



THE GARLAND COMPANY, INC.

HIGH PERFORMANCE BUILDING ENVELOPE SOLUTIONS

Troy Thompson
MN / WI Representative
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June 4th, 2026

Mr. Patrick Chaffey
Executive Director of Business Services
Centennial School District 12
4707 North Road
Circle Pines, MN 55014

Re: Deferred Maintenance Narrative / Blue Heron Elementary School

Dear Mr. Chaffey,

Description

To comply with Minnesota Statutes, section 123B.595 subd.10, Centennial School District 12 submits the following narrative for the upcoming roof replacement / building envelope project at Blue Heron Elementary School. The intent of this project is to replace the aging single ply EPDM 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 EPDM roof system is original to the building. The 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 & 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.
- Modification of existing masonry & E.I.F.S. substrates to allow for proper roof flashing details and repair past damage from birds / pests.
- 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



Blue Heron Elementary School

Roofing Replacement / Building Envelope Project

Replacement Priority	Area of Construction	Budget	Comments
Priority 1	Roof Replacement / Building Envelope All flat roofs & EIFS modifications	\$6,200,000	Estimate - to be bid
	HVAC disconnect / reconnect	\$10,000	Estimate - to be quoted
	Masonry Improvements	\$100,000	To be included in roof documents
	Wet Insulation Replacement	\$100,000	Estimate - Actual based upon wet insulation discovered upon roof replacement
	Roof Drain Modifications	\$150,000	Replace old drain bowls. Work to be included in roof documents.
	<i>Sub-Total</i>	\$6,560,000	
	<i>Contingency</i>	\$440,000	
	<i>Total Budget</i>	\$7,000,000	

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

Thank You

A handwritten signature in black ink that reads "Troy Thompson". The signature is written in a cursive style.

Troy Thompson
The Garland Company
612-991-4651