

Board of Education Study Session

School District of Seward

410 South Street

Seward, NE 68434

Monday, June 12, 2023 5:30 PM

Attendance Taken at 5:30 PM.

Paul Duer: Present

Matt Hastings: Present

Jill Hochstein: Present

Ryne Seaman: Absent

Danielle Shipley: Present

Shawn Svoboda: Present

1. Preliminary Procedures

1.1. Call meeting to order & announce Open Meetings Act is Posted

1.2. Public Notice as publicized per board policy

The public notice was publicized in the Seward County Independent and posted at city hall, library and courthouse. The public notice was dated June 7, 2023.

1.3. Roll Call

1.3.1. Action to excuse board members if necessary

Motion to excuse Ryne Seaman from tonight's meeting Passed with a motion by Jill Hochstein and a second by Shawn Svoboda.

Paul Duer: Yea, Matt Hastings: Yea, Jill Hochstein: Yea, Danielle Shipley: Yea, Shawn Svoboda: Yea

2. Possible Discussion Items

2.1. Transportation Report

Dr. Fields and Marty Telecky discussed our current vehicles.

2.2. Academic Honesty with A.I.

Dr. Fields and Scott Axt discussed artificial intelligence and what is happening in schools.

2.3. Future Projects Discussion

Dr. Fields, Adam Dowling and Tom Vajgrt discussed what is being done this summer and the timeframes. We also discussed some projects we are looking at doing in the next few years.

2.4. Interlocal Agreement Wellness Center Update

Dr. Dominy updated the board on the wellness center and discussed the interlocal agreement.

3. Adjournment

Vice President Duer adjourned the meeting at 6:48 p.m.

Please publish the following legal notice in the June 7, 2023 edition of the Seward County Independent. Thank you.

NOTICE OF SCHOOL BOARD MEETING

The board of education of the School District of Seward will meet in regular session on Monday, June 12, 2023 at 5:30 p.m. for a board study session to be followed by the 7:00 p.m. regular business meeting. The meeting will be held at the Administrative Offices located at 410 South St., Seward, Nebraska. An agenda for the meeting which shall be kept continually current is readily available for public inspection at the Superintendent's Office during normal business hours.

To view the agenda go to <http://SewardPublicSchools.org/> and find the eMeeting link.

5/26/23

2022-2023
School Vehicles

<u>Vehicle #</u>	<u>Year</u>	<u>D.O.P.</u>	<u>Mileage</u>	<u>Price Paid</u>	<u>License</u>	<u>Serial #</u>	<u>Chassis</u>
1	2003	4/11/02	104,323	\$86,785.00	45993	1T75T4B2831123615	Frtlnr
2	2022	12/1/21	10,080	\$89,595.00	60842	1BAKDCSH9NF386885	Blbird
3	1998	11/17/97	25,257	\$53,766.00	45983	1HVBBABP2WH513547	IH
4	2022	12/1/21	10,107	\$89,595.00	60844	1BAKDCSH7NF386884	Blbird
5	2019	11/27/18	40,258	\$83,020.00	45980	4UZABPFD0KCLF9052	Frtlnr
6	2022	1/4/21	14,781	\$85,976.00	58909	4UZABPFD1NCMV4258	Frtlnr
7	2014	7/29/13	72,654	\$78,465.00	46473	1BAKDCPH8EF303374	Blbird
8	2018	11/15/16	45,414	\$79,690.00	45985	4UZABPDUXJCJE3159	Frtlnr
9	2011	10/15/10	121,597	\$77,160.00	56719	1BAKDCPH2BF282145	Frtlnr
10	2012	9/19/11	103,099	\$76,494.00	56885	1BAKDCPH2CF287847	Blbird
11	2009	3/22/19	667,629	\$205,000.00	56882	2MG3JMEA49W065169	MCI
12	2024	2/9/23	2,945	\$109,837.00	62646	4DRBUAFM38B531783	IH
13							
14							
15	2015	9/15/14	62,011	\$77,036.00	56881	1BAKDCPH0FF313639	Blbird
16	2019	12/22/17	30,406	\$81,765.00	46016	1BAKFCSH7KF348173	Blbird
17	2004	1/15/04	150,758	\$64,450.00	46011	1HVBBABM94H651864	IH
18	2021	4/23/20	20,665	\$85,820.00	60836	4UZABRFD5MCMH3109	Frtlnr
19	2001	3/20/01	149,292	\$51,500.00	46012	1HVBRABM61A937705	IH
20	2001	3/20/01	156,979	\$51,500.00	46021	1HVBRABM41A937704	IH
21	2013	9/19/12	90,143	\$77,469.00	57303	1BAKDCPH1DF295102	Blbird

<u>Vehicle #</u>	<u>Year</u>	<u>D.O.P.</u>	<u>Mileage</u>	<u>Price Paid</u>	<u>License</u>	<u>Serial #</u>	<u>Chassis</u>
30	1994	7/29/06	111,038	\$7,000.00	52779	1GAFG35K5RF142686	Chevy
31	2009	6/15/10	92,667	\$16,800.00	55310	1FBNE31L28DA73866	Ford
32	2015	9/9/15	46,363	\$24,950.00	57325	1GAWGPF5F1287616	Chevy
33	2011	9/13/10	129,415	\$34,993.00	55315	1GNWK5EGXBR147469	Chevy
34	2019	11/13/19	13,289	\$26,200.00	46019	1FTYR1YM0KKA98671	Ford
35	2008	11/5/07	114,962	\$34,160.00	55292	1GNFK16358J151926	Chevy
36	2008	11/5/07	74,535	\$33,160.00	55293	1GNFK16358J154308	Chevy
37	2020	12/30/19	17,860	\$40,906.00	45989	1GNSKKEC6LR222521	Chevy
39	2009	12/31/08	98,999	\$33,997.77	55324	1GNFK16379R176572	Chevy
40	2009	12/31/08	66,007	\$33,997.77	55325	1GNFK16339R175421	Chevy
42	2006	5/4/09	130,127	\$10,950.00	46008	1GTHK24U66E291511	GMC
43	2015	9/9/15	32,319	\$26,497.88	57326	1GC0KUEG6FZ551836	Chevy

44	2000	8/14/06	157,034	\$9,700.00	52780	1GCGK24U0YE376438	Chevy
45	2022	12/16/22	1,401	\$41,805.00	62644	1FTRF3B69NEG14516	Ford
61	2016	8/23/16	61,376	\$17,499.00	46001	2G1WA5E35G1189484	Chevy
62	2022	8/25/22	6,986	\$23,997.00	45994	1G1ZG5ST0NF196364	Chevy
63	2022	9/8/22	6,894	\$23,997.00	46018	1G1ZB5STXNF201424	Chevy
65	2003	11/21/06	124,693	\$8,980.00	55285	1G3NL52F83C326062	Olds
66	2015	2/23/15	43,882	\$17,429.00	56880	2G1WA5E30F1137159	Chevy
	2011	7/21/11		\$2,000.00	56720	4J6SC10184B064165	H&H
	2023	8/31/22		\$10,850.00	55288	5JWTC1825PN577906	H&H
	1999	5/10/99			87432	4J6UT1629XB902264	H&H
	1993	5/14/93			52773	IV9DS1027PW060240	Valley

<u>Body</u>	<u>Cap.</u>	<u>Color</u>	<u>Use</u>
Thomas	78	Yellow	Activity
Bbird	59	Yellow	Activity
Thomas	55	Yellow	Sped Act.
Bbird	59	Yellow	Activity
Thomas	59	Yellow	Activity
Thomas	59	Yellow	Activity
Bbird	59	Yellow	Activity
Thomas	59	yellow	Activity
Bbird	59	Yellow	Route
Bbird	59	Yellow	Route
MCI	56	White	Activity
IH	59	Yellow	Route

Bbird	59	Yellow	Activity
Bbird	59	Yellow	Activity
Bbird	20	Yellow	Sped Rt.
Thomas	59	Yellow	Activity
IH	59	Yellow	Route
IH	59	Yellow	Route
Bbird	59	Yellow	Route

<u>Body</u>	<u>Cap.</u>	<u>Color</u>	<u>Use</u>
Van	10	Tan	Bld/Grnds
Van	10	Silver	Activity
Van	10	White	Act/Ag
Suburban	8	White	Sped Rt.
Van	2	White	Lunch
Suburban	8	Tan	Activity
Suburban	8	Tan	Activity
Suburban	8	Blue	Activity
Suburban	8	Silver	Activity
Suburban	8	White	Sped
Truck	2	White	Bld/Grnds
Truck	2	White	Bld/Grnds

Truck	2	White	Bld/Grnds
Truck	2	White	Bld/Grnds

Impala	5	White	D. Office
Malibu	5	White	HS Admin
Malibu	5	White	Activity
Alero	6	Red	Spare
Impala	5	White	Activity

10' 2 Wheel Enclosed Trailer

7'x18' 4 Wheel Enclosed Trailer

UT162 Utility Flatbed Trailer

EX610D Utility Dump Trailer



1706 N 203rd St
Elkhorn, NE 68022
hrcroof.com

Dear Dr. Fields,

Pursuant to your request the following is a proposal for roof restorations of Areas 5 & 9. The scope of work is as follows:

- Cut and relax tenting perimeter flashings.
- Install new EPDM membrane to perimeter flashings.
- Install new base tie-ins.
- Move ballast and reinforce failing field seams.
- Re-work all patches pulling up.
- Replace failing projection flashings, boots, pitch pans, etc.
- Check all drains and re-apply water block and target patch as needed.
- Clean up and haul away debris.

Area 5: \$85,000

Area 9: \$75,000

Heartland Roofing Consultants will provide all equipment, labor and materials to perform the above scope for the sum of: \$160,000 We will invoice 30% down at contract signing with balance at completion.

Please sign at the bottom of the proposal with your acceptance of the above terms.

