

District: Rockport  
School Name: Rockport Middle / High School  
Category: Project Scope and Budget Agreement  
Date: January 27<sup>th</sup>, 2010

### **Recommendation**

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and Project Funding Agreement with the District of Rockport for the proposed roof replacement project at the Rockport Middle / High School.

### **Background**

In 2009, the District of Rockport submitted two Statements of Interest (SOI's), listing the Rockport Middle /High School (09-12) as its priority. The Middle /High School is a 117,184 gross square foot facility with a 2008-2009 enrollment of 598 students. The Rockport Middle /High School facility includes the original 1962 building, with an addition that included a new auditorium in 1988. The 1988 capital project also included a complete window renovation and installation of the current EPDM membrane on top of the built up roof on the original building. The District installed a fully-adhered, rubber roof over the main-entrance foyer area in 2007.

The Statement of Interest characterized the concerns as major roof leaks due to failure of the EPDM Membrane installed during the 1988 addition/renovation project. The 1988 EPDM roof leaks every time it rains, and often for days after the rain ends. The water damage is evident in many ceiling tiles and walls throughout the building, but damage is especially concentrated in the art and weight rooms.

### **Existing Conditions**

The District selected its Designer, Russo Barr Associates, to perform a study for the District in November of 2009, which documents the existing roof conditions. Two types of roofing systems exist on the 71,659 square foot (SF) Rockport Middle / High School roof.

The 52,859 SF EPDM roof, approximately 21 years old, is in poor condition and leaks are reported to occur frequently. Visual inspections and numerous test cuts were performed during the inspection and a number of roof system failures were observed throughout the entire building. These deficiencies include failed seams and flashings, saturated insulation, ponding, splits in the perimeter flashing at gravel stop, and pitch pockets that were cracked and holding water. Also noted was some deterioration in the mortar joints and sealants that exist above the roofline.

The 18,800 SF 3- ply built-up roofs are approximately 15 years old and are in fair condition. A 10 year manufacturer's warranty was issued in 1994 and expired in 2004. Visual inspections, test cuts, and an infrared moisture survey was performed during the inspection and found the following deficiencies. Approximately 1000 SF of wet insulation was discovered; random blistering in the cap sheet was observed in over 80 locations, flashings were deteriorated on the 8 roof top units, and the white reflective coating has become unbonded in many areas.

## **Proposed Scope**

The proposed scope of work includes the complete removal of the 52,859 SF existing low sloped roofing systems down to the deck and replacement with a new fully adhered reinforced PVC roof membrane system, a vapor barrier, ½ inch gypsum recovery board mechanically fastened to the steel concrete or wood deck and mechanically fastened tapered insulation. The scope also includes the installation of new edge metal, new flashings, new metal scuppers, roof deck repairs, masonry repointing above the roof line, cleaning/snaking of roof drains and installation of new protective domes throughout with a manufacturer's full system warranty of 25 years.

The proposed scope of work for the 18,880 SF built-up roof repair consists of replacement of any wet roofing and rigid board insulation, repair of random blistering of the modified bitumen cap sheet, replacement of deteriorated flashings of rooftop units, and the installation of an elastomeric reflective coating ( 2 coat application). This repair will include a 10 year warranty.

## **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 a 52,859 SF section existing roof with a new 72-mil PVC roofing system and repair the 18,880 SF section of the existing built-up-roof system at the Rockport Middle / High School.

The District anticipates starting the roofing project in June, 2010 with an estimated completion in early September of 2010. The total cost of the project is estimated to be \$1,169,184 and the recommended MSBA grant would be approximately \$480,535 based on a reimbursement rate of 41.10%. These amounts are subject to adjustments based on the bid results and audit of the costs incurred.

Rockport High School Roof = 71,659 SF	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget	\$1,169,184	1,169,184
Project Cost Per square foot	\$16.32	\$16.32
Total Construction Budget	\$1,007,800	\$1,007,800
Construction Contingencies	\$25,000	\$25,000
Construction Cost per square foot*	\$14.08	\$14.08
Reimbursement Rate		41.10%
Total Facilities Grant		\$480,535

\*Does not include Construction Contingency