

District: Quabbin Regional School District
School Name: Oakham Center School
Category: Project Scope and Budget Agreement
Date: March 31, 2010

Recommendation

That the Executive Director be authorized to enter into a Project Scope and Budget Agreement and Project Funding Agreement with the Quabbin Regional School District for the proposed roof replacement project at the Oakham Center School.

Background

In 2009 and 2010, the Quabbin Regional School District submitted two Statements of Interest (SOI's), listing the Oakham Center School as its priority. The Oakham Center School is a one-story, 46,000 gross square foot facility, with a 2008-2009 enrollment of 279 students. The Oakham Center School was constructed in 1976 with an addition in 1990 and had minor repairs to the roof shingles in 2003.

As stated in their SOI, the Quabbin Regional School District would like to replace the roof on the Oakham Center School. Currently, there are two existing roof systems on this school. The 1990 addition has a steep-sloped shingle roof, and the 1976 original section of the building has a PVC membrane roof that was installed in 1990 during the addition. Both roof systems leak, and although the leaks are not major, the District feels that it is time to replace all of the roofs before the solution becomes more expensive.

Existing Conditions

In January 2010, the District selected its Designer, Russo Barr Associates, to perform a study to document the existing roof conditions. Two types of roofing systems cover the 48,860 square foot roof. The steep-sloped roof areas, approximately 29,000 square feet, are covered with a shingle roofing system. The low-sloped roof areas, approximately 19,860 square feet, are covered with a PVC roof membrane system, with one small section of EPDM roof installed on top of the original built-up roofing system during the 1990 addition.

Both roofing systems are approximately 20 years old and in fair to poor condition. Visual inspections, test cuts, and an infrared moisture survey were performed during the inspection and found numerous deficiencies in both systems.

Proposed Scope

Roof

The proposed scope of work for the steep-sloped roof areas includes the complete removal of the asphalt shingles, asphalt paper, ice shield, flashings and any deteriorated decking. The replacement system would include a new single-ply fully adhered reinforced 60-mil PVC with simulated standing seams, new perimeter metal, snow guards, fascia, above roofline wall repairs and a roofing manufacturer's 20-year full system labor and material warranty.

The proposed scope of work for the low-sloped roof areas includes the complete removal of the single-ply roofing PVC membrane, rigid board insulation and the original underlying built-up roofing system down to the deck. The replacement system would include a new fully adhered reinforced 60-mil PVC roof membrane system, complete with new rigid board tapered insulation, new perimeter metal, new gutters and downspouts, new skylights, masonry repairs to the chimney and a roofing manufacturer's 20-year full system labor and material warranty.

Asbestos Ceiling Tile Replacement

The proposed scope includes the replacement of approximately 12,500 square feet of asbestos ceiling tiles in the classrooms and hallways that were damaged by the roof leaks. The existing asbestos 2x4 ceiling tiles will be replaced with new 2x4 acoustical tiles. The ceiling tracking system will be cleaned and remain intact.

Conclusion

Based on an evaluation of the information submitted by the District and its consultant, MSBA staff agree with the District's recommendation to remove the existing 48,860 square foot roof and replace it with a new 60-mil PVC roofing system and to remove and replace 12,500 square feet of asbestos ceiling tiles with new acoustical ceiling tiles at the Oakham Center School.

The District anticipates starting the project in June, 2010 with an estimated completion in early September of 2010. The total cost of the project is estimated to be \$765,179 and the recommended MSBA grant would be approximately \$441,814 based on a reimbursement rate of 57.74%. These amounts are subject to adjustments based on the bid results and audit of the costs incurred.

Oakham Center School Roof = 48,860 SF Ceiling Tiles = 12,500 SF	District's Proposed Total Project Budget	Basis of Maximum Total Facilities Grant
Total Project Budget	\$765,179	\$765,179
Project Cost Per square foot	\$12.47	\$12.47
Total Construction Budget	\$645,620	\$645,620
Construction Contingencies	\$10,000	\$10,000
Construction Cost per square foot*	\$10.52	\$10.52
Reimbursement Rate		57.74%
Total Facilities Grant		\$441,814

*Does not include Construction Contingency