

Off-Cycle Farley Roof Replacement Capital Proposal

Fiscal Year 2022

The Framingham School Department respectfully requests mid-year FY2022 capital budget funding for the Farley Building Roof Replacement project. In anticipation of the District receiving management, oversight, and capital investment responsibilities from MassBay, the School Department requested a capital appropriation from the City in our FY19, FY20, and FY22 proposals to address facilities maintenance issues. During FY19 and FY20, the requests were focused on facility renovations, and mechanical system upgrades and replacements in anticipation of relocating all Central Office staff, The Parent information Center and various school programs, and community initiatives to Farley. In FY22, we requested funding to replace the failing roof to ensure continued safe operations while protecting the interior infrastructure. Unfortunately that request was deferred, allowing for the continued deterioration of the roof system.

The current roofing system is in poor condition. In October of 2020, a routine, full study and roof scan was performed by Gale Associates. This study found multiple deficiencies all pointing to a full system replacement. Deficiencies identified included portions of the roof systems holding water, allowing moisture infiltration and reported leaks throughout the building; moisture damage at multiple test pit locations; lack of effective slope to direct moisture to the drains resulting in ponding water; deteriorated roofing lap seams between reinforcing plies; and the presence of water collecting within the open flutes of the metal deck furthering damage and water infiltration. The School Department's roof contractor, Tremco, has performed numerous assessments and repairs due to continued leaks and infiltration damage. Additionally, the warranties for Farley expired in 2017 & 2018, leaving the City open to potential liabilities with the failing system and responsible for any needed repairs.

Staff have researched alternative funding sources such as the accelerated roof repair program offered by the MSBA. Unfortunately due to the current and future planned usage of Farley, it does not meet the requirements of remaining a public K-12 school facility, serving public school students, for the duration of the useful life of roof repair. This has limited our ability to submit a statement of interest for the accelerated roof repair program, similar to how we have approached projects at McCarthy and Dunning Elementary School's. The current project cost is \$3,108,400, which has greatly increased over the FY22 request of \$1,826,975. A number of factors have impacted costs, leading to a large project increase. Those factors include inflation; increase in materials and labor; inclusion of a structural analysis for future solar placement; repairs to the copper roofs which were not included or needed in the prior year proposal; and increase in cost per s.f. over the past fiscal year (FY22- \$30/s.f.; current pricing is \$38/s.f.). It is our expectation that if this project continues to be deferred, the cost will continue to increase, placing a large financial burden on the City.

The Farley Building plays a vital role in the District's future vision. Starting in the summer of 2021, all central office Departments have begun relocating to the Farley Building. This includes,

but is not limited to Adult ESL; Welcome Center; Business Operations; Superintendent's Office; Equity, Diversity and Community Development; Buildings & Grounds; Human Resources; Community Resource Development; School Committee; and many other District Departments. MassBay plans on vacating the 80,000 s.f. they currently occupy by 2023. If catastrophic failure occurred to the roof and we were forced to vacate the building, the cost to the district to rent a similar sized footprint (22,000 s.f.) to support operations of these Departments and programs would cost between \$440,000 to \$704,000 annually to rent appropriate space. The School Department will continue to develop plans once we determine the future use of the Farley building in the areas currently occupied by Mass Bay. It is imperative for the City to replace the Farley roof as soon as possible as construction costs continue to escalate and the roof continues to deteriorate.