

Town of Thompson Building Committee 2020 Roof Replacement Project

**Special Town Meeting January 8, 2020
Referendum January 15, 2020**

Facility Background

- Facility is primarily used as a school for grades pre-k through 12 (approximately 1,000 students)
- Facility is also used by/for:
 - Thompson Recreation
 - St. Joseph's Sports
 - Private Entities
 - Theater activities
 - Dance
 - Concerts
 - Community events
 - Alumni Functions
 - Thompson Historical Society
 - TEEG
 - PTO's



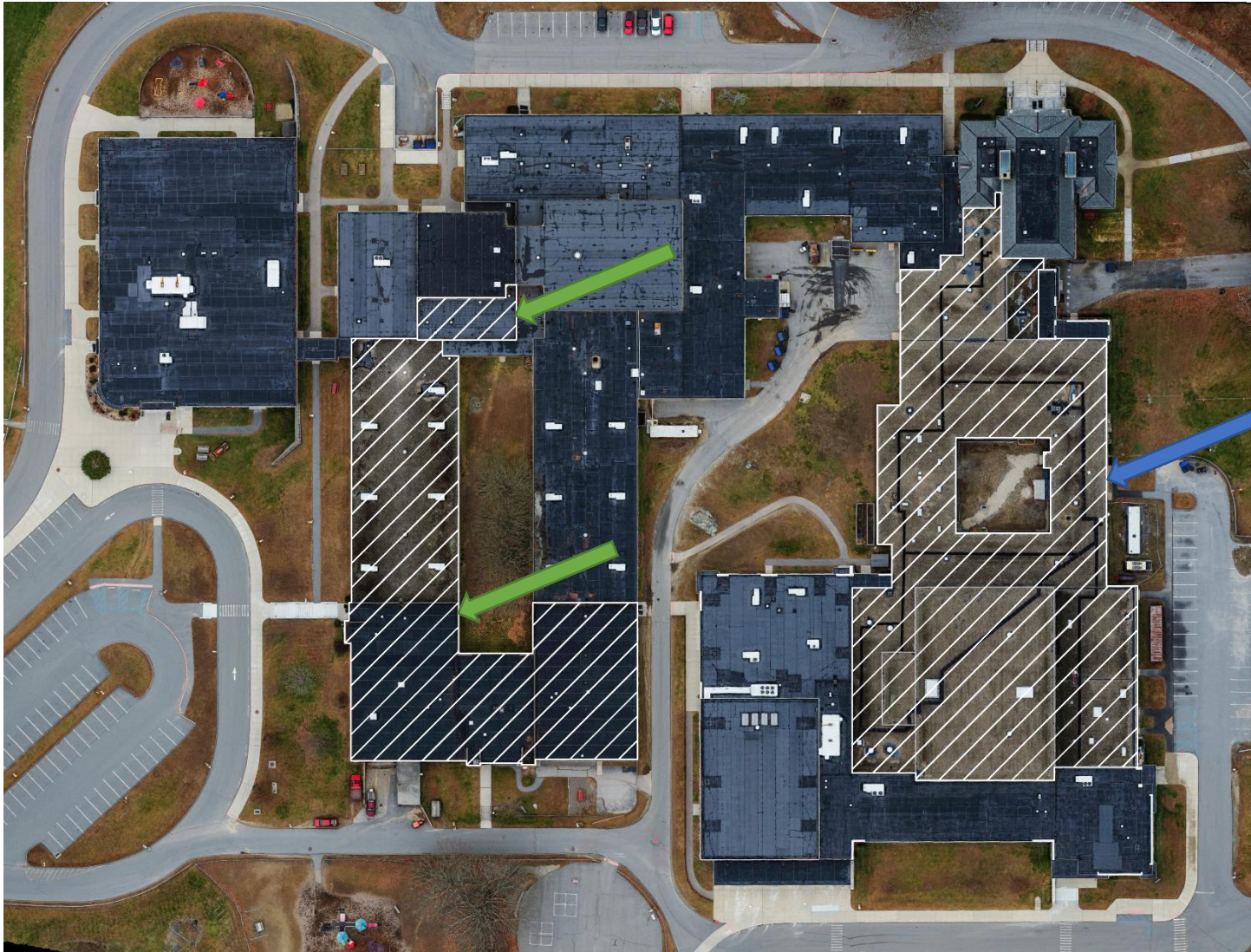
What is the issue?

