

District: Randolph
School Name: Martin E. Young ES
Category: Repair Assessment

Recommendation

That the Executive Director be authorized to enter in to a Project Scope and Budget Agreement and Project Funding Agreement for the roof repair project at the Martin E. Young Elementary School in the Town of Randolph

The District is seeking reimbursement for the approximately 35,000 SF roof replacement completed in the summer of 2008. The total cost of the project was \$549,136 and the recommended MSBA maximum grant amount is approximately \$405,000. These amounts are subject to adjustments based on audit of the costs incurred.

Discussion

The District submitted one SOI for the Martin E. Young Elementary School, which houses grades K-6. The 2008-2009 enrollment is 364 students. The Martin E. Young Elementary School is a 50,000 SF facility, originally constructed in 1967, with renovations completed in 1987. In 2008, the District removed the existing 1990 EPDM roof down to the deck and replaced it with a new PVC fully adhered roofing system.

According to a March 1, 2008 Existing Conditions Report done by CBI Consulting Inc., the 35,000 SF of fully adhered, one ply-EPDM roofing over 3-inch insulation that was installed in 1990 was failing. CBI conducted test cuts which revealed water infiltration in over 50% of the samples taken. The study also observed that flashing material and lap seams were deteriorating throughout the entire roof area. Additionally, the deck is gypsum and if it becomes saturated and deteriorates, the structural integrity can become compromised.

In Summer 2008, the District removed the existing 1990 EPDM roof down to the deck and replaced it with a new PVC fully adhered roofing system. The new systems included in the roof project were: tapered insulation, edge and penetration flashings, roof drains, gutters, roof hatch, ladders, expansion joints, and some masonry work that enabled thru wall flashing to be installed properly.

The Project Budget for the roof installation is shown below.

| | |
|-----------------------|-----------|
| Design Services: | \$ 58,136 |
| Construction Contract | |
| Roof | \$366,000 |
| Roof Hatch | \$ 1,000 |
| Metal Flashing | \$ 6,000 |
| Drains | \$ 5,000 |

| | |
|---------------------|------------------|
| Ladder | \$ 4,900 |
| Masonry | \$ 44,900 |
| General Conditions | <u>\$ 63,200</u> |
| Total Construction: | \$491,000 |

Total Project Cost: \$549,136

Staff's recommendation is based on the following information:

- 1) Replacement of the roof was necessary given the age of the system and the conditions found.
- 2) The replacement roof is an appropriate type and the costs are consistent with industry standards.