

The Garland Company, Inc.

Roof Asset Management Program



R A M P.

Aberdeen School District Roof Reports

Prepared For
Michael Pauley

October 19, 2022

Table of Contents

Aberdeen School District / Client Data.....	4
Aberdeen High School / Facility Summary.....	5
Aberdeen High School / Aberdeen High School Roof / Construction Details.....	6
Aberdeen High School / Aberdeen High School Roof / Roof Section Drawing.....	7
Aberdeen High School / Aberdeen High School Roof / Photo Report: Nov 2, 2021 - Aberdeen High School Roof Inspection.....	8
Aberdeen High School / Aberdeen High School Roof / Solution: Nov 1, 2021.....	13
AJ West Elementary School / Facility Summary.....	14
AJ West Elementary School / Main Roof Section / Construction Details.....	15
AJ West Elementary School / Main Roof Section / Photo Report: Jun 16, 2021 - Inspection Report.....	16
AJ West Elementary School / Main Roof Section / Solution: Jun 21, 2021.....	20
Central Park School / Facility Summary.....	21
Central Park School / Main Building / Construction Details.....	22
Central Park School / Main Building / Photo Report: Jun 16, 2021 - Inspection Report.....	23
Central Park School / Main Building / Solution: Jun 21, 2021.....	27
Central Park School / Play Shed and Classroom Wing / Construction Details.....	28
Central Park School / Play Shed and Classroom Wing / Photo Report: Jun 16, 2021 - Inspection Report.....	29
Central Park School / Play Shed and Classroom Wing / Solution: Jun 21, 2021.....	30
Harbor High School / Facility Summary.....	31
Harbor High School / Main Roof Section / Construction Details.....	32
Harbor High School / Main Roof Section / Photo Report: Jun 16, 2021 - Inspection Report.....	33
Harbor High School / Main Roof Section / Solution: Jun 21, 2021.....	40
McDermoth Elementary / Facility Summary.....	41
McDermoth Elementary / McDermoth Elementary Roof / Construction Details.....	42
McDermoth Elementary / McDermoth Elementary Roof / Roof Section Drawing.....	43
McDermoth Elementary / McDermoth Elementary Roof / Photo Report: Nov 2, 2021 - McDermoth Roof Report	44
McDermoth Elementary / McDermoth Elementary Roof / Solution: Nov 1, 2021.....	47
Miller Junior High School / Facility Summary.....	48
Miller Junior High School / Miller Junior High Roof / Construction Details.....	49
Miller Junior High School / Miller Junior High Roof / Roof Section Drawing.....	50
Miller Junior High School / Miller Junior High Roof / Photo Report: Nov 2, 2021 - Miller Junior High Roof Inspection.....	51
Miller Junior High School / Miller Junior High Roof / Solution: Nov 1, 2021.....	54
Robert Gray Elementary / Facility Summary.....	55
Robert Gray Elementary / Robert Gray Elementary Roof / Construction Details.....	56

Robert Gray Elementary / Robert Gray Elementary Roof / Roof Section Drawing.....	57
Robert Gray Elementary / Robert Gray Elementary Roof / Photo Report: Nov 2, 2021 - Robert Gray Roof Inspection...	58
Robert Gray Elementary / Robert Gray Elementary Roof / Solution: Nov 1, 2021.....	60
Stevens Elementary / Facility Summary.....	61
Stevens Elementary / Stevens Elementary Roof - Entire Roof / Construction Details.....	62
Stevens Elementary / Stevens Elementary Roof - Entire Roof / Roof Section Drawing.....	63
Stevens Elementary / Stevens Elementary Roof - Entire Roof / Photo Report: Nov 2, 2021 - Stevens Elementary Roof Inspection.....	64
Stevens Elementary / Stevens Elementary Roof - Entire Roof / Solution: Nov 1, 2021.....	70
Stewart Field / North & West Bandbox Roof Sections / Construction Details.....	71
Stewart Field / North & West Bandbox Roof Sections / Roof Section Drawing.....	72
Stewart Field / North & West Bandbox Roof Sections / Photo Report: Nov 2, 2021 - North and West Roof Sections Inspection.....	73
Stewart Field / North & West Bandbox Roof Sections / Solution: Nov 1, 2021.....	75
Stewart Field / Facility Summary.....	76
Yearly Budget Summary.....	77



Client Data

Client: Aberdeen School District

Client Data

Name	Aberdeen School District		
Address 1	216 North G Street		
City	Aberdeen	State	Washington
ZIP	-	Country	United States

Contact Info

Contact Person	Michael Pauley	Title	Facility Manager
Mobile Phone:	-	Office Phone:	360-310-0368
Email:	mpauley@asd5.org		



Facility Summary

Client: Aberdeen School District

Facility: Aberdeen High School

Facility Data

Address 1	-
City	-
State	-
ZIP	-
Type of Facility	School
Square Footage	135,000
Contact Person	Michael Pauley

Notes

Flat roof with numerous roof sections. Large blisters are evident in the BUR roof on nearly all roof sections. Some blisters appear on or near seams and could become issues with future freeze/thaw cycles. Additionally, there are numerous penetration details that need to be repaired to prevent water intrusion.

