
- Safe vehicular access and site lines for bus and parent traffic
- Proximity to utilities
- Future expansion
- Minimal impact to wetlands
- Ability to meet educational specification requirements

SITE LOCATIONS

Proposed Site

Center School

Hall Memorial School



BUILDING OPTION I & IA NEW CONSTRUCTION

(anticipated completion: Fall 2026)

Advantages

- Completely new facility designed to maximize flexibility and 21st century learning
- Room for expansion
- Eliminates 4 year construction impact to students and staff
- Separate ball fields with room for future field development
- Less expensive than renovations
- All parking directly adjacent to the building – improved parent drop off

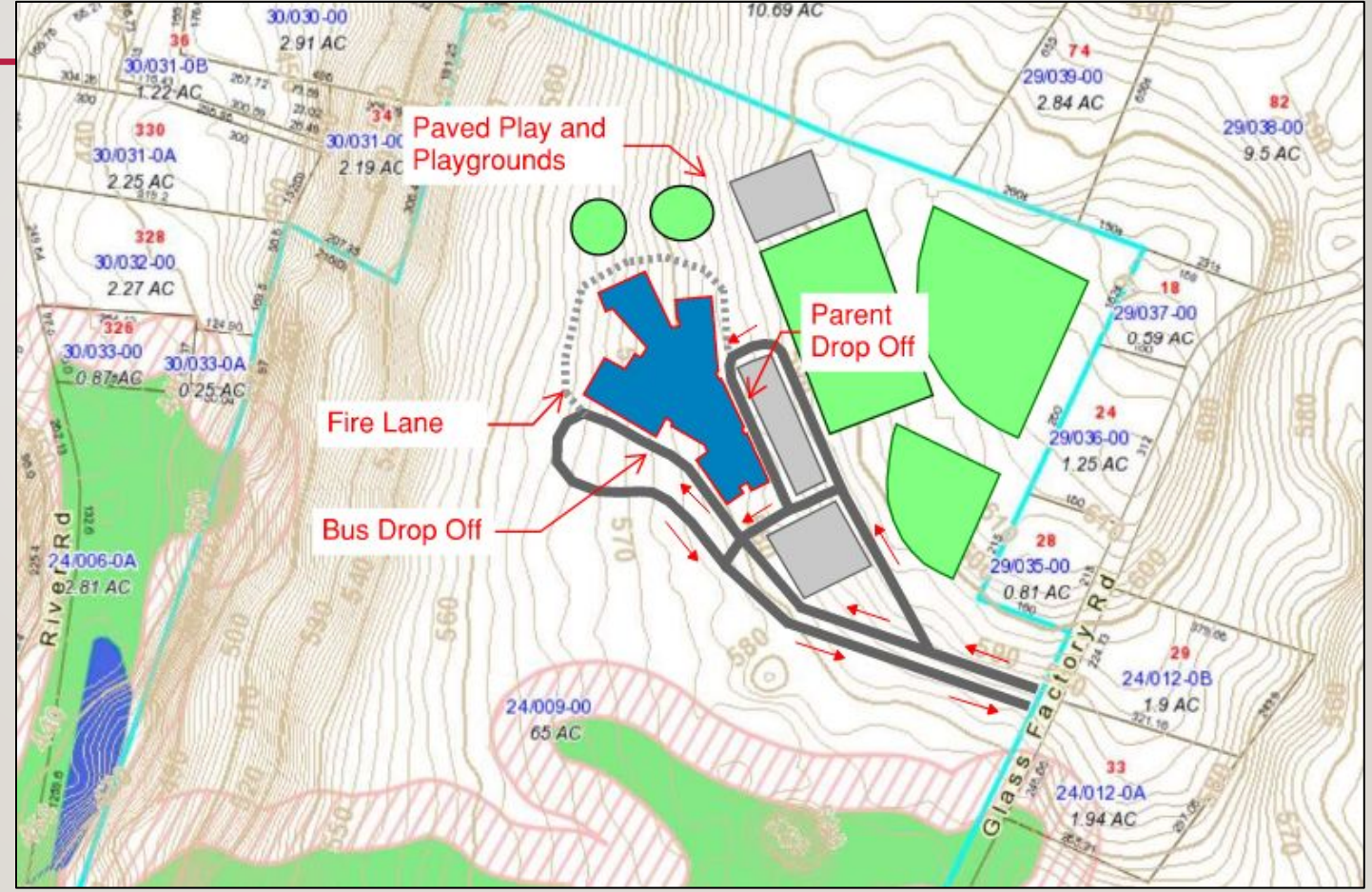
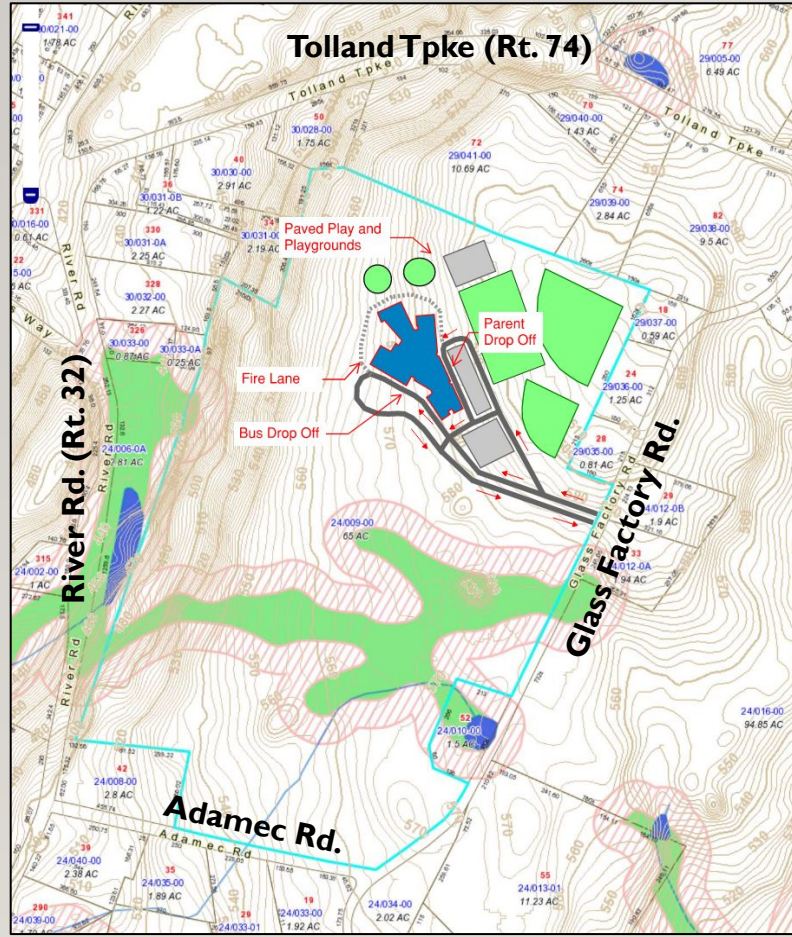
Disadvantages

- Hall Memorial School reverts back to trust



BUILDING OPTION I & IA

NEW CONSTRUCTION: Site Location & Sample Layout



BUILDING OPTION 2 EXTENSION & ALTERATION OF HMS (anticipated Completion Fall 2027)

Advantages

- Maintains portions of HMS, including original building that has strong community ties
- No site acquisition costs
- Small area for room for expansion

