



## Executive Summary

Over the 2016 summer break, Greystone West performed site inspections at the six campuses within the Shoreline Unified School District to assess the condition of the sites following the modernization work of the early 2000's. The study focused on exterior skin in response to the harsh climate in which the District resides. Roof Inspections were also conducted at all sites and recommendations were made ranging from minor maintenance to full replacement. These costs include gutters and flashings integral to the roofs.

Most of the sites are overdue for exterior paint, and the siding is checking or delaminating. We looked at two options for mitigation:

- Option 1 is selective replacement of the most damaged areas, typically the south and west elevations followed by a thorough paint job.
- Option 2 is to overlay the entire exterior with a two coat plaster system. This would result in a more durable finish but it comes with a hefty price tag.

Windows at Inverness, and portions of Tomales Elementary School and the High School are original construction and should be replaced as part of the exterior skin.

Two of the sites also have portables that are in use well past their prime. The Library at Bodega Bay and the portable at Tomales Elementary School have both seen better days and should be replaced. The portable at the high school is currently not in use but should be marked for removal. The portable at West Marin is now fifteen years old and by State standards is aging out.

Paving conditions vary from site to site. Problem areas include the rear of Tomales High School and the Playground at Tomales Elementary. In some of these areas it appears that the asphalt was installed over beach sand which is not a suitable base.

The Kitchen, Music Room, Gym and Locker Rooms and Administration area at Tomales High School received very minimal improvement over the past two bond measures and at nearly sixty years old, they are overdue. The West Marin Modernization of 2002 was modest and is now fifteen years old. Any comprehensive program should give West Marin some consideration. The balance of the sites received more attention and appear to be holding up well. While we are certain that Staff interviews will result in additional projects, this would appear to be a starting point for discussion regarding facilities over the next ten years.

Site	Project	Priority	2017	2018	2019	2020	2021
<b>Bodega Bay</b>	Replace Library Portable	2	\$ 170,000	\$ 181,900	\$ 192,814	\$ 202,455	\$ 212,577
	Patch & Paint Siding	2	\$ 21,354	\$ 22,849	\$ 24,220	\$ 25,431	\$ 26,702
	Roof Maintenance	3	\$ 2,651	\$ 2,837	\$ 3,007	\$ 3,157	\$ 3,315
	Fencing	2	\$ 63,260	\$ 67,688	\$ 71,749	\$ 75,337	\$ 79,104
<b>Inverness</b>	Patch & Paint Siding	2	\$ 96,338	\$ 103,082	\$ 109,267	\$ 114,730	\$ 120,466
	Roofing	2	\$ 99,616	\$ 106,589	\$ 112,984	\$ 118,634	\$ 124,565
	Windows	3	\$ 403,788	\$ 432,053	\$ 457,976	\$ 480,875	\$ 504,919
	Paving	3	\$ 12,616	\$ 13,499	\$ 14,309	\$ 15,025	\$ 15,776
<b>Tomaes ES</b>	Replace Portable	3	\$ 86,000	\$ 92,020	\$ 97,541	\$ 102,418	\$ 107,539
	Patch & Paint Siding	2	\$ 30,493	\$ 32,628	\$ 34,585	\$ 36,314	\$ 38,130
	Roof Replacement	2	\$ 82,068	\$ 87,813	\$ 93,082	\$ 97,736	\$ 102,622
	Windows	3	\$ 382,405	\$ 409,173	\$ 433,724	\$ 455,410	\$ 478,180
	Paving	3	\$ 68,973	\$ 73,801	\$ 78,229	\$ 82,141	\$ 86,248
<b>Tomaes MS</b>	Patch & Paint Siding	3	\$ 221,460	\$ 236,962	\$ 251,180	\$ 263,739	\$ 276,926
	Roof Coating	3	\$ 131,720	\$ 140,940	\$ 149,397	\$ 156,867	\$ 164,710
	Paving	3	\$ 113,118	\$ 121,036	\$ 128,298	\$ 134,713	\$ 141,449
	Backstop / Site Stairs	3	\$ 48,827	\$ 52,245	\$ 55,380	\$ 58,149	\$ 61,056
<b>Tomaes HS</b>	Patch & Paint Siding	2	\$ 334,761	\$ 358,194	\$ 379,686	\$ 398,670	\$ 418,604
	Roofing	3	\$ 1,114,966	\$ 1,193,014	\$ 1,264,594	\$ 1,327,824	\$ 1,394,215
	Paving	3	\$ 39,450	\$ 42,212	\$ 44,744	\$ 46,981	\$ 49,330
	Windows	3	\$ 403,046	\$ 431,259	\$ 457,135	\$ 479,992	\$ 503,991
<b>West Marin</b>	Patch & Paint Siding	2	\$ 450,663	\$ 482,209	\$ 511,142	\$ 536,699	\$ 563,534
	Roofing	2	\$ 483,515	\$ 517,361	\$ 548,403	\$ 575,823	\$ 604,614
	Paving	3	\$ 32,195	\$ 34,449	\$ 36,516	\$ 38,341	\$ 40,258
			\$ 4,893,283	\$ 5,235,813	\$ 5,549,962	\$ 5,827,460	\$ 6,118,833