Asset Information

Name	Date Installed	Square Footage	Roof Access
Aberdeen High School Roof		135,000	Internal Roof Hatch



Construction Details

Client: Aberdeen School District

Facility: Aberdeen High School

Roof Section: Aberdeen High School Roof

Information

Year Installed	-	Square Footage	135,000
Slope Dimension	1/4"	Eave Height	32'
Roof Access	Internal Roof Hatch	System Type	Built Up Roof (BUR)

Notes

Flat roof with numerous roof sections. Large blisters are evident in the BUR roof on nearly all roof sections. Some blisters appear on or near seams and could become issues with future freeze/thaw cycles. Additionally, there are numerous penetration details that need to be repaired to prevent water intrusion.





Photo Report

Client: Aberdeen School District

Facility: Aberdeen High School

Roof Section: Aberdeen High School Roof

Report Date: 11/02/2021

Title: Aberdeen High School Roof Inspection

BUR roof is showing some signs of aging but the main concern is the blisters. Blisters are not a sign of leaks or failure, but they are areas that can potentially open up as the freeze/thaw cycles take effect and become issues down the road. Some repairs should be done in the near term with all penetrations being touched, and blisters repaired. The roof could then be restored in the next 3-5 years to add another 20 years of warranted life to the system.



Photo 1

Cracked out penetration flashing



Photo 2

Roof section holding water - ideally this areas should have a cricket



Photo 3

Looking out over a dirty cap sheet on the lower roof section



Photo 4

Multiple blisters are found on each roof section



Photo 5

Looking out over one of the upper roof sections



Photo 6

Large blister at a seam



Photo 7

Another abnormally large blister



Photo 8

A large blister/ripple that has developed and is not blocking the flow of water off this roof



Photo 9

Failed base cap sheet at a flashing location - this is wide open currently



Photo 10

Split in the expansion joint - these are often an issue



Photo 11

Another roof section littered with blisters



Photo 12

More cracking at penetration



Solution Options

Client: Aberdeen School District

Facility: Aberdeen High School

Roof Section: Aberdeen High School Roof

Restore Options

Solution Option:	Restore 	Action Year:	2025
Square Footage:	135,000	Expected Life (Years):	20
Budget:	\$2,575,000.00		

Restoration Scope of Work:

- Mobilize site including all material and equipment needed to complete scope
- Set up safety for crew
- Power wash the roof surface removing all dirt and debris
- Make specific repairs identified by Garland – including blisters, flashing repairs and details, pitch pockets, etc.
- Three coarse all seams with Liquitec and 6" mesh
- Flood coat entire roof with Liquitec at a rate of 2 gallons per square
- Install second flood coat with liquitec at a rate of 2 gallons per square
- All details to be repaired per Garland standards
- Demobilize site, cleaning site of all debris and equipment.



Facility Summary

Client: Aberdeen School District

Facility: AJ West Elementary School



Facility Data

Address 1	1801 Bay Ave
City	Aberdeen
State	Washington
ZIP	98520
Type of Facility	School
Contact Person	Michael Pauley

Asset Information

Name	Date Installed	Square Footage	Roof Access
Main Roof Section	Unkown	39,000	Ladder Needed



Construction Details

Client: Aberdeen School District

Facility: AJ West Elementary School

Roof Section: Main Roof Section

Information

Year Installed	Unkown	Square Footage	39,000
Slope Dimension	3/4:12	Eave Height	18ft
Roof Access	Ladder Needed	System Type	Single Ply



Photo Report

Client: Aberdeen School District

Facility: AJ West Elementary School

Report Date: 06/16/2021

Title: Inspection Report

Roof Section: Main Roof Section

The low slope roofing system at AJ West Elementary is in a fair condition. The roof slope is very positive and as a result there is minimal ponding water. The core cut identified two roofs on the building which would indicate the only solution outside a full tear off would be a fluid applied restoration.

Based on the deterioration of the single ply it is recommended that the fluid applied restoration be performed over the next two to three years.

Please refer to the solution section of this report.



Photo 1

Overview of the upper roof section.

