

District: Attleboro
School Name: Attleboro High School
Category: Project Scope and Budget Agreement – Roof

Recommendation

That the Executive Director be authorized to enter in to a Project Scope and Budget Agreement and Project Funding Agreement with the City of Attleboro for the proposed roof replacement and interior repair project at the Attleboro High School.

Discussion

In July of 2007, the District submitted its only Statement of Interest (SOI), which was for the Attleboro High School, a facility accommodating approximately 1,800 students. The High School was constructed in 1961, with an addition to the building constructed in 1972 for a total facility size of 430,000 square feet. The building consists of a combination of single-story, two-story and three-story structures with masonry walls, cementitious wood fiber roof and steel roof decking totaling approximately 293,300 square feet, equal to 32 roof areas.

The Statement of Interest characterized the concerns as major roof leaks in most wings of the building, with some sections having been torn away by heavy wind, while other areas of the failing roof have caused the build up of water between original and newer roof sections. As a result, leaks into the building have caused constant moisture in roof drains that has encouraged vegetation growth and in some cases, resulted in mold growth within the building.

Due to the magnitude of the roof's size, the District has split the roof area into two sections for purposes of bidding, and it is bidding two separate construction contracts to increase competition. The work to repair the interior damage related to the failing roof system is being bid as a separate construction contract.

Roof Replacement

The building has a low sloped roof system consisting of an adhered EPDM roof membrane system installed over a graveled surfaced built-up roofing system. The general scope of the roof construction work consists of completely removing the existing low sloped roofing systems and replacing it with a new reinforced PVC roof membrane system, complete with new insulation (tapered in certain areas to provide positive drainage), new edge metal, new flashings, and a manufacturer's full system warranty of 25 years. Repairs also include replacing any decking that is deteriorated or damaged.

Interior Repair

The general scope of the interior construction work consists of repairing roof leak damaged walls and ceilings, including priming and painting walls and ceilings, replacing ceiling panels and suspended ceilings, and performing miscellaneous demolition, framing and electrical work.

Based on an evaluation of the information submitted by the District and its consultant, MSBA staff agrees with the District's recommendation to remove and replace the existing roof with a new reinforced PVC roof membrane system and address the above mentioned interior work at Attleboro High School.

The District is currently bidding the construction contracts and anticipates starting the project in August, 2009 with an estimated completion in the fall of 2009. The total cost of the project is estimated to be \$7,000,000, and the recommended MSBA grant would be approximately \$4,041,800, based on a reimbursement rate of 57.74%. These amounts are subject to adjustments based on the bid results, audit of the costs incurred, review of project scope and the calculation of a final reimbursement rate.

OPM Services:	\$ 220,000
Designer Services and Testing:	\$ 392,000
Construction Estimate including construction contingencies:	\$6,136,741
Owner's Contingency:	\$ 251,259
Total Project Cost:	\$ 7,000,000

MSBA Reimbursement Rate:	57.74%
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Total Maximum Facilities Grant:	\$4,041,800
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