



THE GARLAND COMPANY, INC.

HIGH PERFORMANCE BUILDING ENVELOPE SOLUTIONS

Kris Kanak
MN / WI Representative
(320) 290-7135
kkanak@garlandco.com

June 23rd, 2026

Mr. Mike Prondzinski
Director of Buildings and Grounds
Medford Public Schools
750 2nd Ave SE
Medford, MN 55049

Re: Deferred Maintenance Narrative / Roof Replacement:
Medford Public School

Dear Mr. Prondzinski,

Description

To comply with Minnesota Statutes, section 123B.595 subd.10, Medford Public Schools submits the following narrative for the upcoming roof replacement project.

The intent of this project is to replace the aging single ply roof system & related components to maintain a safe and healthy environment for the school children, staff, and public occupants. This work is necessary to maintain a watertight condition and prevent further erosion of the district's facility.

The existing single ply roof membrane has been deteriorating over the recent years leading to numerous interior leaks. The existing roof system has reached the end of its warranty period and the end of its life expectancy.

Scope of Work

- Removal & proper disposal of the existing roof system(s) & related components.
- The current insulation level is R-20. As part of the roof replacement new Insulation will be installed to meet the current building code requirement of R-30, therefore lowering the energy consumption for the school building.
- Areas of wet insulation will be removed & replaced with new dry insulation of matching type & thickness.
- Installation of a long-term multi-ply built-up roof system with a maintenance free gravel wear surfacing.

Scope of Work Continued:

- Installation of new sheet metal copings & counter flashings as related to the roof replacement project.
- Restoration of associated set up areas to original condition.

Cost Estimate



Medford Public School

Roofing Replacement / Building Envelope Project

Replacement Priority	Area of Construction	Budget	Comments
Priority 1	Roof Replacement / Building Envelope All flat roofs & Architectural Metal Panels	\$3,300,000	Estimate - to be bid
	HVAC disconnect / reconnect	\$65,000	Estimate - to be quoted
	Wet Insulation Replacement	\$75,000	Estimate - Actual based upon wet insulation discovered upon roof replacement
	Total Budget	\$3,440,000	

As always, we appreciate your partnership and look forward to successful projects together in the future.

Thank You

Kris Kanak
The Garland Company
320-290-7135