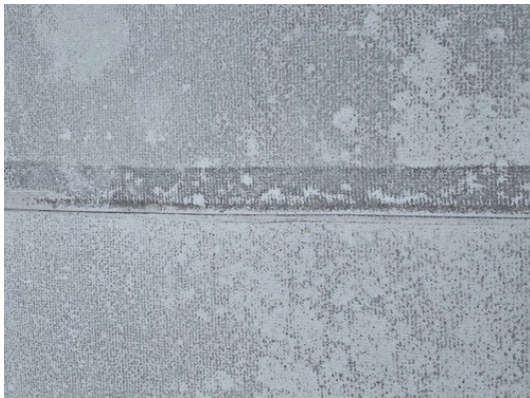


Photo 2

The existing single ply has aged and the outline of the reinforcement is starting show.



Photo 3

The majority of the drainage is from external gutters. Some minor ponding was identified during the inspection.



Photo 4

Overview



Photo 5

Some areas in the middle of the roof have steeper slope.



Photo 6

An area of siding that has been damaged and a waterproofing concern.



Photo 7

The masonry brick should be sealed at the same time of roofing work.



Photo 8

Overview



Photo 9

The roofing system was cored and two roofs and three inches of insulation were identified above a wood deck.



Solution Options

Client: Aberdeen School District

Facility: AJ West Elementary School

Roof Section: Main Roof Section

Restore Options

Solution Option:	Restore 	Action Year:	2023
Square Footage:	39,000	Expected Life (Years):	20
Budget:	\$595,000.00		

- Mobilize all material and equipment
- Set up safety for contractors
- Perform selective demo if and where required
- Prepare the roof per manufacturer details
- Install Liquitex base coat at 4Gal per 100 sq/ft
- Install polyester over the entire roof
- Install Liquitex top coat at 2Gal per 100 sq/ft
- Garland to provide a 20 year warranty



Facility Summary

Client: Aberdeen School District

Facility: Central Park School



Facility Data

Address 1	601 School Rd
City	Aberdeen
State	Washington
ZIP	98520
Type of Facility	School
Contact Person	Michael Pauley

Asset Information

Name	Date Installed	Square Footage	Roof Access
Main Building	Unknown	24,000	Attached Ladder
Play Shed and Classroom Wing	Unkown	12,000	Ladder Needed



Construction Details

Client: Aberdeen School District

Facility: Central Park School

Roof Section: Main Building

Information

Year Installed	Unknown	Square Footage	24,000
Slope Dimension	1/2:12	Eave Height	12ft
Roof Access	Attached Ladder	System Type	Single Ply



Photo Report

Client: Aberdeen School District

Facility: Central Park School

Report Date: 06/16/2021

Title: Inspection Report

Roof Section: Main Building

The roofing systems at Central Park Elementary are in a poor condition with some significant concerns. The performance of the roof itself may be adequate to where there are few leaks occurring inside the building, but the primary concern is associated with the assembly. There are three roofs on this building with moisture located within. The maximum allowed by building code is two. With this additional weight along with trapped moisture, the situation becomes a structural concern as much as a waterproofing one.

It is recommended that the District budget for a full tear off roof replacement on the main building. This will trigger new energy code which will ensure a significant energy upgrade at the same time as roofing upgrade.

The play shed and classroom wing may be open to a less invasive, shorter term solution should a full replacement not be preferred.

Please refer to the solution section of this report.



Photo 1

Overview



Photo 2

The perimeter uses an external gutter to remove the water from the roof. The drainage appears to be good in this application primarily due to the positive slope.



Photo 3

Various roof top penetrations have been poorly flashed during the last roof overlay.



Photo 4

Overview



Photo 5

The roof top equipment such as this skylight has a very low flashing height, which would likely cause a water intrusion concern on a snow storm.

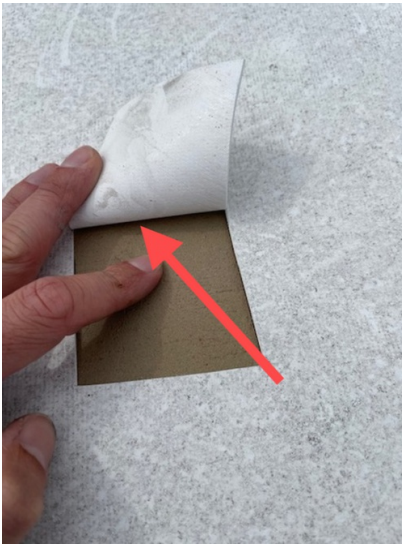


Photo 6

The roof was cored to determine the complete assembly. It appears that there is 3 roofs on this building and moisture was present under the most recent as highlighted in this picture.



Photo 7

The core sample on the main building confirmed three roofs over a wood deck with a couple inches of insulation.



Photo 8

Multiple penetrations that should be correctly flashed during the next roof replacement.