Regards,

Zach Williams
HRC

04/06/2023

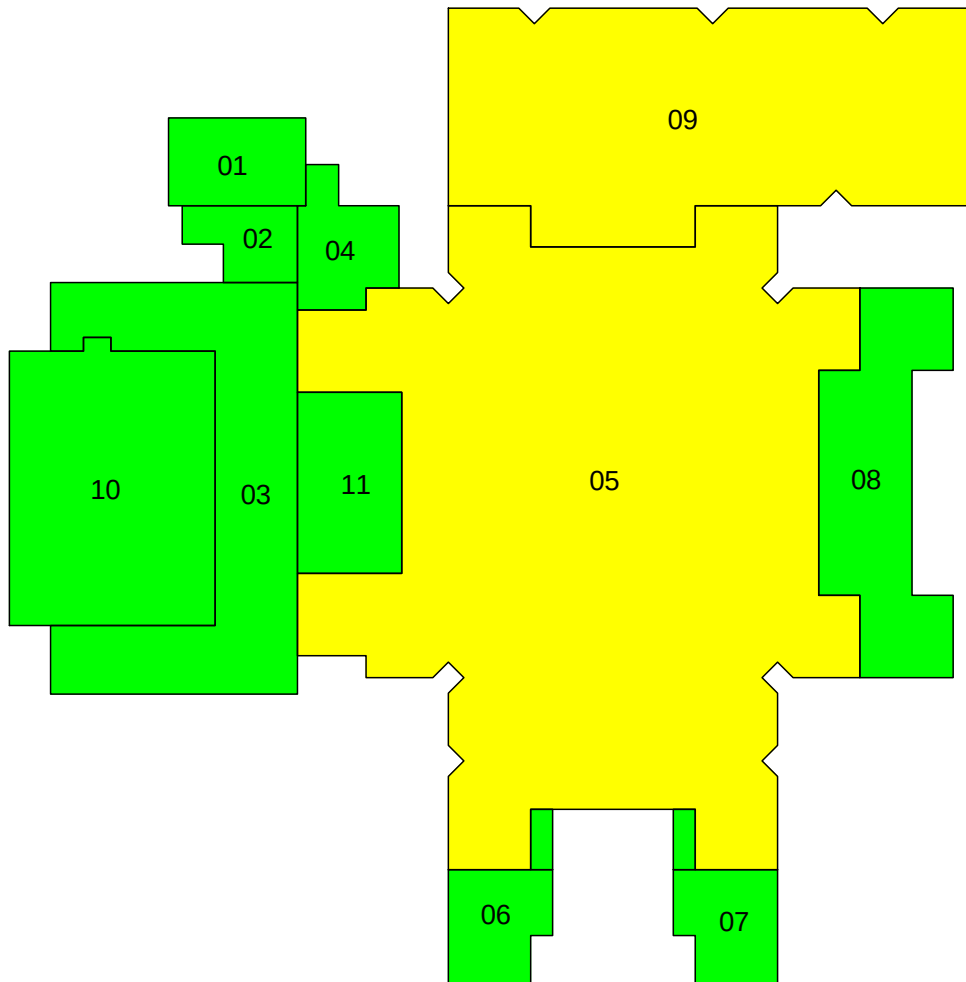
Date

Dr. Josh Fields
Seward Public Schools

Date



Seward Elementary



200 E Pinewood Ave

Seward, NE 68434

(402) 643-2968

Condition Summary

Seward Elementary

Area 01

Type of Roof

Fully-adhered EPDM

1,600 Sq. Ft.

Components of Roof

No core cut

Roof is new in

Unknown

Under Warranty

☐ Yes ☒ No

Expires: N/A

Inspected Areas:

Overall	Excellent	Good	Fair	Poor	N/A
Field	Excellent	Good	Fair	Poor	N/A
Perimeter Flashings	Excellent	Good	Fair	Poor	N/A
Projection Flashings	Excellent	Good	Fair	Poor	N/A
Caulking	Excellent	Good	Fair	Poor	N/A
Sheet Metal	Excellent	Good	Fair	Poor	N/A
Surfacing	Excellent	Good	Fair	Poor	N/A
Drainage	Excellent	Good	Fair	Poor	N/A

General Notes

This roof is in good condition and appears to be performing well.

Seward Elementary

Area 01

Recommendations

I recommend continued inspections and maintenance.



Photo showing overview of Area 01 Roof.



Photo showing condition of the perimeter flashings.



Photo showing condition of the perimeter flashings in the corner.

Condition Summary

Seward Elementary

Area 02

Type of Roof

Fully-adhered EPDM

966 Sq. Ft.

Components of Roof

No core cut

Roof is new in

Unknown

Under Warranty

☐ Yes ☒ No

Expires: N/A

Inspected Areas:

Overall	Excellent	Good	Fair	Poor	N/A
Field	Excellent	Good	Fair	Poor	N/A
Perimeter Flashings	Excellent	Good	Fair	Poor	N/A
Projection Flashings	Excellent	Good	Fair	Poor	N/A
Caulking	Excellent	Good	Fair	Poor	N/A
Sheet Metal	Excellent	Good	Fair	Poor	N/A
Surfacing	Excellent	Good	Fair	Poor	N/A
Drainage	Excellent	Good	Fair	Poor	N/A

General Notes

This roof is in good condition and appears to be performing well.

Seward Elementary

Area 02

Recommendations

I recommend continued inspections and maintenance.



Photo showing overview of Area 02 Roof.



Photo showing additional overview of Area 02 Roof.



Photo showing condition of projection flashings.



Photo showing condition of the perimeter flashings.

Condition Summary

Seward Elementary

Area 03

Type of Roof

Fully-adhered EPDM

7,450 Sq. Ft.

Components of Roof

No core cut

Roof is new in

Unknown

Under Warranty

☐

Yes

☒

No

Expires: N/A

Inspected Areas:

Overall	Excellent	Good	Fair	Poor	N/A
Field	Excellent	Good	Fair	Poor	N/A
Perimeter Flashings	Excellent	Good	Fair	Poor	N/A
Projection Flashings	Excellent	Good	Fair	Poor	N/A
Caulking	Excellent	Good	Fair	Poor	N/A
Sheet Metal	Excellent	Good	Fair	Poor	N/A
Surfacing	Excellent	Good	Fair	Poor	N/A
Drainage	Excellent	Good	Fair	Poor	N/A

General Notes

This roof is in good condition and appears to be performing well. There is one projection located in a drain sump that could become a problem in the future.

Seward Elementary

Area 03

Recommendations

I recommend continued inspections and maintenance.



Photo showing overview of Area 03 Roof.



Photo showing additional overview of Area 03 Roof.



Photo showing additional overview of Area 03 Roof.



Photo showing HVAC unit located in drain sump.



Photo showing condition of the perimeter flashings.



Photo showing condition of projection flashings.



Photo showing condition of the perimeter flashings along window wall.

Condition Summary

Seward Elementary

Area 04

Type of Roof

Fully-adhered EPDM

1,490 Sq. Ft.

Components of Roof

No core cut

Roof is new in

Unknown

Under Warranty

☐

Yes

☒

No

Expires: N/A

Inspected Areas:

Overall	Excellent	Good	Fair	Poor	N/A
Field	Excellent	Good	Fair	Poor	N/A
Perimeter Flashings	Excellent	Good	Fair	Poor	N/A
Projection Flashings	Excellent	Good	Fair	Poor	N/A
Caulking	Excellent	Good	Fair	Poor	N/A
Sheet Metal	Excellent	Good	Fair	Poor	N/A
Surfacing	Excellent	Good	Fair	Poor	N/A
Drainage	Excellent	Good	Fair	Poor	N/A

General Notes

This roof is in good condition and appears to be performing well. There is an area where the cover board was not staggered and is pressing up against the field membrane that should be monitored.

Seward Elementary

Area 04

Recommendations

I recommend continued inspections and maintenance.



Photo showing overview of Area 04 Roof.



Photo showing coverboard extruding under field membrane due to joints not being staggered on install.



Photo showing condition of the perimeter flashings.

Condition Summary

Seward Elementary

Area 05

Type of Roof

Ballasted EPDM

34,496 Sq. Ft.

Components of Roof

No core cut

Roof is new in

Unknown

Under Warranty

☐

Yes

☒

No

Expires: N/A

Inspected Areas:

Overall	Excellent	Good	Fair	Poor	N/A
Field	Excellent	Good	Fair	Poor	N/A
Perimeter Flashings	Excellent	Good	Fair	Poor	N/A
Projection Flashings	Excellent	Good	Fair	Poor	N/A
Caulking	Excellent	Good	Fair	Poor	N/A
Sheet Metal	Excellent	Good	Fair	Poor	N/A
Surfacing	Excellent	Good	Fair	Poor	N/A
Drainage	Excellent	Good	Fair	Poor	N/A

General Notes

This roof is in fair condition and appears to be performing well. There are several areas where the membrane is being lifted up by extruding insulation.

Seward Elementary

Area 05

Recommendations

I recommend continued inspections and maintenance.

For future consideration the estimated budget number for restoring this roof is \$80,000.
The estimated cost for replacing this roof is \$400,000.



Photo showing overview of Area 05 Roof.



Photo showing additional overview of Area 05 Roof.



Photo showing additional overview of Area 05 Roof.



Photo showing condition of the perimeter flashings along the window wall.

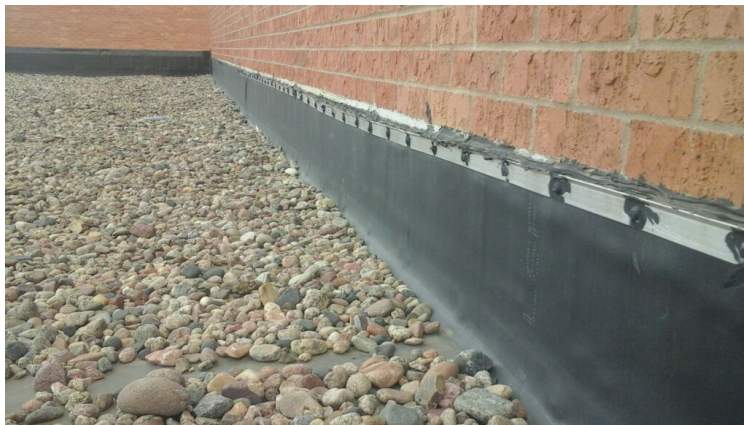


Photo showing condition of the perimeter flashings along the brick wall.



Photo showing condition of projection flashings.



Photo showing condition of the perimeter flashings.



Photo showing condition of the skylights.



Photo showing additional area where isolation is extruding against the field membrane.



Photo showing area where insulation is pushing up on membrane.

Condition Summary

Seward Elementary

Area 06

Type of Roof

Fully-adhered EPDM

1,728 Sq. Ft.

Components of Roof

No core cut

Roof is new in

Unknown

Under Warranty

☐

Yes

☒

No

Expires: N/A

Inspected Areas:

Overall	Excellent	Good	Fair	Poor	N/A
Field	Excellent	Good	Fair	Poor	N/A
Perimeter Flashings	Excellent	Good	Fair	Poor	N/A
Projection Flashings	Excellent	Good	Fair	Poor	N/A
Caulking	Excellent	Good	Fair	Poor	N/A
Sheet Metal	Excellent	Good	Fair	Poor	N/A
Surfacing	Excellent	Good	Fair	Poor	N/A
Drainage	Excellent	Good	Fair	Poor	N/A

General Notes

This roof is in good condition and appears to be performing well.

Seward Elementary

Area 06

Recommendations

I recommend continued inspections and maintenance.



Photo showing overview of Area 06 Roof.



Photo showing condition of the perimeter flashings.



Photo showing condition of projection flashings.

Condition Summary

Seward Elementary

Area 07

Type of Roof

Fully-adhered EPDM

1,728 Sq. Ft.

