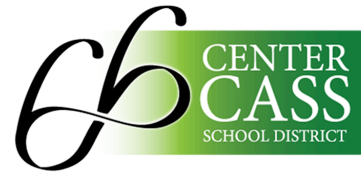


Tom Tiede, Director of Transportation/Buildings & Grounds

Center Cass School District 66
699 Plainfield Road
Downers Grove, IL 60516



Memo

To: Dr. Wise, Superintendent & Board of Education

From: Tom Tiede

Date: 11/5/25

Re: Approval for Bid process to retrofit LV Roofing sections 1, 2 & 3

As we have discussed previously, roofing sections 1, 2 & 3 at Lakeview Jr High are due to be replaced as they were identified as a "B" item on our most recent HLS survey. We have been able to stretch this project as long as possible to be as fiscally responsible with our dollars and as the summer of 2026 approaches, I recommend the board approve the bid process for replacement of these sections.

As we did with sections 4 & 5 in 2021, Scott Goehring from the Garland Company who manufactures the roofing envelope system on Lakeview will prepare the bid specifications to complete a retrofit of sections 1, 2 & 3 which will provide the district with a 30 year warranty from the completion date. With the help of Scott and utilizing the Omnia Cooperative Purchasing program and running our meetings, we will be able to complete this project without the help of our architect or project manager to help save on cost.

Current state of the roof & maintenance

- Moisture scans presented with small areas of wet insulation which were addressed through spot Replacements over the last 2 years.
- regular maintenance has made the sections retrofit candidates.
- existing insulation is dry with an excellent slope.
- retrofit allows **longest service life for lowest Life Cycle Cost.**

Omnia Cooperative Purchasing

- Awarded low bid of materials needed
- Provides assessment, project documents, project management, oversight and inspection from start to finish.
- Warranty provided for the entire assembly for 30-years.
- Multiple quotes from local preferred contractors.
- Additional 2-years of warranty provided by manufacturer when using the Program.

Current Recommendation:

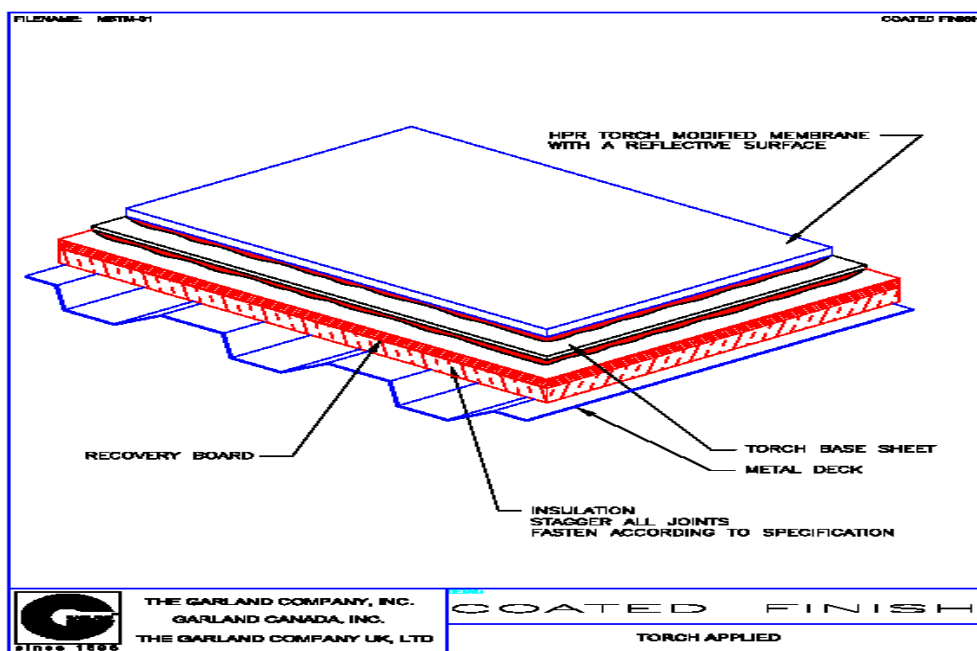
IR scans and semi-annual maintenance have allowed roofing sections 1, 2 & 3 to be a perfect candidate for a “Retrofit” of the existing roofing. The retrofit is far more expansive than a simple roof coating and far less invasive than a complete tear off and replacement & the pricing should reflect this as well offering the longest service life for the lowest life cycle cost. A retrofit of the roofing system will also provide us with a 30 year manufacturer warranty from Garland Company and be in a similar life cycle with the roofing sections 4 & 5 that were done just 4 years ago.

I ask the board tonight to approve the bid process through Omnia Purchasing Cooperative which will provide a bid award recommendation to the board at the December 2025 meeting for a project starting in June of 2026.

