Budget Analysis - Roofing

Roof Replacement

May 11, 2015

PRESCOTT
Unified School District The Smart Choice

146 S. Granite Street, Prescott, Arizona 86303

Included:

Prescott USD - Office
Dexter Elementary School Campus
Abia Judd Elementary School
Lincoln Elementary School
Miller Valley Elementary School
Washington Elementary School
Granite Mountain Middle School
Prescott Mile High Middle School
Prescott High School

Prepared For:

Kevin Dickerson
Chief Financial Officer

Shawn Vastine
Director of Transportation
Interim Director of Facilities

Prepared by:
Walt Hitchcock

Budget Analysis - Roofing

Date: May 11, 2015

Prescott Unified School District #1
146 S. Granite Street,
Prescott, AZ 86303

Requested by:

Mr. Kevin Dickerson	Shawn Vastine
Chief Financial Officer	Director Transportation
PUSD	Interim Director of Facilities

A budget Analysis was requested by the Prescott Unified School District. The objective of the Budget analysis was to establish the replacement cost of the roofs at the following Prescott Unified School District Campuses:

Prescott USD - Office	Dexter Elementary School Campus
Abia Judd Elementary School	Lincoln Elementary School
Miller Valley Elementary School	Washington Elementary School
Granite Mountain Middle School	Prescott Mile High Middle School
Prescott High School	

The Taylor Hicks Elementary School Campus was excluded from the evaluation.

Roofing material and labor costs fluctuate with raw materials and transportation costs. Roofing costs are also effected by other economic factors and by increasing government regulations. History suggests that roofing cost increase with time. When developing a long term roofing preventative maintenance, restoration, and replacement strategy, the rising cost of a completed roofing project should be considered. I would suggest factoring in for anticipated inflation each year.

To prolong the life of existing roofs in good condition, funds should be budgeted each year for preventative maintenance. I would recommend budgeting $0.03 to $0.06 per sq. ft. per year for preventative roof maintenance. If roofs are inspected at least once each year and preventative maintenance performed regularly, the life of a commercial roof can be extended by 20 to 30 percent or more. It is cheaper to maintain than to replace. It is also far less disruptive to school operations.

The type and quality of the roof system selected will effect the cost of the completed roof. The purpose of this analysis is to help establish the required funding for future projects and allow for the design of a quality long-term roofing solution by a design professional.

Lastly, this report provides a high and low budget for roof replacement. Some roofs may qualify for a roof restoration system during the next 15 years. Restoring an existing roof to good condition when possible can normally be done for about 30 to 50 percent of the cost of a complete re-roof.

Budget Analysis - Roofing

## Prescott USD Office, PUSD, Prescott Arizona
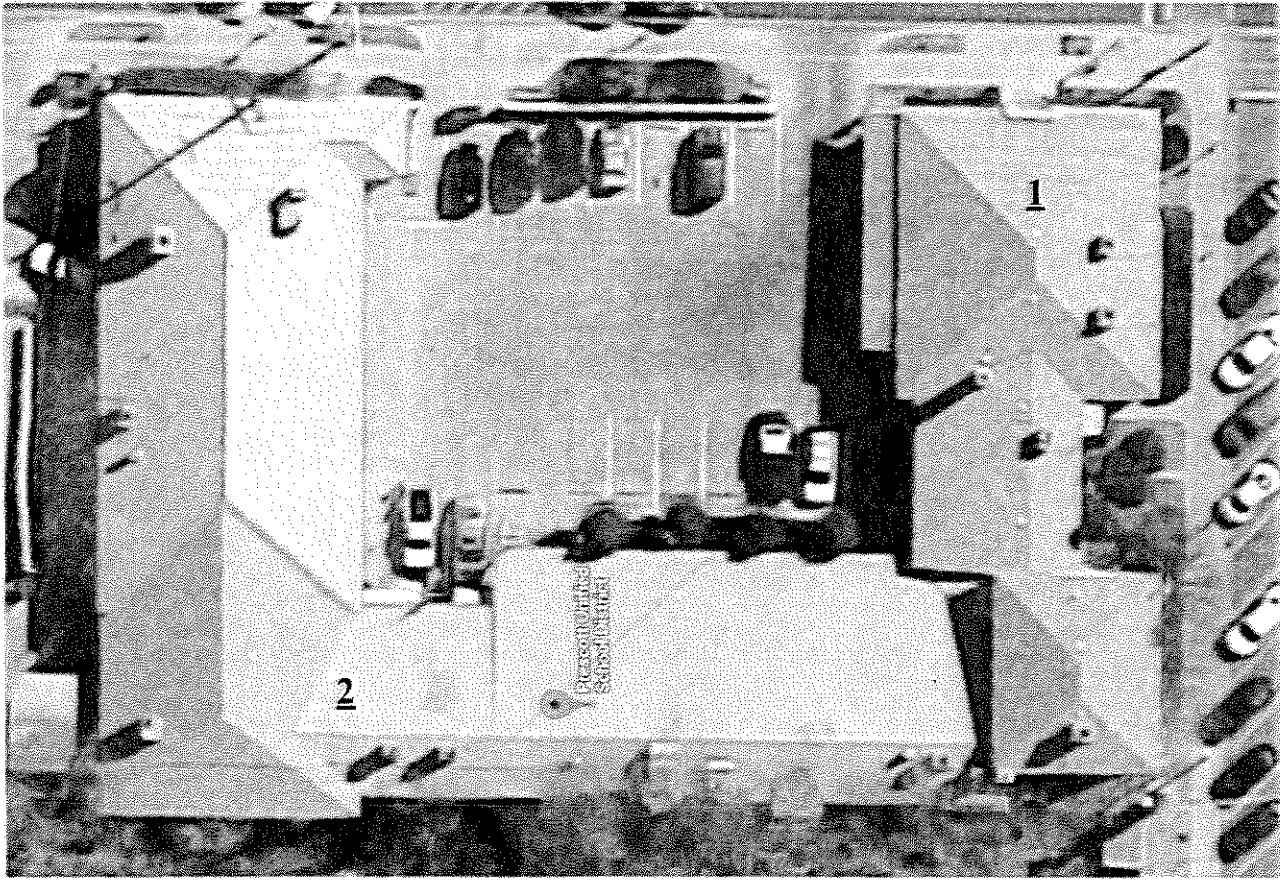
Campus Buildings Assigned a Number - Buildings 1-2