Components of Roof

No core cut

Roof is new in

Unknown

Under Warranty

☐ Yes ☒ No

Expires: N/A

Inspected Areas:

Overall	Excellent	Good	Fair	Poor	N/A
Field	Excellent	Good	Fair	Poor	N/A
Perimeter Flashings	Excellent	Good	Fair	Poor	N/A
Projection Flashings	Excellent	Good	Fair	Poor	N/A
Caulking	Excellent	Good	Fair	Poor	N/A
Sheet Metal	Excellent	Good	Fair	Poor	N/A
Surfacing	Excellent	Good	Fair	Poor	N/A
Drainage	Excellent	Good	Fair	Poor	N/A

General Notes

This roof is in good condition and appears to be performing well.

Seward Elementary

Area 07

Recommendations

I recommend continued inspections and maintenance.



Photo showing overview of Area 07 Roof.



Photo showing condition of the perimeter flashings.



Photo showing condition of projection flashings.

Condition Summary

Seward Elementary

Area 08

Type of Roof

Fully-adhered EPDM

4,828 Sq. Ft.

Components of Roof

No core cut

Roof is new in

Unknown

Under Warranty

☐

Yes

☒

No

Expires: N/A

Inspected Areas:

Overall	Excellent	Good	Fair	Poor	N/A
Field	Excellent	Good	Fair	Poor	N/A
Perimeter Flashings	Excellent	Good	Fair	Poor	N/A
Projection Flashings	Excellent	Good	Fair	Poor	N/A
Caulking	Excellent	Good	Fair	Poor	N/A
Sheet Metal	Excellent	Good	Fair	Poor	N/A
Surfacing	Excellent	Good	Fair	Poor	N/A
Drainage	Excellent	Good	Fair	Poor	N/A

General Notes

This roof is in good condition. There is some ponding water around the central drain do to missed taper design. There was one hole found in the field membrane.

Seward Elementary

Area 08

Recommendations

I recommend patching hole and continued inspections and maintenance.



Photo showing overview of Area 08 Roof.



Photo showing additional overview of Area 08 Roof.



Photo showing condition of the perimeter flashings.



Photo showing ponding water due to lack of sump.



Photo showing condition of projection flashings.



Photo showing a hole in the field membrane.

Condition Summary

Seward Elementary

Area 09

Type of Roof

Ballasted EPDM

14,596 Sq. Ft.

Components of Roof

No core cut

Roof is new in

Unknown

Under Warranty

☐

Yes

☒

No

Expires: N/A

Inspected Areas:

Overall	Excellent	Good	Fair	Poor	N/A
Field	Excellent	Good	Fair	Poor	N/A
Perimeter Flashings	Excellent	Good	Fair	Poor	N/A
Projection Flashings	Excellent	Good	Fair	Poor	N/A
Caulking	Excellent	Good	Fair	Poor	N/A
Sheet Metal	Excellent	Good	Fair	Poor	N/A
Surfacing	Excellent	Good	Fair	Poor	N/A
Drainage	Excellent	Good	Fair	Poor	N/A

General Notes

This roof is in fair condition due to the aging and tenting perimeter flashings. There were several areas where flashing patches were pulling loose.

Seward Elementary

Area 09

Recommendations

I recommend repairing holes and monitoring perimeters which may eventually need to be relaxed. I recommend continued inspections and maintenance.

For future budget consideration the estimated cost for restoring this roof is \$70,000. The estimated cost for replacing this roof is \$180,000.



Photo showing overview of Area 09 Roof.



Photo showing additional overview of Area 09 Roof.



Photo showing minor tenting along the perimeter flashings.



Photo showing where metal does not cover term bar.



Photo showing additional tenting along the perimeter flashings.



Photo showing a hole in the perimeter flashing.



Photo showing condition of projection flashings.

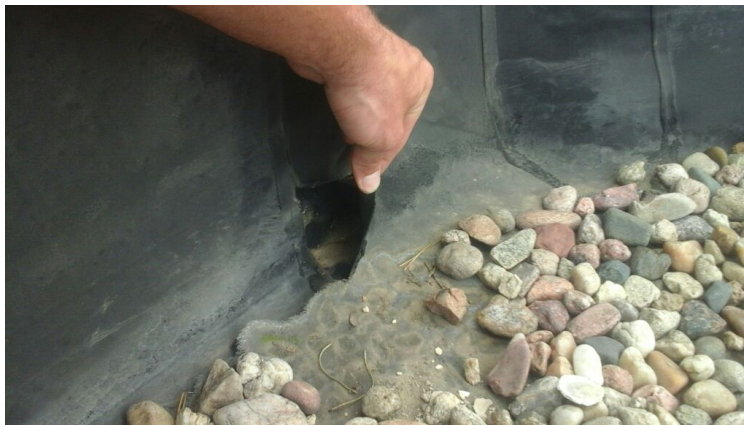


Photo showing patch pulling loose on perimeter flashings.

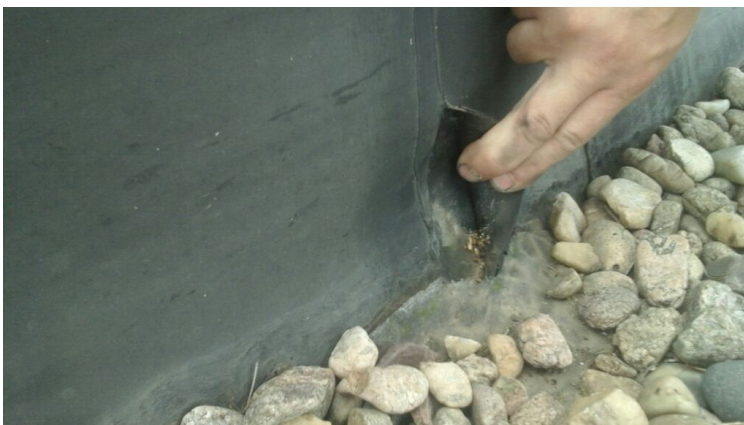


Photo showing patch pulling loose on perimeter flashings.



Photo showing tenting occurring corners.



Photo showing tenting occurring along perimeter flashing and into corner.

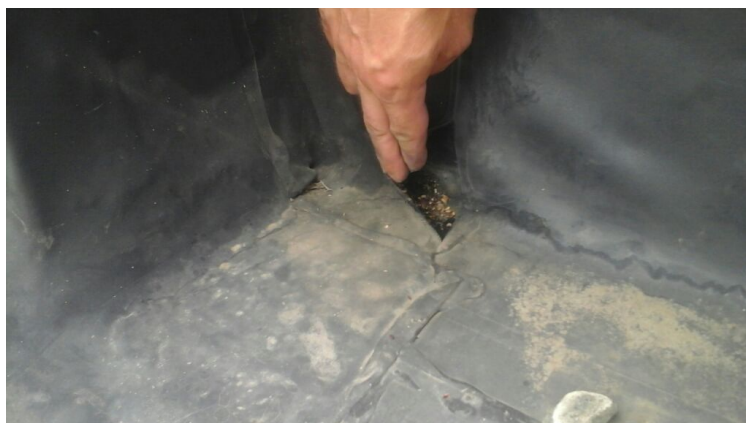


Photo showing a patch pulling loose along the perimeter flashings.

Condition Summary

Seward Elementary

Area 10

Type of Roof

Fully-adhered EPDM

7,550 Sq. Ft.

Components of Roof

No core cut

Roof is new in

Unknown

Under Warranty

☐ Yes ☒ No

Expires: N/A

Inspected Areas:

Overall	Excellent	Good	Fair	Poor	N/A
Field	Excellent	Good	Fair	Poor	N/A
Perimeter Flashings	Excellent	Good	Fair	Poor	N/A
Projection Flashings	Excellent	Good	Fair	Poor	N/A
Caulking	Excellent	Good	Fair	Poor	N/A
Sheet Metal	Excellent	Good	Fair	Poor	N/A
Surfacing	Excellent	Good	Fair	Poor	N/A
Drainage	Excellent	Good	Fair	Poor	N/A

General Notes

This roof is in good condition and appears to be performing well.

Seward Elementary

Area 10

Recommendations

I recommend continued inspections and maintenance.



Photo showing overview of Area 10 Roof.



Photo showing additional overview of Area 10 Roof.



Photo showing condition of projection flashings.



Photo showing condition of the perimeter flashings.

Condition Summary

Seward Elementary

Area 11

Type of Roof

Fully-adhered EPDM

2,508 Sq. Ft.

Components of Roof

No core cut

Roof is new in

Unknown

Under Warranty

☐

Yes

☒

No

Expires: N/A

Inspected Areas:

Overall	Excellent	Good	Fair	Poor	N/A
Field	Excellent	Good	Fair	Poor	N/A
Perimeter Flashings	Excellent	Good	Fair	Poor	N/A
Projection Flashings	Excellent	Good	Fair	Poor	N/A
Caulking	Excellent	Good	Fair	Poor	N/A
Sheet Metal	Excellent	Good	Fair	Poor	N/A
Surfacing	Excellent	Good	Fair	Poor	N/A
Drainage	Excellent	Good	Fair	Poor	N/A

General Notes

This roof is in good condition and appears to be performing well.

Seward Elementary

Area 11

Recommendations

I recommend continued inspections and maintenance.



Photo showing overview of Area 11.

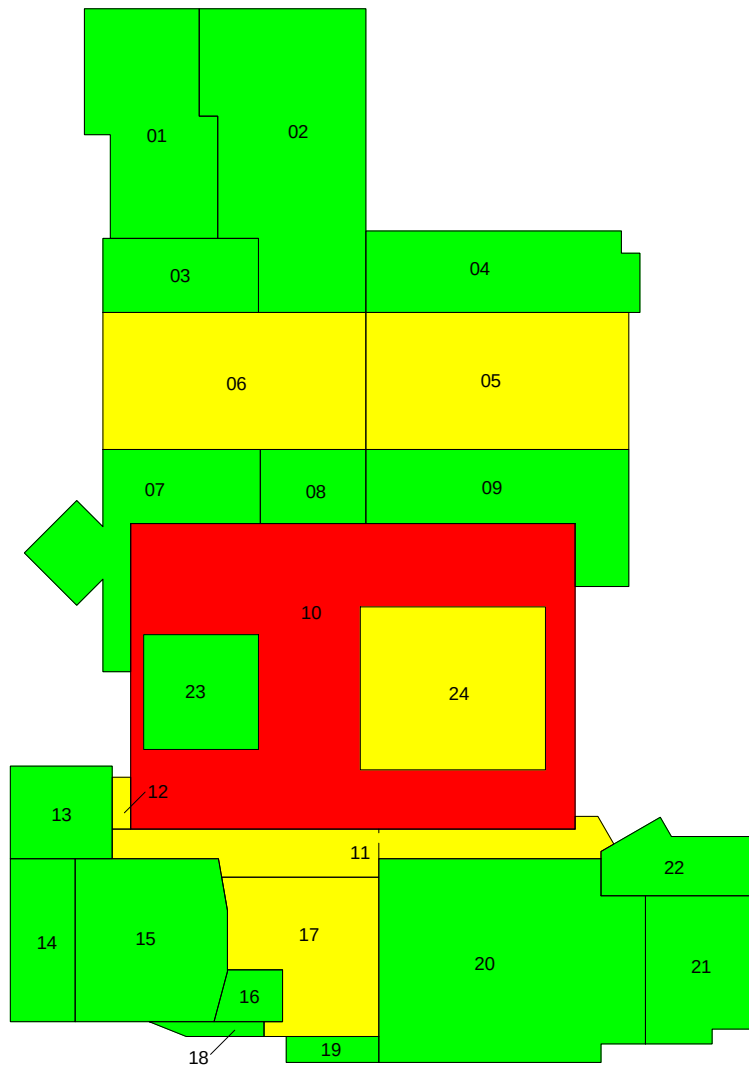


Photo showing condition of projection flashings.