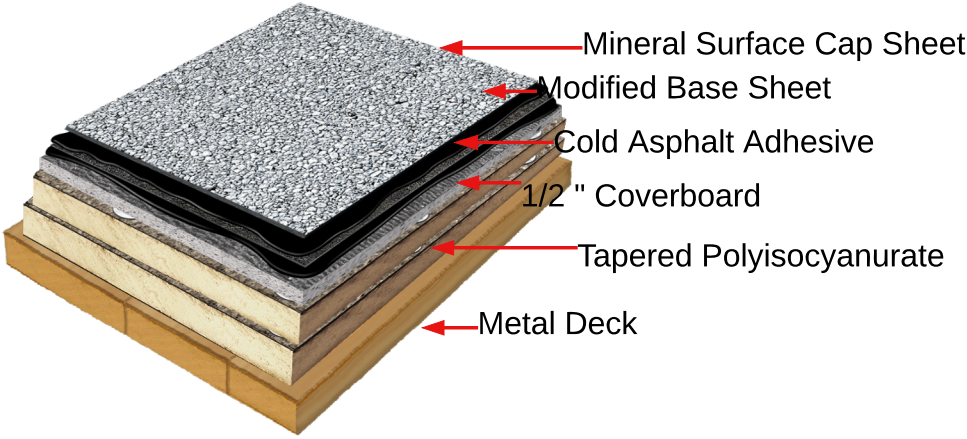
History and Roof Background for Lakeview Jr. High:

Lakeview has roofing split into 5 sections; 3 sections over the original building footprint and 2 sections over the addition put on in late 2001 which includes the Gym 2 and the Science Wing. Roofing sections 1, 2 & 3 have a **Modified Bitumen Roof** system, which is a multi-layered asphalt based roofing system which sits on top of insulation and is attached and sealed to the edges of the building. There is no concrete historical data, but it is thought that these roof sections date back to 1998, but through small remediation areas and good maintenance, have remained dry and in generally good condition below. Sections 4 & 5 were replaced and converted to the same **Modified Bitumen Roof** system during the summer of 2021.

Modified Bitumen Roof Visual:



CCSD66 LAKEVIEW JUNIOR HIGH



Roof
52,5000 sq ft
1998 (27 years)
Modified Bitumen
1/8:12 Tapered insulation
2 Stories
Roof Hatch, Ladder
Fair
Roof sections can be addressed individually or as a group.

Moisture scan presented with small areas of wet insulation which were addressed through spot replacement last year.

- regular maintenance has made the sections retrofit candidates.
- existing insulation is dry with excellent slope.
- retrofit allows longest service life for lowest Life Cycle Cost.

Omnia Cooperative Purchasing

- Awarded low bid
- Provides assessment, project documents, project management, oversight and inspection from start to finish.
- Warranty provided for entire assembly for 30-years.
- Multiple quotes from local preferred contractors.
- Additional 2-years of warranty provided by manufacturer when using the program.



Inspection Report

CCSD66
699 PLAINFIELD ROAD
DOWNERS GROVE, ILLINOIS 60516

FACILITY: Lakeview Junior High	ROOF SECTION: 1	DATE: 03/15/2023
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Inspection Information

Inspection Date	03/15/2023	Core Data	No
Inspection Type	Visual Inspection	Leakage	No
Deck Conditions	Unknown		

Flashing Conditions

Perimeter	Fair	Wall	-
Projections	Fair	Counterflashing	-

Miscellaneous Details

Reglets	-	Debris	No
Control Expansion Joints	-	Ponding Water	None
Parapet Wall	-	Coping Joints	-

Perimeter

Rating	Fair
Condition	The perimeter flashings are in fair condition and should be monitored for failure.

Field

Rating	Poor
Condition	The field of the roof presents with the most issues as would be expected due to the angle of exposure to the sun.

Penetrations

Rating	Poor
Condition	Numerous penetrations required repair due to normal age and deterioration.

Drainage

Rating	Excellent
Condition	

Overall

Rating	Poor
Condition	The membrane continues to age and show signs of being near the end of its service life as indicated by blisters and loose seams. Previous repairs around penetrations such as mechanical units and soil stacks have required reapplication of repair material. The mineral granules present on the cap sheet have sloughed off on some of the sheets due to normal exposure and age. This allows the bitumen waterproofing in the sheet additional exposure to the sun which accelerates aging. This roof should be maintained twice a year until it can be scheduled for replacement or restoration, assuming the insulation is still in serviceable condition.

1



Mastic is applied to vertical seams which are aging and open due to exposure.

2



Debris is removed from drain sumps to prevent vegetation from penetrating the waterproofing membrane.

3



Seams around this vent stack are aged and repaired to prevent leaks.