Budget Range Itemized by Building

Building Designation	Date Installed	Existing Condition	Approx. Area	Low Budget	High Budget
Building 1	2005	Good	7,100	31,950	39,050
Building 2	NO Data	inspect roof	11,400	45,600	57,000

Budget Analysis - Roofing

Abia Judd Elementary School Campus, PUSD, Prescott Arizona
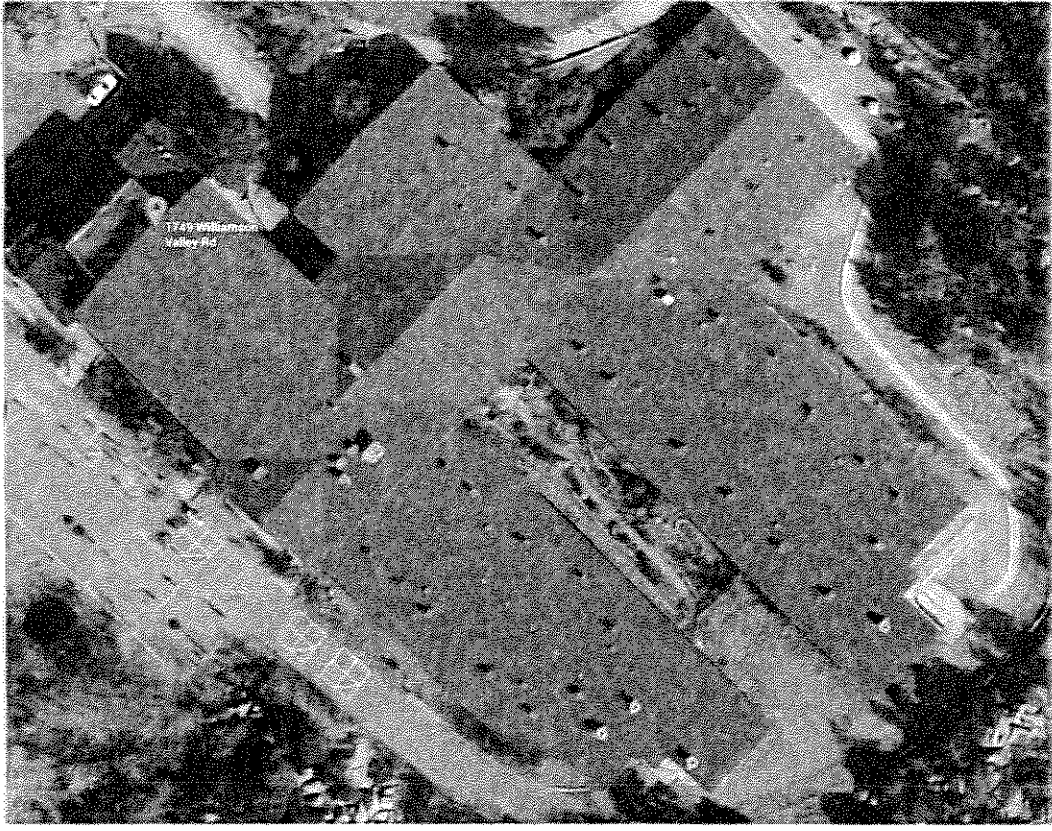
One Large Shingle Roof - 1 Building

Budget Range Itemized by Building

Building Designation	Date Installed Shingle Roof	Existing Condition	Approx. Area	Low Budget	High Budget
Entire Campus	June 2005	Good	63,700	300,000	325,000

