

District: Mount Greylock Regional School District
School Name: Mount Greylock Regional High School
Recommended Category: Project Funding Agreement Amendment
Date: March 31, 2010

Recommendation

That the Executive Director be authorized to amend the Project Funding Agreement with the Mount Greylock Regional School District to add repairs associated with the locker room ceiling collapse, at the Mount Greylock Regional High School located in the Town of Williamstown. In November 2009, the Board of Directors had authorized the Executive Director to enter into a Project Scope and Budget Agreement and Project Funding Agreement for repairs to upgrade the heating plant, including the replacement of three boilers.

Background

The Mount Greylock Regional School District was formed in 1960 to serve grades seven through twelve in the Towns of Lanesborough and Williamstown. The Mount Greylock Regional High School, built in 1961, is a single-story masonry and steel building with an interior open courtyard, totaling approximately 180,000 square feet including two additions to the building in 1968. The school's layout includes a gymnasium, cafeteria with kitchen, auditorium with stage, greenhouse, and a library with the core classrooms sharing exterior walls with other ancillary spaces. The building's envelope consists of masonry construction and a predominantly flat roof supported by steel beams and steel bar joist construction. The current enrollment at the high school for grades seven through twelve is 646.

The District filed a Statement of Interest (SOI) in 2008 and refreshed it in 2009, identifying problems associated with the aging building and systems. After the 2009 SOI was filed, the ceiling system in the girls' locker room collapsed, rendering the space uninhabitable but fortunately causing no injuries. Upon further inspection by the Williamstown Building Inspector, both locker rooms were sealed off until repairs could be completed. An initial study by the District determined that the plaster ceiling system was installed with nails that were too short to support the weight of the ceiling assembly. While other ceiling areas similarly installed have not failed, several areas are exhibiting significant signs of damage and are considered at risk. During the District's investigation of the collapse, a ceiling area over the 1960 boys' shower rooms was found to have significant corrosion damage above the ceiling, affecting the structural bar joists and concrete floor metal panning supporting the mechanical penthouse above the shower room, as well as disintegration of the shower rooms' ceiling and support structure. The potential sources of moisture causing the corrosion include moisture migration from the shower room and past leaks in the mechanical equipment located in the affected mechanical penthouse.

On September 30, 2009, the MSBA Board voted to invite the Mount Greylock Regional School District to collaborate with the MSBA in conducting a Feasibility Study for a Potential Repair on the Mount Greylock High School. The proposed scope of work included the repair of the locker room ceiling as well as an upgrade to the heating plant. Given the urgency to replace failed boilers prior to the heating season, MSBA staff worked with the District to expedite this portion of the repair work and included with its recommendation a note that a second Board vote would be required to amend the funding agreement to include the repair to the locker room ceilings.

The Board of Directors voted to authorize a Project Scope and Budget Agreement and Project Funding Agreement in November 2009 for repairs to upgrade the heating plant.

Project Description

Through a local selection process, the District selected Barry Architects to evaluate the work necessary for the improvements to the girls’ and boys’ locker rooms. In addition to the ceiling replacement, which includes new lighting, the proposed scope of work includes upgrades to the mechanical systems to correct ventilation issues in this area and to correct structural components that house the mechanical equipment above the locker rooms.

Discussion

MSBA staff have reviewed the materials provided by the District for the repair to the locker rooms and have discussed scope and budget with the District. The District has provided a total project budget of \$1,369,907, which includes an estimated construction cost of \$1,176,074 for the repair associated with the ceiling assembly collapse. The District has reported receipt of \$11,260 in insurance proceeds for compensation related to the collapse of the locker room ceilings. This amount has been deducted from the total project budget, prior to the calculation and deduction of any additional ineligible costs and the application of the reimbursement rate. Based upon the deduction of the insurance proceeds of \$11,260, the basis of the maximum Total Facilities Grant would be \$1,358,647.

Mount Greylock Regional High School 646 Students 12,350 square feet of renovated area	District’s Proposed Total Project Budget	Basis of Maximum Total Facilities Grant
Total Project Budget:	\$1,369,907	\$1,358,647
Project Cost per square foot:	\$111/sf	\$110/sf
Total Construction Budget:	\$1,176,074	\$1,176,074
Construction Cost per square foot:	\$95/sf	\$95/sf
Reimbursement Rate:		54.16%
Maximum Total Facilities Grant Amendment:		\$735,843

MSBA staff recommends that \$1,358,647 be the basis of the maximum Total Facilities Grant for this proposed amendment to the Project Funding Agreement for the locker room repairs at the Mount Greylock Regional High School.

With this amendment, the total project budget and Basis of Total Facilities Grant for the heating plant upgrade and the locker room ceiling replacement would be as follows:

Mount Greylock Regional High School 646 Students 180,000 square feet	District's Proposed Total Project Budget	Basis of Maximum Total Facilities Grant
Total Project Budget (heating plant upgrades):	\$1,049,986	\$1,042,186
Amended scope of work (ceiling repairs):	\$1,369,907	\$1,358,647
Revised Total Project Budget:	\$2,419,893	\$2,400,833
Total Construction Budget:	\$2,141,151	\$2,141,151
Reimbursement Rate:		54.16%
Maximum Total Facilities Grant:		\$1,300,291

The proposed maximum Total Facilities Grant amount is subject to adjustment based on the bid results and audit of the costs incurred.