Photo showing condition of the perimeter flashings.

Seward High School



532 Northern Heights Dr.

Seward, NE 68434

(402) 643-2988

Condition Summary

Seward High School

Area 01

Type of Roof

Fully-adhered EPDM

7,564 Sq. Ft.

Components of Roof

No core cut

Roof is new in

Unknown

Under Warranty

☐

Yes

☒

No

Expires: N/A

Inspected Areas:

Overall	Excellent	Good	Fair	Poor	N/A
Field	Excellent	Good	Fair	Poor	N/A
Perimeter Flashings	Excellent	Good	Fair	Poor	N/A
Projection Flashings	Excellent	Good	Fair	Poor	N/A
Caulking	Excellent	Good	Fair	Poor	N/A
Sheet Metal	Excellent	Good	Fair	Poor	N/A
Surfacing	Excellent	Good	Fair	Poor	N/A
Drainage	Excellent	Good	Fair	Poor	N/A

General Notes

This roof is in good condition and appears to be performing well.

Seward High School

Area 01

Recommendations

I recommend consistent inspections and maintenance.



Photo showing overview of Area 01 Roof.



Photo showing additional overview of Area 01 Roof.



Photo showing condition of the perimeter flashings.



Photo showing condition of the perimeter flashings.



Photo showing condition of the projection flashings.



Photo showing evidence of ponding water in the drain valley.

Condition Summary

Seward High School

Area 02

Type of Roof

Fully-adhered EPDM

12,820 Sq. Ft.

Components of Roof

No corecut

Roof is new in

Unknown

Under Warranty

☐

Yes

☒

No

Expires: N/A

Inspected Areas:

Overall	Excellent	Good	Fair	Poor	N/A
Field	Excellent	Good	Fair	Poor	N/A
Perimeter Flashings	Excellent	Good	Fair	Poor	N/A
Projection Flashings	Excellent	Good	Fair	Poor	N/A
Caulking	Excellent	Good	Fair	Poor	N/A
Sheet Metal	Excellent	Good	Fair	Poor	N/A
Surfacing	Excellent	Good	Fair	Poor	N/A
Drainage	Excellent	Good	Fair	Poor	N/A

General Notes

This roof is in good condition and appears to be performing well. There is a persistent leak on the corner of the skylight that is likely caused by excess caulking under the counter flashing.

Seward High School

Area 02

Recommendations

I recommend continued inspections and maintenance. I also recommend removing excess caulking to read evaluate skylight leak.



Photo showing overview of Area 02 Roof.



Photo showing additional overview of Area 02 Roof.



Photo showing condition of projection flashings.



Photo showing condition of the perimeter flashings.



Photo showing condition of the skylight. Underside of counter flashing is caulked and likely preventing water from escaping. I recommend removing the excess caulking.



Photo showing minor ponding in the drain valley.

Condition Summary

Seward High School

Area 03

Type of Roof

Ballasted EPDM

3,360 Sq. Ft.

Components of Roof

No core cut

Roof is new in

2013

Under Warranty

☐

Yes

☒

No

Expires: N/A

Inspected Areas:

Overall	Excellent	Good	Fair	Poor	N/A
Field	Excellent	Good	Fair	Poor	N/A
Perimeter Flashings	Excellent	Good	Fair	Poor	N/A
Projection Flashings	Excellent	Good	Fair	Poor	N/A
Caulking	Excellent	Good	Fair	Poor	N/A
Sheet Metal	Excellent	Good	Fair	Poor	N/A
Surfacing	Excellent	Good	Fair	Poor	N/A
Drainage	Excellent	Good	Fair	Poor	N/A

General Notes

This roof is in good condition and appears to be performing well.

Seward High School

Area 03

Recommendations

I recommend continued inspections and maintenance.



Photo showing overview of Area 03 Roof.



Photo showing condition of the perimeter flashings.



Photo showing condition of projection flashings.



Photo showing condition of the perimeter flashings.

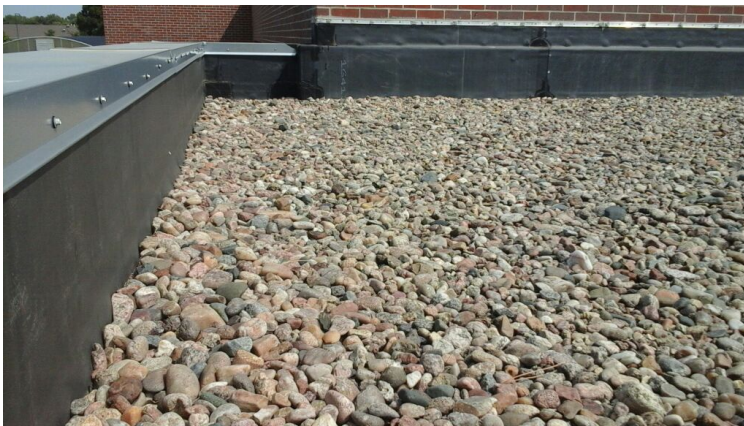


Photo showing condition of the perimeter flashings.



Photo showing contractor signature.

Condition Summary

Seward High School

Area 04

Type of Roof

Ballasted EPDM

6,392 Sq. Ft.

Components of Roof

No core cut

Roof is new in

Unknown

Under Warranty

☐

Yes

☒

No

Expires: N/A

Inspected Areas:

Overall	Excellent	Good	Fair	Poor	N/A
Field	Excellent	Good	Fair	Poor	N/A
Perimeter Flashings	Excellent	Good	Fair	Poor	N/A
Projection Flashings	Excellent	Good	Fair	Poor	N/A
Caulking	Excellent	Good	Fair	Poor	N/A
Sheet Metal	Excellent	Good	Fair	Poor	N/A
Surfacing	Excellent	Good	Fair	Poor	N/A
Drainage	Excellent	Good	Fair	Poor	N/A

General Notes

This roof is in good condition and appears to be performing well.

Seward High School

Area 04

Recommendations

I recommend continued inspections and maintenance.



Photo showing overview of Area 04 Roof.



Photo showing additional overview of Area 04 Roof.



Photo showing condition of projection flashings.



Photo showing condition of the perimeter flashings.

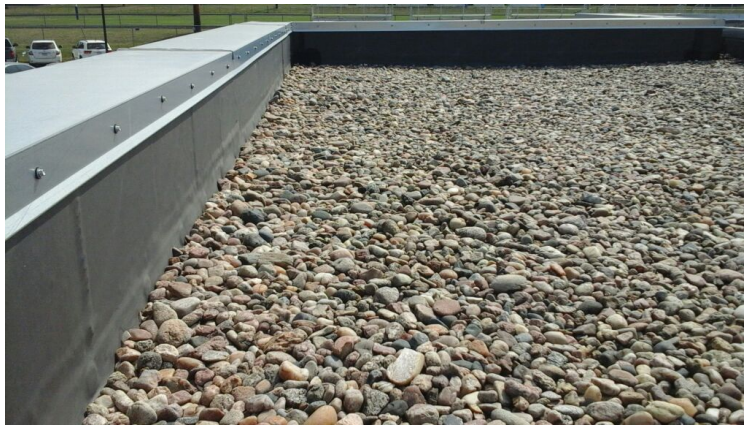


Photo showing condition of the perimeter flashings.

Condition Summary

Seward High School

Area 05

Type of Roof

Ballasted EPDM

10,508 Sq. Ft.

Components of Roof

No core cut

Roof is new in

2003

Under Warranty

☐

Yes

☒

No

Expires: N/A

Inspected Areas:

Overall	Excellent	Good	Fair	Poor	N/A
Field	Excellent	Good	Fair	Poor	N/A
Perimeter Flashings	Excellent	Good	Fair	Poor	N/A
Projection Flashings	Excellent	Good	Fair	Poor	N/A
Caulking	Excellent	Good	Fair	Poor	N/A
Sheet Metal	Excellent	Good	Fair	Poor	N/A
Surfacing	Excellent	Good	Fair	Poor	N/A
Drainage	Excellent	Good	Fair	Poor	N/A

General Notes

This roof is in fair condition and has deterioration around the projection and perimeter flashing seams due to age.

Seward High School

Area 05

Recommendations

I recommend restoring the problem areas in the flashings and continued inspections and maintenance to extend the life of this roof. The estimated budget number for restoring this roof is \$30,000.

The estimated budget number for replacing this roof would be \$150,000.



Photo showing overview of Area 05 Roof.



Photo showing additional overview of Area 05 Roof.



Photo showing additional blowout patch on perimeter pulling loose.



Photo showing a blowout patch on the perimeter flashing pulling loose.



Photo showing additional blowout patch pulling loose.



Photo showing condition of the perimeter flashings.



Photo showing tenting along the expansion joint.



Photo showing condition of projection flashings.



Photo showing flashing around soil stack beginning to pull loose.



Photo showing flashing around projection that is pulling loose.



Photo showing condition of form flashing along perimeter edge.

Condition Summary

Seward High School

Area 06

Type of Roof

Ballasted EPDM

10,508 Sq. Ft.

Components of Roof

No core cut

Roof is new in

Unknown

Under Warranty

☐

Yes

☒

No

Expires: N/A

Inspected Areas:

Overall	Excellent	Good	Fair	Poor	N/A
Field	Excellent	Good	Fair	Poor	N/A
Perimeter Flashings	Excellent	Good	Fair	Poor	N/A
Projection Flashings	Excellent	Good	Fair	Poor	N/A
Caulking	Excellent	Good	Fair	Poor	N/A
Sheet Metal	Excellent	Good	Fair	Poor	N/A
Surfacing	Excellent	Good	Fair	Poor	N/A
Drainage	Excellent	Good	Fair	Poor	N/A

General Notes

This roof is in fair condition but has several areas where blowout patches are beginning to pull loose. There was also a hole found in the perimeter flashing that was open down to deckin.

