

District: South Shore Regional School District
School Name: South Shore Vocational Technical High 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 the South Shore Regional School District for the proposed roof and windows replacement project at the South Shore Regional Vocational Technical High School.

Background

In 2008, the District submitted a Statement of Interest (SOI), for the South Shore Regional Vocational Technical High School, a facility accommodating approximately 580 students. The High School opened in 1964, with additions to the building constructed in 1972 and 1994, as well as a renovation in 2005 resulting in a total facility size of 127,280 square feet (SF).

Existing Conditions

The District selected its designer, Gale Associates to conduct a study of its roof and windows.

Roof:

Based on Gale's August 2009 study, extensive areas of moisture infiltration were reported and observed throughout the EPDM roof system which is in overall poor condition. Inadequate draining, failed seams and punctures are widespread and allow ponding water to accumulate. The roofing for the original 1961 building, approximately 78,000 square feet, has a top layer of a single-ply EPDM membrane (installed at least 20 years ago) and 1-1/2" thick insulation installed more than 20 years ago installed over the original gravel surface built up roof system. Damage was also found atop the 1972 addition, approximately 7,000 square feet of a single-ply EPDM system over a metal deck. This EPDM membrane was installed in 1997 (no warranty) and exhibits various defects including numerous seam failures, saturated insulation, and rusted decking.

Windows:

The original windows are single glazed, are not thermally broken, and range in age from 37 to 48 years. Most of the windows have failed seals and are thermally inefficient. Existing glass block windows at the Gymnasium are in poor condition with many of the glass units broken. Replacement windows have been installed on a portion of the building and are not included in this scope.

Proposed Scope

Roof Replacement:

The proposed scope of work includes complete removal of all the existing EDPM roofing systems down to the deck and replacement with 84,939 SF of reinforced PVC roof membrane system, over a cover board, tapered insulation, and a fire-rated base board. The scope also includes installation of edge metal and flashings, removal and replacement of skylights, installation of through wall flashings, repointing of masonry above the roof line, replacement of existing drains, installation of walk way pads, installation of a new roof top mechanical unit over the kitchen, and a manufacturer's full system warranty of 20 years. Repairs also include replacement of any decking that is deteriorated or damaged.

Additional roofing scope includes the cleaning, priming, and installation of elastomeric coating system, new gutters, and new downspouts associated with the existing 2,450 square foot standing seam metal roofs located in three different areas.

The total project budget for the roof replacement/repair, including the replacement of the roof top mechanical unit, is \$1,516,915.

Window Replacement:

The proposed scope of work includes the replacement of 74 existing metal window systems and components including vertical blinds, installation of pan flashings, new thermally broken aluminum framed windows with insulated glass and colored insulated panels to match replacement windows that were installed in 2007.

The total project budget for the window replacement is \$642,000.

The South Shore Regional School District has requested an extension of the 120-day deadline to acquire local approval for the appropriation of funds for the proposed project. The District is composed of eight (8) member towns and requests an extension of 34 days, to June 30, 2010, in order to accommodate town meeting schedules.

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 roof with a new reinforced PVC roof membrane system and to install replacement windows at South Shore Vocational Technical High School.

The District anticipates starting the project in June, 2010 with an estimated completion in September of 2010. The total cost of the project is estimated to be \$3,141,200 and the recommended MSBA grant will be approximately \$1,635,309 based on a reimbursement rate of 52.06%. These amounts are subject to adjustments based on the bid results and an audit of the costs incurred.

South Shore VTHS Roof = 87,389 square feet, windows, and one (1) roof top mechanical unit	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget	\$3,271,200	\$3,141,200
Project Cost per SF	\$37.43 / SF	\$35.95 / SF
Total Construction Budget	\$2,620,064	\$2,620,064
Construction Contingency*	\$131,003	\$131,003
Construction Cost per SF	\$29.98 / SF	\$29.98 / SF
Reimbursement Rate		52.06%
Total Facilities Grant		\$1,635,309

* Does not include Construction Contingency