

AGENDA REQUEST FORM
THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

Meeting Date 3/18/13	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%; padding: 5px;">Open Agenda <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</td> <td style="width:50%; padding: 5px;">Special Order Request <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</td> </tr> </table>	Open Agenda <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Special Order Request <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Agenda Item Number JJ-6
Open Agenda <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Special Order Request <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

TITLE:	<p align="center">Approve Funding for the Replacement of Existing Roofing & Air Conditioning Units Cooper City High School, Cooper City Project No. P.001539</p>
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REQUESTED ACTION:	<p>Approve funding for the design and replacement of the roofs and air conditioning units on existing Buildings 3, 4, 5, 6, 7, 9, 16 and 17 at Cooper City High School. Project No. P.001539, in the amount of \$3,990,900 which will come from the Capital Projects Reserve.</p>
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SUMMARY EXPLANATION AND BACKGROUND:	<p>The funding is requested to replace existing roofs and roof top A/C units for Buildings 3, 4, 5, 6, 7, 9, 16 and 17. This includes the required design, repair/replacement of roof drains and any associated electrical. This amount is not included in the Adopted District Educational Facilities Plan. In 2008 Buildings 3, 4, 5 and 6 were covered with a temporary foam roof, which has since met its life expectancy. The foam roof has deteriorated and requires replacement. Additionally, the built up roofs on Buildings 7, 9, 16 and 17 are in extremely poor condition and require constant repairs. Replacement of these roofs will complete roofing needs of existing buildings at Cooper City High School. This item is to request funding only. A subsequent item will be brought to the Board regarding procurement of design and construction services.</p>
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SCHOOL BOARD GOALS:	<p><input type="checkbox"/> • Goal 1: High Quality Instruction <input checked="" type="checkbox"/> • Goal 2: Continuous Improvement <input type="checkbox"/> • Goal 3: Effective Communication</p>
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FINANCIAL IMPACT:	<p>The total cost for the replacement of existing roofing and air conditioning units is \$3,990,900. Based on the attached PFA, there will be an additional financial impact in the amount of \$3,990,900 which will come from the Capital Projects Reserve.</p>
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EXHIBITS: (List)	<p>1. Executive Summary 2. Project Funds Allocation 3. Collaboration Sign-Off Form (Capital Budget)</p>
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<p>BOARD ACTION:</p> <p align="center" style="font-size: 1.2em;">APPROVED</p> <p><small>(For Official School Board Records Office Only)</small></p>	<p>SOURCE OF ADDITIONAL INFORMATION:</p> <p>Frank Girardi, Project Manager III Facilities Design & Construction (754) 321-1612 <small>Name Phone</small></p>
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THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA
Shelley N. Meloni, Task Assigned Chief Facilities & Construction Officer
Office of Facilities & Construction

Approved in Open Board Meeting on:

MAR 18 2013

By: School Board Chair

EXECUTIVE SUMMARY

EXHIBIT 1

Approve Funding for the Replacement of Existing Roofing & Air Conditioning Units
 Cooper City High School, Cooper City
 Project No. P.001539

PROJECT OVERVIEW:

Type of Contract:	TBD
Architect:	TBD
Contractor:	TBD
Notice to Proceed Date:	N/A
Bid Amount (Original Contract Amount):	\$3,990,900

GENERAL OVERVIEW:

It is requested that the Board approve funding in the amount of \$3,990,900 to replace the roofs and air conditioning units on existing buildings. This will include 110,000 square feet of roof and fifteen (15) air conditioning units. This item is to request funding only. A subsequent item will be brought to the Board regarding procurement of design and construction services.

The buildings referenced below were scheduled to be demolished or remodeled as part of the original replacement project. With budget constraints, the project scope was reduced leaving these buildings to remain. In 2008, a foam roof with a life expectancy of three to five years was installed on Buildings 3, 4, 5 and 6, as a temporary measure until the buildings were demolished or remodeled. These roofs are currently two years past their life expectancy. The foam layer is now blistering and separating from the roof underneath it. In addition, due to the extensive blistering, there are large areas of standing water which result in mold developing on the foam surface. This is creating a safety hazard since the roof surface becomes very slippery when it is damp.

In addition, due to the demolition of Building 1 and the attached 3-story canopy, new chilled water lines need to be installed to the existing A/C units on the building remaining. This requires roof penetrations on the roofs in question that are currently in poor condition.

The remaining roofs on Buildings 7, 9, 16, and 17 that did not have the foam applied, continue to leak even with the constant repairs that have been occurring. These leaks are causing damage to wall finishes, exterior wall framing and stucco finishes, ceiling tile and equipment in the leak zone every time it rains. The water intrusion is also damaging band uniforms and equipment where a large number of instruments had to be replaced due to excessive moisture and mold development.

To holistically address the roof conditions and meet code requirements, the 15 roof-top units will require removal in order to replace the curbs which the units are mounted to. These units are over 40 years old and would not withstand removal and reinstallation on new curbs. The age and condition

of all of the roof top A/C units are contributing to the damage within the buildings. These units are running continuously due to problems with the controls and the need to try to dehumidify the spaces they condition. Many of the units have hatches that no longer seal when closed and have to be caulked or duct taped closed to try and prevent water intrusion.

In addition, due to the high efficiency of newer A/C units, the number of A/C units required will be evaluated during the design phase, possibly reducing the number of units.

Approved by [Signature]

Date: 3/11/13