Seward High School

Area 06

Recommendations

I recommend restoring the problem areas in the flashings and continued inspections and maintenance to extend the life of this roof. The estimated budget number for restoring this roof is \$30,000.

The estimated budget number for replacing this roof would be \$150,000.



Photo showing overview of Area 06 Roof.



Photo showing additional overview of Area 06.



Photo showing a hole in the perimeter flashing. The decking is exposed and this is almost certainly a leak.



Photo showing a blowout patch in the perimeter flashing beginning to pull loose.



Photo showing condition of the perimeter flashings.



Photo showing condition of the perimeter flashings.



Photo showing condition of the skylights.



Photo showing condition of projection flashings.



Photo showing condition of the form flashings.

Condition Summary

Seward High School

Area 07

Type of Roof

Fully-adhered EPDM

6,000 Sq. Ft.

Components of Roof

No core cut

Roof is new in

Unknown

Under Warranty

☐ Yes ☒ No

Expires: N/A

Inspected Areas:

Overall	Excellent	Good	Fair	Poor	N/A
Field	Excellent	Good	Fair	Poor	N/A
Perimeter Flashings	Excellent	Good	Fair	Poor	N/A
Projection Flashings	Excellent	Good	Fair	Poor	N/A
Caulking	Excellent	Good	Fair	Poor	N/A
Sheet Metal	Excellent	Good	Fair	Poor	N/A
Surfacing	Excellent	Good	Fair	Poor	N/A
Drainage	Excellent	Good	Fair	Poor	N/A

General Notes

This roof is in good condition and appears to be performing well.

Seward High School

Area 07

Recommendations

I recommend continued inspections and maintenance which would include clearing drains.



Photo showing overview of Area 07 Roof.



Photo showing additional overview of Area 07 Roof.



Photo showing clogged drain.



Photo showing additional overview of Area 07 Roof.



Photo showing condition of the form flashings.



Photo showing condition of the perimeter flashings.



Photo showing evidence of ponding water in the drain valley.



Photo showing additional clogged drain.



Photo showing condition of projection flashings.

Condition Summary

Seward High School

Area 08

Type of Roof

Ballasted EPDM

2,280 Sq. Ft.

Components of Roof

No core cut

Roof is new in

Unknown

Under Warranty

☐

Yes

☒

No

Expires: N/A

Inspected Areas:

Overall	Excellent	Good	Fair	Poor	N/A
Field	Excellent	Good	Fair	Poor	N/A
Perimeter Flashings	Excellent	Good	Fair	Poor	N/A
Projection Flashings	Excellent	Good	Fair	Poor	N/A
Caulking	Excellent	Good	Fair	Poor	N/A
Sheet Metal	Excellent	Good	Fair	Poor	N/A
Surfacing	Excellent	Good	Fair	Poor	N/A
Drainage	Excellent	Good	Fair	Poor	N/A

General Notes

This roof is in good condition and appears to be performing well. There is minor tenting along one of the perimeter flashings.

Seward High School

Area 08

Recommendations

I recommend continued inspections and maintenance.



Photo showing overview of 08 Roof.

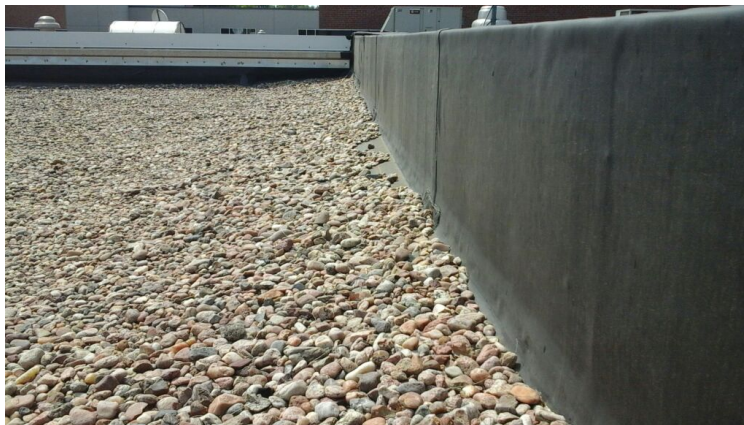


Photo showing condition of the perimeter flashings.

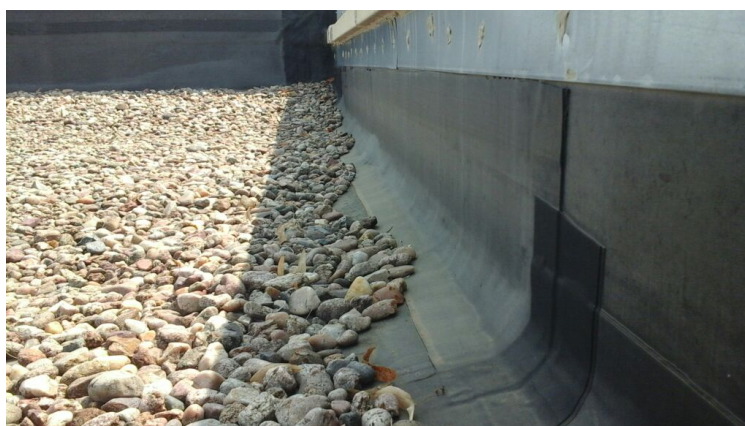


Photo showing minor tenting along the perimeter flashings.



Photo showing condition of the perimeter flashings.

Condition Summary

Seward High School

Area 09

Type of Roof

Fully-adhered EPDM

6,666 Sq. Ft.

Components of Roof

No core cut

Roof is new in

Unknown

Under Warranty

☐

Yes

☒

No

Expires: N/A

Inspected Areas:

Overall	Excellent	Good	Fair	Poor	N/A
Field	Excellent	Good	Fair	Poor	N/A
Perimeter Flashings	Excellent	Good	Fair	Poor	N/A
Projection Flashings	Excellent	Good	Fair	Poor	N/A
Caulking	Excellent	Good	Fair	Poor	N/A
Sheet Metal	Excellent	Good	Fair	Poor	N/A
Surfacing	Excellent	Good	Fair	Poor	N/A
Drainage	Excellent	Good	Fair	Poor	N/A

General Notes

This roof is in good condition and appears to be performing well.

Seward High School

Area 09

Recommendations

I recommend continued inspections and maintenance.



Photo showing overview of Area 09 Roof.



Photo showing additional overview of Area 09 Roof.



Photo showing condition of projection flashings.



Photo showing condition of the perimeter flashings.



Photo showing condition of the form flashings.



Photo showing condition of the form flashings.

Condition Summary

Seward High School

Area 10

Type of Roof

Ballasted EPDM

26,956 Sq. Ft.

Components of Roof

No core cut

Roof is new in

Unknown

Under Warranty

☐

Yes

☒

No

Expires: N/A

Inspected Areas:

Overall	Excellent	Good	Fair	Poor	N/A
Field	Excellent	Good	Fair	Poor	N/A
Perimeter Flashings	Excellent	Good	Fair	Poor	N/A
Projection Flashings	Excellent	Good	Fair	Poor	N/A
Caulking	Excellent	Good	Fair	Poor	N/A
Sheet Metal	Excellent	Good	Fair	Poor	N/A
Surfacing	Excellent	Good	Fair	Poor	N/A
Drainage	Excellent	Good	Fair	Poor	N/A

General Notes

This roof is in poor condition. There are numerous holes in the projection flashings that need attention.

Seward High School

Area 10

Recommendations

I recommend scheduling a restoration on the problem areas of this roof as budgets allow. I also recommend continued inspections and maintenance. The estimated budget number for restoring this roof is \$50,000.

The estimated budget number for replacing this roof would be \$315,000.



Photo showing overview of Area 10 Roof.



Photo showing additional overview of Area 10 Roof.



Photo showing an additional hole in the form flashings.



Photo showing a hole in the form flashings.



Photo showing condition of low projection flashings.



Photo showing condition of the perimeter flashings.

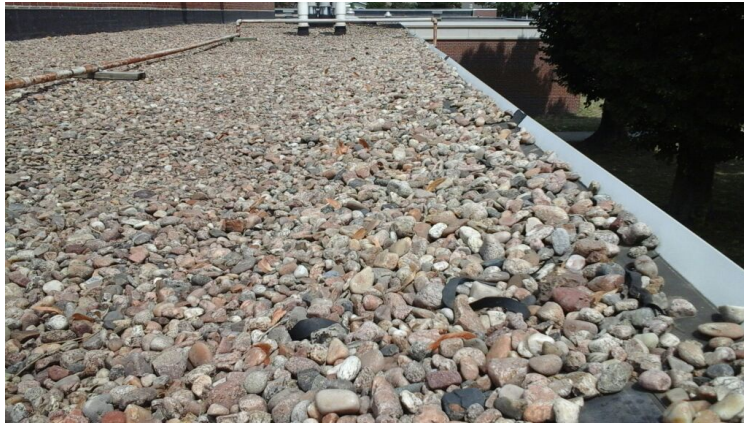


Photo showing condition of the form flashings.

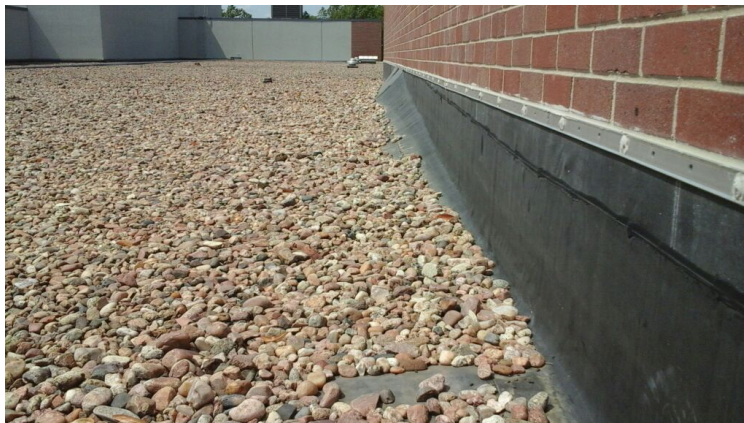


Photo showing tenting along the perimeter flashings.



Photo showing tenting along the projection flashings.



Photo showing additional overview of Area 10 Roof.



Photo showing a hole in the tenting projection flashings where EPS is exposed.



Photo showing additional overview of Area 10 Roof.

