

District: Ashland
School Name: David Mindess Elementary School
Category: Project Scope and Budget Agreement
Date: January 27, 2010

Recommendation

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and Project Funding Agreement with Ashland Public Schools for the proposed roof replacement project at the David Mindess Elementary School.

Background

In 2009, the District submitted its only Statement of Interest (SOI), which was for the David Mindess Elementary School, a facility accommodating approximately 642 students. The David Mindess Elementary School, with a total facility size of 96,233 square feet, was constructed in 1954, with major renovations in 1999-2000. The existing 84,126 square foot roof is a stone ballast EPDM roofing system that was installed in 1988 and has been leaking for approximately 10 years. The roof includes over 200 skylights, many of which have leaked resulting in significant ceiling damage.

Existing Conditions

The District hired a Designer, Gale Associates, to conduct its study. Based on Gale's December 2009 report, numerous areas of the building are experiencing active water infiltration for a variety of reasons, including, but not limited to: torn roof membrane, failing wall and curb flashings, inadequate heights of flashings, buried through wall flashings, and damaged skylights. However, the majority of the deficiencies noted are associated with the defective flashings and skylight systems. During a recent rain event, there were over 100 individual instances of water infiltration, which were observed as active leaks and stained ceiling tiles.

Based on the findings outlined in the report, it is Gale's professional opinion that the existing roof systems are in failure and should be removed and replaced.

Proposed Scope

The proposed scope of work includes: complete removal of the existing ballasted low sloped roof, insulation components and built up roofing materials down to the existing structural gypsum or wood plank deck; installation of a fully adhered single-ply thermoplastic PVC roof membrane over a moisture resistant cover board and tapered insulation; installation of through wall flashings and edge metal; complete removal of skylights and some deck replacement where skylights will be abandoned; complete removal and replacement of the skylights designed to remain; installation of sheet metal

wall panels where required; removal and replacement of ceiling tiles throughout the building; removal and replacement of ductwork and associated duct insulation; repointing of deteriorated brick masonry mortar joints above the roof line walls; removal and replacement of window perimeter sealants; removal and reinstallation of clerestory window systems; and, installation of walkway pads, roof access ladders, downspouts and gutters, as required.

Scope also includes the replacement of any decking and perimeter wood that is deteriorated, replacement of existing drains and strainers and installation of any augmenting drains where excessive ponding occurs, and structural deck framing augmentation at potential snow drift locations.

Conclusion

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 84,126 square foot roof with a new reinforced PVC roof membrane system at the David Mindess Elementary School.

The District anticipates starting construction in June, 2010 with an estimated completion in September, 2010. The total cost of the project is estimated to be \$3,111,370, and the recommended MSBA grant would be approximately \$1,492,709 based on a reimbursement rate of 48.68%. These amounts are subject to adjustments based on the bid results and an audit of the costs incurred.

In addition to the roof replacement, the estimated budget for this project includes material and labor for the replacement of 200 existing skylights estimated at approximately \$350,000; the augmentation of the structural steel estimated at \$160,000; and, the ceiling tile replacement estimated at approximately \$150,000. After numerous discussions with Gale, MSBA agrees with this estimate.

David Mindess Elementary School Roof = 84,126 square feet	District’s Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget:	\$3,111,370	\$3,066,370
Project Cost per square foot	\$36.98 / SF	\$36.45 / SF
Total Construction Budget	\$2,647,850	\$2,647,850
Construction Contingency	\$184,750	\$184,750
Construction Cost per square foot*	\$31.47 / SF	\$31.47 / SF
Reimbursement Rate		48.68%
Total Facilities Grant		\$1,492,709

* Does not include Construction Contingency