- **A significant portion of the roof at the Thompson Public Schools Complex has substantial leaks every time there is water on the roof from rain/snow/ice.**
- **Leaks have caused damage to ceiling tiles and surrounding areas, resulting in 16-20 man hours of work by the maintenance staff to reactively remediate.**
- **Roof leaks can cause disruption to students' learning and can create safety concerns within the facility.**

Aerial view of complex



2020 Proposed roof to be replaced



- Sections to be replaced identified by white hatching.
- 98,158 SqFt. total to be replaced.
- Green arrows: Roof is about 24 years old. (left)
- Blue arrow: Roof is about 32 years old. (right)

What is contributing to the cost?

- **Code Requirements**
 - **Min. 1:12 slope, requiring the roof to be built up to meet the slope requirements.**
- **Numerous roof-mounted HVAC units.**
 - **Removal**
 - **Penetration sealing**
 - **Resetting**
- **Complex has a total of 250,381 SqFt. of roof.**
 - **98,158 SqFt. is being replaced.**
 - **39.2% of the overall complexes roof area.**
- **Prevailing Wages**
 - **In order to leverage the state grant, prevailing wages must be used for the project.**

What is contributing to the cost?

➤ CT Prevailing wages for some of the trades used on the project.

Windham	Thompson	6) Electrical Worker (including low voltage wiring) (Trade License required: E1,2 L-5,6 C-5,6 T-1,2 L-1,2 V-1,2,7,8,9)	\$40.00	27.67+3% of gross wage
Windham	Thompson	4c) **Group 4: Pipelayers (Installation of water, storm drainage or sewage lines outside of the building line with P6, P7 license) (the pipelayer rate shall apply only to one or two employees of the total crew who primary task is to actually perform the mating of pipe sections) P6 and P7 rate is \$26.80.	\$31.75	20.84
Windham	Thompson	Group 1: Crane handling or erecting structural steel or stone, hoisting engineer 2 drums or over, front end loader (7 cubic yards or over), work boat 26 ft. and over and Tunnel Boring Machines. (Trade License Required)	\$40.97	24.80 + a
Windham	Thompson	Group 2: Cranes (100 ton rate capacity and over); Excavator over 2 cubic yards; Piledriver (\$3.00 premium when operator controls hammer); Bauer Drill/Caisson. (Trade License Required)	\$40.64	24.80 + a
Windham	Thompson	11) Plumber (excluding HVAC pipe installation) (Trade License required: P-1,2,6,7,8,9 J-1,2,3,4 SP-1,2)	\$43.62	32.06
Windham	Thompson	12) Well Digger, Pile Testing Machine	\$37.26	24.05 + a
Windham	Thompson	13) Roofer (composition)	\$36.70	19.85
Windham	Thompson	14) Roofer (slate & tile)	\$37.20	19.85
Windham	Thompson	15) Sheetmetal Worker (Trade License required for HVAC and Ductwork: SM-1,SM-2,SM-3,SM-4,SM-5,SM-6)	\$37.98	38.31
Windham	Thompson	16) Pipefitter (Including HVAC work) (Trade License required: S-1,2,3,4,5,6,7,8 B-1,2,3,4 D-1,2,3,4, G-1, G-2, G-8 & G-9)	\$43.62	32.06

Source: CT DOL July 2019

Why now?

- **71.43% of the project will be reimbursed by the state grant.**
- **Roof sections are beyond their 20-year life expectancy.**
- **Repairs are numerous and costly.**
 - **~\$7,800 in roof surface repairs in 2018/2019.**
 - **~\$9,000 in ceiling tiles replaced in 2018/2019.**
 - **In addition, there is the cost of internal maintenance employees.**
 - **Labor to deal with internal repairs is an additional duty to the normal duties of the maintenance staff.**
 - **The result of the clean up and repair from the leaks sometimes leads to overtime for the maintenance staff.**

How is the project being funded?

Short Term Funding will be required to start the project			
Borrow \$4.7 M at an estimate Annual Rate of Interest of 1.25%			
Up to 24 months of short term funds, interest payment approximately		\$	118,000
Reimbursement from the state of CT			71.45%
After reimbursement, the town would be responsible for the remaining			28.55%
Estimated remaining amount to fund would be			\$ 1,341,850
<u>Plus</u>	Interest due on the short term funding	\$	118,000
Total estimated to fund on this project			\$ 1,459,850

What is being considered for the long term funding portion?

