

**2023-2024**  
**Willington Public Schools: Board of Education**  
**Capital Improvement Project Preparation**

Key  
**New Item**  
2022 Priority

**Center School Priorities**

1. Clock System/PA/Security Strobe
2. **CES plumbing work** (renamed from Classroom Sinks, Cabinets, and Plumbing)
3. Heating Project: Upper Wing
4. Air Conditioning: Gym
5. Window Replacement: Upper Wing
6. Roof replacement
7. Air Conditioning: Upper Wing
8. Pave Upper Parking Lot
9. Playground: Poured Rubber Surface
10. Whole School Generator
11. Canopies Over School Entrances

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**1. CES - Clock System/PA/Security Strobe (submitted December 2019)**

Quote: \$35,000

Life Expectancy: 15 years

Current Age: 29

The clock and public announcement system are outdated and we are unable to get parts. Many clocks have been replaced with generic battery-operated clocks and the times vary from room to room. The outdated system is hard coded to the old daylight savings time which took effect in 2007. The few remaining hard-wired clocks do eventually sync, but the battery clocks always show slightly different times. Many of the battery-powered clocks are designed to automatically set from the atomic signal but are unable to receive the signal inside the schools.



**2. CES - Plumbing Work: previously Classroom Sinks, Cabinets, and Plumbing (6)**  
**(submitted December 2020)**

Quote: \$ 20,000 estimate

Life Expectancy: ?

Current Age: 68 years, and unknown

Some of the classroom sinks, cabinets, and plumbing at the elementary school need to be replaced. The countertops are failing due to water damage and the plumbing is seized and does not have shut-off valves.

Some sink cabinets are original from 1952, while others have been replaced over the years and only require some minor repairs such as replacement faucets or drain pipes.



### **3. CES - Heating Project: Upper Wing (submitted December 2017)**

Quote: \$40,000 estimate

Life Expectancy: NA

Current Age: NA

The steam project will upgrade valves and traps, as well as replace old mercury thermostats with Delta Thermostats. This will provide greater control over classroom temperature as well as energy savings with computer-enforced night setbacks. Once part of the Delta system, temperatures can be monitored remotely. This project does not include the replacement of steam pipes.



### **4. CES - Air Conditioning: Gym (submitted December 2016)**

Quote: \$26,000

Life Expectancy: NA

Current Age: NA

The temperature in the gym at CES gets hot and is the only room that can be used for PreK-4 assemblies, ceremonies, and concerts. The heating system was built with a future A/C upgrade in mind.

### **5. CES - Window Replacement: Upper Wing (submitted December 2016)**

Quote: \$87,150 (labor costs are reimbursable at 65.36%)

Life Expectancy: NA

Current Age: 68 years old



The upper wing at Center School still has the original 1950s single pane glass. We would significantly increase our energy efficiency with the completion of this project, and also improve security.



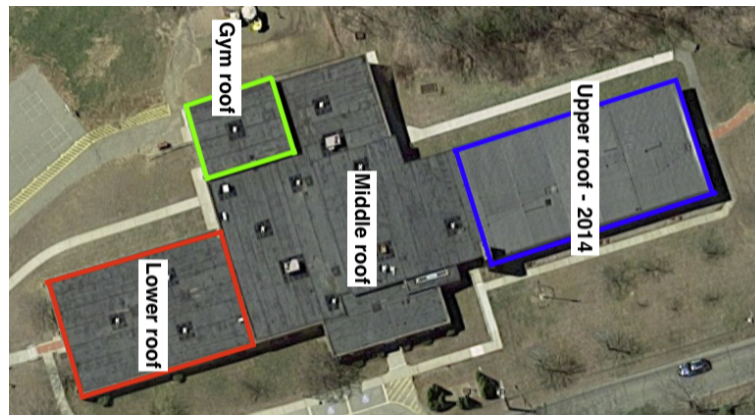
**6. CES - New Roof: Lower, Middle, and Gym Roof**

Quote: \$850,000 estimate (estimated at 63% reimbursement)

Life Expectancy: 20 years

Current Age: 33 years old

The upper wing roof by the gravel parking lot was replaced in 2014. All other sections of the Center School roof are in need of replacement. Numerous leaks occur throughout the lower wing despite patching. We will need to add \$8,000 in our budget for patching if the new roof is not included in CIP.



