



Quaker Ridge School

Need: Partial Roof Replaced

Partial roof replacement of 21-year old leaking flat roof.

Solution

Replace flat EPDM roof on older section of school

Recommendation based on roof consultant Watsky Associates, subcontractor to KG&D Architects

Rationale

- The existing flat roof on the older section of the building dates from approximately 1992. It was not fixed at time of QRS renovation. When installed, these so-called rubberized or EPDM roofs had a useful life of about 10-15 years. Because of careful maintenance, the life of the roof has been substantially extended, but it is now 21 years old and must be replaced.
- Leaking is continuing to be a problem and will only get worse.
- Harsh weather is tough on flat roofs so they do not last as long as sloped roofs. Modern material for flat roofing has improved so a new roof will carry a 20-year guarantee. Light colored materials are also now available which will keep classrooms cooler, as they are not air-conditioned.

Components and Cost

Roof replacement:

\$908,000