| | |
|---|---|
| District: | Woburn |
| School Names: | Daniel F. Joyce Middle School<br>John F. Kennedy Middle School |
| Recommended Category: | Project Funding Agreement<br>Green Repair Program |
| Date: | March 30, 2011 |

**Recommendation**

That the Executive Director be authorized to enter into a Project Funding Agreement with the City of Woburn to replace the roofs at the Daniel F. Joyce Middle School and the John F. Kennedy Middle School.

| **District Info** | |
|---|---|
| District Name: | Woburn |
| Elementary Schools: | 8 – Clapp-Goodyear Elementary School<br>Clyde Reeves Elementary School<br>Daniel P Hurld Elementary School<br>Linscott-Rumford Elementary School<br>Malcolm White Elementary School<br>Mary D Altavesta Elementary School<br>Shamrock Elementary School<br>Wyman Elementary School |
| Middle Schools: | 2 – Daniel F. Joyce Middle School<br>John F. Kennedy Middle School |
| High Schools: | 1 – Woburn High School |

| **School Info** | | |
|---|---|---|
| School Name: | Daniel F. Joyce Middle School | John F. Kennedy Middle School |
| Type of School: | Middle School | Middle School |
| Grades Served: | 6-8 | 6-8 |
| Year Opened: | 1968 | 1963 |
| Total Building Square Footage: | 187,957 | 104,000 |
| Building Issues: | Roof beyond useful life | Roof beyond useful life |
| 2010-2011 Enrollment: | 511 | 557 |

| **MSBA Votes** | |
|---|---|
| Invited into Green Repair: | September 29, 2010 |
| Project Funding Agreement Authorization: | March 30, 2011 |

| Consultants | |
|---|---|
| Owner's Project Manager: | Municipal Building Consultants, Inc. |
| Designer: | Gale Associates, Inc. |

**Discussion**

The OPM and Designer conducted a feasibility analysis of the facilities and developed 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 single-ply roof membrane system for both schools. The roofing scope of work at the Joyce Middle School includes the roof replacement of the connected Ned O'Brien Ice Rink (33,070 sf of 70,645 sf); consequently, 46.81% of the total project budget has been excluded from the Total Facilities Grant.

MSBA staff reviewed the consultants' existing conditions analysis and proposed schedule provided by the District and have met with the District and its consultants to discuss the scope and budget. The District has provided a total project budget of $1,830,171 for the Joyce Middle School which includes an estimated final construction cost of $1,373,914. Construction costs include $12.93/sf for roof replacement and associated costs of $460,453 for roof deck repair, above the roof line masonry, roof plumbing, and modifications to the existing roof diaphragm. The District has provided a total project budget of $3,724,870 for the Kennedy Middle School which includes an estimated final construction cost of $3,070,112. Construction costs include $16.02/sf for roof replacement and associated costs of $1,447,439 for roof deck repair, above the roof line masonry, above the roof line windows, roof plumbing, and modifications to the existing roof diaphragm. The new roofs are insulated and confirmed by the Designer to be in compliance with the Green Repair Program sustainability requirements. The basis of the Total Facilities Grant for the Joyce Middle School would be $900,364. The basis of the Total Facilities Grant for the Kennedy Middle School would be $3,574,945. The project budget breakdown is shown in the table below:

| School Name: | Joyce Middle School | Kennedy Middle School | DISTRICT TOTAL |
|---|---|---|---|
| Project Scope: | Roof replacement (70,645 sf) | Roof replacement (101,310 sf) | |
| Total Project Budget: | $1,830,171 | $3,724,870 | $5,555,041 |
| Total Construction Budget:* | $1,373,914 | $3,070,112 | $4,444,026 |
| Scope Exclusions/Ineligible Costs:** | $929,807 | $149,925 | $1,079,732 |
| Basis of Total Facilities Grant: | $900,364 | $3,574,945 | $4,475,309 |
| Reimbursement Rate: | 51.21% | 51.21% | 51.21% |
| Maximum Total Facilities Grant: | $461,076 | $1,830,729 | $2,291,805 |

* Does not include Construction Contingency.
** Based on cost comparisons, the MSBA has applied funding limits to the

construction contingency, owner's contingency, OPM fee and Designer fee. MSBA has also excluded $760,258 in costs associated with the Joyce Elementary School section of roof over the Ned O'Brien Ice Rink.

MSBA staff recommends a maximum total facilities grant for each project in the amount set forth in the chart above, up to a maximum Total Facilities Grant of $2,291,805 for the Project Funding Agreement for the City of Woburn. These amounts are subject to adjustments based on the MSBA's audit of project costs incurred by the District.