Solution Options

Client: Aberdeen School District

Facility: Central Park School

Roof Section: Main Building

Replace Options

Solution Option:	Replace 	Action Year:	2023
Square Footage:	24,000	Expected Life (Years):	30
Budget:	\$895,000.00		

- Mobilize all material and equipment needed to complete the project
- set up safety for contractors
- Demo the existing three roofs down to the deck
- Install two layers of 3.3" polyiso insulation (joints staggered)
- Install 1/2" primed densdeck
- Install new two ply SBS roofing system
- New edge metal to be installed per ANSI SPRI ES-1
- All details to be approved by Garland
- Garland to provide a 30 year NDL warranty



Construction Details

Client: Aberdeen School District

Facility: Central Park School

Roof Section: Play Shed and Classroom Wing

Information

Year Installed	Unkown	Square Footage	12,000
Slope Dimension	1/2:12	Eave Height	14ft
Roof Access	Ladder Needed	System Type	Other



Photo Report

Client: Aberdeen School District

Facility: Central Park School

Roof Section: Play Shed and Classroom Wing

Report Date: 06/16/2021

Title: Inspection Report



Photo 1

Overview of the covered play shed. The positive slope is helpful and it is believed that a repair and restoration is a possible application in this area.



Photo 2

The classroom wing is the only BUR mineral cap sheet on the School. A repair and restoration option may be a 10 year solution, however if the building is anticipated to be kept by the District then a complete roof replacement should be performed.



Solution Options

Client: Aberdeen School District

Facility: Central Park School

Roof Section: Play Shed and Classroom Wing

Restore Options

Solution Option:	Restore 	Action Year:	2024
Square Footage:	12,000	Expected Life (Years):	15
Budget:	\$228,000.00		

- Mobilize all material and equipment
- Set up safety for contractors
- Perform selective demo if and where required
- Prepare the roof per manufacturer details
- Install Liquitex base coat at 4Gal per 100 sq/ft
- Install polyester along all seam laps
- Install Liquitex top coat at 2Gal per 100 sq/ft
- Garland to provide a 15 year warranty



Facility Summary

Client: Aberdeen School District

Facility: Harbor High School



Facility Data

Address 1	300 N Williams St
City	Aberdeen
State	Washington
ZIP	98520
Type of Facility	School
Contact Person	Michael Pauley

Asset Information

Name	Date Installed	Square Footage	Roof Access
Main Roof Section	Unknown	60,000	Ladder Needed



Construction Details

Client: Aberdeen School District

Facility: Harbor High School

Roof Section: Main Roof Section

Information			
Year Installed	Unknown	Square Footage	60,000
Slope Dimension	1/4:12	Eave Height	14ft
Roof Access	Ladder Needed	System Type	Single Ply



Photo Report

Client: Aberdeen School District

Facility: Harbor High School

Roof Section: Main Roof Section

Report Date: 06/16/2021

Title: Inspection Report

The low slope roof at Harbor High School is in a very poor condition. The assembly has three roofs over a tectum deck which creates a structural concern as well as a waterproofing one.

The drainage at this site is poor and should definitely be modified at the time of replacing the roof.

Due to the nature of this assembly and the on site conditions it is of very high priority.

Please refer to the solution section of this roof report.



Photo 1

Overview showing the existing roof that appears to be been coated and patched in numerous areas.



Photo 2

An aluminized coating has been applied over a single ply.



Photo 3

The drainage on the roof is poor and used internal drains that run through the building soffit.



Photo 4

The small size of the drain, no overflow and lack of protection screen make for a concern.



Photo 5

Overview



Photo 6

Overview



Photo 7

The drainage through the soffit and into a 90 are a worry. It is recommended that external gutters be added at the time of roof replacement.



Photo 8

Overview



Photo 9

The existing single ply roof is failing due to age.



Photo 10

Significant ponding is found along the perimeter. Replacing the existing drainage system with external gutters will eliminate this.



Photo 11

Low roof top equipment can create a risk of water intrusion. All roof top equipment should be raised 7" at the time of roof replacement.



Photo 12

The Gym siding should be considered to be addressed at the same time as the roof.



Photo 13

Small and frequent water related damage can be found along the Gym siding.



Photo 14

Overview of the wood fascia board.



Photo 15

Overview



Photo 16

The existing roof assembly is comprised of three roofs over a tectum deck.



Photo 17

A core showing the three roofs.



Photo 18

A close up of the Tectum deck.