Existing Shingle Roof:

Purchased: March 30, 2005, PO 53285, Mohave Educational Coop
PO Amount: 175,426.23 Sales Taxes Included
Completion: Project was completed during the Summer of 2005
Shingle Type: 30 Year Laminated Shingles
Current Condition: Good
Expected Roof Life: 20 to 25 years
Anticipated Replacement: 2025 to 2030

Budget Analysis - Roofing

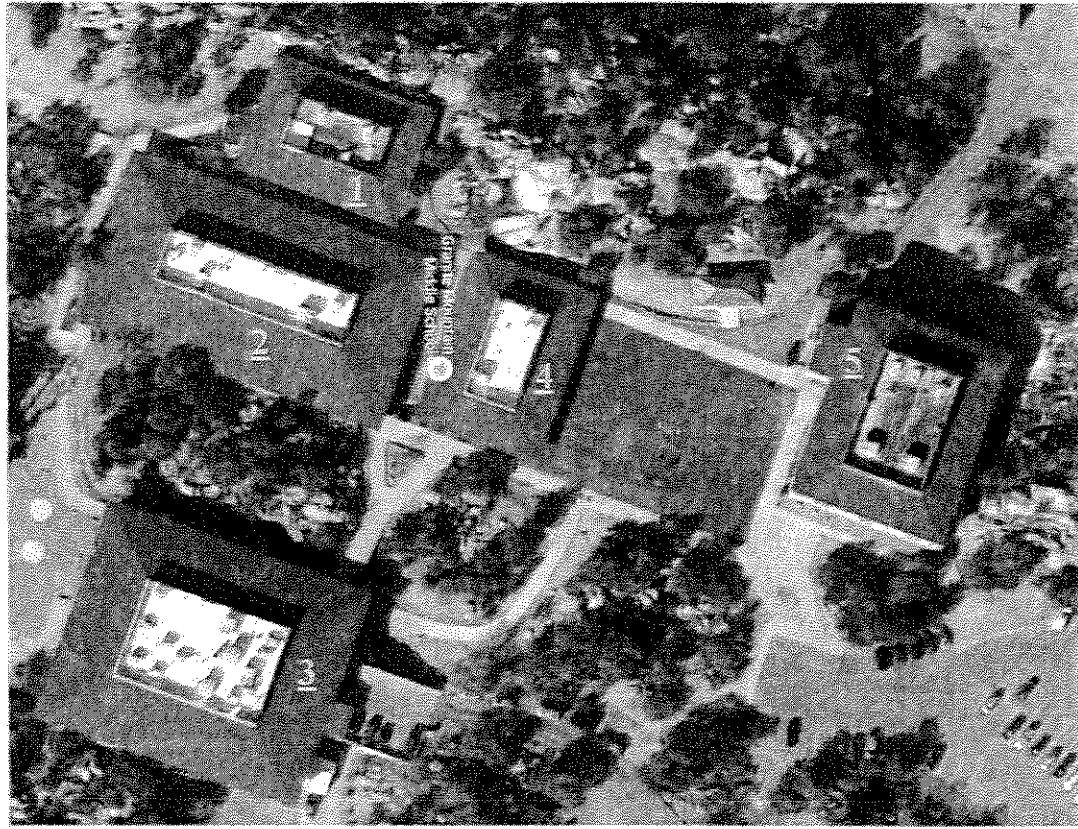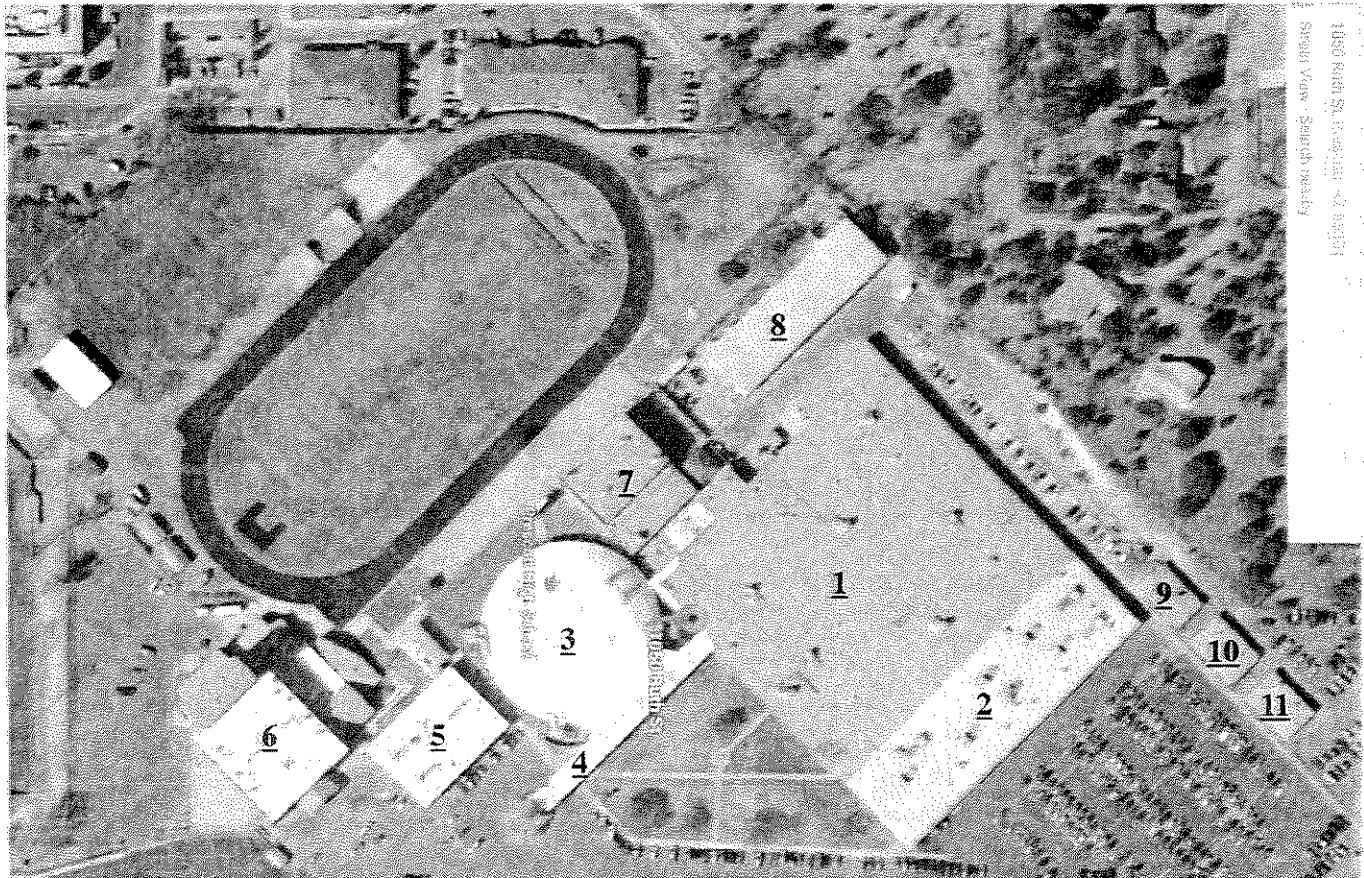## Miller Valley Elementary School Campus, PUSD, Prescott Arizona
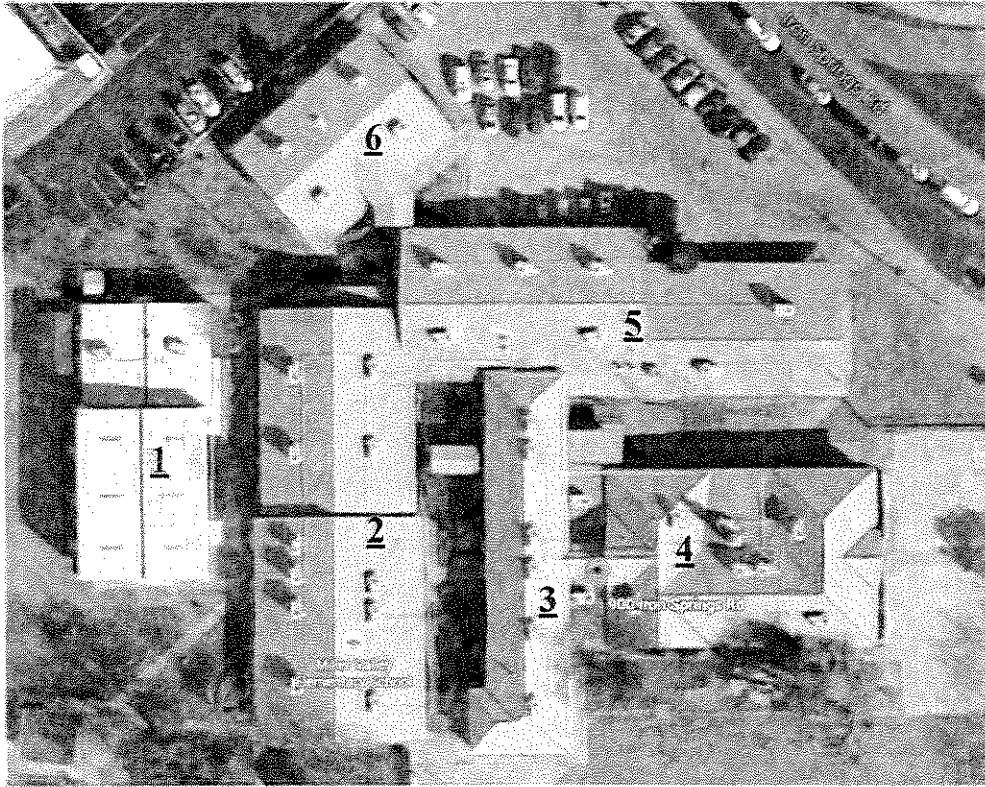
Campus Buildings Assigned a Number - Buildings 1-6

