

2024 School Modernization and Construction Bond

ROOFING BY SITE

School roofs can be more complicated and costly to repair or replace than residential and commercial roofs due to their larger size, complex designs, and functional needs. Many school roofs are flat or low-sloped to accommodate HVAC systems, drainage, and foot traffic, which increases the risk of leaks and requires more frequent maintenance. They also need to meet higher durability standards, often serving as emergency shelters.

Additionally, school roofs incorporating solar panels for energy efficiency, adds complexity and cost to repairs. Removing and reinstalling solar panels during roof work can be labor-intensive and expensive, often requiring specialized contractors. Solar panels also increase the roof's structural load, adding considerations for both initial construction and ongoing maintenance.

The overall cost of repairs is influenced by square footage, roofing material, weather conditions, roof age, and local labor rates. The complexity of roof design, including solar panels, HVAC systems, and skylights, further increases labor and material costs.

The following costs account for recent repair or replacement work on older buildings. All amounts were estimated based on a six to ten-year planning timeframe and may be reallocated between buildings as specific conditions evolve.

Site	Type	Category	Amount
Apollo	Elementary	Replacement	\$ 11,419,000
		Apollo ES Total	\$ 11,419,000
Briarwood	Elementary	Repair	\$ 139,000
		Briarwood ES Total	\$ 139,000
Cascade Ridge	Elementary	Repair	\$ 25,000
Cascade Ridge	Elementary	Replacement	\$ 3,028,000
		Cascade Ridge ES Total	\$ 3,053,000
Cedar Trails	Elementary	N/A	\$ -
		Cedar Trails ES Total	\$ -
Challenger	Elementary	Replacement	\$ 4,769,000
		Challenger ES Total	\$ 4,769,000
Clark	Elementary	N/A	\$ -
		Clark ES Total	\$ -
Cougar Ridge	Elementary	Replacement	\$ 2,927,000
		Cougar Ridge ES Total	\$ 2,927,000
Creekside	Elementary	Repair	\$ 334,000
		Creekside ES Total	\$ 334,000

Site	Type	Category	Amount
Discovery	Elementary	Repair	\$ 15,000
Discovery	Elementary	Replacement	\$ 3,356,000
		Discovery ES Total	\$ 3,371,000
Endeavour	Elementary	Replacement	\$ 2,498,000
		Endeavour ES Total	\$ 2,498,000
Grand Ridge	Elementary	Repair	\$ 235,000
Grand Ridge	Elementary	Replacement	\$ 2,195,000
		Grand Ridge ES Total	\$ 2,430,000
Issaquah Valley	Elementary	Replacement	\$ 9,910,000
		Issaquah Valley ES Total	\$ 9,910,000
Maple Hills	Elementary	Replacement	\$ 7,596,000
		Maple Hills ES Total	\$ 7,596,000
Newcastle	Elementary	Repair	\$ 39,000
Newcastle	Elementary	Repair	
Newcastle	Elementary	Replacement	\$ 2,158,000
		Newcastle ES Total	\$ 2,197,000
Sunny Hills	Elementary	Replacement	\$ -
		Sunny Hills ES Total	\$ -
Sunset	Elementary	Replacement	\$ 4,696,000
		Sunset ES Total	\$ 4,696,000
Beaver Lake	Middle	Replacement	\$ 1,035,000
		Beaver Lake ES Total	\$ 1,035,000
Cougar Mountain	Middle	Repair	\$ 50,000
		Cougar Ridge ES Total	\$ 50,000
Issaquah MS	Middle	Repair	\$ 76,000
		Issaquah MS Total	\$ 76,000
Maywood	Middle	Replacement	\$ 10,321,000
		Maywood MS Total	\$ 10,321,000
Pacific Cascade	Middle	Replacement	\$ 5,627,000
		Pacific Cascade MS Total	\$ 5,627,000
Pine Lake*	Middle	Repair	\$ 3,306,000
		Pine Lake MS Total	\$ 3,306,000

*Solar Panels Installed

Site	Type	Category	Amount
Gibson-Ek	High	N/A	\$ -
		Gibson-Ek Total	\$ -
Issaquah HS	High	Replacement	\$ 1,363,000
		Issaquah HS Total	\$ 1,363,000
Liberty	High	Replacement	\$ 6,826,000
Liberty	High	Repair	\$ 177,000
		Liberty HS Total	\$ 7,003,000
Skyline	High	Replacement	\$ 18,030,000
Skyline	High	Repair	\$ 91,000
		Skyline HS Total	\$ 18,121,000
Admin Center	Support	Replacement	\$ 3,331,000
		Admin Center Total	\$ 3,331,000
Holly Street ELC	Support	Replacement	\$ 2,624,000
		Holly Street ELC Total	\$ 2,624,000
May Valley SC	Support	Replacement	\$ 1,577,000
		May Valley SC Total	\$ 1,577,000
Transportation Main	Support	Repair	\$ 67,000
Transportation Main	Support	Replacement	\$ 2,271,000
		Transportation Center Main Total	\$ 2,338,000
Transportation Plateau	Support	Repair	\$ 89,000
		Transportation Center Plateau Total	\$ 89,000
All Sites - Roofing Total			\$ 112,200,000