

Cupertino Union School District
Roof Inventory
July 2025

Building / Roof Level	Roof Area	GAR	Budget	Comments	Install Date	Roof Type	Est Rem. Life Exp.
Blue Hills Elementary							
Core Building(s)	34,000		-	80 Mil TPA - maintainable condition.	2004	Tremco TPA	10 years
	34,000		\$0				
Collins Elementary							
Admin (low slope)	2,300		\$115,000	Blisters - acrylic coated. MB	2004	MB	5 years
Admin (steep slope)	2,700		-	Maintain	2004	SSM	10+ years
Classroom Wings (low slope)	9,200		-	Blisters & possible metal edge failure - recommend re-evaluating.	2004	MB	5 years
Classrooms (steep slope)	25,100		-	Maintain - Recommend re-evaluating	2004	Comp Shingle	Unknown
GLC (low slope)	8,400		\$184,800	South side restored in 2018. North side should be evaluated for restoration; otherwise replace.	2004	MB	5 years
GLC (steep slope)	5,600		-	Maintain	2004	SSM	10+ years
Breezeway	1,600		-	Maintain	2004	SSM	10+ years
	54,900		\$299,800				
Cupertino Middle School							
CR 21-26; Staff Rooms	11,300		\$339,000	Replace	1990s	MB	< 5 years
CR 54-57	7,800		\$234,000	Replace	1990s	MB	< 5 years
Small Gym	5,800		-	Maintain	2024	TREMCO KEE FB	30 years
CR 11-17 (steep slope)	13,700		-	Maintain	2014	SSM	20 years
CR 18-20 (steep slope)	6,700		-	Maintain	2014	SSM	20
CR 60-61; Multi-Use; Gym	22,000		-	Maintain	2014	MB	10-15 years
CR 27-32; 33-38; 39-44; 49-51 (low slope)	12,800		\$384,000	Replace	1990s	MB	< 5 years
CR 26-32; 33-38; 39-44; 49-51 (steep slope)	29,900		-	Maintain	2023	Comp Shingle	25 years
Music 1&2 (low slope)	16,700		-	Maintain	2015	BUR	10-15 years
Music 1&2 (steep slope)	7,300		-	Maintain	2023	Comp Shingle	25 years
Canopy @ Music 1&2	1,000		\$20,000	Replace - DRY ROT CONDITIONS	1990's	BUR	0
Canopy - other	2,200		-	Maintain	2017	Comp Shingle	20 years
Canopy (Standing Seam Metal)	7,600		-	Maintain	1990s	SSM	20 years
	144,800		\$977,000				
De Vargas Elementary							
CR 1-20	33,000		\$990,000	Replace - Ponding water - Recommend re-evaluate	2006	TPO	<5 years
GLC - low Slope	6,600		\$198,000	Replace Eventually - Recommend re-evaluate	2006	TPO	<5 years
GLC - Steep Slope	10,000		-	Maintain	1990	SSM	10+ years
	49,600		\$0				
Dilworth Elementary							
Core Buildings	47,300		\$1,419,000	Replace - Re-evaluate in 2028	2004	PVC	5 years
	47,300		\$1,419,000				
Eaton Elementary							
Kinder & CR Wings	26,700		\$934,500	Heavily Blistered, ponding. Replace within 5 years	2003	MB	< 5 years
920 (Multi-use)	6,500		-	2003 MB Restored in 2019. Maintain	2019	Tremco AG MTS	10+ years
940- low slope	3,850		-	2003 MB Restored in 2019. Maintain	2019	Tremco AG MTS	10+ years
940 - steep slope	5,700		-	Maintain & Re-evaluate	2003	Comp Shingle	5+ years

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	41,900		\$934,500				
Eisenhower							
GLC (920 Bldg) - low slope	8,500		\$297,500	Replacement required	1988	BUR	< 5 years
GCL (920 Bldg) - steep slope	3,000		-	Maintain	1988	SSM	10+ years
