District:	Weymouth
School Name:	Abigail Adams Middle School
Recommended Category:	Project Funding Agreement Green Repair Program
Date:	June 8, 2011

Recommendation

That the Executive Director be authorized to enter into a Project Funding Agreement with the Town of Weymouth for a roof replacement project at the Abigail Adams Middle School.

District Info	
District Name:	Weymouth
Elementary Schools:	9 – Academy Avenue School Frederick C. Murphy School Johnson ECC Lawrence W. Pingree School Ralph Talbot School Thomas V. Nash School Thomas W. Hamilton Primary School Wessagusset School William Seach School
Middle Schools:	1 – Abigail Adams Middle School
High Schools:	1 – Weymouth High School

School Info	
School Name:	Abigail Adams Middle School
Type of School:	Middle School
Grades Served:	5-6
Year Opened:	1974
Total Building Square Footage:	130,457
Building Issues:	Moisture infiltration, service life of roof ending
2010-2011 Enrollment:	1,037

MSBA Votes	
Invited into Green Repair:	February 9, 2011
Project Funding Agreement Authorization:	June 8, 2011

Consultants	
Owner's Project Manager:	Knight, Bagge & Anderson, Inc.
Designer:	Gale Associates, Inc.

Discussion

The OPM and Designer conducted a feasibility analysis of the facilities and developed a schematic design including a proposed scope of work, schedule and estimated budget. The District's Designer, Gale Associates, recommends completely removing the roof down to the roof decking and replacing it with a PVC roof system. The Designer has confirmed that the roof will be in compliance with the Green Repair Program sustainability requirements.

MSBA staff reviewed the consultants' existing conditions analysis and proposed schedule provided by the District and have discussed the scope and budget with the District and its consultants. The District has provided a total project budget of $849,896 which includes a construction cost of $713,475. Construction costs include $16.23/sf for roof replacement and associated costs of $104,425 for roof deck repair and above the roof line repair of masonry and thru-flashing. The basis of the Total Facilities Grant would be $849,896.

School Name:	Abigail Adams Middle School
Project Scope:	Roof replacement (35,530 sf)
Total Project Budget:	$849,896
Total Construction Budget*:	$713,475
Basis of Total Facilities Grant:	$849,896
Reimbursement Rate:	54.16%
Maximum Total Facilities Grant:	$460,304

* Does not include Construction Contingency

MSBA staff recommends a maximum Total Facilities Grant of $460,304 for the Project Funding Agreement for the roof replacement project at the Abigail Adams Middle School in the Town of Weymouth. This amount is subject to adjustment based on the MSBA's audit of project costs incurred by the District.