

Watertown Middle School MSBA funded Windows Repair

Town Council Meeting
June 7, 2016



MSBA Process



- MSBA Project Budget Requirements
 - Includes Construction Estimate (by Designer and OPM estimators)
 - Includes 5% Contingency for Construction and 2% Contingency on remaining costs
 - Finalized Project Budget
 - MSBA reimburses per this Project Budget @ 48.47%



Project Team

- Good Team
 - Designer Gale Associates; proactive
 - MSBA is responsive
 - MSBA contribution rate at 48.47% is good
- OPM & Gale previous MSBA experience
 - Barnstable United Elementary
 - Successful and **“BELOW BUDGET”**



Existing Windows

- Solidly maintained building but with an aged and “Non Compliant” window system
 - Active **air and moisture infiltration** in many areas, with **thermal loss** and “**increased energy costs**”
 - Numerous inoperable window sashes, broken glazing, failed sealants, etc.
 - Lacks “**structural integrity**”
 - Do not comply with current Stretch Code
 - Some of the existing material being removed is haz material and requires regulated disposal

Existing Windows



Weak structural connections



Existing Windows



Inoperable/gaps taped over



Existing Windows



water infiltration/moisture



Existing Windows damaged with a/c ducts



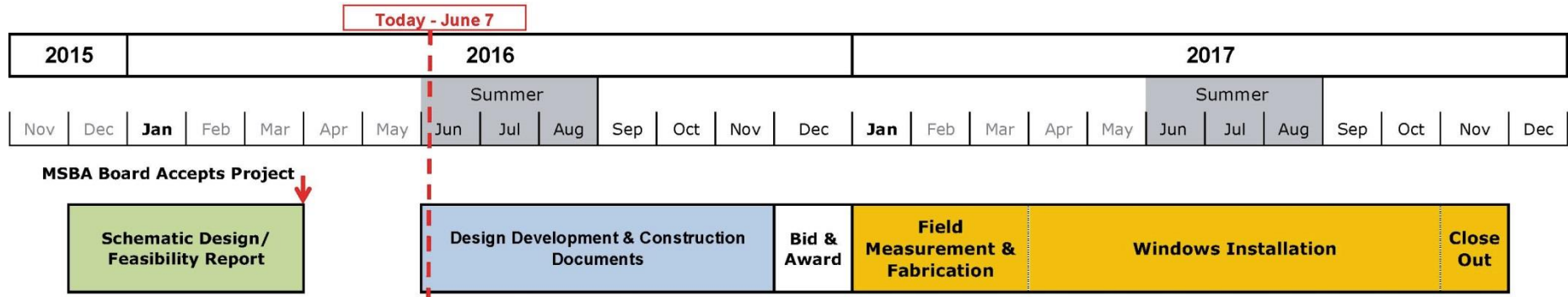


Repair Plan

- Remove existing deficient windows, excluding
 - Windows within Media Center
 - Exterior doors & entrances and original steel windows
- Thermally efficient insulated assemblies
- In compliance with the Massachusetts State Building Code requirements and Americans with Disabilities Act.



Repair Schedule





Repair Estimate

- Most likely Construction cost - \$2,813,525
 - In an aggressive bid market, best time – fall 2016/ early 2017, bids may come in lower
 - Complete most of the construction prior to school opening in September 2017
- Total Budget without additional Contingencies - \$3,158,547; District portion \$1,627,599 (MSBA = \$1,530,948)
- MSBA Budget with Contingencies - \$3,313,291; District portion \$1,707,339 (MSBA = \$1,605,952)



MSBA – Next Steps



- MSBA next steps
 - MSBA Board accepted the project & budget on March 30
 - District acceptance and Project Funding Agreement within 90 days
- Need Agreement to begin next phase of Design



Recommendations



- Town accepts Project Funding Agreement as soon as feasible to get the best bids
 - Best time to bid windows project fall/early winter
- We recommend as soon as June 8 to allow the Design Team to progress the work



Thank you,

Questions?