Admin (900 Bldg)	3,300		\$99,000	Replacement required - Edge failure	2000	Tremco BUR	< 5 years
Star (940)	6,500		\$195,000	Replacement required	2000	Tremco BUR	< 5 years
Kinder (CR 1-2)	4,500		\$135,000	Replacement required - Edge failure	2000	Tremco BUR	< 5 years
CR 1-20 - low slope	12,000		\$360,000	Replacement required - Edge failure	2000	Tremco BUR	< 5 years
CR wing 900; 307; 8-11 - steep slope	23,200		\$696,000	Replacement required - Edge failure	2000	Tremco BUR	< 5 years
Covered Walk-ways	5,400		\$162,000	Replacement required - Edge failure	2000	Tremco BUR	< 5 years
	66,400		\$1,944,500				
Faria Elementary							
GLC Building (Equipment Wells)	9,000			Maintain; 1993 BUR restored in 2019	2019	Tremco AG MTS	15+ years
GLC Steep Slope	5,000		-	Maintain	1995	SSM	10+ years
CR Buildings & Admin	33,000		\$990,000	Replace - ponding water	2004	MB	< 5 years
	47,000		\$990,000				
Garden Gate							
Kinder	4,700		\$164,500	Replacement required	1987	Tremco BUR	0 years
Admin	6,100		\$213,500	Replacement required	1987	Tremco BUR	0 years
CR 3-6 Low Slope	2,700		\$94,500	Replacement required	1987	Tremco BUR	0 years
CR 3-6 Steep Slope	5,300		-	Maintain; Re-evaluate	2004	Comp Shingle	5 - 10 years
CR 7-11 Low Slope	2,700		\$94,500	Replacement required	1987	Tremco BUR	0 years
CR 7-11 Steep Slope	5,300		-	Maintain; Re-evaluate	2004	Comp Shingle	5 - 10 years
CR 12-15 Low Slope	2,700		\$94,500	Replacement required	1987	Tremco BUR	0 years
CR 12-15 Steep Slope	5,300		-	Maintain; Re-evaluate	2004	Comp Shingle	5-10 years
Covered Walk-way	3,600		\$126,000	Replacement required	1987	Tremco BUR	0 years
GLC Low Slope	8,600		-	Maintain	2016	BUR	15 years
GLC Steep Slope	4,300		-	Maintain	2016	Comp Shingle	15 years
	51,300		\$787,500				
Hyde Middle School							
Gym (941)	5,400		-	Maintain	2015	BUR	15 years
CR 16-18	11,500		-	Maintain	2003	Tremco MB	5-10 years
CR 24-31	12,600		-	Maintain & Re-evaluate; 1993 BUR restored in 2010	1993	Tremco BUR	5 years
CR 32-35	9,700		-	Maintain & Re-evaluate; 1993 BUR restored in 2010	1993	Tremco BUR	5 years
940	11,000		-	Maintain	2015	BUR	15 years
Walkways	10,700		-	Maintain	2003	Tremco MB	5-10 years
CR 1-6, 7-12, 13-15, 19-23 - low slope	11,400		-	Maintain: Repairs Required	2003	Tremco MB	5-10 years
CR 1-6, 7-12, 13-15, 19-23 - steep slope	30,000		\$480,000	Replace	1990	Comp Shingle	0 years
900, 920, 921, 922 - low slope	10,600		-	Maintain	2003	Tremco MB	5-10 years
900, 920, 921, 922 - steep slope	1,900		\$30,400	Replace	1990	Comp Shingle	0 years

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	114,800		\$510,400				
Kennedy							
Gym	4,900		\$147,000	Replace	1999	Tremco BUR	< 5 years
Pavilion - steep slope	5,900		\$94,400	Replace	1999	Comp Shingle	< 5 years
Library - low slope	2,900		\$87,000	Replace	1999	Tremco BUR	< 5 years
Library - steep slope	9,300		\$148,800	Replace	1999	Comp Shingle	< 5 years