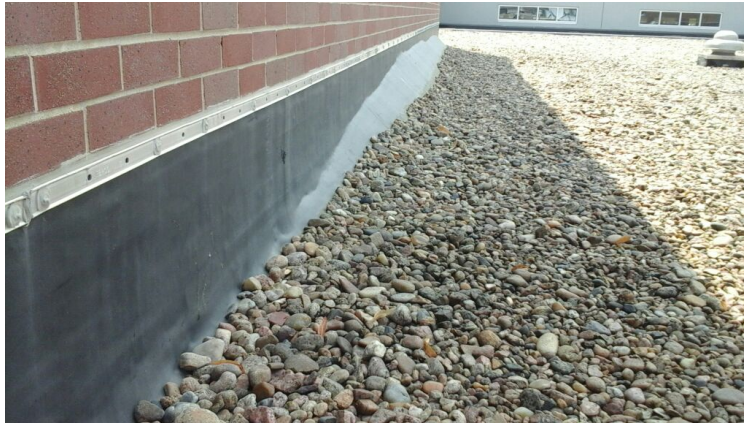


Photo showing tenting along the perimeter flashings.



Photo showing condition of the skylight.



Photo showing evidence of ponding water.



Photo showing additional overview of Area 10 Roof.



Photo showing condition of expansion joint.

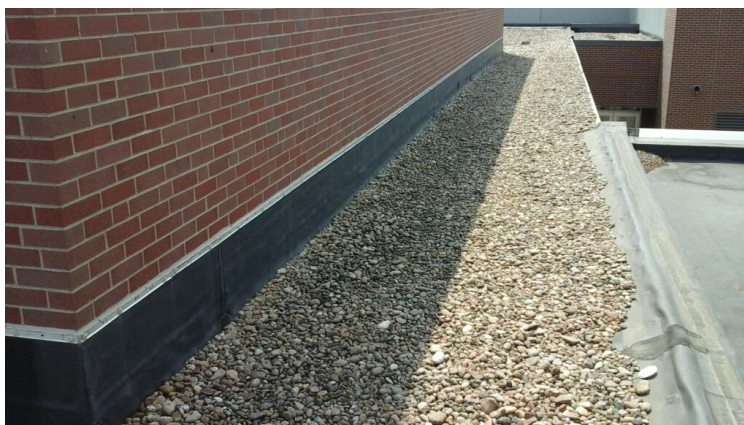


Photo showing additional overview of Area 10 Roof.



Photo showing tenting along the projection flashings.



Photo showing a hole in the projection flashing where EPS is exposed.



Photo showing a hole in the projection flashing.



Photo showing a slightly clogged drain.



Photo showing another hole in a projection flashing.

Condition Summary

Seward High School

Area 11

Type of Roof

Ballasted EPDM

4,996 Sq. Ft.

Components of Roof

No core cut

Roof is new in

Unknown

Under Warranty

☐

Yes

☒

No

Expires: N/A

Inspected Areas:

Overall	Excellent	Good	Fair	Poor	N/A
Field	Excellent	Good	Fair	Poor	N/A
Perimeter Flashings	Excellent	Good	Fair	Poor	N/A
Projection Flashings	Excellent	Good	Fair	Poor	N/A
Caulking	Excellent	Good	Fair	Poor	N/A
Sheet Metal	Excellent	Good	Fair	Poor	N/A
Surfacing	Excellent	Good	Fair	Poor	N/A
Drainage	Excellent	Good	Fair	Poor	N/A

General Notes

This roof is in fair condition and appears to be performing well. There may be future issues along the perimeter flashing along the EIFS that should be monitored. There was a hole found in the corner of the perimeter flashings.

Seward High School

Area 11

Recommendations

I recommend continued inspections and maintenance.

For future budgeting considerations the estimated restoration cost on this roof is \$15,000. The estimated replacement cost of this roof is \$65,000.



Photo showing overview of Area 11 Roof.

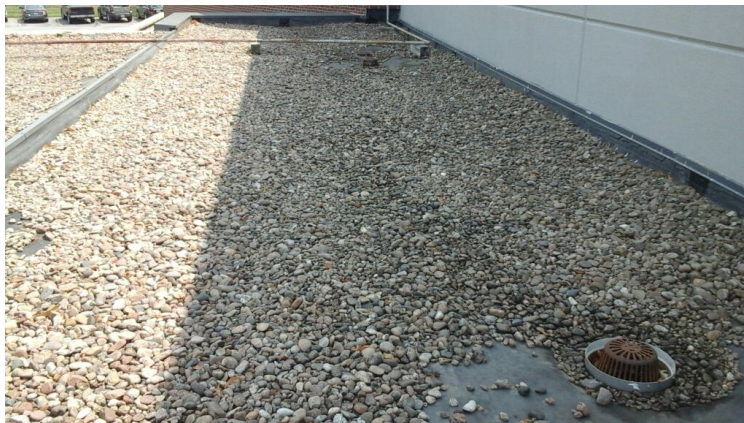


Photo showing additional overview of Area 11 Roof.



Photo showing condition of projection flashings.



Photo showing condition of the perimeter flashings along the EIFS wall.



Photo showing overview of small Fully-adhered EPDM area adjacent to Area 11 Roof.

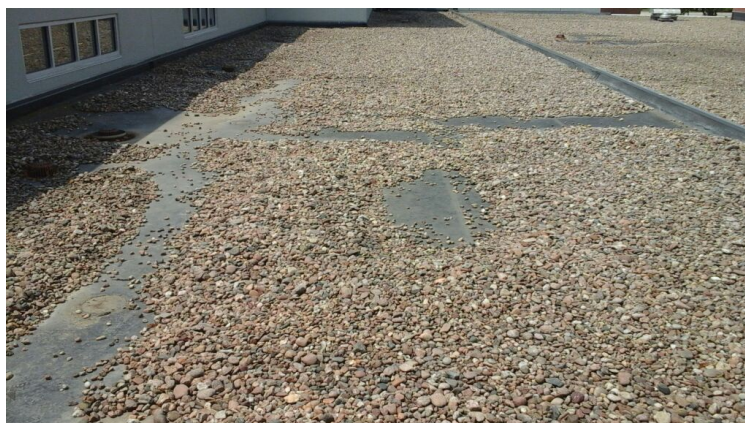


Photo showing additional overview of Area 11 Roof.



Photo showing clogged drain.



Photo showing minor tenting along the interior perimeter flashings.



Photo showing a hole in the projection flashing.

Condition Summary

Seward High School

Area 12

Type of Roof

Ballasted EPDM

280 Sq. Ft.

Components of Roof

No core cut

Roof is new in

Unknown

Under Warranty

☐

Yes

☒

No

Expires: N/A

Inspected Areas:

Overall	Excellent	Good	Fair	Poor	N/A
Field	Excellent	Good	Fair	Poor	N/A
Perimeter Flashings	Excellent	Good	Fair	Poor	N/A
Projection Flashings	Excellent	Good	Fair	Poor	N/A
Caulking	Excellent	Good	Fair	Poor	N/A
Sheet Metal	Excellent	Good	Fair	Poor	N/A
Surfacing	Excellent	Good	Fair	Poor	N/A
Drainage	Excellent	Good	Fair	Poor	N/A

General Notes

This roof is in fair condition and appears to be performing well.

Seward High School

Area 12

Recommendations

I recommend continued inspections and maintenance monitoring the counter flashing along the EIFS wall.



Photo showing overview of Area 12 Roof.



Photo showing condition of the perimeter flashings.



Photo showing condition of the expansion joint.



Photo showing condition of the perimeter flashings under the EIFS.

Condition Summary

Seward High School

Area 13

Type of Roof

Ballasted EPDM

2,750 Sq. Ft.

Components of Roof

No core cut

Roof is new in

Unknown

Under Warranty

☐

Yes

☒

No

Expires: N/A

Inspected Areas:

Overall	Excellent	Good	Fair	Poor	N/A
Field	Excellent	Good	Fair	Poor	N/A
Perimeter Flashings	Excellent	Good	Fair	Poor	N/A
Projection Flashings	Excellent	Good	Fair	Poor	N/A
Caulking	Excellent	Good	Fair	Poor	N/A
Sheet Metal	Excellent	Good	Fair	Poor	N/A
Surfacing	Excellent	Good	Fair	Poor	N/A
Drainage	Excellent	Good	Fair	Poor	N/A

General Notes

This roof is in good condition and appears to be performing well.

Seward High School

Area 13

Recommendations

I recommend continued inspections and maintenance.



Photo showing overview of Area 13 Roof.



Photo showing condition of projection flashings.

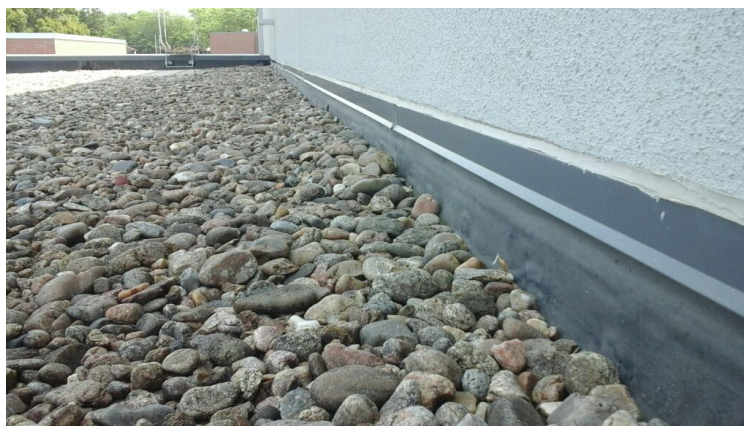


Photo showing condition of the perimeter flashings along the EIFS wall.



Photo showing condition of the perimeter flashings.

Condition Summary

Seward High School

Area 14

Type of Roof

Ballasted EPDM

3,080 Sq. Ft.

Components of Roof

No core cut

Roof is new in

Unknown

Under Warranty

☐

Yes

☒

No

Expires: N/A

Inspected Areas:

Overall	Excellent	Good	Fair	Poor	N/A
Field	Excellent	Good	Fair	Poor	N/A
Perimeter Flashings	Excellent	Good	Fair	Poor	N/A
Projection Flashings	Excellent	Good	Fair	Poor	N/A
Caulking	Excellent	Good	Fair	Poor	N/A
Sheet Metal	Excellent	Good	Fair	Poor	N/A
Surfacing	Excellent	Good	Fair	Poor	N/A
Drainage	Excellent	Good	Fair	Poor	N/A

General Notes

This roof is in good condition and appears to be performing well.

Seward High School

Area 14

Recommendations

I recommend continued inspections and maintenance.

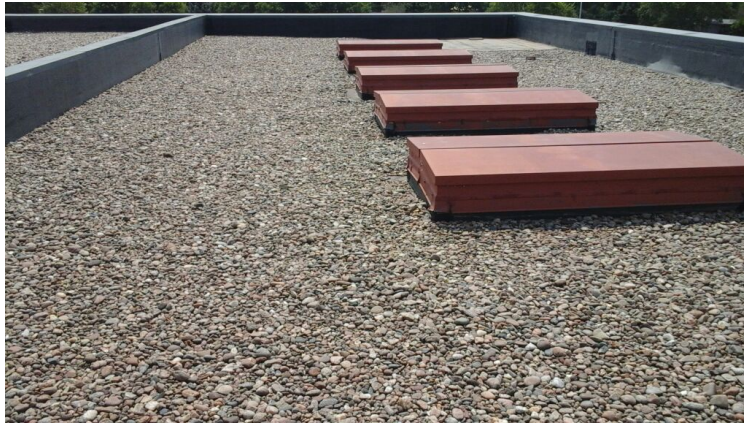


Photo showing overview of Area 14 Roof.