Three options to be considered:			
10 Years	Annual Interest Rate estimate		2.05%
	Annual Payment estimate		\$165,000
15 Years	Annual Interest Rate estimate		2.35%
	Annual Payment estimate		\$120,000
20 Years	Annual Interest Rate estimate		2.55%
	Annual Payment estimate		\$95,000

How does this impact the taxpayer?

➤ Assumptions:

- Total cost to the Town of \$1,459,850
- 2018 Grand List of \$610,887,668
- Average real estate tax bill of \$4,026.54
- Using the Current Mill Rate of 27.75 Mil as a baseline.
- Adjusting for additional cost of bonding 10, 15, & 20 years.

Annual Tax Warrant	Bond Term	MIL Rate	Property Assessment	Real Estate Tax	Increase to annual tax
\$16,953,713	n/a	27.75	\$145,100	\$4,026.54	N/A
\$17,118,713	10 year	28.02	\$145,100	\$4,065.70	\$39.16
\$17,073,713	15 year	27.95	\$145,100	\$4,055.45	\$28.91
\$17,048,713	20 year	27.91	\$145,100	\$4,049.74	\$23.20

How is the project being funded?

Q: How long will it take the state to reimburse?

A: Typically a bulk of the reimbursement is quick.

Note: The final payment can take time due to the state audit requirement.

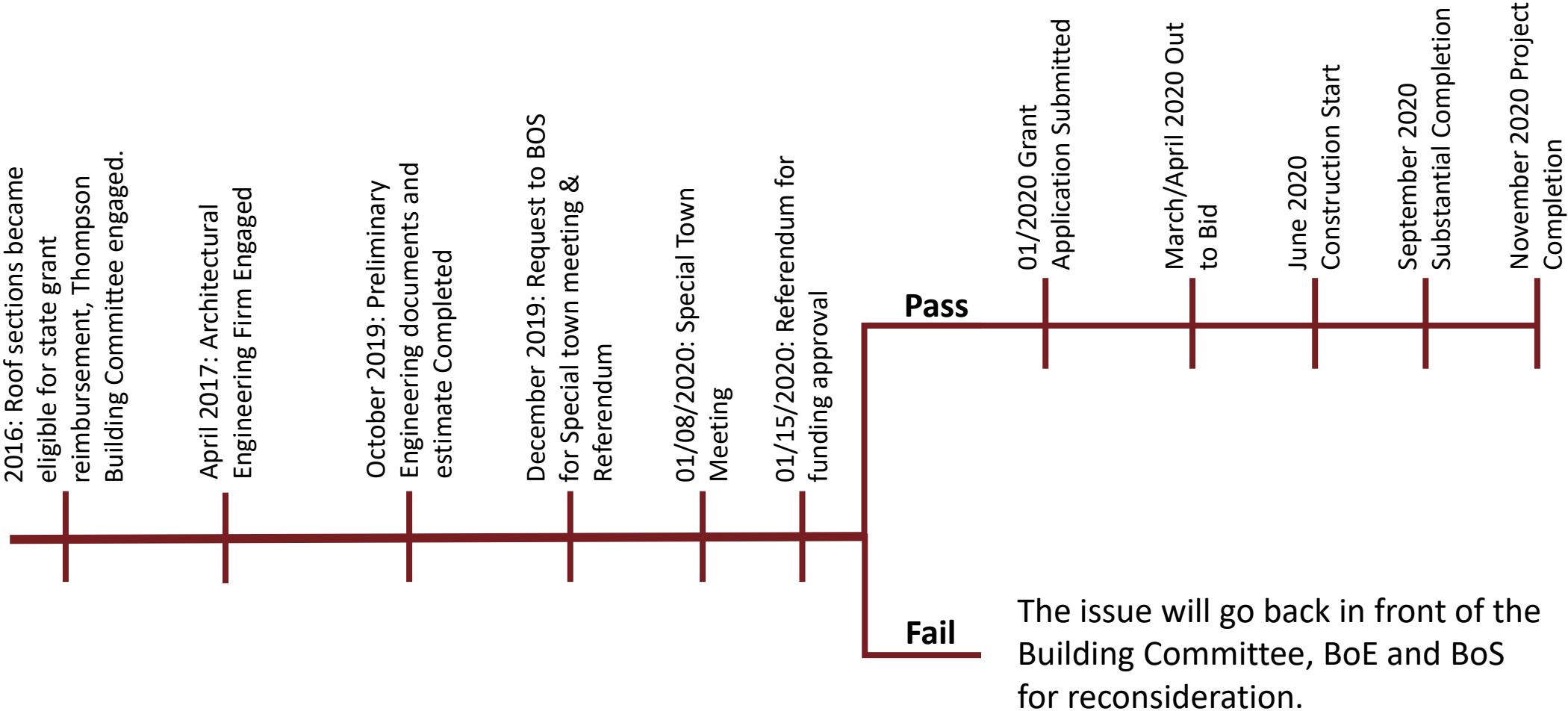
Why wasn't this done during the last roof project?