Roof Assessment Summary

**Bodega Bay Elementary**  
**1200 Canon St.**  
**Bodega Bay, CA 94923**

Main Classroom Building

Existing Roof System: Asphalt Dimensional Shingles  
Approximate Age: 5-10 yrs.

Existing roof system appears to be in good condition and performing as designed. >

Recommendations:

- Annual roof maintenance is recommended to clear all debris from gutters, valleys and waterways to maintain positive drainage.

Portable Classroom Building

Existing Roof System: Hot Asphalt Applied Built-up Roofing Surfaced with Granulated Cap Sheet  
Approximate Age: 10-15 yrs.

Existing roof system appears to be in fair to poor condition. Past temporary repairs have been performed using asphalt based mastics and reinforcement.

Recommendations:

- Existing roof system is candidate for an elastomeric coating restoration. In conjunction with restoration all temporary repairs should be permanently repaired using compatible hot or cold applied roofing materials. Work should be performed in the next year to minimize any further damage to structure.
- Annual roof maintenance is recommended to clear all debris from gutters and waterways to maintain positive drainage.

**Inverness School**  
**1 Forres Way**  
**Inverness, CA 94956**

Main Classroom Building

Existing Roof System: Hot Asphalt Applied Built-up Roofing Surfaced with Aggregate  
Approximate Age: 15-20 yrs.

Existing roof system appears to be in good to fair condition and performing as designed. Base flashings and details have begun to show fatigue from evidence of UV exposure caused degradation and delamination of asphaltic plies at terminations.

Recommendations:

- Removal and replacement of roof system is recommended in the next 1-3 years.
- Annual roof maintenance is recommended to clear all debris from gutters and waterways to maintain positive drainage.

Main Classroom Building Addition

Existing Roof System: Hot Asphalt Applied Built-up Roofing Surfaced with Granulated Cap Sheet.  
Approximate Age: 10-15 yrs.

Existing roof system appears to be in good to fair condition. Past temporary repairs have been performed using asphalt based mastics and reinforcement.

Recommendations:

- Existing roof system is candidate for an elastomeric coating restoration. In conjunction with restoration all temporary repairs should be permanently repaired using compatible hot or cold applied roofing materials. Work should be performed in the next 1-3 years.
- Annual roof maintenance is recommended to clear all debris from gutters and waterways to maintain positive drainage.

**Tomales Elementary School**

**40 John St.**

**Tomales, CA 94971**

Main Classroom Building

Existing Roof System: Hot Asphalt Applied Built-up Roofing Surfaced with Aggregate  
Approximate Age: 15-20 yrs.

Existing roof system appears to be in fair to poor condition and performing as designed. Base flashings and details have begun to show fatigue from evidence of UV exposure caused degradation and delamination of asphaltic plies at terminations.

Recommendations:

- Removal and replacement of roof system is recommended in the next 1-3 years.

- Annual roof maintenance is recommended to clear all debris from gutters and waterways to maintain positive drainage.

#### Main Classroom Building Canopy

Existing Roof System: Hot Asphalt Applied Built-up Roofing Surfaced with Mineral Surfaced Cap Sheet (w) Elastomeric Coating

Approximate Age: 1-3yrs.

Existing roof system appears to be in good condition and performing as designed.

Recommendations:

- Annual roof maintenance is recommended to clear all debris from gutters and waterways to maintain positive drainage.

#### Portable Classroom Building

Existing Roof System: Hot Asphalt Applied Built-up Roofing Surfaced with Mineral Surfaced Cap Sheet (w) Elastomeric Coating

Approximate Age: 1-3yrs.

Existing roof system appears to be in good condition and performing as designed.

Recommendations:

Annual roof maintenance is recommended to clear all debris from gutters and waterways to maintain positive drainage.

#### Modular Classroom Buildings

Existing Roof System: Hot Asphalt Applied Built-up Roofing Surfaced with Granulated Cap Sheet.

