

**MEMORANDUM**

Date: January 27, 2023  
To: Framingham School Committee  
From: Lincoln D Lynch IV, Executive Director of Finance and Operations  
Re: Capital Budget Update - Farley Roof & King Front Stairs

---

During the February 1, 2023 School Committee meeting, we will be formally requesting approval for a revised FY2024 Capital Budget Request and approval on mid-year supplement funding requests for the Farley Roof Replacement and King Front Entrance projects.

**Farley Roof Replacement**

The District currently has \$3,375,000 in available funding for this project, which was originally appropriated as part of the Districts annual capital requests in FY2023. The City and District bid this project with a base bid, and three alternates: alternate 1- alternative mechanical roof fastening system to lessen project cost (deduct); alternate 2 - additional roof areas not included in bid to allow district to replace entire roof; alternate 3 - undertake additional masonry, flashing work and fully replace the sky lights. This was done due to continuing escalation pushing the overall estimate above what was previously appropriated. Our decision to create a base bid that would not replace the entire roof was done so we could have an idea of what could be covered in the appropriation and allow us to make some repairs to the system if we were not able to receive additional funding.

The City and District received 5 bids for this project. However, three of the submissions were disqualified for not submitting the required documents. This did leave the apparent low bidder and the third lowest as eligible bids. After further review, the lowest bidders (Capeway) single project limitation (SPL) certification from DCAMM does not cover the cost of the base bid plus alternates 1 and 2 as the total cost for these items is above their approved SPL. However, the next lowest qualified bidder (Greenwood) does have an SPL that would allow them to enter into a contract for their base bid plus alternate 1 and 2.

After review and discussions, it is our recommendation that the City and District disqualifies the lowest bidder for these reasons and awards to Greenwood with the intent to execute a contract for the base bid and alternates 1 and 2. However, to do so, we will require an additional appropriation in the current fiscal year to cover the difference.

The District currently has \$3,375,000 appropriated for this project in our approved FY23 Capital budget. Greenwood's submission is as follows:

<b>Base bid</b>	<b>\$3,443,000</b>
<b>Add alt 1</b>	<b>-\$45,000(deduction);</b>
<b>Add alt 2</b>	<b>+\$1,884,000</b>
<b>Total Submission</b>	<b>\$5,282,000</b>

It is recommended to add a contingency to this to cover roof deck replacements that are anticipated once the current roof is removed, and for unforeseen circumstances as the project moves along. Typically that is 10% of construction cost, but we are recommending 5% (\$264,100) since this is the actual lowest qualified bid, with alternates, awaiting award. The new total for this project is:

<b>Total Submission</b>	<b>\$5,282,000</b>
<b>Contingency</b>	<b>+\$264,100</b>
<b>Total + Contingency</b>	<b>\$5,546,100</b>
<b>FY23 Capital Approp</b>	<b>-\$3,375,000</b>
<b>Amount needed</b>	<b>\$2,171,100</b>

After conversation with the City Finance Office, it was recommended that we reduce and defer some of our FY24 Capital Request by the \$2,171,100 needed to fund the roof and request an additional appropriation in that amount from the City Council now, to be appropriated in this fiscal year, FY23. After looking at our request and recommended FY24 projects approved by the Committee and currently in front of City Council for a review on February 16th, we would recommend deferring the following projects totalling \$2,360,000 to our FY25 request and ask the Committee to approve the new FY24 Capital total request to be presented to City Council on the 16th:

- 1. \$400,000 Additional appropriation for Hemenway Feasibility Study. District would not need the funding until accepted into MSBA program, which would occur in December 2023 (mid-FY24) at the earliest**
- 2. \$1,210,000 Paving and Stormwater Improvements at Walsh and McCarthy**
- 3. \$750,000 Asbestos Abatement - the proposed locations are safe and can be delayed another year**

### **King Front Entrance Replacement Project**

During the spring of 2022, the District utilized DPW's roadway repaving contract with Newport Construction to perform repairs to the top slab of the entranceway at King in an effort to maintain accessibility. During excavation, it was discovered that the structural support of the entranceway had deteriorated beyond what was expected and required further investigation. Newport made minor repairs and sealed up the slab, ensuring it was safe and accessible. At that time, Buildings & Grounds procured engineering services from Beta Engineers, through the DPW on-call contract. Beta has performed structural analysis of the current structure and begun developing a front entrance replacement design that would ensure accessibility to the front entrance and parking area. The estimated cost, using the MassDOT unit pricing contract for this type of construction, is \$705,000. We are carrying a 10% contingency to cover any potential pricing increases in the new City contract, as well as any unforeseen circumstances once the current structure is removed. The total we are requesting is \$775,000.

The project will consist of full removal and replacement of the current entranceway and stairs from the building to the front walkway with a newly constructed structure supported by concrete beams and foundations. The new entrance will eliminate the seasonal heaving of the top layer of the entranceway slab, which has created accessibility issues yearly.

Buildings & Grounds has, and continues to work with DPW and utilize their roadway repaving contract to undertake and complete repairs and replacements such as this one. DPW is currently in the process of bidding out a new contract for this service and has included this project in their specifications. It is anticipated that this contract will be awarded in the spring, allowing the selected general contractor to undertake this project during summer of 2023. By receiving a mid-year appropriation, it would allow Buildings & Grounds to encumber funds for the contractor to begin purchasing long lead items in anticipation of beginning construction in late June. By beginning in late June, it would also help to ensure this project is complete and ready for usage by the first day of the 2023-2024 school year in late August.

Included with this memo is the revised FY24 Capital Budget proposal and supplemental FY23 requests. School District staff have been in constant contact with the City's Purchasing and Finance Department's to develop a path forward and create a fiscally responsible proposal. Staff from Business Operations and Buildings & Grounds will be on hand to discuss this proposal as well.

<b>FY 2024 Recommended Capital Budget Request (revised 1/26/23)</b>		<b>2024 (requested)</b>
<b>1</b>	Roof Repairs/Replacement - McCarthy & Dunning School Roofs	\$ 7,243,000.00
<b>2</b>	Roof Repairs/Replacement Design - Potter Road and Brophy Schools	\$ 855,000.00
<b>3</b>	Exterior Envelope Design - King and Framingham High School	\$ 322,000.00
<b>4</b>	Fire Alarm System Replacements - Cameron	\$ 165,000.00
<b>5</b>	ADA Compliance Upgrades - Districtwide	\$ 390,000.00
<b>Total - 2024</b>		<b>\$ 8,975,000.00</b>
<b>Current Fiscal Year (FY2023)</b>		<b>2024 (requested)</b>
	King Front Entrance Replacement	\$ 775,000.00
	Farley Roof Replacement - Additional Appropriation	\$ 2,171,000.00
<b>Total - 2023</b>		<b>\$ 2,946,000.00</b>