Multi-use	6,500		\$195,000	Replace	1999	Tremco BUR	< 5 years
Classrooms - steep slope	41,000		\$656,000	Replace	1999	Comp Shingle	< 5 years
Classrooms - low slope	40,200		\$1,206,000	Replace	1999	Tremco BUR	< 5 years
	110,700		\$2,534,200				
Lawson Middle School							
100 - low slope	3,000		\$66,000	Restore Immediately; Re-evaluate	2004	MB	5 years
100 - steep slope	3,200		-	Maintain	2004	SSM	10+ years
200	11,000		-	Maintain	2009	Tremco MB	10+ years
300 - low slope	15,000		\$330,000	Restore Immediately; Re-evaluate	2004	MB	5 years
300 - steep slope	6,000		-	Maintain	2004	SSM	10+ years
400 - 800	66,200		\$2,184,600	Replace	1995	Tremco BUR	0 Years
900 - low slope	2,000		\$44,000	Restore Immediately; Re-evaluate	2005	MB	5 years
900 - steep slope	11,000		\$1,000	Maintain	2005	SSM	10+ years
1000 - low slope	5,000		-	Maintain	2014	TPO	10 years
1000 - steep slope	17,000		-	Maintain	2014	SSM	20+ years
1100	7,900		-	Maintain	2014	SSM	20+ years
	139,400		\$2,625,600				
Lincoln							
GLC - low slope	6,600		-	Maintain	2025	Tremco KEE FB	20+ years
GLC - steep slope	1,500		-	Maintain	1993	SSM	10+ years
Office/MP/CR15-17	18,400		-	Maintain	2025	Tremco KEE FB	20+ years
CR 1-8	18,700		-	Maintain	2014	BUR	10+ years
CR 9-14	14,100		-	Maintain	2012	Tremco BUR	10+ years
	59,300		\$0				
Luther							
Sierra Admin & Classrooms - low slope	19,100		\$573,000	Replacement Recommended	1988	Tremco BUR	0 years
Sierra Admin & Classrooms - steep slope	6,400		\$192,000	Replacement Recommended	1988	Tremco BUR	0 years
Montessori Classrooms - low slope	8,200		\$246,000	Replacement Recommended	1988	Tremco BUR	0 years
Montessori Classrooms - steep slope	3,200		\$96,000	Replacement Recommended	1988	Tremco BUR	0 years
Morning Star	8,500		\$255,000	Replacement Recommended	1988	Tremco BUR	0 years
	45,400		\$1,362,000				
McAuliffe Elementary							
Core Buildings	40,000		\$1,200,000	Replace; Re-evaluate regarding timing	2006	TPO	< 5 years
	40,000		\$1,200,000				
Meyerholz							

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All Core Building	42,000		\$1,260,000	Replace; Re-evaluate regarding timing	2005	TPO / PVC	< 5 years
Canopy	3,600		\$108,000	Replace; Re-evaluate regarding timing	2005	TPO	< 5 years
	45,600		\$1,368,000				
Miller							
CR 1-6	10,000		\$0	Maintain	2025	Tremco KEE FB	20+ years
CR 7-12 (Steep Slope)	8,900		\$0	Maintain	2016	Comp Shingle	10+ years
CR 7-12 (Low Slope)	1,100		\$0	Maintain	2016	BUR	10+ years
CR 13-18	10,000		\$0	Maintain	2025	Tremco KEE FB	20+ years
CR 19-23	9,500		\$0	Maintain	2025	Tremco KEE FB	20+ years
CR 24-30	12,000		\$0	Maintain	2025	Tremco KEE FB	20+ years
CR 31	3,000		\$0	Maintain	2025	Tremco KEE FB	20+ years
CR 32-33	7,800		\$0	Maintain	2025	Tremco KEE FB	20+ years
CR 34-36	7,800		\$0	Maintain	2025	Tremco KEE FB	20+ years
CR 37-38	8,800		\$0	Maintain	2025	Tremco KEE FB	20+ years
900/901	6,000		\$0	Maintain	2025	Tremco KEE FB	5 years