Approximate Age: 3-8 yrs.

Existing roof system appears to be in good condition.

Recommendations:

- Annual roof maintenance is recommended to clear all debris from gutters and waterways to maintain positive drainage.

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### **Shoreline Unified School District**

**10 John St.**

**Tomales, CA 94971**

#### District Office

Existing Roof System: Hot Asphalt Applied Built-up Roofing Surfaced with Granulated Cap Sheet.

Approximate Age: 3-8 yrs.

Existing roof system appears to be in good condition.

Recommendations:

- Annual roof maintenance is recommended to clear all debris from gutters and waterways to maintain positive drainage.

**Tomales High School**

**3850 Irvin Rd.**

**Tomales, CA 94971**

Modular Classroom Building

Existing Roof System: Hot Asphalt Applied Built-up Roofing Surfaced with Granulated Cap Sheet.

Approximate Age: 5-10 yrs.

Existing roof system appears to be in good condition.

Recommendations:

- Existing roof system is candidate for an elastomeric coating restoration. Work should be performed in the next 1-3 years.
- Annual roof maintenance is recommended to clear all debris from gutters and waterways to maintain positive drainage.

Main Classroom Building

Existing Roof System: 60mil TPO overlay.

Approximate Age: 2-3 yrs.

Existing roof system appears to be in good condition. Mechanical flashings need to be re-sealed, District has been provided with proposal to address.

Recommendations:

- Annual roof maintenance is recommended to clear all debris from gutters and waterways to maintain positive drainage.

Main Classroom Building Mansard

Existing Roof System: Asphalt Dimensional Shingles

Approximate Age: 10-15 yrs.

Existing roof system appears to be in good condition and performing as designed.

Recommendations:

- Annual roof maintenance is recommended to clear all debris from gutters, valleys and waterways to maintain positive drainage.
- District may want to consider replacing shingled mansard with a standing seam metal panel roof system. Budget numbers have been provided.

**West Marin School**

**11550 State Route 1**

**Point Reyes Station, CA 94956**

Main Classroom Buildings and Canopies

Existing Roof System: Hot Asphalt Applied Built-up Roofing Surfaced with Aggregate

Approximate Age: 20+ yrs.

Existing roof system appears to be in poor condition and performing as designed. Base flashings and details have begun to show fatigue from evidence of UV exposure caused degradation and delamination of asphaltic plies at terminations.

Recommendations:

- Removal and replacement of roof system is recommended in the next 1-2 years.
- Annual roof maintenance is recommended to clear all debris from gutters and waterways to maintain positive drainage.

Portable Building

Existing Roof System: 60mil TPO.

Approximate Age: 2-3 yrs.

Existing roof system appears to be in good condition.

Recommendations:

- Annual roof maintenance is recommended to clear all debris from gutters and waterways to maintain positive drainage.

Modular Buildings

Existing Roof System: Hot Asphalt Applied Built-up Roofing Surfaced with Mineral Surfaced Cap Sheet (w) Elastomeric Coating

Approximate Age: 5-7 yrs.

Existing roof system appears to be in good condition and performing as designed.

Recommendations:

- Annual roof maintenance is recommended to clear all debris from gutters and waterways to maintain positive drainage.

Classroom Building Inner Courtyard Canopies

Existing Roof System: 60mil TPO.

Approximate Age: 5-7 yrs.

Existing roof system appears to be in good condition.

Recommendations:

- Annual roof maintenance is recommended to clear all debris from gutters and waterways to maintain positive drainage.

Library Building

Existing Roof System: Asphalt Dimensional Shingles

Approximate Age: 5-10 yrs.

Existing roof system appears to be in good condition and performing as designed.

Recommendations:

- Annual roof maintenance is recommended to clear all debris from gutters, valleys and waterways to maintain positive drainage.

Library Building Canopy

Existing Roof System: Hot Asphalt Applied Built-up Roofing Surfaced with Granulated Cap Sheet.