Budget Range Itemized by Building

Building Designation	Date Installed	Existing Condition	Approx. Area	Low Budget	High Budget
Building 1	No Data	N/A	N/A	N/A	N/A
Building 2	No Data	inspect roof	15,000	60,000	68,000
Building 3	No Data	inspect roof	10,600	42,500	48,000
Building 4	No Data	inspect roof	10,000	59,000	71,000
Building 5	No Data	inspect roof	14,000	56,000	63,000
Building 6	No Data	inspect roof	5000	20,000	22,500

Granite Mountain Middle School Campus, PUSD, Prescott Arizona

Campus Buildings Assigned a Number - Buildings 1-5

Budget Range Itemized by Building

Building Designation	Date Installed	Existing Condition	Approx. Area	Low Budget	High Budget
Building 1 (Flat)	No Data	Poor	2,200	26,400	35,200
Building 1 (Shingle)	No Data	Fair	7,600	30,400	34,200
Building 2 (Flat)	No Data	Fair	4,400	52,800	70,400
Building 2 (Shingle)	No Data	Fair	19,700	78,800	88,600
Building 3 (Flat)	No Data	Fair	6,200	74,400	99,200
Building 3 (Shingle)	No Data	Fair	20,200	80,800	90,500
Building 4 (Flat)	No Data	Fair	2,400	28,800	38,400
Building 4 (Shingle)	No Data	Fair	8,100	32,400	36,500
Building 5 (Flat)	No Data	Poor	4,300	51,600	68,800
Building 5 (Shingle)	No Data	Fair	11,500	46,000	51,800

Budget Analysis - Roofing

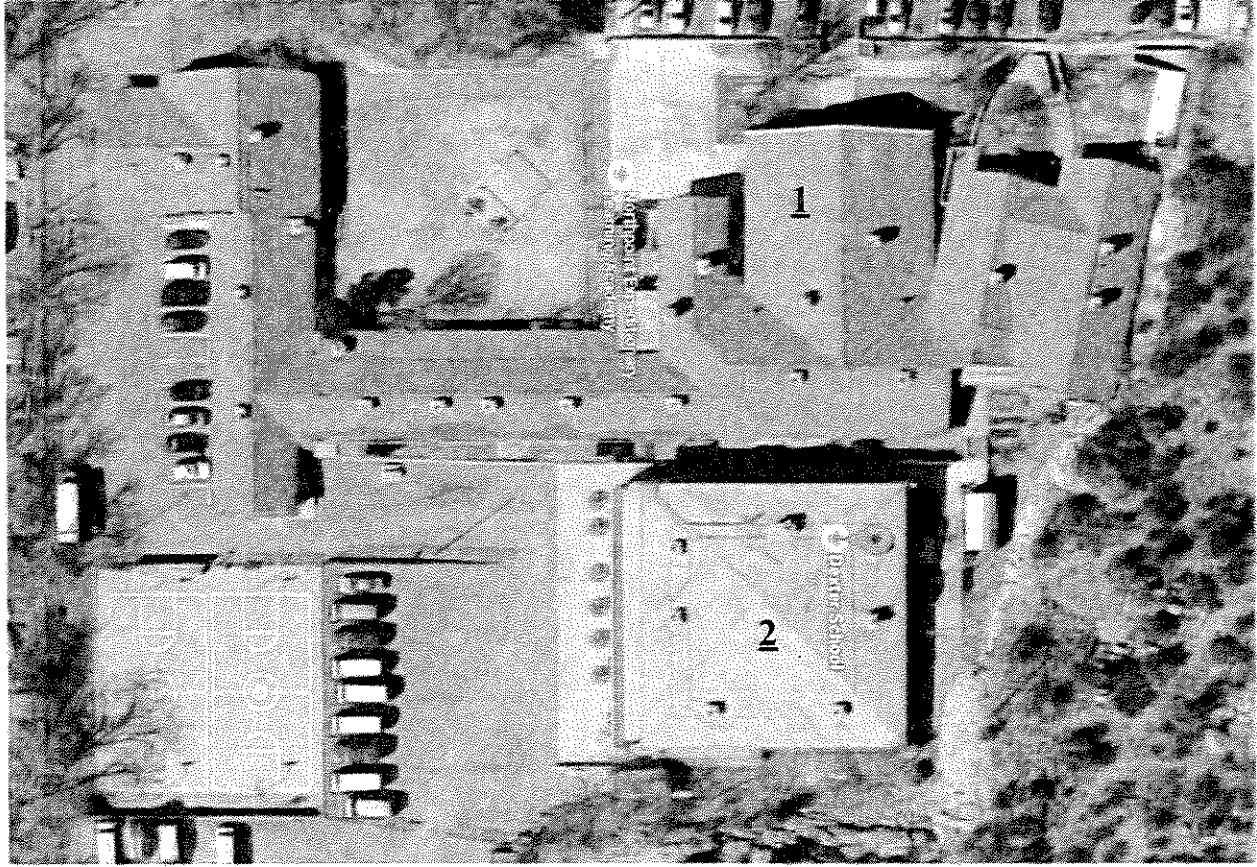**Prescott High School Campus, PUSD, Prescott Arizona**