**7. CES - Air Conditioning: Upper Wing (submitted December 2018)**

Quote: \$110,000 estimate

Life Expectancy: NA

Current Age: NA

Install split duct units to provide air conditioning to the entire upper wing.

**8. CES - Pave Upper Parking Lot (submitted December 2018)**

Quote: \$46,000

Life Expectancy: NA

Current Age: 4 years

The existing gravel parking lot is sloped towards the school and washes out when it rains. The town has installed a culvert to minimize damage. We are also unable to paint lines for parking spaces, and plowing is a challenge in the winter. The area is approximately 2,500 square feet (250x100).



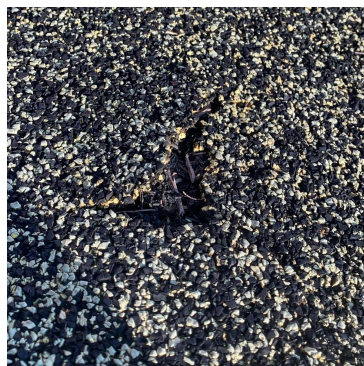
#### **9. CES - Playground: Poured Rubber Surface (submitted December 2018)**

Quote: \$91,000

Life Expectancy: NA

Current Age: NA

A poured rubber playground would provide better handicap accessibility and ensure uniform fall protection which allows us to keep the playground open throughout the winter. The small section that is currently poured rubber is starting to fail as a result of improper site prep work. A large portion of the \$90,000 estimate is to ensure proper drainage under the rubber.



#### **10. CES - Whole School Generator (submitted December 2016)**

Quote: \$40,000

Life Expectancy: NA

Current Age: NA

A standby generator would provide a backup electrical system that operates automatically within seconds of a utility outage and would provide the building with full power. The building does have a portable unit to run the heating system, but it does not power any lighting or outlets in the building.

### **11. CES - Canopies Over School Entrances (submitted December 2020)**

Quote: unknown, waiting on quote (\$45,000 estimate)

Life Expectancy: NA

Current Age: NA

The entrances at the elementary school should have canopies extending to the parking lots. One entrance is used for bus arrival and dismissal and the second entrance is used for student pickup/dropoff. Canopies will dramatically improve the look of the building, and also provide shelter for people entering and exiting the building. They will also provide cover over the stairs protecting them from snow/ice in the winter.



### **Hall School Priorities:**

1. Plumbing Work
2. West Wing Ventilation
3. Boiler #2 Replacement
4. Clock System/Pa/Security Strobe
5. Pave Parking Lots
6. Locker Replacement
7. Unit Ventilator Replacement
8. Sidewalk/Landing Ramp Replacement
9. Air Handling Units
10. Tile Floor Replacement
11. Gym Curtain
12. Roof Replacement
13. Elevator Modernization
14. Parking Lot Light Pole Concrete Replacement
15. Awning Over Gym Entrance Sidewalk

### **1. HMS - Plumbing Work (submitted December 2022)**

Quote: \$ 20,000 estimate

Life Expectancy: ?

Current Age: depends on the section of the building

Some of the plumbing needs to be replaced. Many fittings are seized and do not have shut-off valves.





## **2. HMS - West Wing Ventilation (submitted December 2020)**

Quote: \$750,000 estimate

Life Expectancy: NA

Current Age: NA

During the ventilation inspection which occurred in summer 2020, it was discovered that the west wing of Hall School does not have any ventilation (fresh air intake or exhaust). An engineered ventilation system needs to be installed.

## **3. HMS - Boiler Replacement (submitted December 2017)**

Quote: \$60,000

Life Expectancy: 30 years

Current Age: 40 years old

The boiler at Hall School is at the end of life and is inefficient. The first boiler was replaced in 2020.



## **4. HMS - Clock System/PA/Security Strobe (submitted December 2020)**

Quote: \$44,000

Life Expectancy: NA

Current Age: unknown

The clock and public announcement system are outdated and we are unable to get parts. Many clocks have been replaced with generic battery-operated clocks and the times vary from room to room. Any remaining clocks from the original system as well as clocks that were previously replaced with factory parts (not battery operated) need to be replaced.