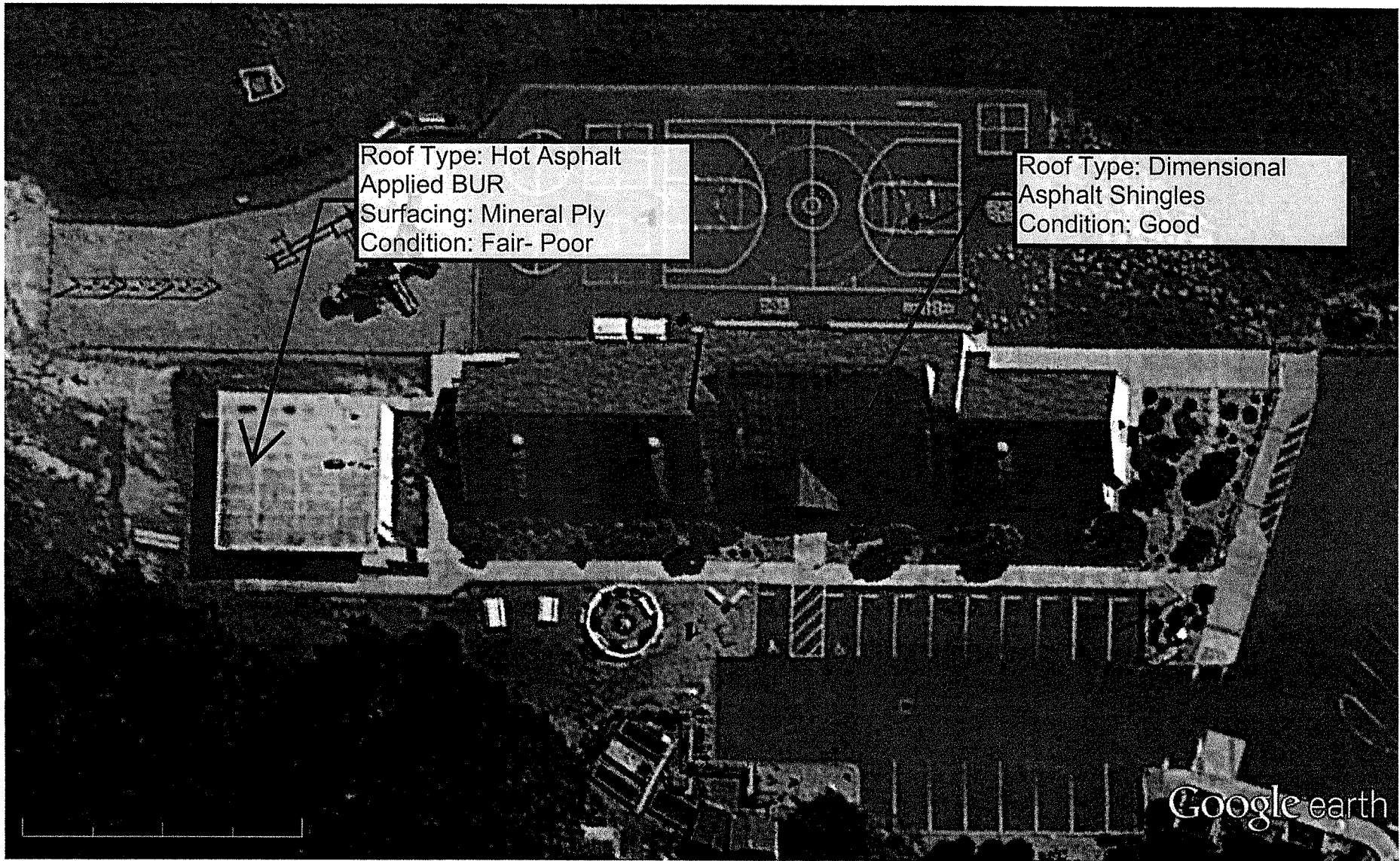
Approximate Age: 5-10 yrs.

Existing roof system appears to be in good condition.

Recommendations:

- Annual roof maintenance is recommended to clear all debris from gutters and waterways to maintain positive drainage.





Roof Type: Hot Asphalt  
Applied BUR  
Surfacing: Mineral Ply  
Condition: Fair- Poor

Roof Type: Dimensional  
Asphalt Shingles  
Condition: Good

Google earth

Google earth

feet  
meters



200

80





Roof Type: Hot Asphalt  
Applied BUR  
Surfacing: Mineral Ply  
Condition: Good- Fair

Roof Type: Hot Asphalt  
Applied BUR  
Surfacing: Aggregate  
Condition: Good- Fair

Inverness Elementary School

Google earth

Google earth

feet  
meters

200

90



Roof Type: Hot Asphalt  
Applied BUR  
Surfacing: Mineral Ply  
Condition: Good

Roof Type: Hot Asphalt  
Applied BUR  
Surfacing: Mineral Ply (w)  
Elastomeric Coating System  
Condition: Good

Roof Type: Hot Asphalt  
Applied BUR  
Surfacing: Aggregate  
Condition: Fair- Poor