Photo showing condition of projection flashings.



Photo showing minor tenting along the perimeter flashings.

Condition Summary

Seward High School

Area 15

Type of Roof

Ballasted EPDM

7,071 Sq. Ft.

Components of Roof

No core cut

Roof is new in

Unknown

Under Warranty

☐

Yes

☒

No

Expires: N/A

Inspected Areas:

Overall	Excellent	Good	Fair	Poor	N/A
Field	Excellent	Good	Fair	Poor	N/A
Perimeter Flashings	Excellent	Good	Fair	Poor	N/A
Projection Flashings	Excellent	Good	Fair	Poor	N/A
Caulking	Excellent	Good	Fair	Poor	N/A
Sheet Metal	Excellent	Good	Fair	Poor	N/A
Surfacing	Excellent	Good	Fair	Poor	N/A
Drainage	Excellent	Good	Fair	Poor	N/A

General Notes

This roof is in good condition and appears to be performing well.

Seward High School

Area 15

Recommendations

I recommend continued inspections and maintenance.



Photo showing overview of Area 15 Roof.



Photo showing additional overview of Area 15 Roof.



Photo showing caulking beginning to deteriorate on metal.



Photo showing tenting occuring in the corner of the perimeter flashings.



Photo showing condition of the perimeter flashings.



Photo showing minor tenting along the perimeter flashings.

Condition Summary

Seward High School

Area 16

Type of Roof

Ballasted EPDM

416 Sq. Ft.

Components of Roof

No core cut

Roof is new in

Unknown

Under Warranty

☐

Yes

☒

No

Expires: N/A

Inspected Areas:

Overall	Excellent	Good	Fair	Poor	N/A
Field	Excellent	Good	Fair	Poor	N/A
Perimeter Flashings	Excellent	Good	Fair	Poor	N/A
Projection Flashings	Excellent	Good	Fair	Poor	N/A
Caulking	Excellent	Good	Fair	Poor	N/A
Sheet Metal	Excellent	Good	Fair	Poor	N/A
Surfacing	Excellent	Good	Fair	Poor	N/A
Drainage	Excellent	Good	Fair	Poor	N/A

General Notes

This roof is in good condition and appears to be performing well.

Seward High School

Area 16

Recommendations

I recommend continued inspections and maintenance.



Photo showing overview of Area 16 Roof.

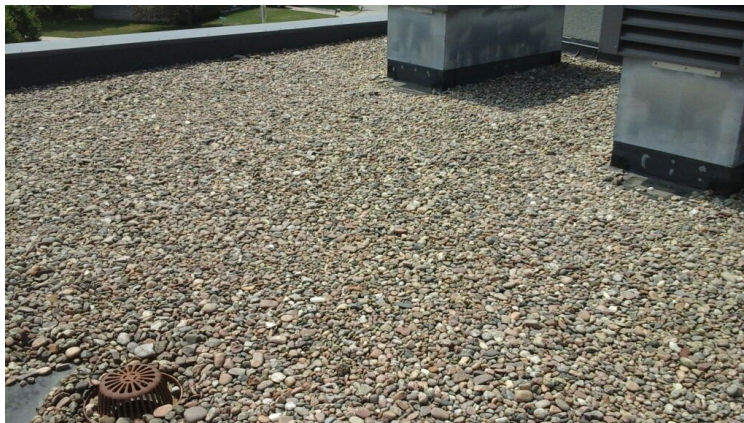


Photo showing additional overview of Area 16 Roof.



Photo showing condition of projection flashings.



Photo showing projection flashings beginning to pull loose.



Photo showing condition of the perimeter flashings.

Condition Summary

Seward High School

Area 17

Type of Roof

Ballasted EPDM

6,068 Sq. Ft.

Components of Roof

No core cut

Roof is new in

Unknown

Under Warranty

☐

Yes

☒

No

Expires: N/A

Inspected Areas:

Overall	Excellent	Good	Fair	Poor	N/A
Field	Excellent	Good	Fair	Poor	N/A
Perimeter Flashings	Excellent	Good	Fair	Poor	N/A
Projection Flashings	Excellent	Good	Fair	Poor	N/A
Caulking	Excellent	Good	Fair	Poor	N/A
Sheet Metal	Excellent	Good	Fair	Poor	N/A
Surfacing	Excellent	Good	Fair	Poor	N/A
Drainage	Excellent	Good	Fair	Poor	N/A

General Notes

This roof is in fair condition and appears to be performing well.

Seward High School

Area 17

Recommendations

I recommend continued inspections and maintenance.

For future budget consideration the estimated replacement cost for this roof is \$70,000.



Photo showing overview of Area 17 Roof.



Photo showing additional overview of Area 17 Roof.



Photo showing condition of the perimeter flashings along the EIFS wall.



Photo showing condition of the perimeter flashings.



Photo showing patch pulling up along the seam.



Photo showing patch along seam beginning to pull loose.

Condition Summary

Seward High School

Area 18

Type of Roof

Ballasted EPDM

913 Sq. Ft.

Components of Roof

No core cut

Roof is new in

Unknown

Under Warranty

☐

Yes

☒

No

Expires: N/A

Inspected Areas:

Overall	Excellent	Good	Fair	Poor	N/A
Field	Excellent	Good	Fair	Poor	N/A
Perimeter Flashings	Excellent	Good	Fair	Poor	N/A
Projection Flashings	Excellent	Good	Fair	Poor	N/A
Caulking	Excellent	Good	Fair	Poor	N/A
Sheet Metal	Excellent	Good	Fair	Poor	N/A
Surfacing	Excellent	Good	Fair	Poor	N/A
Drainage	Excellent	Good	Fair	Poor	N/A

General Notes

This roof is in good condition and appears to be performing well.

Seward High School

Area 18

Recommendations

I recommend continued inspections and maintenance.

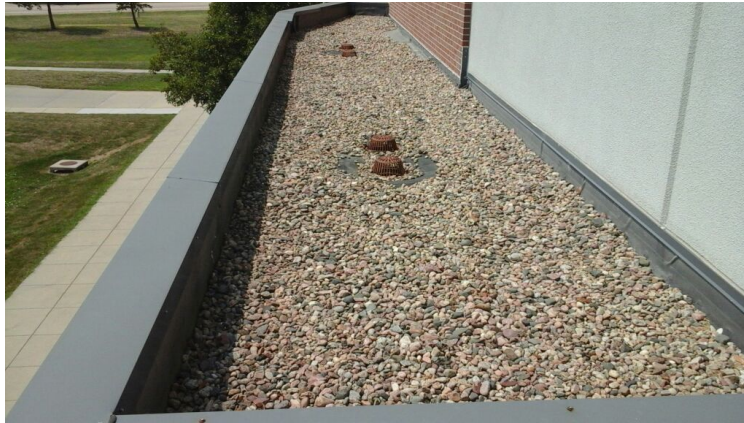


Photo showing overview of Area 18 Roof.

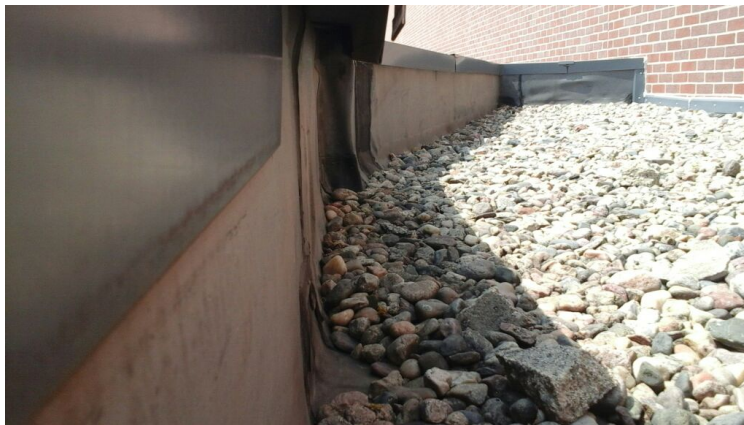


Photo showing condition of the perimeter flashings.

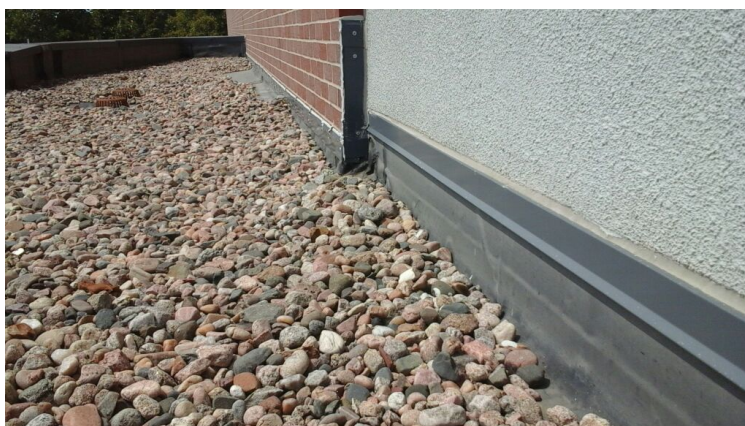


Photo showing condition of the perimeter flashings along the EIFS wall.

Condition Summary

Seward High School

Area 19

Type of Roof

Ballasted EPDM

400 Sq. Ft.

Components of Roof

No core cut

Roof is new in

Unknown

Under Warranty

☐

Yes

☒

No

Expires: N/A

Inspected Areas:

Overall	Excellent	Good	Fair	Poor	N/A
Field	Excellent	Good	Fair	Poor	N/A
Perimeter Flashings	Excellent	Good	Fair	Poor	N/A
Projection Flashings	Excellent	Good	Fair	Poor	N/A
Caulking	Excellent	Good	Fair	Poor	N/A
Sheet Metal	Excellent	Good	Fair	Poor	N/A
Surfacing	Excellent	Good	Fair	Poor	N/A
Drainage	Excellent	Good	Fair	Poor	N/A

General Notes

This roof is in good condition and appears to be performing well.

Seward High School

Area 19

Recommendations

I recommend continued inspections and maintenance.



Photo showing overview of Area 19 Roof.



Photo showing condition of the form flashings.



Photo showing condition of the perimeter flashings.

Condition Summary

Seward High School

Area 20

Type of Roof

Ballasted EPDM

15,120 Sq. Ft.