- The State will only reimburse the Town for roof replacements that are past their life expectancy.
- When the additions were made to the elementary school and high school, the portions were under 20 years old and not eligible for reimbursement.
- The sections included in this project are not the same sections of roof that were replaced after snow removal damage during removal operations in Winter of 2013.

What are the risks of not doing the roof project now?

- Potential for reimbursement grant percentage to go lower or go away completely.
- Potential further damage and increase in funds needed to repair.
 - Gymnasium floor, technology, etc.
 - One section of roof is over the gymnasium. Leaks onto the floor of the basketball court would lead to additional costs.

The Project Timeline



Additional Q&A

Q: When will the project start and complete?

A: If the referendum passes, it will start after the regular school year is complete and should be at substantial completion by the time school resumes in the Fall of 2020.

Q: Is this roof repair project part of a solar initiative?

A: No. The solar on the roof concept has been abandoned. If solar is done for the complex, it will be ground-supported.

Q: Will the Town “Emergency Fund” be used to pay for the project initially?

A: No. For bonding purposes, the town is required to sustain a certain level and it is more reasonable to secure short-term/long-term bonding for the project.

Additional Q&A (Cont.)

Q: How did the Town allow the roof to fall into this state of disrepair and what are the plans in the future to remediate these major cost incursions?

A: To access the state grant funds the roof must be over 20 years old. The roof sections that were done in 2007 are going to be due in 2027. At that time, the Building Committee will review and make its recommendation.

Q: What is the Town doing to plan for the future?

A: The town currently has a 5-year capital improvement plan. They are looking into longer term planning for foreseeable large expenses long-term.

Q: Is this included in the Per Pupil Rate used for budgeting?

A: No. Large Capital Expenditures related to the facility are not included in the rate.

Why Not?: It would be hard to predict that amount. The funds are better left in the citizens' pockets until they can be reasonably spent.

Additional Q&A (Cont.)

Q: Why are we considering this now and not waiting for the 2020 census, implying that the school will most likely be outsourced?

A: The BoE has researched outsourcing and for the high school alone it would cost an additional \$1.6M.

A: The complex is a town asset that currently houses the school. It could be used as a town asset to support other applications and must be kept in good repair in order for it to remain an asset. This is especially true when it is supplemented with 70+% from the State coming back to the Town.

A: There are several new developments being built in town. This will bring new population to town with a likely increase in the demand for the school and will also increase the tax base in town. It is vital this town keep its assets attractive to potential new residents as that is the future of the town.

Additional Q&A (Cont.)

Q: Are there any other major repairs/projects?

A: Large Capital projects are on the horizon. The BoE, Thompson Public Schools Administration, and BoS are always looking at the best ways to get the most for the citizens' tax dollars. Ex.: Projects such as the roof that fall under state grant qualifications (where the town can recover 70+% of the tax dollars at the state level).

Q: What are the current health and safety concerns?

A: The request has been made for the BoE to request a review of the potential health implications of the leaks. However, the maintenance staff has been diligent in ensuring that leaks are identified and remediated as soon as possible. Tiles are replaced, and affected area(s) are dried out.

Q: How has the engineering firm, Tighe&Bond, been at estimate accuracy?

A: Within 5% from engineering estimate phase to bid and construction phase.

Additional Q&A (Cont.)

Q: What about unforeseen conditions as part of the project?

A: During the engineering period. Inspection holes were cut and the engineer stated that there are minimal concerns of hidden issues on the roof.

A: There is a 15% contingency in the 4.7M current estimate.

Q: What is the condition of the mechanical equipment on the roof?

A: The mechanical equipment has a long life left as it is mainly for air exchange and heat. There is no refrigeration in the roof top units.

Q: What is the likelihood of the grant not being approved?

A: No history of grants such as this not being approved.

Q: What is the life expectancy and warranty of the proposed roof?

A: The life expectancy and warranty of the proposed roof are both 30 years, as the roof will be constructed with the most up-to-date techniques, material and technology.

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<https://youtu.be/IrHeb0UOBco>