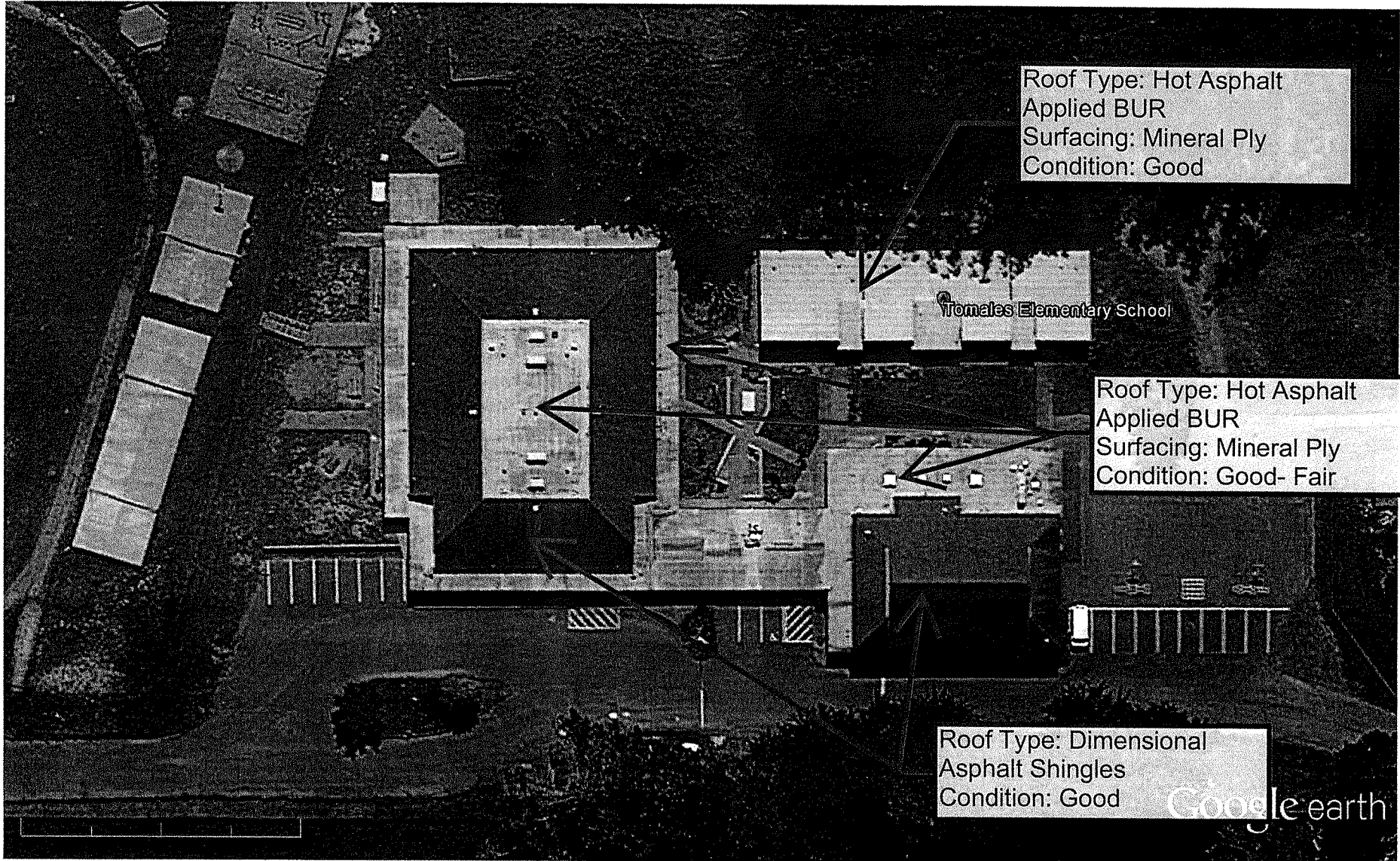
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Applied BUR  
Surfacing: Mineral Ply (w)  
Elastomeric Coating System  
Condition: Good

Google earth

Google earth  
meters

300  
90





Roof Type: Hot Asphalt  
Applied BUR  
Surfacing: Mineral Ply  
Condition: Good

Tromales Elementary School

Roof Type: Hot Asphalt  
Applied BUR  
Surfacing: Mineral Ply  
Condition: Good- Fair

