

BRG – Construction/Design Award
Tempe Union ID4438

Background – Tempe Union (McClintock High School – SFB Corrections-Roofing Auditorium)

Liaison: David Kennon

Tempe Union has submitted a Building Renewal Grant request to replace the roof on the Auditorium on Building 1011 at McClintock High School.

Tempe Union is located west of Phoenix and has 7 schools. Phoenix High School is comprised of 41 buildings constructed between 1952 and 2002, totaling 286,651 square feet.

Building No	Year Built	Gross Area
1011	1974	24,630

The building inspected is constructed of masonry exterior walls terminating with a metal drip edge. The roof system currently installed was reported to be leaking, installed over 40 years ago and out of warranty. The roof system installed is a coated surfaced BUR and is appropriate and typical for this type of building. The roof consists of a concrete deck, 1" fiberboard insulation, and a three-ply coated BUR. The roof drains by sheet flow to the south perimeter drip edge. The core sample taken on this building showed the roof to be in failing condition. Repairs have been made throughout the years, however, the roof has reached a point of diminishing returns and could possibly blow off.

It is recommended that the existing coated surfaced BUR be removed down to the concrete deck. The recommended roof replacement system is a BUR with a mineral cap over 1" fiberboard. A thermal coating should be installed over the mineral cap. The warranty for new low sloped roof replacements would be a 5 year contractor and 20 year manufacturer's warranty.

The district received a quote for professional services to assess the current roof condition, design a replacement, and assist with the hard bid, construction and construction administration through the project. Quote for professional services is \$19,200. The estimated cost for the replacement is \$500,000.

Criteria for Eligibility

Pursuant to A.R.S. §15-2032, Building Renewal Grant Funds are only available to correct primary building renewal projects.

The district meets this criteria including doing preventative maintenance.

Minimum Adequacy Guideline

R7-6-265 Building Systems

A. Building systems in a school facility must be in working order and capable of being properly maintained. A building system shall be considered to be in "working order and capable of being maintained," if all of the following:

1. The system is capable of being operated as intended and maintained.

2. Newly manufactured or refurbished replacement parts are available.
 3. The remaining life expectancy of the system, at the time of the initial statewide assessment, is at least three years.
 4. The system is capable of supporting the gross square footage standard and minimum school facility guidelines established in this Article.
- B. Building systems include, as required by law, roof, plumbing, telephone, electrical, and heating and cooling systems as well as fire alarm, two-way internal communication, computer cabling, and existing security systems.

Staff Recommendation – Tempe Union (McClintock High School – SFB Corrections-Roofing Auditorium)

Staff recommends that Tempe Union be awarded \$544,200 in Building Renewal Grant funding to design, bid, install, and replace the roof on the Auditorium building 1011 at McClintock High School. This includes \$25,000 in contingency that will only be used with SFB staff written approval.

Board Action Requested:

Board approval of the staff recommendation that Tempe Union be awarded \$544,200 in Building Renewal Grant funding to design, bid, install, and replace the roof on the Auditorium building 1011. This includes \$25,000 in contingency that will only be used with SFB staff written approval.