Campus Buildings Assigned a Number - Buildings 1-11

Budget Range Itemized by Building

Building Designation	Date Installed	Existing Condition	Approx. Area	Low Budget	High Budget
Building 1	9/28/98	Poor	101,000	1,600,000	2,000,000
Building 2	No data	Good	31,500	378,000	472,000
Building 3	8/7/2009	Good	30,000	400,000	425,000
Building 4	8/7/2009	Poor	6000	30,000	35,000
Building 5	No data	inspect roof	10,700	128,000	160,000
Building 6 (Sloped)	Past five years	inspect roof	35,000	150,000	175,000
Building 6 (flat)	8/7/2009	Good	13,200	190,000	210,000
Building 7	No data	Good	10,700	128,000	160,000
Building 8	Metal - restore	inspect roof	13,000	55,000	65,000
Building 9	No data	Poor	2,400	8,000	10,000
Building 10	No data	Poor	2,700	45,000	50,000
Building 11	No data	Poor	2,700	45,000	50,000

Budget Analysis - Roofing

Dexter Elementary School (Leased) Campus, PUSD, Prescott Arizona

Campus Buildings Assigned a Number - Buildings 1-2
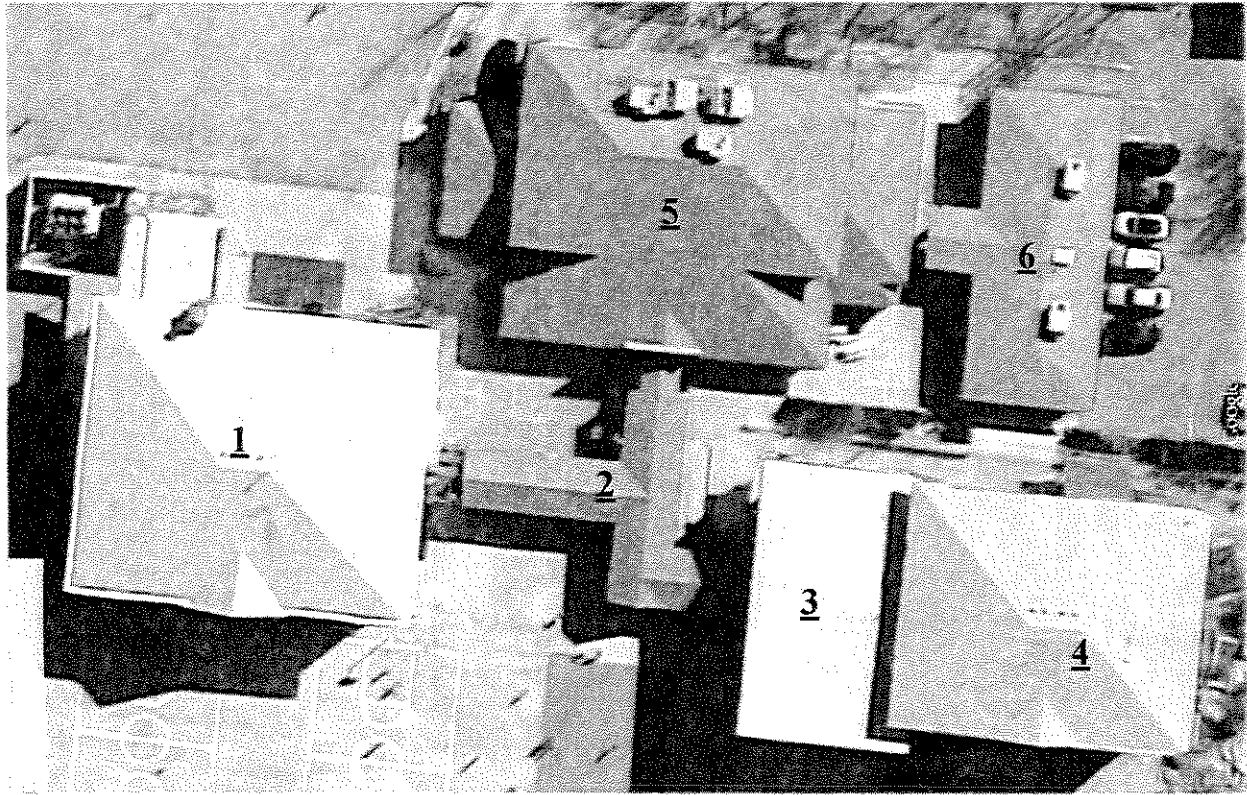
Budget Range Itemized by Building