Disadvantages

- Construction in an occupied building is challenging and disruptive to education
- Parking required across a busy state road (Rt 32)
- Longer construction process (minimum 1 ½ years)
- Estimated budget exceeds new building option
- Exterior and framing of the original building is 100 years old
- Potential for hidden conditions resulting in added project costs



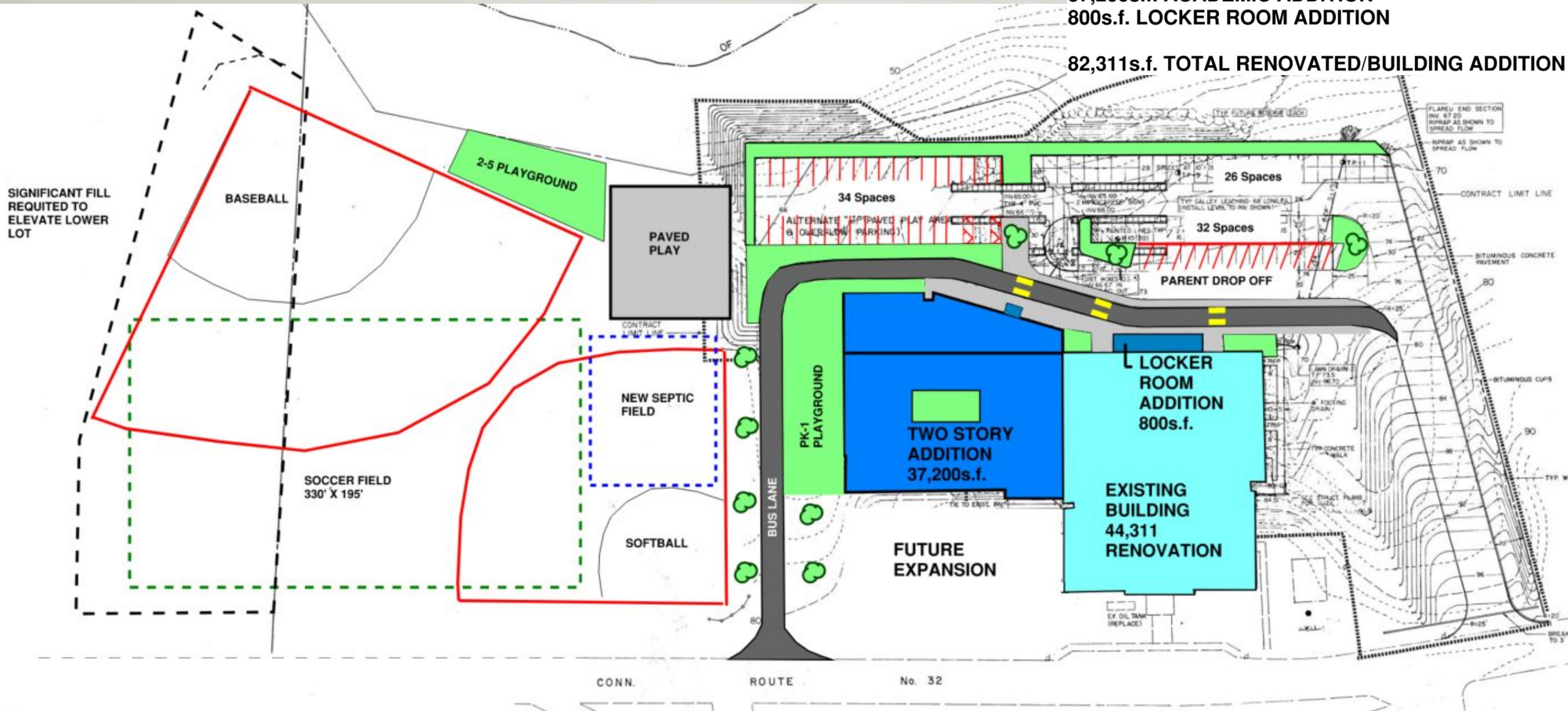
BUILDING OPTION 2

EXTENSION & ALTERATION: Sample Layout

BUILDING DEMOLITION
1,705s.f. EXISTING LOCKER ROOMS
17,000s.f. EXISTING 2 STORY CLASSROOM WING

RENOVATED BUILDING
44,311s.f. EXISTING BUILDING RENOVATED
37,200s.f. ACADEMIC ADDITION
800s.f. LOCKER ROOM ADDITION

82,311s.f. TOTAL RENOVATED/BUILDING ADDITION



BUILDING OPTION 2A EXTENSION & ALTERATION OF HMS (anticipated completion Fall 2027, Fall 2028)

Advantages

- Maintains portions of HMS, including original building that has strong community ties
- No site acquisition costs

Disadvantages

- Construction in an occupied building is challenging and disruptive to education
- No room for expansion (auditorium constructed in expansion area)
- Parking required across a busy state road (Rt 32)
- Longer construction process (2 years with auditorium)
- Estimated budget exceeds new building option
- Exterior and framing of the original building is 100 years old
- Potential for hidden conditions resulting in added project costs



