

July 19, 2012

**5 Year Implementation Plan
Roof / HVAC Replacement
Primary / Middle School
High School
Elementary School**

Component	Year 1	Year 2	Year 3	Year 4	Year 5
Primary/Middle School					
Roof	886,375 to 1,088,350				
High School – A - Academic					
Roof		247,798			
HVAC		476,260			
High School – B – Gym, Etc.					
Roof					358,618
HVAC					234,575
High School – Cafet/MP					
Roof				237,622	
HVAC				178,769	
Elementary School					
Roof			316,338		
HVAC			329,274		
Annex					
Roof				45,400	
HVAC				67,840	
SAC/AEP					
Roof				38,307	
HVAC				40,704	
	Year 1	Year 2	Year 3	Year 4	Year 5
Yearly Totals	886,375 to 1,088,350	724,058	645,612	608,642	593,193

High School – (A, B):

Roof Type: A. (West) Mod. Bit. on ½” Insul. Bd. on 3 ply BUR on light weight concrete deck
B. (East) Mod. Bit. on (possibly tapered) Insul. Bd. On light weight concrete deck

Drainage: Adequate slope/drainage with spaced roof drains

Age: A. (West) Approximately 24 years old
B. (East) approximately 20 years old

Warranty: None known

Notes: - Past and current leaks at perimeter edge flashings, Roof top HVAC Units and Ductwork
- Some patching evident in areas of previous leaks
- Roof top HVAC average age 10-12 years old. Strongly need to consider replacement of units/exposed ductwork in conjunction with reroofing work
- Limited “blisters” on A; Numerous on B
- Slope to roof drains is limited but no signs of extensive ponding water

Action: - Replace roof with new 20 year (NDL) modified bitumen system at both A and B, Hot Mopped
- New 3 ½” Rigid Insulation to meet current Energy Code
- Remove existing down to deck
- Provide all new flashings, etc for a complete new system

Budget	A. New 20 year Mod Bit	27,687 SF @ \$8.95/SF =	\$247,798.00
	B. New 20 year Mod Bit	40,069 SF @ 8.95/SF =	\$358,618.00
		High School Sub-Total =	\$606,416.00

High School – Cafeteria/Multi-Purpose:

Roof Type: Mod. Bit. on ½” Insul. Bd. on 3 ply BUR on light weight concrete deck (and tectum deck)
Limited Metal Roofing on steep slope

Drainage: Adequate slope/drainage with spaced roof drains

Age: Approximately 24 years old

Warranty: None known

Notes: - Past and current leaks at perimeter edge flashings, Roof top HVAC Units and Ductwork
- Some patching evident in areas of previous leaks
- Roof top HVAC average age 10-12 years old. Strongly need to consider replacement of units/exposed ductwork in conjunction with reroofing work
- Numerous Blisters
- Slope to roof drains is limited but no signs of extensive ponding water
- Steep Sloped Metal Roofing needs replacement

Action: - Replace roof with new 20 year (NDL) modified bitumen system, Hot Mopped
- New 3 ½” Rigid Insulation to meet current Energy Code
- Remove existing down to deck
- Provide all new flashings, etc for a complete new system

Budget:	New 20 year Mod Bit	14,896 SF @ \$10.85/SF -	\$161,622.00
	New Metal Roofing	8,000 SF @ \$9.50/SF =	\$ 76,000.00
		Caft/MP Sub-Total =	\$237,622.00

Elementary School:

Roof Type: (Original) Mod Bit on 1/2 Insul Bd on 3 ply BUR on light weight concrete deck
(Additions at North) Mod Bit on 1 1/2" Insul. Bd. on metal deck

Drainage: Adequate slope/drainage with spaced roof drains and some perimeter scuppers

Age: (Original) Approximately 24 years old
(Additions) approximately 22 years old

Warranty: None known

Notes: - Past and current leaks at perimeter edge flashings, Roof top HVAC Units and Ductwork
- Some patching evident in areas of previous leaks
- Roof top HVAC average age 10-12 years old. Strongly need to consider replacement of units/exposed ductwork in conjunction with reroofing work
- Numerous Blisters
- Some water ponding at AC units

Action: - Replace roof with new 20 year (NDL) modified bitumen system, Hot Mopped
- New 3 1/2" Rigid Insulation to meet current Energy Code
- Remove existing down to deck
- Provide all new flashings, etc for a complete new system

Budget:	New 20 year Mod Bit	35,345 SF @ \$8.95/SF =	\$316,338.00
		Elementary Sub-Total =	\$316,338.00

Elementary School – Annex:

Roof Type: Mod. Bit. on ½” Insul. Bd. on 3 ply BUR on light weight concrete deck

Drainage: Adequate slope/drainage with perimeter scuppers, downspouts

Age: Approximately 22 years old

Warranty: None known

Notes: - Leaks at perimeter
- Limited roof top HVAC units and other penetrations

Action: - Replace roof with new 20 year (NDL) modified bitumen system, Hot Mopped
- New 3 ½” Rigid Insulation to meet current Energy Code
- Remove existing down to deck
- Provide all new flashings, etc for a complete new system

Budget: New 20 year Mod Bit 4,779 SF @ 9.50/SF = \$45,400.00
Annex Sub-Total = \$45,400.00

Elementary School – SAC/AEP:

Roof Type: Smooth Surface 3 ply BUR on light weight concrete deck
Surface re-coated approximately 5 years ago

Drainage: Limited slope/drainage with perimeter scuppers, downspouts

Age: Unknown, +/- 25 years old

Warranty: None known

Notes: - Patching of previous problem areas
- Some roof top HVAC units and other penetrations

Action: - Replace roof with new 20 year (NDL) modified bitumen system, Hot Mopped
- New 3 ½” Rigid Insulation to meet current Energy Code
- Remove existing down to deck
- Provide all new flashings, etc for a complete new system

Budget: New 20 year Mod Bit 3,850 SF @ 9.95/SF = \$38,307.00
SAC/AEP Sub-Total = \$38,307.00