



STATE OF CONNECTICUT – COUNTY OF TOLLAND  
INCORPORATED 1786

# TOWN OF ELLINGTON

## Finance Office

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To: Board of Selectmen  
From: Tiffany Pignataro, CPA, Finance Officer/Treasurer  
Date: December 3, 2024  
Subject: Appropriation Request – Crystal Lake Gym Floor

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The Crystal Lake School renovation project took place during fiscal year 2012 through fiscal year 2017 for a total cost of approximately \$21,940,000. The project was considered an overwhelming success, being completed on time and closing approximately \$400,000 under total construction budget. This project not only brought residents a much-needed renovation to the Crystal Lake Elementary School, but also helped bring fiber optics connection up to Route 30 and high-speed internet to Crystal Lake.

One of the only identified pain points with the project can be seen with the Crystal Lake gymnasium floor. The flooring was identified as being an issue by the Permanent Building Committee in 2015 shortly after installation and was investigated and monitored by various Town and Board of Education stakeholders over the years since then. The cost of the floor material, labor and installation included in the 2015 portion of the Crystal Lake School Renovation was \$65,300.

In the 2022-2023 capital budget process, the Board of Education formally requested \$92,000 accompanied with a quote to rip out and install a new hardwood floor due to the issues resulting from the cupping and gapping of the current hardwood floor. This project was cut by the Board of Finance from the capital budget, and the BOF moved in January of 2022 to launch a special inquiry into the 2015 Crystal Lake Gymnasium floor project. A report was provided to the Board of Finance for discussion in February 2022 and it was understood there were still issues with the flooring, the flooring warranty had passed, and the statute of limitations had expired regarding any potential recourse the Town may have with the general contractor and/or floor installer. The Board of Education came forward again unsuccessfully with a \$95,000 funding request to replace the Crystal Lake gym floor in the 2023-2024 and 2024-2025 capital budget cycles, failing to secure the funding from the Board of Finance in the final adopted budgets in the respective fiscal years.

During 2024, the State of Connecticut Department of Administrative Services audited the Crystal Lake School Renovation Project, issuing a final report stating the Office of Grants Administration owed the Town \$906,916 of grant funds with the closeout of the project. As such, the Town reflected a positive surplus in the Crystal Lake School Renovation Capital Project Fund in the amount of \$956,038.44. After discussing the various options for the surplus fund with Bond Counsel, my direction for the use of these funds is to offset future bonded borrowings for the Windermere School Addition/Renovation project, saving residents and taxpayers upwards of \$1,500,000 in debt principal and interest costs over the next 20 years.

Over the last few months, the Town has been working together with the Board of Education leadership team to explore options to finally get the floor restored to the quality the children and residents deserve. The Town received a quote for a full replacement of the gymnasium hardwood floor in the amount of \$212,390, which is inclusive of purchasing consortium pricing and prevailing wages. As you can see, the prices of a full replacement and installation have more than doubled over the last four years with the rising cost of materials,

labor and overall inflation, therefore pushing this repair off several years into the future is taking a great risk in terms of cost for a replacement that is both inevitable and necessary.

In summary, based on the above considerations, the Board of Selectmen is being asked to consider an appropriation from the Capital Reserve Fund in the amount of \$213,000 to replace the Crystal Lake gymnasium floor.



Sourcewell Agreement Schedule of Values

| Project Information:  |                 | Client:  |       | Estimator                                  |                  |                      |
|---|-----------------|--|-------|--|------------------|----------------------|
| Project: <u>Crystal Lake School</u>                           |                 | <u>Town of Ellington</u>                       |       | <u>Bill King, Senior Project Executive</u> |                  |                      |
| Location: City/State <u>Ellington, Ct</u>                     |                 |  |       | Tax Code <u>Exempt</u>                     |                  |                      |
| Vendor: <u>Robbins</u>  |                 | Description/Location of work:                  |       |  |                  |                      |
| Sourcewell Contract #: <u>031022-RBI</u>                      |                 |  |       |  |                  |                      |
| Contract Effective Date: <u>May 2024</u>                      |                 |  |       |  |                  |                      |
| Client Member ID #:   |                 |  |       |  |                  |                      |
| CT State Contract #: <u>N/A</u>                               |                 |  |       |  |                  |                      |
| Effective Date: <u>N/A</u>                                    |                 |  |       |  |                  |                      |
| Materials   |                 |  |       |  |                  |                      |
| Item #  | Product         | Product Description                            | Qty   | Units                                      | SW Price         | Total                |
| 53  | Dumpster        | Supply Dumpsters                               | 1     |  | 3,800.00         | \$ 3,800.00          |
| 5   | BioChannel Star | Floor system MFMA 2nd & Btr, XL+ 25/32 x 2-1/4 | 4,795 |  | 18.92            | \$ 90,721.40         |
|   |                 |  |       |  | -                | \$ -                 |
|   |                 |  |       |  | -                | \$ -                 |
|   |                 |  |       |  | -                | \$ -                 |
| 45  | Freight         | Deliver Wood Floor System                      | 1     |  | 7,500.00         | \$ 7,500.00          |
|   |                 |  |       |  | -                | \$ -                 |
| 48  | Thresholds      | Supply and install new thresholds              | 1     |  | 2000             | \$ 2,000.00          |
|   |                 |  |       |  | -                | \$ -                 |
|   |                 |  |       |  | -                | \$ -                 |
|   |                 |  |       |  | -                | \$ -                 |
|   |                 |  |       |  | -                | \$ -                 |
|   |                 |  |       |  | -                | \$ -                 |
| Labor   |                 |  |       |  |                  |                      |
| Product Description   | Region          | fill in from contract                          |       |  |                  |                      |
| Product Description   |                 | Qty  | Units | SW Price                                   | Total            |                      |
| 50  | Demolition      | Rip out existing gym floor                     | 4,795 |  | 8.00             | \$ 38,360.00         |
| 53  | Bleachers       | Remove the bleachers and reinstall             | 1     |  | 6,500.00         | \$ 6,500.00          |
| 13  | Sand & Finish   | Sand floor and Finish with water base finish   | 4,795 | sf   | 9.81             | \$ 47,038.95         |
| 40  | Gamelines       | Layout gamelines and paint                     | 1     |  | 5,000.00         | \$ 5,000.00          |
| 47  | Wall Base       | Supply and install new ventcove base           | 1     |  | 3,900.00         | \$ 3,900.00          |
| 53  | Special Labor   | Wage Scale                                     | 1     |  | 7,570.00         | \$ 7,570.00          |
|   |                 |  |       |  | -                | \$ -                 |
|   |                 |  |       |  | -                | \$ -                 |
|   |                 |  |       |  | -                | \$ -                 |
|   |                 |  |       |  | -                | \$ -                 |
|   |                 |  |       |  | -                | \$ -                 |
|   |                 |  |       |  | -                | \$ -                 |
|   |                 |  |       |  | -                | \$ -                 |
|   |                 |  |       |  | -                | \$ -                 |
|   |                 |  |       |  | -                | \$ -                 |
| Notes<br>This price does not include any moisture mitigation. |                 |  |       |  | \$               | -                    |
|   |                 |  |       |  | <b>Total Bid</b> | <b>\$ 212,390.35</b> |