Solution Options

Client: Aberdeen School District

Facility: Harbor High School

Roof Section: Main Roof Section

Replace Options

Solution Option:	Replace 	Action Year:	2023
Square Footage:	60,000	Expected Life (Years):	30
Budget:	\$2,500,000.00		

- Mobilize all material and equipment needed to complete the project
- set up safety for contractors
- Demo the existing three roofs down to the deck
- Install two layers of 3.3" polyiso insulation (joints staggered)
- Install 1/2" primed densdeck
- Install new two ply SBS roofing system
- New edge metal to be installed per ANSI SPRI ES-1
- All details to be approved by Garland
- Re design the drainage with the installation of external downspouts
- Garland to provide a 30 year NDL warranty



Facility Summary

Client: Aberdeen School District

Facility: McDermoth Elementary

Facility Data

Address 1	409 K St
City	Aberdeen
State	Washington
ZIP	98520
Type of Facility	School
Square Footage	26,500
Contact Person	Michael Pauley

Notes

Large old building in center of town - steep shingle roofs with single ply catwalk down the center of the roof where units are located.

Asset Information

Name	Date Installed	Square Footage	Roof Access
McDermoth Elementary Roof		26,500	Internal Roof Hatch



Construction Details

Client: Aberdeen School District

Facility: McDermoth Elementary

Roof Section: McDermoth Elementary Roof

Information

Year Installed	-	Square Footage	26,500
Slope Dimension	7/12	Eave Height	48'
Roof Access	Internal Roof Hatch	System Type	Shingles

Notes

Large old building in center of town - steep shingle roofs with single ply catwalk down the center of the roof where units are located.





Photo Report

Client: Aberdeen School District

Facility: McDermoth Elementary

Roof Section: McDermoth Elementary Roof

Report Date: 11/02/2021

Title: McDermoth Roof Report

The shingle roof sections are in decent condition and appear to have several years left of usable life. There are some signs of wear and algae growth in a few select areas. A good cleaning in the next few years will extend the roof life. The single ply catwalk also appears to be wearing well and just needs yearly cleaning to extend its useful life.



Photo 1

Single ply catwalk area with units



Photo 2

Looking down steep slope shingle roof sections



Photo 3

Shingles in good condition - showing minor signs of age and wear



Photo 4

Looking down roof edge from catwalk onto steep slope shingle roof section



Photo 5

Front of school



Photo 6

Looking out over shingle sections



Photo 7

Flat center catwalk section holds some water but in relatively good condition



Photo 8

Looking at roof hatch - notice some algae growth on the shingles in the background



Photo 9

Looking down at a steep slope valley and gutter - very difficult to clean these roof sections and gutters



Solution Options

Client: Aberdeen School District

Facility: McDermoth Elementary

Roof Section: McDermoth Elementary Roof

Maintenance Options

Solution Option:	Maintenance 	Action Year:	2025
Square Footage:	26,500	Expected Life (Years):	5
Budget Range:	\$15,000.00 - \$25,000.00		

Perform simple roof cleaning and repairs as needed. A lift will be required to access all drains and safely access certain portions of the roof. Cleaning should be done yearly on the single ply flat roof sections and every 5-7 years on the steep slope shingle roof sections.



Facility Summary

Client: Aberdeen School District

Facility: Miller Junior High School

Facility Data

Address 1	100 East Lindstrom
City	Aberdeen
State	Washington
ZIP	98520
Type of Facility	School
Square Footage	101,000
Contact Person	Michael Pauley

Notes

Sloped shingle roof with a few sections having insulation above the deck

Asset Information

Name	Date Installed	Square Footage	Roof Access
Miller Junior High Roof		101,000	Ladder Needed



Construction Details

Client: Aberdeen School District

Facility: Miller Junior High School

Roof Section: Miller Junior High Roof

Information

Year Installed	-	Square Footage	101,000
Slope Dimension	3/12	Eave Height	16'
Roof Access	Ladder Needed	System Type	Shingles

Notes

Sloped roof with shingle roof system and exterior gutter and downspouts





Photo Report

Client: Aberdeen School District

Facility: Miller Junior High School

Roof Section: Miller Junior High Roof

Report Date: 11/02/2021

Title: Miller Junior High Roof Inspection

Miller Junior High School roof is a shingle roof system with external gutters. The roof is quite dirty with most shingles holding a layer of dirt and grime, but otherwise the mineral retention seems to be good and the shingles do not seem dried out at this point. There are a few areas where the siding appears to be holding moisture and could become an issue in time. Additionally the gutter has one areas where it needs to be repaired.



