Shawn Tooman gave a report regarding the conditions of the roof at the High School Campus. Shawn Tooman met with Mike Vodika (Vodika Roofing Mike@vodikaRoof.com) and Joe Sweeney (IKO Commercial Roofing joseph.sweeney@iko.com), a summary of their findings is listed below. There are two different roof elevations on the high school building: the lower roof over classrooms and corridors and the upper roof over the gym.

The lower roof was installed in 1997 (25 years of service) and is certainly showing its age and will need to be replaced in the next two years. The roof fasteners have come loose from the substrate below and the fasteners are protruding thru the fabric. There are many areas where the fabric has leaked and the insulation below the fabric is spongy. On the east side of the building there does not appear to be enough drains, the insulation is not tapered to the drains and the fabric is holding water after storms. The roof over the Irish Center is in very bad shape, the insulation is spongy, and the fabric has standing water several days post storm event. The roof over the Irish Center (southwest corner of building) had undocumented storm damage several years ago, a portion of the roof of the County Courthouse (also southwest corner) appears to have been replaced. Currently there have been no reports of water infiltration on the lower roof level.

No core samples of the lower roof were done; however, it is believed there is at least one roof system below the current roof system. Replacement of this roof will be very costly as both roof systems would need to be completely removed, new insulation that meets our current energy code would need to be installed and roof drains would likely need to be added. Removal of the existing roof system would be one of the costliest parts of the replacement, however there is a possibility of getting a variance from the State of Ohio if we can prove the insulation that is in place is still in good condition. Mike Vodika stated he would help school apply for this variance and the design of the new roof system if needed.

The upper roof area was installed in 2003 (19 years of service) and needs to be replaced as soon as possible. This roof has an active leak on the East Side of the building in the center of the gym. This roof also lacks drains, there are four drains on the upper roof however the insulation is not tapered to them. There is standing water on this roof as well. The fabric of this roof is fragile and in some spots it crunches when you step on it. This roof also has fasteners that are showing thru the fabric and spots where the fabric is cracked over the fasteners. A core sample of this roof was taken and indicated that the insulation is still in fairly good condition, despite the fasteners pulling out of the substrate below.

Mike Vodika and Joe Sweeney agreed that upper roof is a prime candidate for a roof coating instead of a roof replacement. Roof coatings, when done properly can be a very effective way of extending the life of a roof and can be warranted for ten years, at which time another coating can be applied if the roof system is in satisfactory condition.

Shawn Tooman stated he will investigate roof coatings and have more information available for everyone at the next meeting.