

ATTACHMENT NO. IX-A: Roof Replacements

Potential motion: Approve to move forward with the District Architect to prepare bid documents for Middle School roof replacements, including other roof repairs as identified in the Life Safety Report

Recommended action: Approve as presented.

On March 8, 2016, the Facilities Committee unanimously agreed to bring the items 3, 4 and 5 from the attached list to the next Regular Board meeting for approval. It is recommended the Board give consent to Facilities Director to contact the District Architect to prepare bid documents and collect bids for replacement of specified roofs at the Middle School.

The attached list shows additional projects and estimated costs.

Estimated costs for items 3, 4, 5 on attachment are \$234,750.

**-Roof replacement work at the Middle School which requires designs and the architect bid process:**

East classroom wing  
Tech room  
Music room  
Maintenance  
Boiler room  
Electrical vault

**-Repair of various areas of the Middle & Upper Elementary Schools as identified in the Health Life Safety Survey, which do not require architect documents:**

(MS) Redirect gutter downspouts near door G  
(MS) Replace gym gutters  
(MS) Repair west addition parapet  
(UE) Reattach roofing to parapet walls on original first story building  
(UE) Repair SW corner of gym roof

\*\*Note, Upper Elementary 2006 (north addition) roof wind damage is not listed above due to results of pending warranty and/or insurance claims.

**Capital Improvements (HL/S) 2016-2017**

1	Fire Detection, smoke detectors, strobes & annunciator: all buildings		\$ 24,950	urgent
2	Locks, door hardware & closers: High School, Capron, Poplar Grove & Upper		\$ 8,750	urgent
3	Replace various roofs at Middle School. Repair Upper roofs Middle & Upper	requires architects	\$ 95,000	urgent
4	Various roof repairs Middle, Upper		\$ 51,750	required
5	Replace various roofs at Middle School. Repair Upper roofs Middle: tech, maint, music & boiler rms	requires architects	\$ 88,000	suggested
6	Masonry repairs (major) Middle, Manchester	requires architects	\$ 101,200	urgent
7	General construction- replace doors Poplar Grove gym, Middle boys locker room		\$ 12,300	urgent
8	Electrical improvements / upgrades -GFCI's, Em lights all buildings		\$ 6,980	urgent
9	Concrete replacement High School, Capron, Upper		\$ 25,000	suggested
10	Paint 10 classrooms tbd		\$ 4,800	suggested

<b>Capital Improvements (HL/S) 2016-2017</b>	<b>\$ 418,730</b>
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**Capital Improvements (HL/S) 2017-2018**

1	Masonry work High School, Capron, Middle & Upper	requires architects	\$ 155,500	required
2	HVAC work, add ventilation to various places Capron, Manchester	requires architects	\$ 77,000	required
3	Electrical improvements High School, Manchester & Upper		\$ 11,300	required
4	Abate & paint Capron, Manchester	requires architects	\$ 100,000	required
5	Plumbing improvements High, Manchester & PG		\$ 1,500	required

6	Replace flooring partial, split between years High, Middle & Upper		\$ 45,425	required
7	Concrete replacement Capron, Manchester, Upper & tbd		\$ 25,000	recommended & suggested
8	Repair DO- air infiltration around perimeter		\$ 20,000	suggested
		requires architects		
9	Concrete replacement tbd, all schools		\$ 25,000	recommended & suggested
10	Paint 10 classrooms tbd		\$ 4,800	suggested

<b>Capital Improvements (HL/S) 2017-2018</b>	<b>\$ 465,525</b>
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#### Capital Improvements (HL/S) 2018-2019

1	Install sprinkler protection 1977 addition	requires architects	\$ 25,800	required
2	General carpentry including door, store fronts & hardware replacement High, Capron, Manchester, Middle & PG	requires architects	\$ 134,700	required
3	Replace flooring partial, split between years High, Middle & Upper		\$ 45,425	required
4	Masonry work Middle, Upper	requires architects	\$ 76,500	recommended
5	Concrete replacement tbd, all schools		\$ 25,000	recommended & suggested
6	Install hail guards on HVAC equipment High, DO, Middle		\$ 30,000	recommended & suggested
7	General carpentry including door, store fronts & hardware replacement High, Capron, Manchester, Middle & PG	requires architects	\$ 46,100	recommended
8	Replace flooring High School		\$ 5,200	recommended
9	Sealcoat drives location tbd	requires architects	\$ 50,000	suggested
10	Paint 10 classrooms tbd		\$ 4,800	suggested
11	Paint (1) gym		\$ 4,800	suggested

tbd

<b>Capital Improvements (HL/S) 2018-2019</b>	<b>\$ 448,325</b>
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**Capital Improvements (HL/S) 2019-2020**

1	Upgrade lighting w/LED's High, tbd		\$ 25,000	recommended
2	Upgrade restrooms Capron, Manchester	requires architects	\$ 150,000	suggested
3	Pavement improvements Capron, Middle	requires architects	\$ 350,000	suggested
4	Roof replacement Middle gym	requires architects	\$ 100,000	suggested
5	Concrete replacement tbd, all schools		\$ 25,000	recommended & suggested
6	Sealcoat drives location tbd	requires architects	\$ 50,000	suggested
7	Electrical improvements High, Capron, PG		\$ 23,400	recommended
8	Paint 10 classrooms tbd		\$ 4,800	suggested

<b>Capital Improvements 2019-2020</b>	<b>\$ 728,200</b>
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**Capital Improvements (HL/S) 2020-2021**

1	Roof replacement Manchester gym, Capron upstairs	requires architects	\$ 250,000	suggested
2	Concrete replacement tbd, all schools		\$ 25,000	recommended & suggested
3	Sealcoat drives	requires architects	\$ 50,000	suggested
4	Paint 10 classrooms tbd		\$ 4,800	suggested
5	Paint (1) gym tbd		\$ 4,800	suggested
6	Equipment replacement		\$ 12,000	suggested

mowers, floor machines, etc		
7 Build guidance suite		\$ 35,000 suggested
High School	requires architects	
8 Athletic improvements		\$ 125,000 suggested
tbd	requires architects	
9 Pave & fence bus parking area per special use permit requirements		\$ 300,000
10 Fence bus parking area per special use permit requirements		\$ 50,000

**Capital Improvements (HL/S) 2020-2021 \$ 856,600**