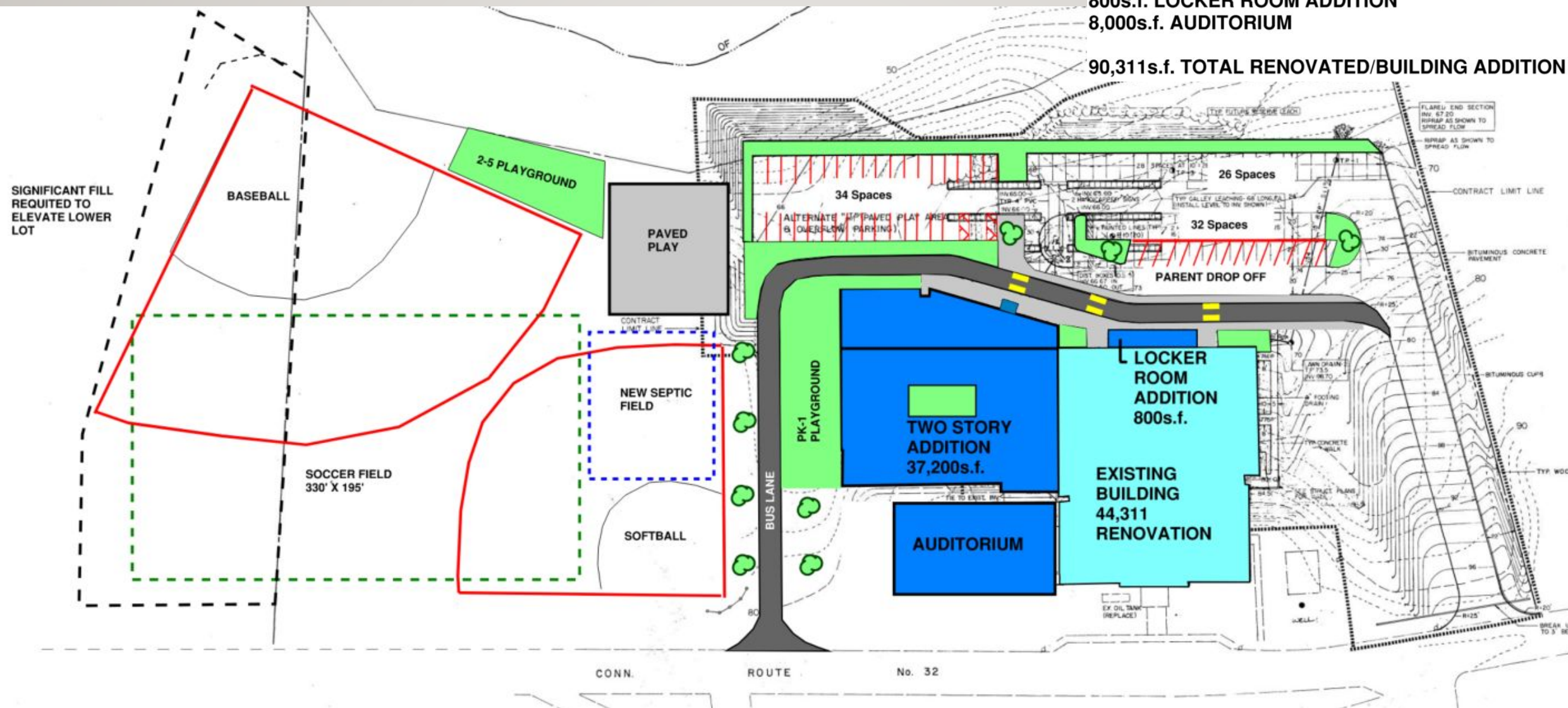
BUILDING OPTION 2A

EXTENSION & ALTERATION: Sample Layout

BUILDING DEMOLITION
1,705s.f. EXISTING LOCKER ROOMS
17,000s.f. EXISTING 2 STORY CLASSROOM WING

RENOVATED BUILDING
44,311s.f. EXISTING BUILDING RENOVATED
37,200s.f. ACADEMIC ADDITION
800s.f. LOCKER ROOM ADDITION
8,000s.f. AUDITORIUM