Photo 1

Small amount of wood rot on a piece of fascia



Photo 2

Looking out over roof section - most of the shingles have a layer of dirt and grime on them but otherwise appear to be in good condition



Photo 3

Looking at roof section with insulation above the deck



Photo 4

Siding on roof showing signs of wear



Photo 5

Insulated area - all valleys are done with a metal valley detail



Photo 6

Damaged gutter



Photo 7

Shingles in good condition



Photo 8

Shingles near vents have less dirt and grime on them resulting in the color difference



Photo 9



Solution Options

Client: Aberdeen School District

Facility: Miller Junior High School

Roof Section: Miller Junior High Roof

Maintenance Options

Solution Option:	Maintenance 	Action Year:	2025
Square Footage:	101,000	Expected Life (Years):	10
Budget Range:	\$35,000.00 - \$45,000.00		
- Clean the roof to remove layer of dirt and grime - Repair the damaged gutter section - Perform repairs at misc. fascia and siding areas with water damage			



Facility Summary

Client: Aberdeen School District

Facility: Robert Gray Elementary

Facility Data

Address 1	1516 N B St
City	Aberdeen
State	Washington
ZIP	98520
Type of Facility	School
Square Footage	44,000
Contact Person	Michael Pauley

Notes

Shingle sloped roof - approximately 20 year old shingles.

Asset Information

Name	Date Installed	Square Footage	Roof Access
Robert Gray Elementary Roof	2002	44,000	Internal Roof Hatch



Construction Details

Client: Aberdeen School District

Facility: Robert Gray Elementary

Roof Section: Robert Gray Elementary Roof

Information

Year Installed	2002	Square Footage	44,000
Slope Dimension	3/12	Eave Height	16'
Roof Access	Internal Roof Hatch	System Type	Shingles

Notes

Sloped shingle roof - installed in 2002.





Photo Report

Client: Aberdeen School District

Facility: Robert Gray Elementary

Roof Section: Robert Gray Elementary Roof

Report Date: 11/02/2021

Title: Robert Gray Roof Inspection

Shingle roof in good condition. There are areas of granule loss starting to show, and large amounts of bird activity which always seems to fast forward the wear and tear of a roof. There is also a full fall restraint system already installed on the roof.



Photo 1

Looking down the side of the shingle roof - notice the large flock of birds and bird droppings all over the roof

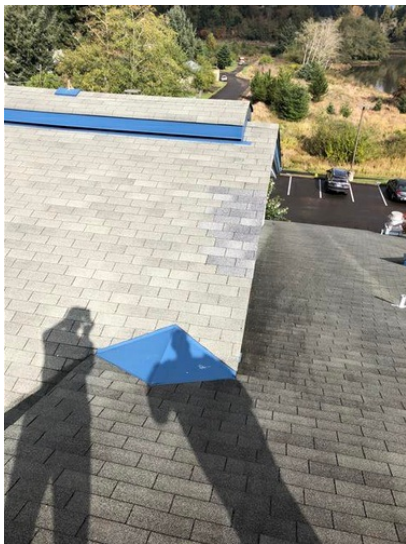


Photo 2

Small metal detail in roof section transistion



Photo 3

Lookin down the ridge of the roof - notice the tie-off system

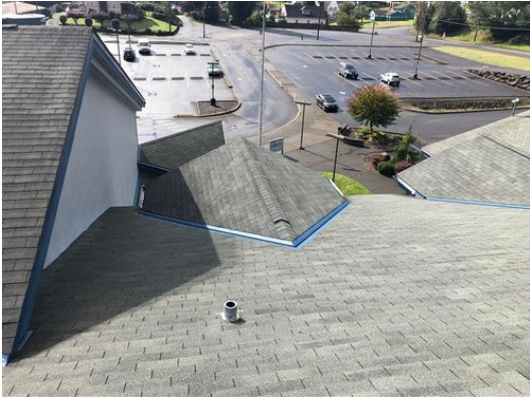


Photo 4

Looking down at metal valleys

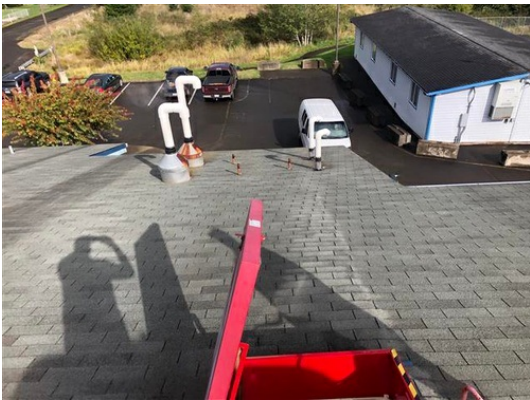


Photo 5

Roof hatch



Photo 6

Shingles are worn differently depending on which way they lay



Solution Options

Client: Aberdeen School District

Facility: Robert Gray Elementary

Roof Section: Robert Gray Elementary Roof

Replace Options

Solution Option:	Replace 	Action Year:	2026
Square Footage:	44,000	Expected Life (Years):	30
Budget:	\$587,500.00		

