

Executive Summary for Roof Condition with Extended Forecasts

Facility: Belmont Redwood Shores School District										Date: September 30, 2011			
ROOF CONDITION INDEX (RCI) RATINGS													
A+	Excellent - no work necessary							C	Poor - repair, then budget to replace soon				
A	Good - some preventive maintenance needed							D	Very Poor - leak repairs only, budget to replace				
B	Fair - corrective maintenance needed							F	Ext Poor - Replace Immediately				
RCI= Roof Condition Index WS = Warranty Status WEY = Warranty Expiration Year C.M. = Corrective Maintenance P.M. = Preventative Maintenance													
ROOF CONDITION SUMMARY									ESTIMATED FORECAST SUMMARY				
Territories	Date inspect	Approx S.F.	Roof Area Identification	Existing System	Year Installed	RCI	WS	WEY	C.M.		Yearly P.M.	Re-Roofing/Coating	
									Year	Estimate	Estimate	Year	Estimate
Benjamin Fox Elementary School	Sep-11	47,000	A, B, and C	BUR gravel	<2001	C+	?	?	2011	\$ 15,000	\$ 2,500	2015	\$ 750,000
	Sep-11	2,100	Prefab building	Metal	<2000	D	No			\$ -	\$ 250	2012	\$ 15,000
	Sep-11	420	Building A steep roof	Comp Shingles	<2000	B	Yes?	?	2011	\$ 250	\$ 250	2020	\$ 3,500
Central Elementary School	Sep-11	40,000	A, B, and C	BUR gravel	<2000	C	No		2011	\$ 15,000	\$ 2,500	2013	\$ 700,000
	Sep-11	4,800	E, F, and D	Metal	<1996	C-	No		2011	\$ 2,500	\$ 500	2013	\$ 30,000
Cipriani Elementary School	Sep-11	4,444	MP lower roof & main walkway	BUR capsheet	<1996	B-	No		2011	\$ 2,500	\$ 500	2015	\$ 65,000
	Sep-11	5,000	MP building. Small walkway.	BUR gravel	<1991	C	No		2011	\$ 5,500	\$ 750	2013	\$ 75,000
	Sep-11	29,000	A, B, C, E, and F	Comp Shingles	<1999	C	Yes?	?	2011	\$ 4,500	\$ 950	2016	\$ 175,000
	Sep-11	1,040	D	Metal	<1999	B	No		2011	\$ 950	\$ 250	2021	\$ 12,000
Nesbit Elementary School	Sep-11	4,300	D wing low slope areas	BUR capsheet	<2003	B	Yes?	?		\$ -	\$ 250	2018	\$ 75,000
	Sep-11	11,000	MP building & canopies	BUR gravel	<1996	C+	No		2011	\$ 3,500	\$ 500	2014	\$ 175,000
	Sep-11	1,600	Prefab building	Metal	<2006	B	No		2011	\$ 2,500	\$ 500	2014	\$ 12,000
	Sep-11	37,000	A, C, D, E, and F	Comp Shingles	<2006	B	Yes?	?	2011	\$ 35,000	\$ 2,500		
	Sep-11	6,500	B wing	Comp Shingles	<1991	F	No		-	\$ -	\$ 250	2012	\$ 35,000
Ralston Middle School	Sep-11	81,000	A, D, & E wings & canopies	BUR gravel	<1992	D-	No		2011	\$ 5,500	\$ 1,000	2012	\$ 990,000
	Sep-11	800	Building F low slope roofs	BUR capsheet	<2005	B	Yes?	?	2011	\$ 1,000	\$ 500	2019	\$ 15,000
	Sep-11	1,800	Building F steep roof	Comp Shingles	<2005	A	Yes?	?		\$ -	\$ 500		
	Sep-11	1,500	Buildings B and C	Metal	<2005	A	Yes?	?	2011	\$ 500	\$ 500		

NOTES: Square footage measurements are approximate. Estimated year for roof replacement or coating is approximate except for roofs rated D or F. These estimated years can be adjusted depending upon scheduling or financing requirements. Installation years are estimated for most of these facilities as well. If more accurate dates can be provided, estimated life expectancies of roofing systems can be more accurately determined. For roof warranty information, where ?'s are entered, it is our determination that some kind of warranty should exist.

2.215M
C, D, F
H2015

20 L.D.F. 10/2/11