90,311s.f. TOTAL RENOVATED/BUILDING ADDITION

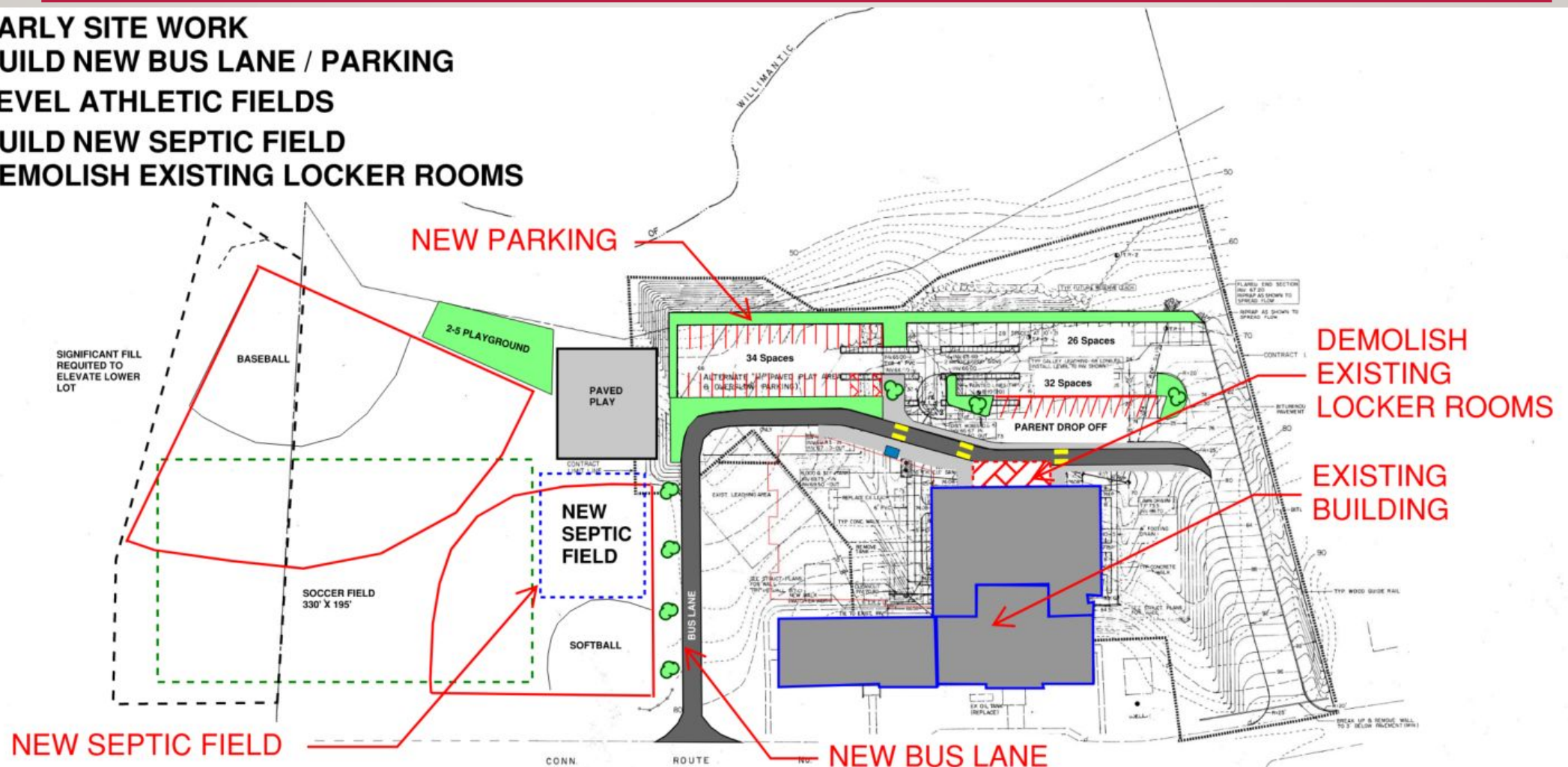


BUILDING OPTION 2 & 2A

CONCEPTUAL CONSTRUCTION PHASING

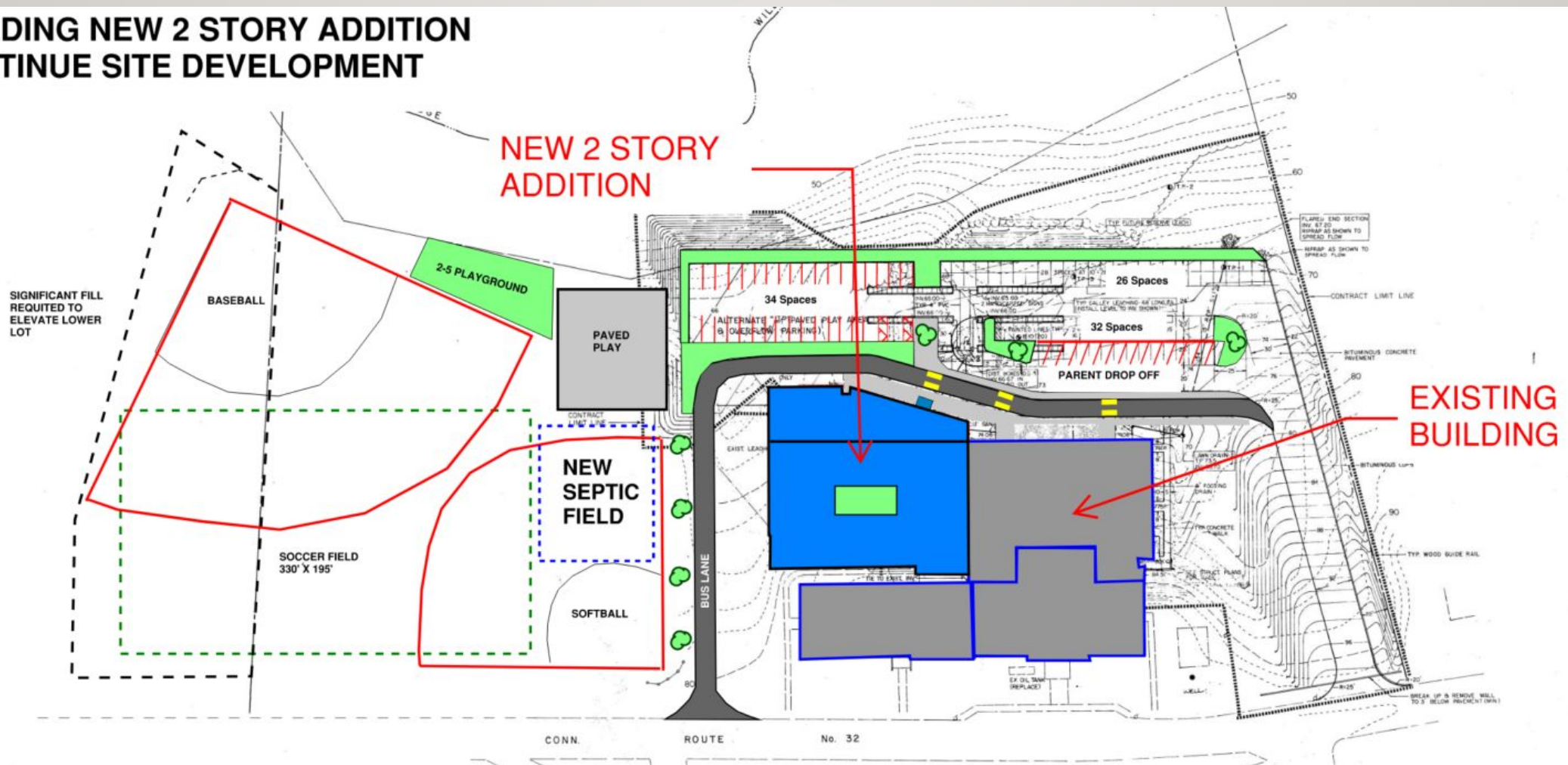
PHASE I

EARLY SITE WORK
BUILD NEW BUS LANE / PARKING
LEVEL ATHLETIC FIELDS
BUILD NEW SEPTIC FIELD
DEMOLISH EXISTING LOCKER ROOMS



BUILDING OPTION 2 & 2A CONCEPTUAL CONSTRUCTION PHASING PHASE 2

BUILDING NEW 2 STORY ADDITION CONTINUE SITE DEVELOPMENT

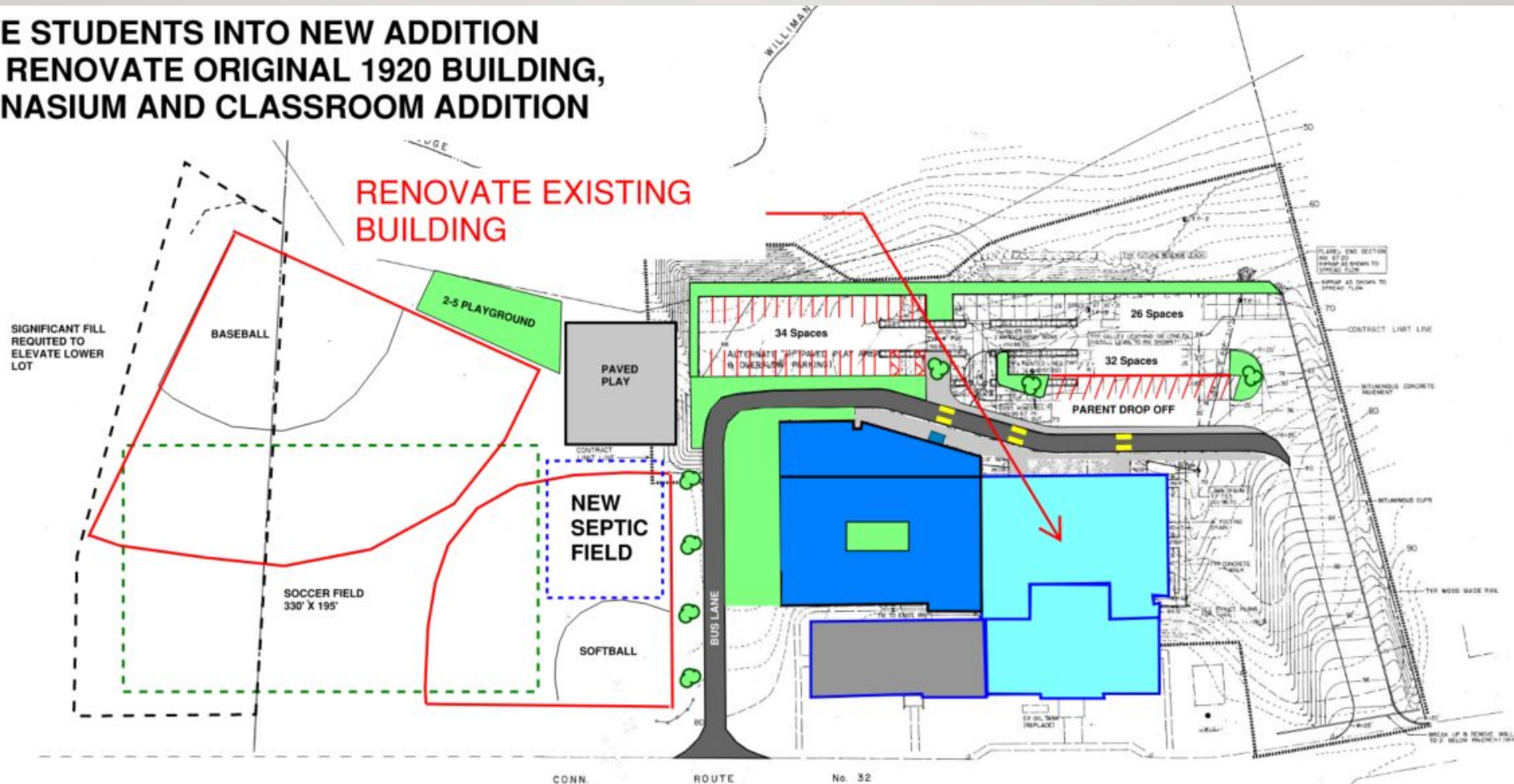


BUILDING OPTION 2 & 2A

CONCEPTUAL CONSTRUCTION PHASING

PHASE 3

**MOVE STUDENTS INTO NEW ADDITION
AND RENOVATE ORIGINAL 1920 BUILDING,
GYMNASIUM AND CLASSROOM ADDITION**

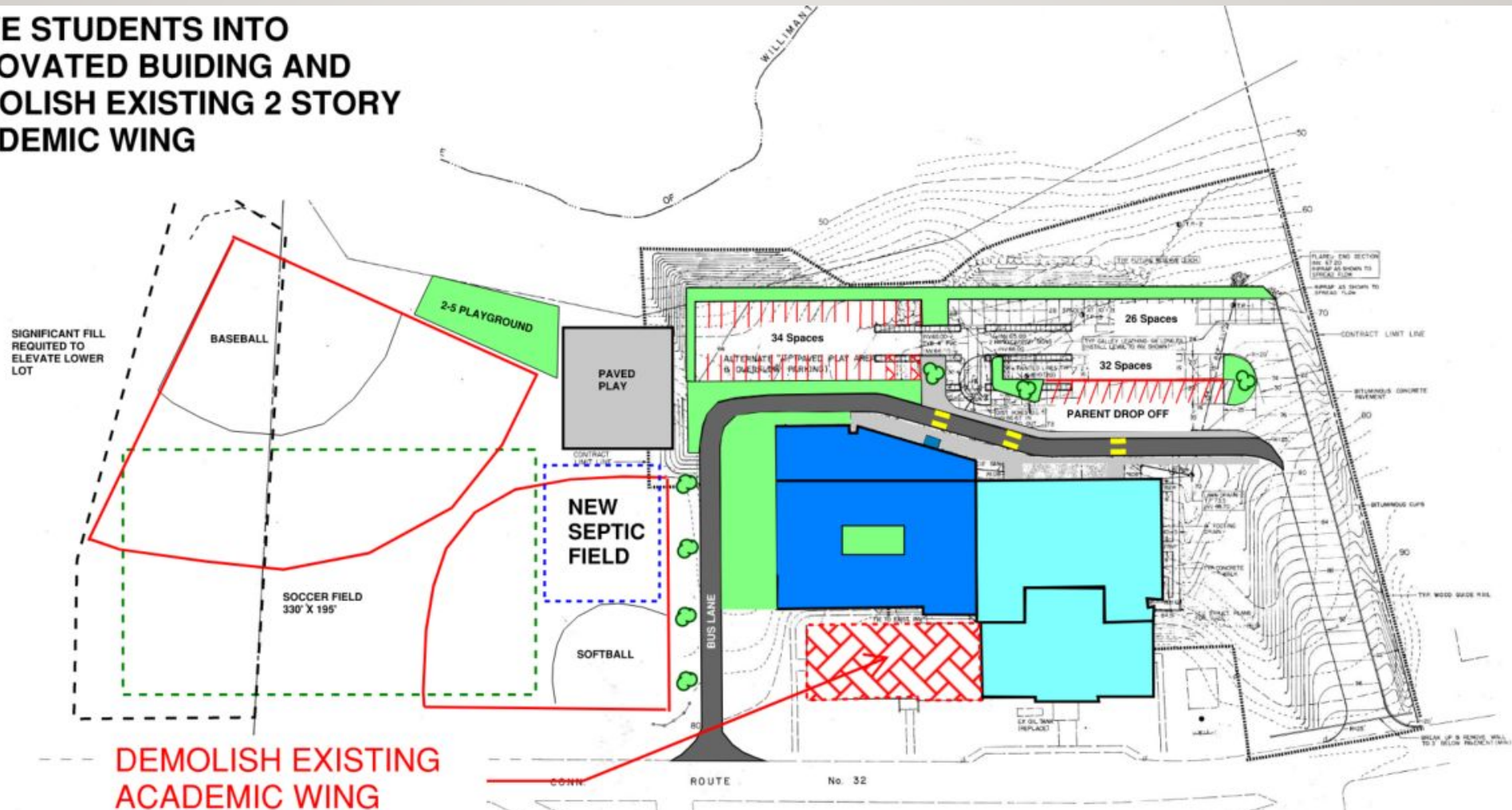


BUILDING OPTION 2 & 2A

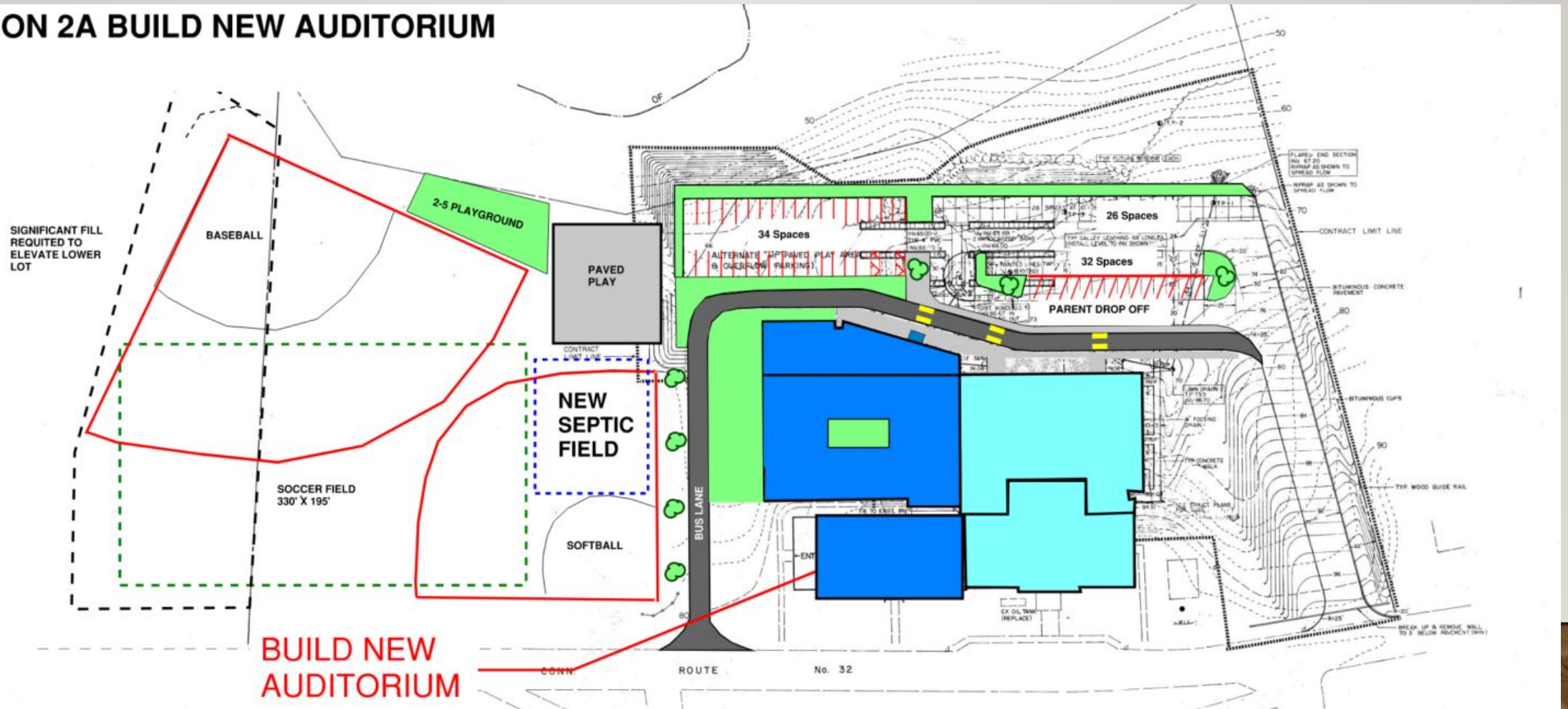
CONCEPTUAL CONSTRUCTION PHASING

PHASE 4

MOVE STUDENTS INTO
RENOVATED BUILDING AND
DEMOLISH EXISTING 2 STORY
ACADEMIC WING



OPTION 2A BUILD NEW AUDITORIUM



SCHEDULE DEVELOPMENT

- Project schedules anticipate a successful referendum and grant filing prior to June 30, 2023
- The schedule duration for Option 1 and 1A is the same. No additional construction time is necessary for adding the auditorium. It is believed the new school (with or without the auditorium) could be completed prior to the fall of 2026.
- The schedule duration for Option 2 and 2A anticipates an early site phase to relocate the septic field to provide space for the new two-story addition. The work on the HMS site will require phasing as the building will be occupied (completion in 2027 for the school, 2028 if an auditorium is approved).

