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BUDGET ESTIMATE

High School Roof Replacement

January 28, 2026

Mary M. Knight School District
2987 Matlock-Brady Rd.
Elma, WA 98541
ATTN: Moe Salem
ATS Automation
450 Shattuk Ave. S
Renton, WA 98057
(425)251-9680
moes@atsinc.org

Rognlin's, Inc. is pleased to offer this estimate for replacing the roof on the high school building. Price includes removal and replacement of upper vertical metal siding panels and removal and replacement of mechanically seamed metal roof. Prevailing wages and associated documentation included. See next page for notes on scope and warranty information.

TOTAL BASE BID: \$791,500

Additive Alternate #1: Add R-38 rigid insulation to roofing assembly.

TOTAL ALTERNATE #1: \$332,500

EXCLUDES:

- Washington State Sales Tax
- Permits
- Performance Bonds & Builder's Risk Insurance
- New Horizontal Siding on Lower Sections
- Rot / Structural Repairs
- Custom Metal Colors
- Electrical, HVAC, or Plumbing Work
- Gutter Replacement

*****BUDGET ESTIMSTE ONLY*****

Thank You
Dave Brenton
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Base Bid Scope

Inspection Notes: The existing roof and siding are 2-1/2" standing seam metal panels. The roof is installed over a plywood deck and the majority of the siding is installed on solid sheathing. This proposal will include costs to demo/replace all standing seam siding, demo metal roof and replace with new standing seam roof (with option to add R-38 insulation) or a TPO single ply retrofit system.

Scope of Work: AEP Span HR-36 Siding

- Demo all existing siding and flashing, dispose of all debris.
- Demo gutters and downspouts to gain access to top of existing panels, save for re-use.
- Mechanically fasten Greenguard Raindrop 3D weather barrier at all walls.
- Shop fabricate and install 24-gauge Kynar 500 base, head, jamb, sill, and corner flashings.
- Install 22-gauge AEP Span "HR-36" Kynar 500 corrugated metal siding panels.
- Flash around all vents, windows, louvers, and penetrations.
- Re-install all gutters and downspouts.

Siding comes with a 5-year workmanship warranty by JLCI, 40-year finish warranty by AEP Span

Scope of Work: AEP Span Span-Lok Standing Seam Metal Roof

- Demo existing roof, flashings, and underlayment down to bare sheathing, dispose of all debris.
- Install AEP high temperature self-adhered membrane underlayment over entire roof.
- Shop fabricate and install 24-gauge Kynar 500 eave, rake, zee closure, sidewall, back/front pan, skirting, end wall, and vented ridge trims.
- Install 16" 24-gauge AEP Span "Span Lok" standing, mechanically seamed roofing panels. Panels will all be single piece from eave to ridge.
- Mechanically seam all panels.
- Flash curbs per AEP Span weather tight warranty specifications.
- Install EPDM "Dektite" pipe flashings at all through roof vent pipes.

Roof comes with 5-year workmanship warranty by JLCI, 40-year finish warranty by AEP Span/PPG Coatings

Alternate #1 Scope

Add/Alternate: Same Standing Seam Metal Roof System with Two Layers of 3.3" (R-38) Rigid Insulation

- Install 6 mil polyethylene vapor retarder on entire roof deck.
- Install 18-gauge perimeter receiver blocking at all eave and rake edges.
- Extend all roof vent pipes.
- Raise all curbs a minimum of 8" or as required by AEP Span.
- Install two layers 3.3" polyisocyanurate rigid insulation, mechanically fastened to roof deck, 5 fasteners per sheet.