

# 2026 Summer Roofing Priorities

NOTE: THE BUDGETS BELOW ARE CONSERVATIVELY ESTIMATED, ACCOUNTING FOR ABATEMENT, DECK REPLACEMENT, AND TYPICAL ALLOWANCES BASED ON HISTORICAL COSTS FOR THIS DISTRICT. BUDGETS AS OF 12/06/2025

School	Section	Sq. Footage	Existing Roof Composition / Summary / Considerations	Condition	Low Estimate	High Estimate	Core Analysis
<u>Los Alamitos High School</u>	<u>500 / KIT</u>	16,500	The low-slope roof area requires tapered insulation to improve drainage. The existing system consists of a silver emulsion coating over 1.5" perlite insulation on a concrete deck. Numerous abandoned curbs, mechanical units, and conduit are present and must be removed as part of the scope. Two rooftop units require special attention: one is to be fully demolished, and the resulting concrete opening patched and made watertight; the other will remain in place but requires the installation of a roof access hatch and a half-height fixed ladder, similar to the configuration at Building 100, to allow maintenance personnel to access the area using an extendable or drop-down ladder	Failing/Leaking	\$550,000	\$625,000	Silver Emulsion BUR over 1.5" perlite insulation over concrete deck
<u>Los Alamitos High School</u>	<u>502, 504, ASB, Engineering (Activities Excluded)</u>	9,000	The roof consists of standing seam metal, portions of which will need to be removed and replaced due to advanced deterioration. The Activities Building is expected to receive two new Solatube skylights, which will need to be properly flashed into the new roof system. Installation of new gutters and downspouts is also anticipated. The District is investing in interior and exterior renovations, including replacement of T1-11 siding, with the goal of making the classrooms and buildings more permanent. A complete tear-off and installation of a new roofing system is recommended to support long-term durability. Existing metal seams are rusted through, and previous repair attempts have been ineffective due to the extent of corrosion. Some localized deck replacement will be required where water infiltration has compromised the substrate.	Failing/Leaking	\$185,000	\$220,000	SS metal. 504, 502, ASB, activities all tear offs.
<u>Hopkinson Elementary</u>	<u>E</u>	11,000	This roof section has a very low slope and exhibits poor drainage. Tapered insulation may be required to improve water flow, though existing curb heights are limited and must be evaluated for compatibility. The roof currently drains to perimeter gutters and internal drains, some of which are sumped. Walk pads will be required in high-traffic areas. The existing perimeter edge metal and gutter detail is unconventional and will need to be redesigned to support improved drainage performance—refer to Photo 27 for reference.	Failing/Leaking	\$350,000	\$390,000	Silver Emulsion BUR over 5" insulation over metal deck
<u>Hopkinson Elementary</u>	<u>E</u>	8,500	Low-slope roof with parapet walls and a lowered mechanical well area. New coping is required for the parapet walls, along with new clad edge metal around the mechanical well. The roof drains to internal drains and overflow scuppers and includes existing crickets to aid in drainage. Duct support pans will need to be raised to accommodate the new roof system—refer to Photos 32 and 36 for reference.	Failing/Leaking	\$255,000	\$300,000	Silver Emulsion BUR over wood deck, no insulation, sloped deck and wood crickets
<u>Lee Elementary</u>	<u>E</u>	8,500	Sloped roof transitions into a low-slope roof area that includes mechanical units, ducting, and a site screen with structural supports. An expansion joint with coping appears to connect the buildings at this transition—see Photo 28. Duct and site screen support sleepers are set low and may require adjustment to accommodate new roofing materials. The system also includes gutters and downspouts for drainage. Fire ratings may need to be considered for the sloped roof portion based on applicable code requirements.	Failing/Leaking	\$250,000	\$290,000	Silver emulsion BUR over wood deck, no insulation
<u>Oak Middle School</u>	<u>N</u>	11,500	The front office/admin building consists of multiple low-slope roof sections with varying edge conditions, including raised metal edge, drip edge, and coping. Existing crickets are present to aid drainage, with roof drains located in corners and at least one overflow scupper observed. Counterflashings appear to be in generally good condition. The existing assembly includes silver emulsion over 1/2" insulation, installed over a wood deck.	Failing/Leaking	\$350,000	\$400,000	1/2" insulation below silver emulsion, wood deck
<u>Rossmoor Elementary</u>	<u>G3</u>	1,200	The existing standing seam (SS) metal roof on the indicated portable building is severely rusted and beyond repair. Remove the existing metal panel roof system and replace it with a fully adhered KEE thermoplastic roof system to provide a durable, long-term watertight solution.	Failing/Leaking	\$25,000	\$30,000	SS Metal
<u>Lee Elementary</u>	<u>J Portables</u>	3,800	The existing standing-seam metal panel roof system exhibits failed center seam caps, numerous exposed pipe flashings, and localized corrosion. Due to the extent of deterioration and the complexity of penetration conditions, restoration is not recommended. Remove the existing metal panel roof system and replace it with a fully adhered KEE thermoplastic roof system to provide a durable, long-term watertight solution.	Failing/Leaking	\$80,000	\$95,000	SS Metal
<u>Lee Elementary</u>	<u>P1 - P4</u>	9,600	The existing metal panel roof system is over 20 years old and contains numerous penetrations, widespread seam and fastener locations, and visible areas of corrosion. Ongoing ponding at perimeter conditions further compromises long-term performance. Given the age, extent of penetrations, and signs of deterioration, restoration is not recommended. Remove the existing metal panel roof system and replace it with a fully adhered KEE thermoplastic roof system designed to accommodate complex penetration conditions, eliminate ponding issues, and provide long-term watertight performance.	Failing/Leaking	\$190,000	\$225,000	SS Metal
<b>TOTALS</b>		<b>79,600</b>			<b>\$2,235,000</b>	<b>\$2,575,000</b>	