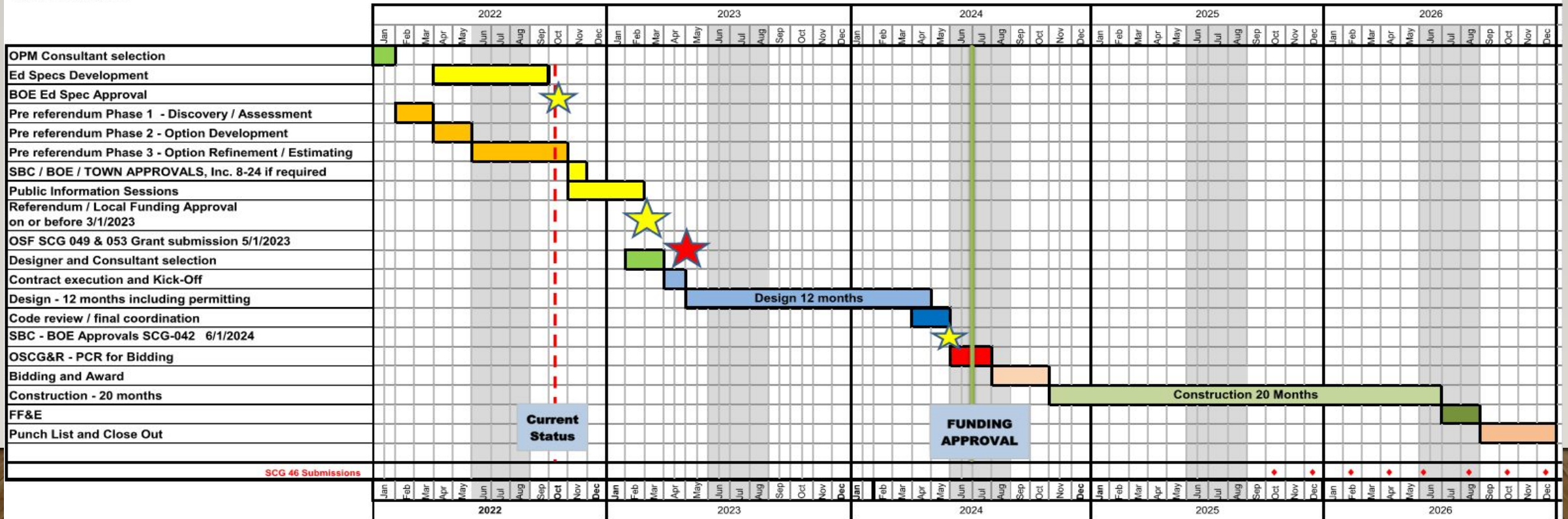
BUILDING OPTION I & IA: Schedule

Willington Public Schools

PK-8 Consolidated School - Option #1

New Construction - Build a New School on a Centrally Located Site in Willington

Conceptual Schedule - Grant Application / Town Approval by 3-1-2022 and Funding Approval by 7-1-2024
10/17/2022



BUILDING OPTION 2 & 2A: Schedule

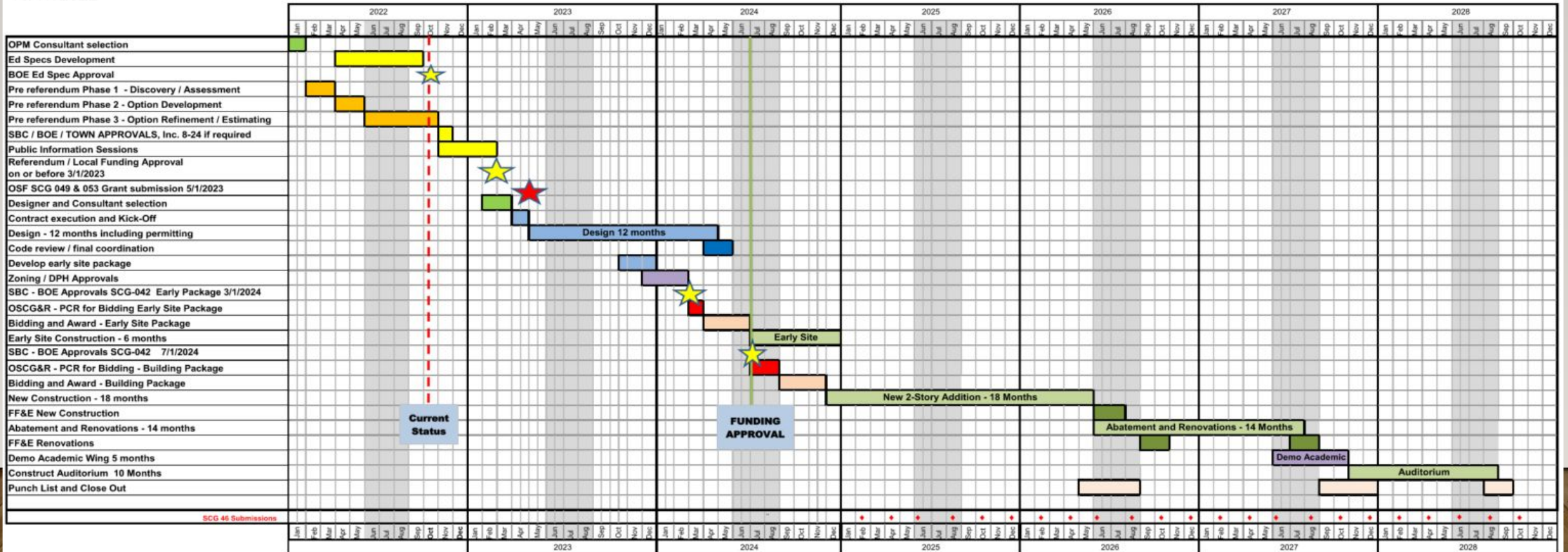
Willington Public Schools

PK-8 Consolidated School - Option #2

Alteration Extension - Renovate Hall Memorial School with selective building demolition and building additions

Conceptual Schedule - Grant Application / Town Approval by 3-1-2023 and Funding Approval by 7-1-2024

10/17/2022



ESTIMATED OPERATING COST SAVINGS

	(Reductions)
Staffing Salaries/Benefits	(\$442,000)
Contracts, Supplies and Equipment	(\$30,000)
Energy	(\$40,000)
Transportation	(\$20,000)
Difference	(\$532,000)

COST AVOIDANCE: Capital Improvement Plan

	Year 1 2023-2024	Priority Level	Grant % Reimb.	Grant \$ Reimb.	Year 2 2024-2025	Priority Level	Grant % Reimb.	Grant \$ Reimb.	Year 3 2025-2026	Priority Level	Grant % Reimb.	Grant \$ Reimb.	Year 4 2026-2027	Priority Level	Grant % Reimb.	Grant \$ Reimb.	Year 5 2027-2028	Priority Level	Grant % Reimb.	Grant \$ Reimb.
CES Pave Upper Parking Lot																	46,000	Low		
CES Roof													850,000	High	63.21	537,285				
CES Heating Project: Upper Wing									40,000	Medium										
CES Window Replacement: Upper Wing																	87,150	Medium	63.21	14,379
CES Air Conditioning: Gym									26,000	Low										
CES Air Conditioning: Upper Wing													110,000	Low						
CES Playground: Poured Rubber Surface																	91,000	Low		
CES Whole School Generator																	40,000	Low		
CES Clock System / PA / Security Strobe					35,000	Medium														
CES Canopies Over School Entrances (3)																	45,000	Low		
CES Classroom Sinks, Cabinets, and Plumbing (6)					24,000	Medium														
HMS West Wing Ventilation					750,000	Medium														
HMS Roof													1,200,000	High	63.21	758,520				
HMS Pave Parking Lots									100,000	Medium										
HMS Locker Replacement									20,100	Low										
HMS Elevator Modernization													151,000	Medium						
HMS Unit Ventilator Replacement									105,000	Medium										
HMS Boiler #2 Replacement					60,000	Medium														
HMS Landing Ramp Replacement	44,500	Medium																		
HMS Tile Floor Replacement									10,000	Medium										
HMS Gym Curtain									20,000	Low										
HMS Air Handling Units									24,000	Low										
HMS Parking Lot Light Pole Replacement																	8,000	Low		
HMS Canopies Over Gym Entrance Sidewalk																	30,000	Low		
HMS Clock System / PA / Security Strobe					44,000	Medium														
	\$44,500			\$0	\$913,000			\$0	\$345,100			\$0	\$2,311,000			\$1,295,805	\$345,150			\$14,379