920 (Steep Slope)	7,000		\$0	Maintain	2000	Comp Shingle	5 years
920 (Low Slope)	1,600		\$0	Maintain	2025	Tremco KEE FB	20+ years
940 & Canopies	11,500		\$0	Maintain	2003	Tremco MB	10+ years
Gymnasium	5,500		\$0	Maintain	2025	Tremco KEE FB	20+ years
	110,500		\$0				
Montclair							
Admin, CR 1-6	17,600		\$0	Maintain	2025	Tremco KEE FB	20+ years
CR 7-14	12,400		\$0	Maintain	2025	Tremco KEE FB	20+ years
920, CR 20-22 - low slope	8,400		\$0	Maintain	2025	Tremco KEE FB	20+ years
920, CR 20-22 - steep slope	5,800		\$0	Maintain	Unk	SSM	
940, CR 15-19	11,400		\$0	Maintain	2025	Tremco KEE FB	20+ years
Walkway	1,300		\$0	Maintain	2025	Tremco KEE FB	20+ years
	56,900		\$0				
Muir Elementary							
920	11,000		\$330,000	Replace; Re-evalute regarding timing	2006	TPO	<5 years
940	12,000		\$360,000	Replace; Re-evalute regarding timing	2006	TPO	<5 years
CR 1-2	3,300		\$99,000	Replace; Re-evalute regarding timing	2006	TPO	<5 years
CR 3-7	10,800		\$324,000	Replace; Re-evalute regarding timing	2006	TPO	<5 years
CR 11-18	10,000		-	Maintain	2012	PVC	10 years
Admin (lower)	3,000		\$90,000	Replace; Re-evalute regarding timing	2006	TPO	<5 years
Admin (upper)	800		-	Maintain	2012	BUR	10 years
Canopy	3,600		\$108,000	Replace; Re-evalute regarding timing	2006	TPO	<5 years
	54,500		\$1,311,000				
Murdock-Portal							
Main Campus Building	45,000		\$1,575,000	Replace; Re-evalute regarding timing	2003	PVC	<5 years
	45,000		\$1,575,000				
Nan Allan							

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Bright Horizon - low slope	4,100		-	Maintain	2024	Tremco KEE FB	20+ years
Bright Horizon - steep slope	5,800		-	Maintain	2024	Tremco KEE FB	20+ years
	9,900		\$0				
Nimitz							
GLC (920 Bldg) - low slope	8,800		-	Maintain	2018	Tremco AG BIO NR	10 years
GLC (920 Bldg) - steep slope	4,000		-	Maintain	1990	SSM	10 years
Admin (900 Bldg)	3,000		-	Maintain	2017	Tremco AG BIO NR	10 years
CR Wing 900; 3-7; 8-11 (low slope)	9,000		-	Maintain	2018	Tremco AG BIO NR	10 years
Canopy/Breezeway	4,000		-	Maintain	2018	Tremco AG BIO NR	10 years
CR Wing 900; 3-7; 8-11 (steep slope)	17,000		-	Maintain	2006	Comp Shingle	5 - 10 years
CR 1-2	4,500		-	Maintain	2018	Tremco AG BIO NR	10 years
CR 12-17	8,300		-	Maintain	2018	Tremco AG BIO NR	10 years
CR 18-20	4,200		-	Maintain	2018	Tremco AG BIO NR	10 years
	62,800		\$0				
Regnart							
All Core Buildings	48,000		-	Maintain	2014	BUR	10+ years
	48,000		\$0				
Sedgwick							
All Core Buildings	66,900		-	Maintain	2013	BUR	10 + years
Standing Seam Metal	9,000		-	Maintain	1994	SSM	10 + years
	75,900		\$0				
Serra							
Early Horizons	2,500		\$75,000	Replacement Required	1990	Tremco BUR	0 years
French-American	11,100		\$333,000	Replacement Required	1990	Tremco BUR	0 years
Building 1	3,400		\$102,000	Replacement Required	1990	Tremco BUR	0 years
Building 2	10,200		\$306,000	Replacement Required	1990	Tremco BUR	0 years
Delor Montessori	11,800		\$354,000	Replacement Required	1990	Tremco BUR	0 years
