

District: Florida
School Name: Abbott Memorial Elementary School
Recommended Category: Project Scope and Budget
Date: May 26, 2010

Recommendation

That the Executive Director is authorized to enter into a Project Scope and Budget Agreement and a Project Funding Agreement with the Town of Florida for the repair and water-proofing of the foundation and installation of a perimeter drain to mitigate water infiltration into the Abbott Memorial Elementary School.

Background

The Abbott Memorial Elementary School is a one-story structure built in 1951/1952 with four classrooms and basic support spaces including administrative offices, kitchen, cafeteria and mechanical rooms. A mid-1960s addition included four classrooms, a gymnasium, locker rooms, teacher's room and second mechanical room, bringing the school to approximately 23,241 square feet. The building's envelope consists of masonry construction and an asphalt shingle roof. Students in grades Pre-K through eight attend the school, which has a 2009-2010 population of 115.

The District filed a Statement of Interest (SOI) in 2008 identifying problems associated with the deteriorating building envelope. For many years ground water has flowed through the foundation, leading to water damage in several areas. Of particular concern is the flooding of heating ducts associated with the gymnasium, which has required that the gymnasium be closed off to students due to the presence of mold.

In addition to water infiltration the SOI also identified the need to replace the roof. The most recent roof project was done in 1989, but the Town has only been able to afford small repairs cited by the building inspector since that time. Situated in an area of Berkshire County frequently subject to severe weather, Florida has had trouble with leaks in several areas of the building during periods of heavy rainfall.

At the District's request, the proposed scope of work is limited to addressing drainage issues only in order to align the project budget within local funding limits. The District intends to refile its Statement of Interest this year with the intent of being able to work with the MSBA to address roofing issues at a future time.

On November 28, 2007, the MSBA Board voted to invite the Florida Public School District to collaborate with the MSBA in conducting a Feasibility Study for a Potential Repair on the Abbott Memorial Elementary School.

Existing Conditions

The District selected Dietz & Company Architects, Inc to perform the study to evaluate existing conditions, determine the cause of the water infiltration into the facility and recommend solutions to mitigate the infiltration. The report documents existing conditions

including examples of water damage, and identifies a number of conditions that contribute to water infiltration, including periods of high groundwater levels, roof drains and sump pumps that discharge water immediately adjacent to the building, broken downspouts and insufficient storm drain capacity.

Proposed Scope

The proposed scope of work includes the collection of all sources of exterior water, installation of a water-proofing membrane system and perimeter drain, and storm drain system improvements. Collection of exterior water sources includes: the connection of new gutters, new downspouts and new sump pump discharge lines to a new drain line to eliminate direct discharge onto the ground surrounding the facility. The water-proofing system includes the installation of an adhered waterproof membrane on footings and foundations and drainage board material. A perimeter foundation drain is proposed to completely surround the facility. All collected water is conveyed through new storm drain lines and directed away from the facility to an outfall. The project also includes restoring areas disturbed during construction.

Conclusion

MSBA staff has reviewed the materials provided by the District for water-proofing of the foundation and installation of a perimeter drain to mitigate water infiltration and has discussed scope and budget with the District. The District has provided a total project budget of \$623,057, which includes an estimated construction cost of \$489,393. The basis of the Total Facilities Grant would be \$610,421 which excludes all cost associated with the installation of electrical conduit that is being installed to support a future project.

Abbott Memorial Elementary School 115 Students 23,241 square feet	District's Proposed Total Project Budget	Basis of Total Facilities Grant
Total Project Budget:	\$623,057	\$610,421
Project Cost per square foot	\$27/sf	\$26
Total Construction Budget*	\$489,393	\$477,775
Construction Contingencies	\$25,000	\$25,000
Construction Cost per sq. ft.*	\$21/sf	\$20/sf
Reimbursement Rate		60.76%
Total Facilities Grant		\$370,892

* Does not include Construction Contingency