RECOMMENDED UPDATES AND MAINTENANCE

FRIAR 2019 STUDY

Center Elementary School

Exterior Scope of Work		Quantity	Unit	Total Project Unit Cost	Total Project Cost	State Reimbursable
1	Remove & replace windows, frames and sealants at entire building	1,400	sf	\$162.50	\$227,500	x
2	Demo hazardous windows - Allowance	35	ea	\$3,250.00	\$113,750	x
3	Cosmetic crack repairs at corners of foundation & interior walls.	30	ea	\$3,900.00	\$117,000	
4	Repoint 30% of the exterior brick veneer and repair 10%	2,700	sf	\$117.00	\$315,900	
5	Remove, protect & replace EPDM roofing and provide safety rails <i>Added to 5 year CIP Plan</i>					
6	Demo, regrade & repave main parking lot and provide new ADA accessible sidewalks	29,100	sf	\$11.70	\$340,470	x (Partial)
7	Provide Additional 1,700sf area of accessible van parking spaces and handicap parking.	1,800	sf	\$20.80	\$37,440	
8	Replace & provide additional exterior lighting	13	ea	\$2,990.00	\$38,870	
9	Upgrade storm drainage @ Main & Overflow Parking lot (Repaving of lots excluded from this cost. see item 6 & 13.)	1,280	lf	\$292.50	\$374,400	
10	Replace exterior fencing at main parking lot, field and provide new fence at overflow parking lot.	1,350	lf	\$58.50	\$78,975	
11	Provide entrance signage & concrete base	1	ea	\$10,400.00	\$10,400	
12	Provide ramps and curb ramps per code	5	ea	\$19,500.00	\$97,500	x
13	Provide new parking lot surface paint to delineate original parking spaces	70	ea	\$78.00	\$5,460	
14	Add parking signage at original parking lot	1	ea	\$13,000.00	\$13,000	
15	Entrance doors and hardware to be ADA compliant	9	ea	\$2,990.00	\$26,910	x
16	Remove & replace 7,000 Gallon septic system at basketball court and provide new system at reserved area in baseball field.	1	ea	\$357,500.00	\$357,500	
17	Provide new dumpster and recycling area	3	ea	\$3,900.00	\$11,700	
18	Renovate overflow parking lot – new paving, curbing, striping, signage, etc.	21,000	sf	\$11.70	\$245,700	
19	Replace existing fuel oil tank (excludes all hazardous soils)	1,000	sf	\$292.50	\$292,500	
20	Provide one water retention system for both parking lots & building	1	ea	\$195,000.00	\$195,000	
21	Provide emergency vehicular access around entire building perimeter (may not be feasible due to site conditions at rear of the building)	10,000	sf	\$32.50	\$325,000	

RECOMMENDED UPDATES AND MAINTENANCE

FRIAR 2019 STUDY

Center Elementary School

Interior Scope of Work

22	Provide building bumpout for new hydraulic elevator	1 ea	\$344,500.00	\$344,500	x
23	Remove & replace resilient & carpet flooring at entire building and cut in new recessed entry grilles. (excludes hazardous material removal)	27,000 sf	\$14.30	\$386,100	
24	Provide new stairs at boiler room and replace and or repair stairs/handrails of existing to remain stairs	1 ea	\$26,000.00	\$26,000	
25	Remove & provide new tile floor and wainscot	2,300 sf	\$28.60	\$65,780	
26	Remove & provide new ACT ceiling system	26,100 sf	\$9.10	\$237,510	
27	Replace bathroom and classroom entry doors & hardware	36 ea	\$2,210.00	\$79,560	x
28	Replace drinking fountains	1 ea	\$1,950.00	\$1,950	
Toilet Rooms, replace:					
29	- Toilets	See item #47 na			
30	- Signage	15 ea	\$65.00	\$975	x (Partial)
31	- Stalls	11 ea	\$1,300.00	\$14,300	x (Partial)
32	- Urinals	See item #47 na			
33	- Sinks	See item #47 na			
34	- Mirrors	20 ea	\$390.00	\$7,800	x (Partial)
35	- Grab bars	30 ea	\$325.00	\$9,750	x (Partial)
36	- Dispensers	15 ea	\$390.00	\$5,850	x (Partial)
37	Upgrade seating, counters, sinks and tables to be ADA compliant	20 rms	\$6,500.00	\$130,000	x

RECOMMENDED UPDATES AND MAINTENANCE

FRIAR 2019 STUDY

Center Elementary School – Adjusted for inflation to 2025

MEP Scope of work

38	Insulate heating lines above ceiling system (see item #27 for ceiling removal cost)	28,400	sf	\$2.60	\$73,840	
39	Install carbon monoxide detector in Boiler Room	1	ea	\$1,300.00	\$1,300	x
40	Disconnect & replace new circulation pumps and fittings	2	ea	\$4,355.00	\$8,710	
41	Provide new unit ventilators in all classrooms	20	ea	\$13,000.00	\$260,000	
42	Upgrade power system: Disconnect and install new Main Switchboard and sub-panels	28,400	sf	\$1.95	\$55,380	
43	Upgrade power system: Replace Feeder conduits & wiring	28,400	sf	\$2.60	\$73,840	
44	Upgrade power system: Replace Emergency Generator / ATS	28,400	sf	\$6.50	\$184,600	
45	Install additional electrical receptacles (where power strips are currently used)	13	rms	\$2,470.00	\$32,110	
46	Install water conservation plumbing fixtures at bathrooms	58	ea	\$5,460.00	\$316,680	
47	Insulate all water lines above ceiling system (see item #27 for ceiling removal cost)	28,400	sf	\$1.95	\$55,380	
48	Clean & provide repairs to roof drains	8	ea	\$2,600.00	\$20,800	
49	Install emergency eye wash in all janitor's closets	4	ea	\$4,680.00	\$18,720	x
50	Install fire protection system (see item #27 for ceiling removal cost)	28,400	sf	\$7.15	\$203,060	x
51	Replace all light fixtures with energy efficient fixtures Including new Controls	28,400	sf	\$19.50	\$553,800	x
52	Install fire alarm notification and initiation devices throughout building	28,400	sf	\$2.28	\$64,610	x
Total Project Cost				Adjusted to 2025 dollars	\$7,635,100	\$8,540,000
Local Share				Adjusted to 2025 dollars	\$5,426,001	\$6,064,000