Building Designation	Date Installed Shingle Roof	Existing Condition	Approx. Area	Low Budget	High Budget
Building 1	Summer 2005	Good	32,100	128,400	160,000
Building 2	No Data	inspect roof	11,900	47,600	59,500

Building 1, Shingle Roof :

Purchased: 03/30/2005, PO 53286, Mohave Educational Coop
PO Amount: $97,676.94 Sales Taxes Included
Completion: Project was completed during the Summer of 2005
Shingle Type: 30 Year Laminated Shingles
Current Condition: Good
Expected Roof Life: 20 to 25 years
Anticipated Replacement: 2025 to 2030

Budget Analysis - Roofing

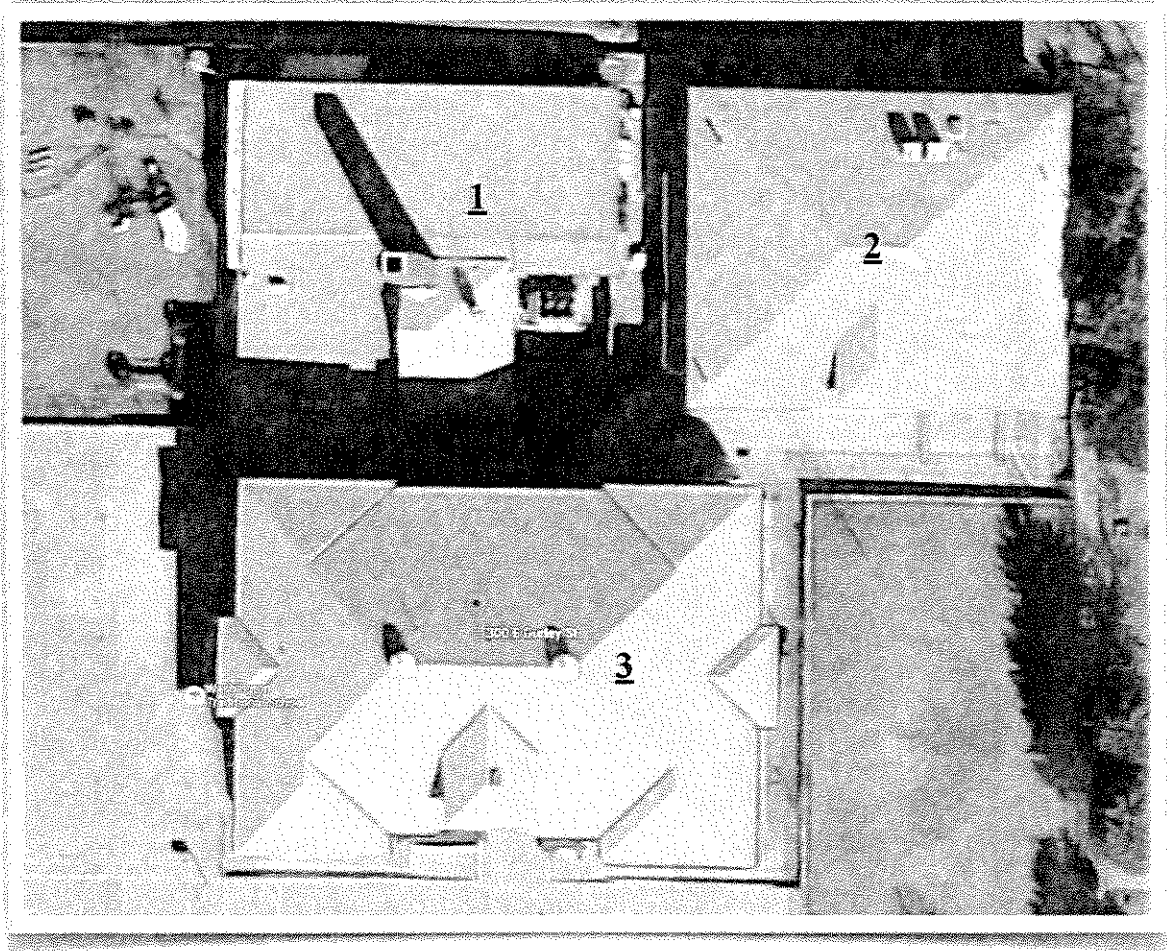## Lincoln Elementary School Campus, PUSD, Prescott Arizona

Campus Buildings Assigned a Number - Buildings 1-6

Budget Range Itemized by Building

Building Designation	Date Installed	Existing Condition	Approx. Area	Low Budget	High Budget
Building 1	No Data	Good	9,000	54,000	63,000
Building 2	No Data	inspect roof	2,200	8,800	12,100
Building 3	2005	Good	3,000	40,000	48,000
Building 4	No Data	inspect roof	6,500	39,200	45,500
Building 5	No Data	inspect roof	9,100	40,600	49,500
Building 6	No Data	inspect roof	4,200	18,900	23,100