Components of Roof

No core cut

Roof is new in

Unknown

Under Warranty

☐

Yes

☒

No

Expires: N/A

Inspected Areas:

Overall	Excellent	Good	Fair	Poor	N/A
Field	Excellent	Good	Fair	Poor	N/A
Perimeter Flashings	Excellent	Good	Fair	Poor	N/A
Projection Flashings	Excellent	Good	Fair	Poor	N/A
Caulking	Excellent	Good	Fair	Poor	N/A
Sheet Metal	Excellent	Good	Fair	Poor	N/A
Surfacing	Excellent	Good	Fair	Poor	N/A
Drainage	Excellent	Good	Fair	Poor	N/A

General Notes

This roof is in good condition and appears to be performing well.

Seward High School

Area 20

Recommendations

I recommend continued inspections and maintenance.



Photo showing overview of Area 20 Roof.

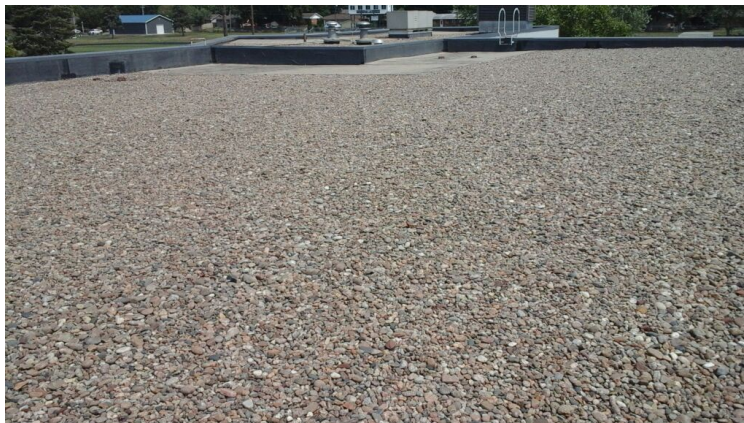


Photo showing additional overview of Area 20 Roof.

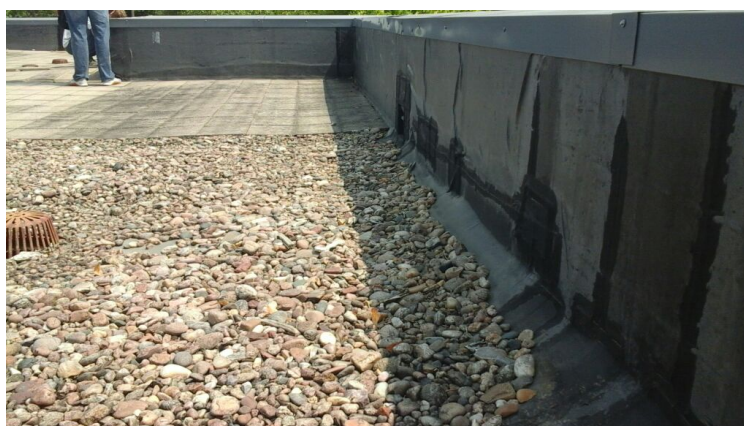


Photo showing condition of the perimeter flashings.



Photo showing condition of the perimeter flashings.

Condition Summary

Seward High School

Area 21

Type of Roof

Ballested EPDM

4,608 Sq. Ft.

Components of Roof

No core cut

Roof is new in

Unknown

Under Warranty

☐

Yes

☒

No

Expires: N/A

Inspected Areas:

Overall	Excellent	Good	Fair	Poor	N/A
Field	Excellent	Good	Fair	Poor	N/A
Perimeter Flashings	Excellent	Good	Fair	Poor	N/A
Projection Flashings	Excellent	Good	Fair	Poor	N/A
Caulking	Excellent	Good	Fair	Poor	N/A
Sheet Metal	Excellent	Good	Fair	Poor	N/A
Surfacing	Excellent	Good	Fair	Poor	N/A
Drainage	Excellent	Good	Fair	Poor	N/A

General Notes

This roof is in good condition and appears to be performing well.

Seward High School

Area 21

Recommendations

I recommend continued inspections and maintenance.



Photo showing overview of Area 21 Roof.



Photo showing additional overview of Area 21 Roof.



Photo showing condition of projection flashings.



Photo showing condition of the perimeter flashings along the EIFS wall.



Photo showing patch in the perimeter flashing pulling loose.



Photo showing mismatched metal sizes.

Condition Summary

Seward High School

Area 22

Type of Roof

Ballasted EPDM

2,756 Sq. Ft.

Components of Roof

No core cut

Roof is new in

Unknown

Under Warranty

☐

Yes

☒

No

Expires: N/A

Inspected Areas:

Overall	Excellent	Good	Fair	Poor	N/A
Field	Excellent	Good	Fair	Poor	N/A
Perimeter Flashings	Excellent	Good	Fair	Poor	N/A
Projection Flashings	Excellent	Good	Fair	Poor	N/A
Caulking	Excellent	Good	Fair	Poor	N/A
Sheet Metal	Excellent	Good	Fair	Poor	N/A
Surfacing	Excellent	Good	Fair	Poor	N/A
Drainage	Excellent	Good	Fair	Poor	N/A

General Notes

This roof is in good condition and appears to be performing well. There was one hole found in the projection flashing.

Seward High School

Area 22

Recommendations

I recommend continued inspections and maintenance.



Photo showing overview of Area 22 roof.



Photo showing condition of projection flashings.



Photo showing a hole in the projection flashing.



Photo showing condition of the perimeter flashings.

Condition Summary

Seward High School

Area 23

Type of Roof

Ballasted EPDM

3,844 Sq. Ft.

Components of Roof

No core cut

Roof is new in

Unknown

Under Warranty

☐

Yes

☒

No

Expires: N/A

Inspected Areas:

Overall	Excellent	Good	Fair	Poor	N/A
Field	Excellent	Good	Fair	Poor	N/A
Perimeter Flashings	Excellent	Good	Fair	Poor	N/A
Projection Flashings	Excellent	Good	Fair	Poor	N/A
Caulking	Excellent	Good	Fair	Poor	N/A
Sheet Metal	Excellent	Good	Fair	Poor	N/A
Surfacing	Excellent	Good	Fair	Poor	N/A
Drainage	Excellent	Good	Fair	Poor	N/A

General Notes

This roof is in good condition and appears to be performing well.

Seward High School

Area 23

Recommendations

I recommend continued inspections and maintenance.



Photo showing overview of Area 23 Roof.

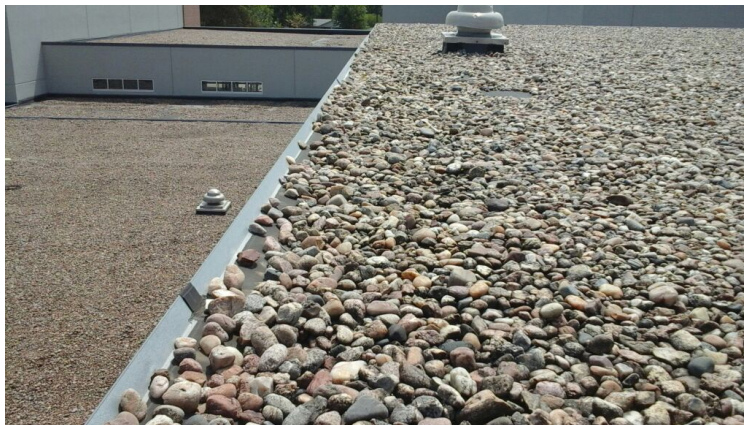


Photo showing condition of the form flashings.



Photo showing condition of projection.



Photo showing condition of projection flashings.

Condition Summary

Seward High School

Area 24

Type of Roof

Ballasted EPDM

8,800 Sq. Ft.

Components of Roof

No core cut

Roof is new in

Unknown

Under Warranty

☐

Yes

☒

No

Expires: N/A

Inspected Areas:

Overall	Excellent	Good	Fair	Poor	N/A
Field	Excellent	Good	Fair	Poor	N/A
Perimeter Flashings	Excellent	Good	Fair	Poor	N/A
Projection Flashings	Excellent	Good	Fair	Poor	N/A
Caulking	Excellent	Good	Fair	Poor	N/A
Sheet Metal	Excellent	Good	Fair	Poor	N/A
Surfacing	Excellent	Good	Fair	Poor	N/A
Drainage	Excellent	Good	Fair	Poor	N/A

General Notes

This roof is in fair condition and is beginning to tent and deteriorate along the perimeter flashings.

Seward High School

Area 24

Recommendations

I recommend restoring the perimeter flashings along with continued inspections and maintenance.

For future budget considerations the estimated cost for restoring this roof is \$16,500. The estimated cost for replacing this roof is \$92,000.



Photo showing overview of Area 24 roof.



Photo showing a hole in the form flashings exposing interior.

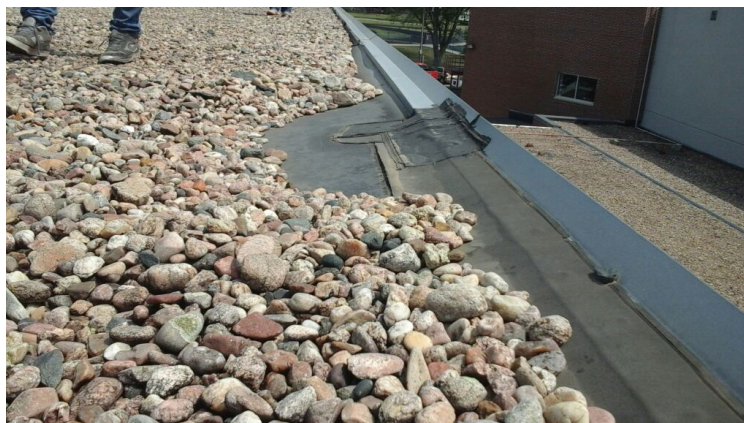


Photo showing tenting along perimeter edge.



Photo showing form flashings opening up due to metal displacement.



Photo showing condition of perimeter flashings.

2022-2023

New Lighting System Theater

Carpet Paint Elementary

3- Heat Pumps High School

2023-2024

Roofs- Section 9 Elementary would be \$75,000 for the perimeter relaxing. We would hope to get it cheaper.

Elementary- 5 Classrooms paint/carpet

Elementary Commons Area with new flooring LTV paint

High School Carpet Commons north lobby 2 classrooms- asbestos

Preschool Playground and SpideWeb resurface

Zero Turn Mower

2024-2025-

Elementary Bathrooms

Start painting sections of the Middle School

East Parking Lot resurface

Sometime in the future

Hot water and Boiler system in high school 2002 addition and 1998 fluid cooler math wing, 13 heat pumps, 2002 Chiller

4th grade wing Boiler and Fluid Cooler and older ERV 1998 addition, 11 heat pumps at the elementary.

Hot water heater elementary

Track- Bond Issue to add more things? Science wing, expanded weight room, elementary addition

New Fence around the football field