## **5. HMS - Pave Parking Lots (submitted December 2019; previously chipseal December 2016)**

Quote: \$100,000 estimate

Life Expectancy: NA

Current Age: NA

The parking lot at HMS needs to be torn up and paved as two separate contractors have said the parking lot has an excessive number of cracks and sealing will only get you a few years of additional life.



#### **6. HMS - Locker Replacement (submitted December 2016)**

Quote: \$20,100

Life Expectancy: NA

Current Age: Approximately 30 years

The lockers in the boys locker room are in poor condition and need to be replaced. Repairs have been completed throughout the years.



#### **7. HMS - Unit Ventilator Replacement (submitted December 2018)**

Quote: \$105,000 estimate

Life Expectancy: 20 years

Current Age: 36 years

This project includes the replacement of 8 classroom unit ventilators. One unit was replaced in 2018 (insurance claim) and the existing units are difficult to get repair parts.



#### **8. HMS - Sidewalk/Landing Ramp Replacement (submitted December 2016)**

Quote: \$95,000

Life Expectancy: NA

Current Age: 25 years

The ramp on the side of the building has been repaired, but continues to crumble and needs replacement.



**9. HMS - Air Handling Units (submitted December 2019)**

Quote: \$24,000

Life Expectancy: 20

Current Age: 40 years (noted in EMCOR book)

This project calls for the replacement of 5 air handling units that bring in fresh air from outside, clean it, and then force it through ductwork (for heating, cooling, and ventilation). We are investigating refurbishment as an option instead.

**10. HMS - Tile Floor Replacement (submitted December 2020)**

Quote: \$10,000

Life Expectancy: NA

Current Age: 40 years

Several areas of the tile floor are broken and need replacement. This would result in new tiles in the art and science wing. Many of the tiles are lifting, cracked and worn. These floors do not have asbestos.

**11. HMS - Gym Curtain (submitted December 2018)**

Quote: \$20,000

Life Expectancy: 20 years

Current Age: 25 years?

The HMS gym curtain does not go up and down properly as the fabric degraded over the years. This project would replace the HMS gym curtain and allow two practices/activities to operate at the same time.

**12. HMS - Roof (All Sections)**

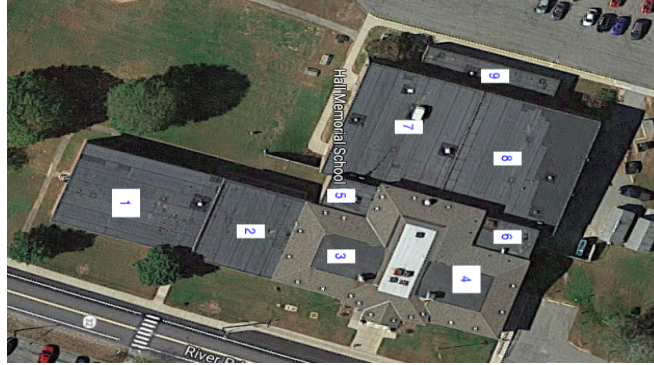
Quote: \$1,200,000 estimate (reimbursement rate is approximately 63%)

Life Expectancy: 20 years

Current Age: 34 years (with repairs)



All sections of the Hall School roof are in need of replacement. Numerous leaks occur throughout the building including hallways, classrooms, and offices.



**13. HMS - Elevator Modernization (submitted December 2019)**

Quote: \$151,000

Life Expectancy: 25 years

Current Age: 40 years (during 1980 addition project)

Furnish and install elevator modernization work for the existing hydraulic elevator. The main panel on the elevator would be hard to replace (parts) or repair and the Friar Facilities Study stated, “the elevator is not up to current standards, and will need to be renovated sometime in the near future.”

**14. HMS - Parking Lot Light Pole Concrete Replacement (submitted December 2020)**

Quote: \$6,000

Life Expectancy: NA

Current Age: NA

The base of one of the concrete posts appears to be degrading and may need replacement in the future. This would include the installation of a new concrete base and LED light.



**15. HMS - Canopy Over Gym Entrance Sidewalk (submitted December 2020)**

Quote: unknown, waiting on quote (\$30,000 estimate)

Life Expectancy: NA

Current Age: NA

The gym entrance should have a canopy extending to the parking lot and along the back sidewalk. This entrance is used for student arrival and dismissal and a canopy will provide shelter when entering and exiting the building. A canopy will also provide cover from snow/ice in the winter.