Budget Analysis - Roofing

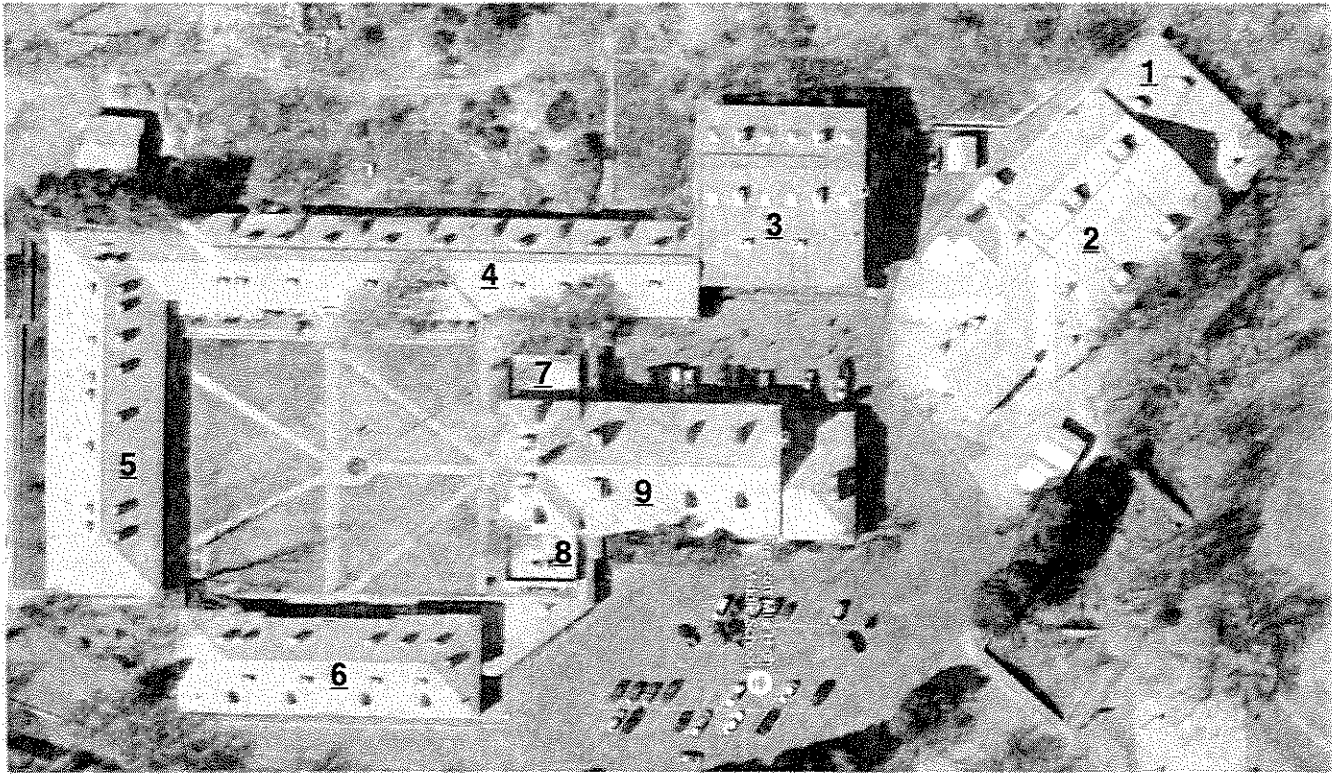## Washington Elementary School Campus, PUSD, Prescott Arizona

Campus Buildings Assigned a Number - Buildings 1-3

Budget Range Itemized by Building

Building Designation	Date Installed	Existing Condition	Approx. Area	Low Budget	High Budget
Building 1	No Data	Poor	7,500	40,000	43,700
Building 2	No Data	Poor	8,000	39,000	41,700
Building 3	No Data	Good	12,000	48,000	54,000

Budget Analysis - Roofing

Prescott Mile High Middle School Campus, PUSD, Prescott Arizona

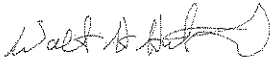Campus Buildings Assigned a Number - Buildings 1-9

Budget Range Itemized by Building

Building Designation	Date Installed	Existing Condition	Approx. Area	Low Budget	High Budget
Building 1	Roof: 9/1999	Fair / Good	4,212	54,100	75,816
Building 2	No Data	Fair	19,000	125,000	152,000
Building 3	Roof: 8/2005	Good	12,000	126,000	145,000
Building 4	No Data	Good	22,260	190,000	210,000
Building 5	No Data	Good	21,700	184,500	205,000
Building 6	No Data	Good	12,600	113,000	120,000
Building 7	Coating: 7/13	Good	1400	15,600	21,500
Building 8	Coating: 7/13	Good	1400	16,500	21,000
Building 9	Shingles: 7/13	Good	20,500	115,000	125,000

Report provided by:

Walt Hitchcock

Tremco Field Advisor