Roof Type: Dimensional  
Asphalt Shingles  
Condition: Good

Google earth

Google earth

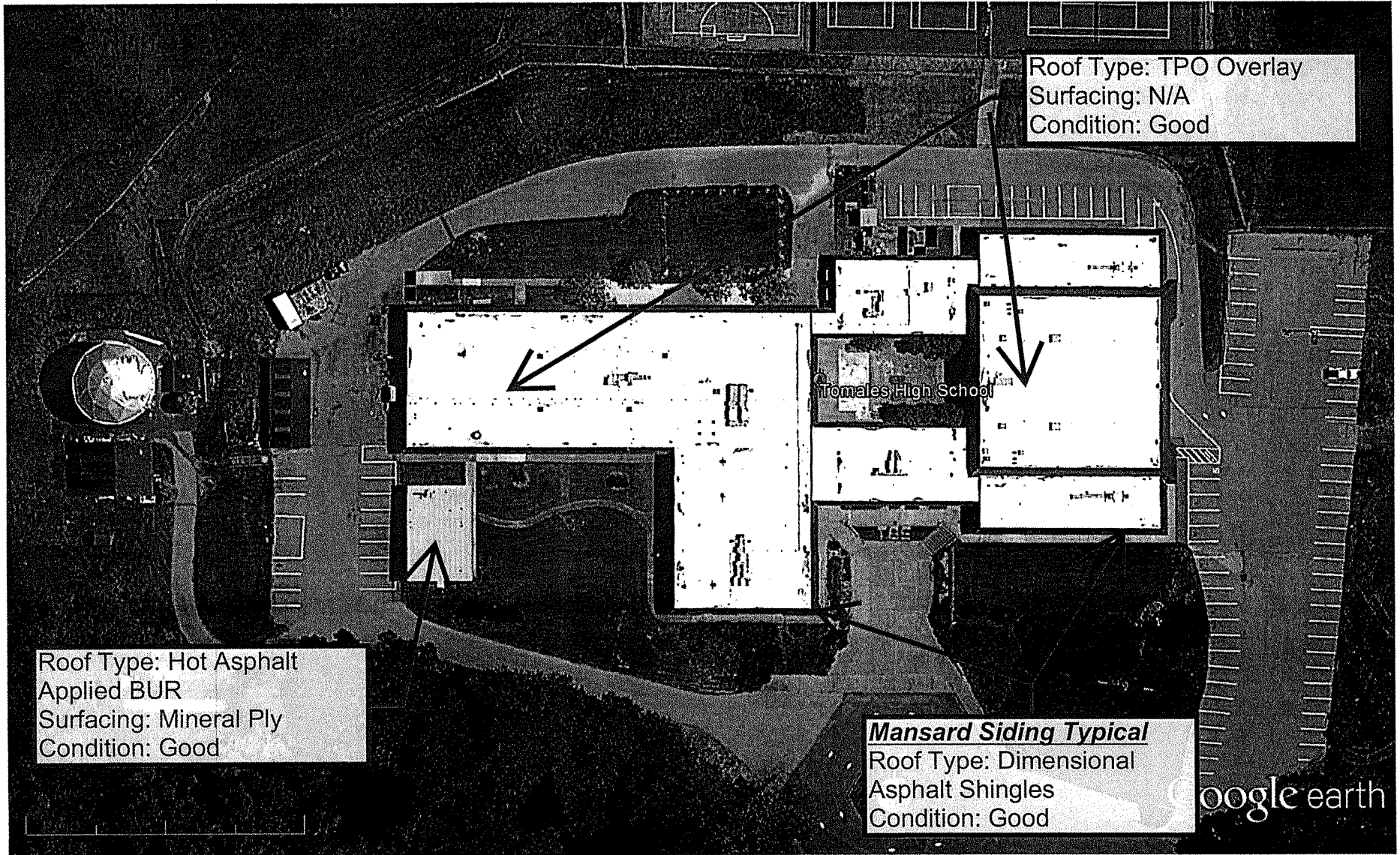
feet  
meters



100

400





Roof Type: TPO Overlay  
Surfacing: N/A  
Condition: Good

Roof Type: Hot Asphalt  
Applied BUR  
Surfacing: Mineral Ply  
Condition: Good

***Mansard Siding Typical***  
Roof Type: Dimensional  
Asphalt Shingles  
Condition: Good

Google earth

feet  
meters

100

600



Roof Type: Hot Asphalt  
Applied BUR  
Surfacing: Mineral Ply (w)  
Elastomeric Coating System  
Condition: Good