4



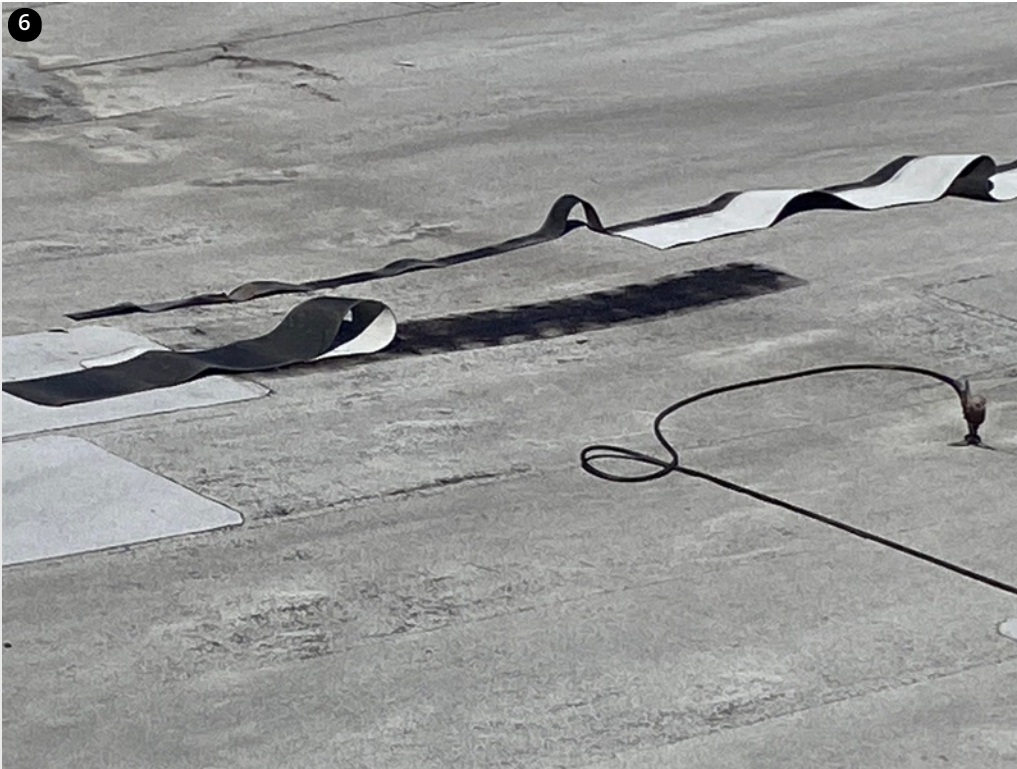
This corner seam has a small hole requiring repair.

5



The sealant around this soil stack has failed and needs additional repair.

6



Seam repair strips are placed next to areas which have questionable adhesion.

7



This is another soil stack with failed sealant.

8



Repair areas are primed prior to installation of the target patch.

9



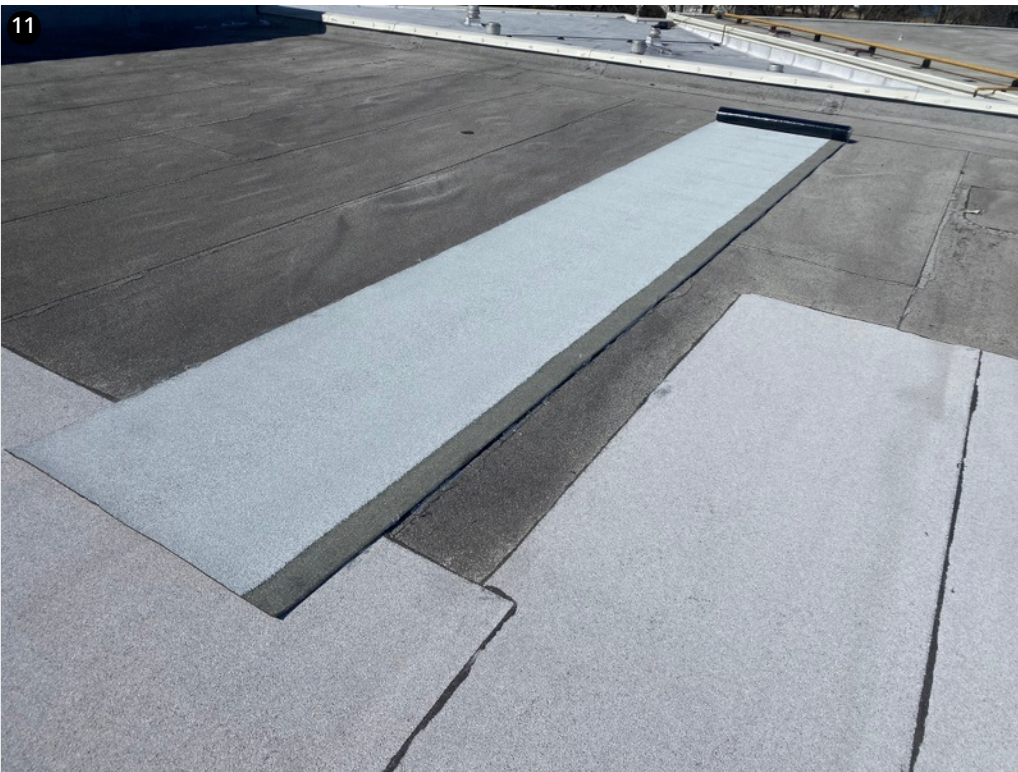
This corner flashing has a small opening which will be repaired.

10



Small blisters and mineral granule loss are evident in this photo.

11



Repair material is relaxed prior to installation on the roof section.