RECOMMENDED UPDATES AND MAINTENANCE FRIAR 2019 STUDY

Hall Memorial School

Exterior Scope of Work		Quantity	Unit	Total Project Unit Cost	Total Project Cost	State Reimbursable
1	Repointing 25% of exterior brick Veneer & 5% Brick Repair	22,710	sf	\$26.00	\$590,460	
2	Remove, protect and replace EPDM roofing and coping over additions Added to 5 year CIP Plan					x
3	Repaint & repair wood entry and cornice	730	lf	\$292.50	\$213,525	
4	Remove & replace windows, frames and sealants at entire building	1,800	sf	\$156.00	\$280,800	x
5	Demo Hazardous windows - Allowance	45	ea	\$3,250.00	\$146,250	x
6	Provide 2,000sf of new accessible van parking spaces and handicap parking main parking lot	2,000	sf	\$26.00	\$52,000	x
7	Replace & provide additional exterior lighting	20	ea	\$1,755.00	\$35,100	
Main Parking and Drive:						
8	- Repave	43,000	sf	\$9.10	\$391,300	
9	- Restriping	46	ea	\$195.00	\$8,970	
10	- Curbing	1,200	lf	\$26.00	\$31,200	
11	- New storm drain system	See Item #23	na			
12	- New fencing	940	lf	\$59.80	\$56,212	
13	- New signage	1	ea	\$6,500.00	\$6,500	x
14	Renovate 8,000 Gallon septic system and associates field/galleries	1	ea	\$520,000.00	\$520,000	
15	Provide new dumpster and recycling area	3	ea	\$3,900.00	\$11,700	
16	Update and designate bus loop / drop off area	5,000	sf	\$130.00	\$650,000	
Overflow parking provide:						
17	- Paving	23,700	sf	\$7.80	\$184,860	
18	- Curbing	985	lf	\$26.00	\$25,610	
19	- Striping	23,700	sf	\$0.26	\$6,162	
20	- Walkways	4,000	sf	\$15.60	\$62,400	
21	- Signage	1	ea	\$6,500.00	\$6,500	
22	Replace existing fuel oil tank (excludes all hazardous soils)	1,000	sf	\$227.50	\$227,500	x
23	Provide storm water management system with new storm lines, catch basins and water retention system for both parking areas.	975	lf	\$487.50	\$475,313	
24	Provide emergency vehicular access around entire building perimeter	2,600	sf	\$31.20	\$81,120	

RECOMMENDED UPDATES AND MAINTENANCE FRIAR 2019 STUDY

Hall Memorial School

Interior Scope of Work					
25	Remove & replace resilient & carpet flooring at entire building and cut in new recessed entry grilles, (excludes hazardous material removal)	52,900 sf	\$13.65	\$722,085	
26	Remove & replace tile floor and wainscot at bathrooms & locker rooms	4,900 sf	\$29.90	\$146,510	
27	Plaster ceiling repairs at Media Room	3,000 sf	\$19.50	\$58,500	
28	Replace all ACT ceilings system	52,500 sf	\$9.10	\$477,750	
29	Replace door hardware at toilet rooms	16 ea	\$1,300.00	\$20,800	x
30	Provide emergency exit windows in lower level rooms	See item # 2 na			
31	Accessible signage	63,000 sf	\$0.52	\$32,760	x
32	Provide new accessible doors and hardware to 50% of the doors	62 ea	\$2,210.00	\$137,020	x
33	Accessible stair, ramp and railing upgrades at all locations	1 ea	\$130,000.00	\$130,000	x

RECOMMENDED UPDATES AND MAINTENANCE FRIAR 2019 STUDY

Hall Memorial School – Adjusted for inflation to 2025

MEP Scope of work					
34	Insulate heating lines above ceiling system (see item #28 for ceiling removal cost)	63,000 sf	\$2.60	\$163,800	
35	Install carbon monoxide detector	1 ea	\$1,300.00	\$1,300	
36	Clean and replace rusted pumps, fittings, etc.	2 ea	\$4,355.00	\$8,710	
37	Upgrade power system: Disconnect and install new Main Switchboard and sub-panels	63,000 sf	\$1.69	\$106,470	
38	Upgrade power system: Replace feeder conduits and wiring.	63,000 sf	\$2.41	\$151,515	
39	Install additional electrical receptacles (where power strips are currently used)	21 rms	\$1,690.00	\$35,490	
40	Replace damage electrical receptacles	20 ea	\$130.00	\$2,600	
41	Install water conservation type plumbing fixtures	77 ea	\$5,460.00	\$420,420	
42	Insulate all water lines above ceiling system (see item #28 for ceiling removal cost)	63,000 sf	\$1.95	\$122,850	
43	Clean & provide repairs to roof drains	20 ea	\$2,600.00	\$52,000	
44	Install emergency eye wash in all janitor's closets	4 ea	\$4,680.00	\$18,720	x
45	Install fire protection system (see item#28 for ceiling removal cost)	63,000 sf	\$7.15	\$450,450	x
46	Provide reduced pressure backflow at existing sprinkler system	1 ea	\$13,000.00	\$13,000	
47	Replace all light fixtures with energy efficient fixtures including new controls	63,000 sf	\$19.50	\$1,228,500	x
					(If lighting ballast is hazardous)
48	Install fire alarm notification and initiation devices throughout building	63,000 sf	\$2.28	\$143,325	x
49	Install security cameras at all exterior doors	9 ea	\$2,600.00	\$23,400	x
Total Project Cost		Adjusted to 2025 dollars		\$9,565,082	\$11,548,000
Local Share		Adjusted to 2025 dollars		\$8,475,278	\$10,162,000

COST AVOIDANCE SUMMARY

	(Reductions)
CIP 5 years CES & HMS	(\$2,648,566) local share
Recommended updates Center School	(\$6,064,000)
Recommended updates Hall Memorial	(\$10,162,000)
Numbers above are net of anticipated State support	
Total	(\$18,972,806)

Willington Project Budget Summary - PK to 8 School Consolidation

	Total Estimated Budget	Estimated State Funding without waiver	Estimated Cost to Town without waiver	Estimated State Funding with waiver	Estimated Cost to Town with waiver
OPTION 1 New School	\$60,634,253	\$24,509,780 40.83%	\$36,124,473	\$31,940,851 53.21% Waiver to 75,134s.f.	\$28,693,402 Waiver to 75,134s.f.
OPTION 1A New School with Auditorium	\$66,564,350	\$23,210,337 36.90%	\$43,354,013	\$31,858,067 50.65% Waiver to 79,134s.f. 50% Aud 4,000s.f. ineligible	\$34,706,283 Waiver to 79,134s.f. 50% Aud 4,000s.f. ineligible
OPTION 2 Alteration / Extension HMS	\$62,386,633	\$19,875,640 47.37%	\$42,510,992	\$26,522,917 63.21% Waiver to 82,311s.f.	\$35,863,716 Waiver to 82,311s.f.
OPTION 2A Alteration / Extension HMS with Auditorium	\$69,949,654	\$19,731,188 42.91%	\$50,218,465	\$27,780,566 60.41% Waiver to 86,311s.f. 50% Aud 4,000s.f. ineligible	\$42,169,087 Waiver to 86,311s.f. 50% Aud 4,000s.f. ineligible

** Calculated State reimbursement rates shown above are based on initial rate for new construction of 53.21% or an alteration rate of 63.21% multiplied by the space standard reduction. That percentage is multiplied by the eligible construction cost not the total estimated budget listed above. Eligible construction excludes all work over the property line and any repair and replacement costs resulting in the estimated State funding and estimated Towns costs*