Roof Type: TPO  
Surfacing: N/A  
Condition: Good

Roof Type: Hot Asphalt  
Applied BUR  
Surfacing: Mineral Ply  
Condition: Good

West Marin Elementary School

Roof Type: Dimensional  
Asphalt Shingles  
Condition: Good

Roof Type: Hot Asphalt  
Applied BUR  
Surfacing: Aggregate  
Condition: Poor

Roof Type: TPO  
Surfacing: N/A  
Condition: Good

Google earth

Google earth

feet  
meters

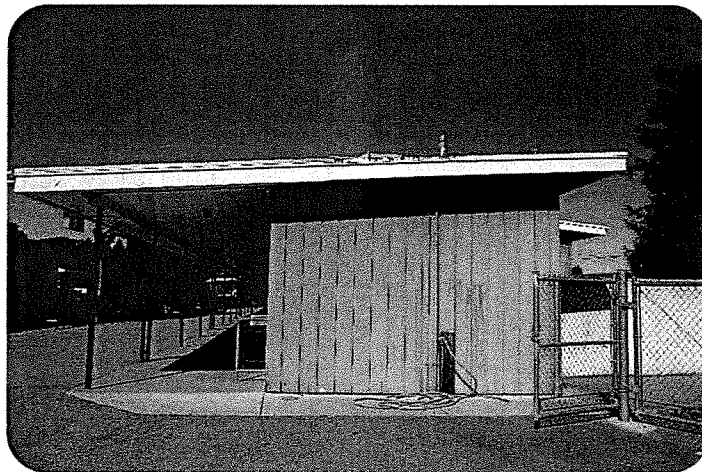
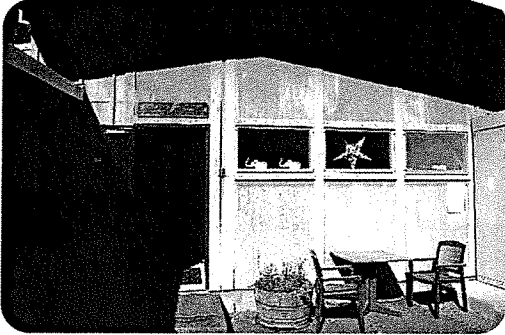
100

500

# Bodega Bay School

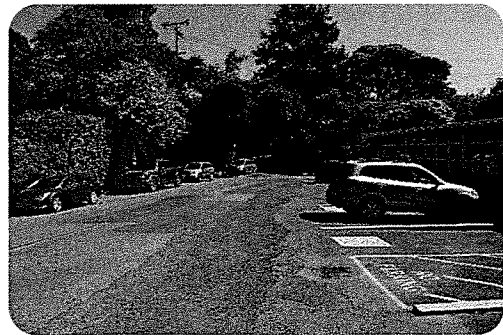
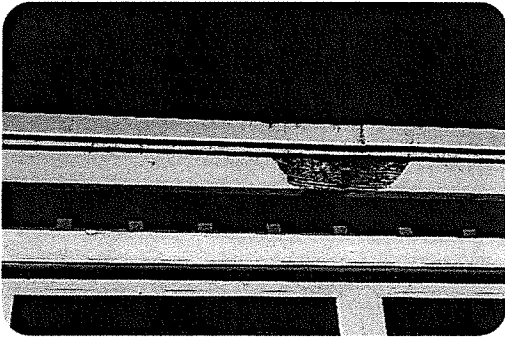
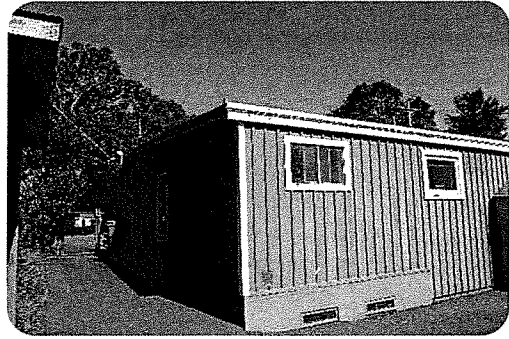