Shingle Roof Scope:

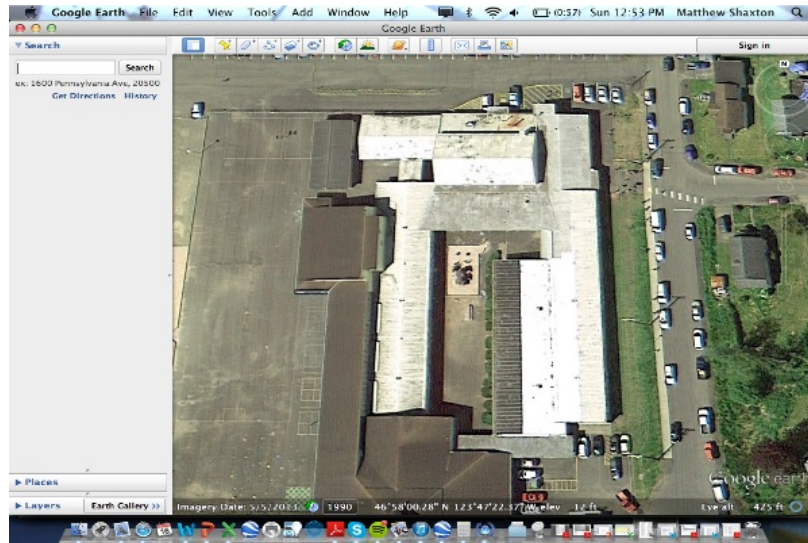
- Tear off existing shingle roof down to deck
- Replace wet or damaged decking at a per sf cost
- Install full ice and water shield over entire roof surface
- Install new metal details and vents at all locations
- Install new shingles over roof per District's choices
- Install new gutters and downspouts



Facility Summary

Client: Aberdeen School District

Facility: Stevens Elementary



Facility Data

Address 1	301 South Farragut Street
City	Aberdeen
State	WA
ZIP	-
Type of Facility	School
Square Footage	38,900
Contact Person	Michael Pauley

Asset Information

Name	Date Installed	Square Footage	Roof Access
Roof 1	Unknown	6,300	Ladder Needed
Roof 2	Unknown	7,600	
Roof 3	Unknown	13,400	Ladder Needed
Roof 4	Unknown	9,400	Ladder Needed
Stevens Elementary Roof - Entire Roof		64,000	Ladder Needed



Construction Details

Client: Aberdeen School District

Facility: Stevens Elementary

Roof Section: Stevens Elementary Roof - Entire Roof

Information

Year Installed	-	Square Footage	64,000
Slope Dimension	1/2"	Eave Height	14'
Roof Access	Ladder Needed	System Type	APP Modified

Notes

Stevens Elementary Roof is a combination of Shingle Roof sections and smooth BUR roof sections. There have been numerous silver coating layers applied to the roof sections over time and there are various areas in need of repairs. The shingle roofs are worn and will need to be addressed in the near future.





Photo Report

Client: Aberdeen School District

Facility: Stevens Elementary

Report Date: 11/02/2021

Title: Stevens Elementary Roof Inspection

Roof Section: Stevens Elementary Roof - Entire Roof

Stevens Elementary Roof is a combination of Shingle Roof sections and smooth BUR roof sections. There have been numerous silver coating layers applied to the roof sections over time and there are various areas in need of repairs. The shingle roofs are worn and will need to be addressed in the near future.

Additionally, numerous areas of rot were found in the soffit and some decking under overhangs



Photo 1

Looking out over shingle and smooth BUR sections



Photo 2

Looking down shingle section with gutter



Photo 3

Shingle bell tower section



Photo 4

Looking down roof sections



Photo 5

BUR with silver coating and lots algae growth- notice the cleaned areas where repairs have been done



Photo 6

Cracks near drain



Photo 7

Front of the school



Photo 8

Rot in the fascia boards



Photo 9

Rot in the wood decking



Photo 10

Additional rot in the wood decking



Photo 11

Rot on wood under deck



Photo 12

Rot in the fascia boards



Photo 13

Siding with holes and deterioration



Photo 14

Discoloration from the vents on the BUR roof section



Photo 15

Silver coating over smooth BUR roof



Photo 16

Cracking around pipe



Solution Options

Client: Aberdeen School District

Facility: Stevens Elementary

Roof Section: Stevens Elementary Roof - Entire Roof

Restore Options

Solution Option:	Restore 	Action Year:	2024
Square Footage:	64,000	Expected Life (Years):	20
Budget:	\$900,000.00		

Shingle Roof Scope:

- Tear off existing shingle roof down to deck
- Replace wet or damaged decking at a per sf cost
- Install full ice and water shield over entire roof surface
- Install new metal details and vents at all locations
- Install new shingles over roof per District's choices
- Install new gutters and downspouts

Budget - \$200,000 - \$225,000 + tax

BUR Roof Scope

- Pressure wash entire roof
- Test all drains and ensure they work properly
- Make repairs as per Garland recommendations
- Thermal scan roof - make repairs to wet decking and insulation at a per sf cost
- Install a fully reinforced liquid applied roof restoration system over entire roof
- Provide on-site project management and weekly reports to the District

Budget - \$525,000 - \$550,000 + tax



Construction Details

Client: Aberdeen School District

Facility: Stewart Field

Roof Section: North & West Bandbox Roof Sections

Information

Year Installed	-	Square Footage	11,500
Slope Dimension	Multiple	Eave Height	14'
Roof Access	Ladder Needed	System Type	Single Ply

Notes

Shingle front facades with the main roof being a single ply roof that has been aged significantly





Photo Report

Client: Aberdeen School District

Report Date: 11/02/2021

Facility: Stewart Field

Title:

Roof Section: North & West Bandbox Roof Sections

North and West Roof Sections Inspection

Roofs consist of a single ply main roof with shingle facade sections. Shingles are well worn and should be replaced. The single ply roofs need to be cleaned and restored to ensure a longer roof life without a full replacement.



Photo 1

Shingle front façade on both roof sections



Photo 2

Wood slat decking



Photo 3

Looking down over stained and dirty single ply roof section



Photo 4

West roof section overview



Solution Options

Client: Aberdeen School District

Facility: Stewart Field

Roof Section: North & West Bandbox Roof Sections

Restore Options

Solution Option:	Restore 	Action Year:	2024
Square Footage:	11,500	Expected Life (Years):	20
Budget:	\$255,000.00		

Shingle Roof Scope:

- Tear off existing shingle roof down to deck
- Replace wet or damaged decking at a per sf cost
- Install full ice and water shield over entire roof surface
- Install new metal details and vents at all locations
- Install new shingles over roof per District's choices
- Install new gutters and downspouts

Budget - \$60,000 - \$75,000 + tax

Single Ply Roof Scope

- Pressure wash entire roof
- Test all drains and ensure they work properly
- Make repairs as per Garland recommendations
- Install a fully reinforced liquid applied roof restoration system over entire roof
- Provide on-site project management and weekly reports to the District

Budget - \$125,000 - \$150,000 + tax



Facility Summary

Client: Aberdeen School District

Facility: Stewart Field

Facility Data

Address 1	216 North G Street
City	Aberdeen
State	WA
ZIP	-
Type of Facility	School
Square Footage	11,200
Contact Person	Michael Pauley

Asset Information

Name	Date Installed	Square Footage	Roof Access
North & West Bandbox Roof Sections		11,500	Ladder Needed
South Stand Roof	Unknown	11,200	Penthouse



Yearly Budget Summary

Client: Aberdeen School District

Facility *	Asset Type	Asset *	Recommendation	Cost	Expected Life

Year: 2023

AJ West Elementary School	Roof Section	Main Roof Section	Restore	\$595,000.00	20 Year(s)
Central Park School	Roof Section	Main Building	Replace	\$895,000.00	30 Year(s)
Harbor High School	Roof Section	Main Roof Section	Replace	\$2,500,000.00	30 Year(s)
Total for 2023:				\$3,990,000.00	

Year: 2024

Central Park School	Roof Section	Play Shed and Classroom Wing	Restore	\$228,000.00	15 Year(s)
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Facility *	Asset Type	Asset *	Recommendation	Cost	Expected Life
Stevens Elementary	Roof Section	Stevens Elementary Roof - Entire Roof	Restore	\$900,000.00	20 Year(s)
Stewart Field	Roof Section	North & West Bandbox Roof Sections	Restore	\$255,000.00	20 Year(s)
Total for 2024:				\$1,383,000.00	

Year: 2025					
Aberdeen High School	Roof Section	Aberdeen High School Roof	Restore	\$2,575,000.00	20 Year(s)
McDermoth Elementary	Roof Section	McDermoth Elementary Roof	Maintenance	\$20,000.00	5 Year(s)
Miller Junior High School	Roof Section	Miller Junior High Roof	Maintenance	\$40,000.00	10 Year(s)
Total for 2025:				\$2,635,000.00	

Year: 2026					
Robert Gray Elementary	Roof Section	Robert Gray Elementary Roof	Replace	\$587,500.00	30 Year(s)
Total for 2026:				\$587,500.00	

****Note:** This report may contain numbers which have been derived as an average from a budget range. Please refer to solution reports to see the full budget range and details.