Canopy	3,800		\$114,000	Replacement Required - DRY ROT	1990	Tremco BUR	0 years
	42,800		\$1,284,000				
Stevens Creek							
900 Bldg (Front Low Slope)	4,300		\$129,000	Replace	2004	BUR	< 5 years
Office - Steep Slope	750		-	Maintain	2024	Comp Shingle	20+ years
Office - Equipment Well	1,000		\$30,000	Replace	1987	Tremco BUR	< 5 years
Breezeway	3,100		\$93,000	Replace	1987	Tremco BUR	< 5 years
CR 1-2; 3-10;	13,200		\$396,000	Maintain; Repairs Required	2004	MB	< 5 years
CR 11-19 - low slope	6,400		\$192,000	Restore Immediately	1991	Tremco BUR	< 5 years
CR 11-19 - steep slope	4,400		-	Maintain	2024	Comp Shingle	20+ years
920 Bldg	14,500		\$435,000	Replace	2004	TPO	< 5 years
	47,650		\$1,275,000				
Stocklmeir							
GLC - low slope	6,200		\$217,000	Replace	1987	Tremco BUR	0 years

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GLC - steep slope	5,800		-	Maintain	1990	SSM	10+ years
Pod A & B - low slope	20,200		\$606,000	Replace	1993	Tremco BUR	0 years
Pod A & B - steep slope	2,200		\$35,200	Replace	1993	Comp Shingle	5 years
Pod D - low slope	4,500		\$135,000	Replace	1993	Tremco BUR	0 years
Pod D - steep slope	1,100		-	Maintain	2008	Comp Shingle	5 years
JFK- Pod C - low slope	10,100		\$303,000	Replace	1995	Tremco BUR	0 years
JFK- Pod C - steep slope	1,250		\$20,000	Replace	1993	Comp Shingle	5 years
Central Kitchen	7,100		\$248,500	Replace	1987	Tremco BUR	0 years
CR 1-3 - low slope	3,100		\$108,500	Replace - HEAVY PONDING - SAFETY CONCERN	2003	PVC	0 years
CR 1-3 - steep slope	1,800		-	Maintain	Unk	SSM	10+ years
CR 4-9 - low slope	6,500		\$227,500	Replace - HEAVY PONDING - SAFETY CONCERN	2003	PVC	0 years
CR 4-9 - steep slope	1,900		-	Maintain	Unk	SSM	10+ years
CR 10-19, Library - low slope	15,400		\$539,000	Replace - HEAVY PONDING - SAFETY CONCERN	2003	PVC	0 years
CR 10-19, Library - steep slope	3,300		-	Maintain	Unk	SSM	10+ years
CR 20-25 - low slope	6,700		\$234,500	Replace - HEAVY PONDING - SAFETY CONCERN	2003	PVC	0 years
CR 20-25 - steep slope	2,500		-	Maintain	Unk	SSM	10+ years
Canopy	2,100		\$73,500	Replace	1987	Tremco BUR	0 years
	101,750		\$2,747,700				
West Valley Elementary							
900	4,500		\$0	Maintain	2025	Tremco KEE FB	20+ years
CR 1-2	3,100		\$0	Maintain	2025	Tremco KEE FB	20+ years
CR 13-22	16,500		\$0	Maintain	2025	Tremco KEE FB	20+ years
CR 3-12	18,100		\$0	Maintain	2025	Tremco KEE FB	20+ years
920-924 - low slope	8,500		\$0	Maintain	2025	Tremco KEE FB	20+ years
920-924 - steep slope	4,700		\$0	Maintain	2025	Comp Shingle	5 - 10 years
	55,400		\$0				
TOTAL	1,803,500		\$25,145,200.00				
	Note: Budgets are rough order magnitude (ROM) costs only. They are based on prevailing wage rates and current market conditions. Cost escalations of 5-8% per year should be factored into future capital planning. Excluded from the budgets are any mechanical, electrical, plumbing or carpentry scope if required.						