West Marin Elementary School

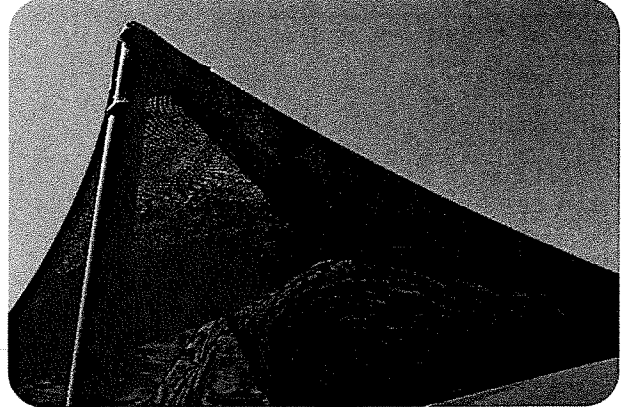
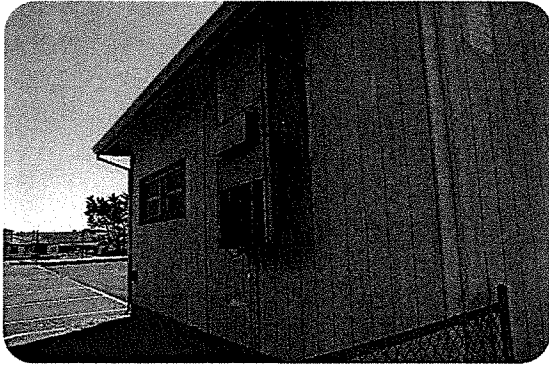




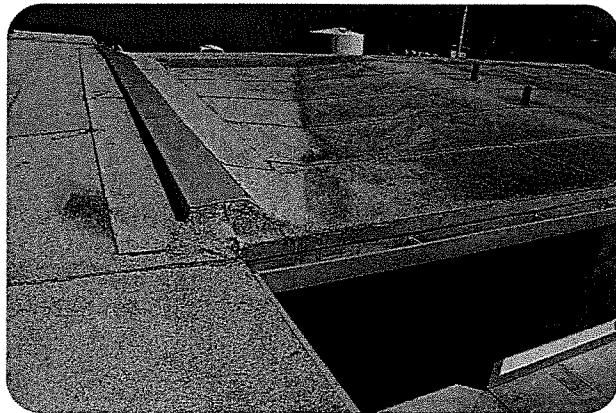
# Inverness Elementary School



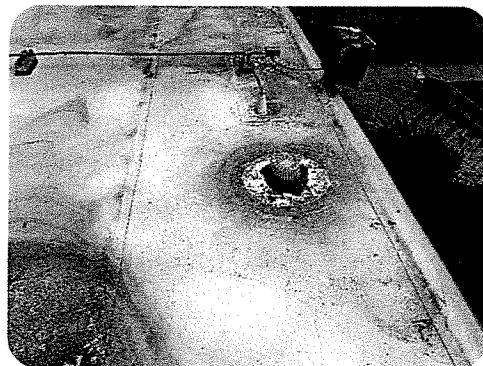
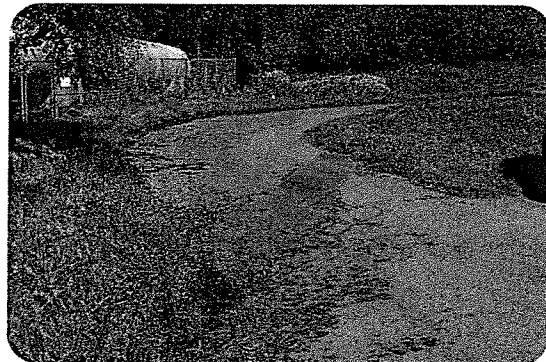
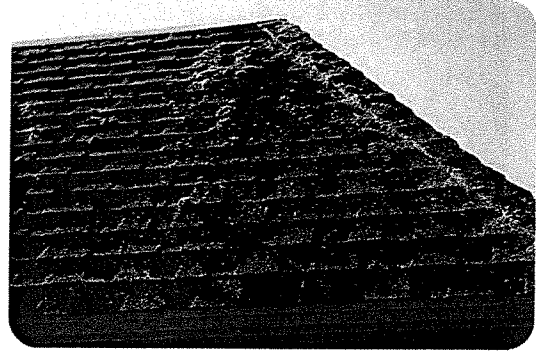
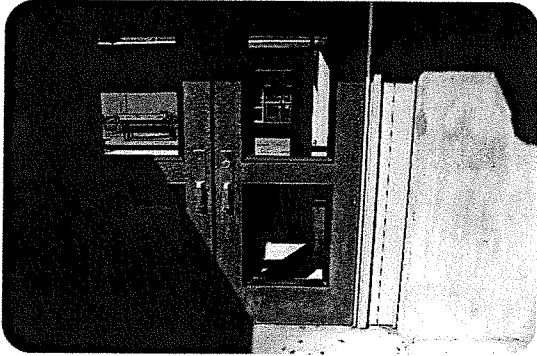
# Tomales Elementary School



# Tomales Middle School



# Tomales High School



District Office

