The Garland Company, Inc.

Roof Asset Management Program

RAMP

Warren H. Daugherty Aquatic Center

Prepared By
Travis Cox

Prepared For
Matt Allen

July 08, 2026

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Client Data

SOUTH LANE SCHOOL DISTRICT
455 ADAMS
COTTAGE GROVE, OREGON 97424

Client Data

Name	South Lane School District		
Address 1	455 Adams		
City	Cottage Grove	**State**	Oregon
ZIP	97424	**Country**	United States

Contact Info

Contact Person	Matt Allen	**Title**	Facilities Supervisor
Mobile Phone:	-	**Office Phone:**	541 214-4010
Email:	matt.allen@slane.k12.or.us		

FACILITY CONDITIONS

SOUTH LANE SCHOOL DISTRICT

WARREN H. DAUGHERTY AQUATIC CENTER



- 5 (Excellent)
- 4 (Good)
- 3 (Fair)
- 2 (Poor)
- 1 (Failed)
- N/A

SQFT:

19,029

ASSET	SYSTEM TYPE	AGE	SQFT	CONDITION
Low Slope Roofing			2,213	Poor
Pool Roof	Single Ply		16,816	Poor

South Lane School District
1440 S 8th St
Cottage Grove, Oregon 97424

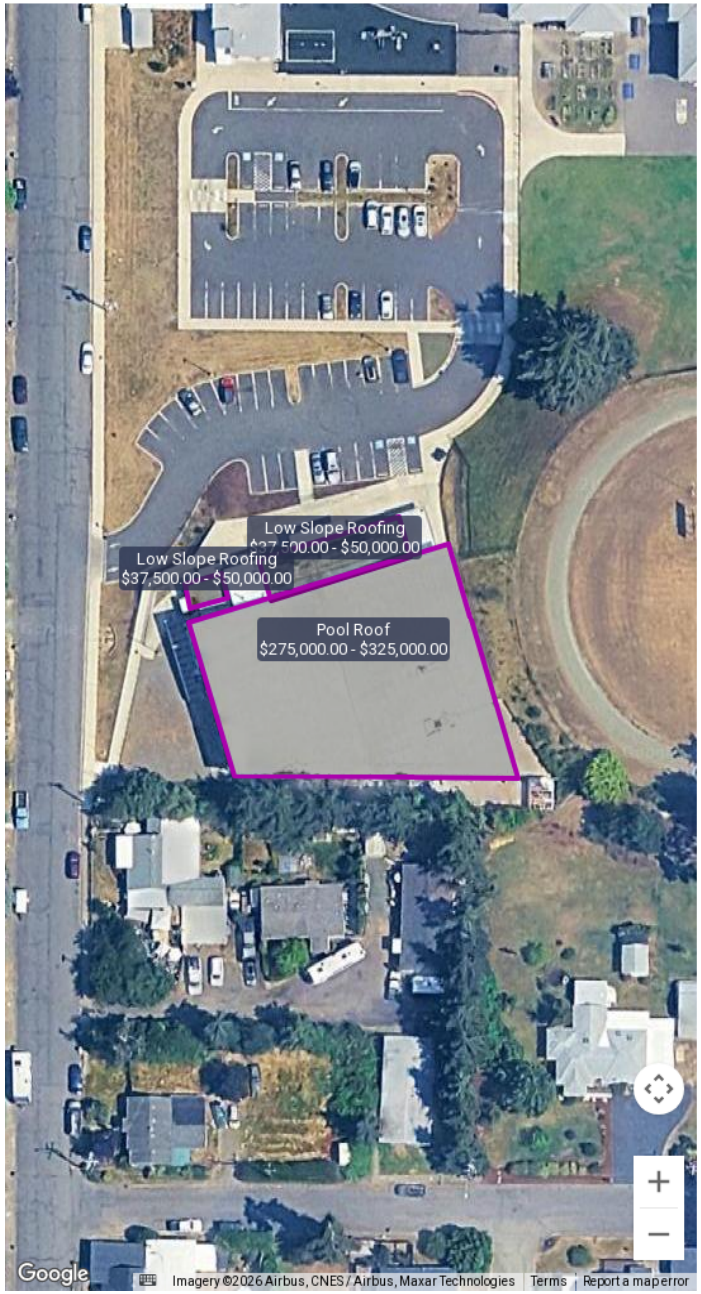
TC

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FACILITY BUDGET

SOUTH LANE SCHOOL DISTRICT

WARREN H. DAUGHERTY AQUATIC CENTER



- Replace
- Retrofit
- Restore
- Repair
- Maintenance
- Inspection

SQFT: 19,029

Total Est. Cost: $312,500.00 - $375,000.00

WARREN H. DAUGHERTY AQUATIC CENTER | BUDGET

Asset	Year	Category	Budget
Low Slope Roofing	2027	Retrofit	$37,500 – $50,000
Pool Roof	2027	Retrofit	$275,000 – $325,000

South Lane School District
1440 S 8th St
Cottage Grove, Oregon 97424

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Inspection Report

SOUTH LANE SCHOOL DISTRICT
455 ADAMS
COTTAGE GROVE, OREGON 97424

FACILITY: Warren H. Daugherty Aquatic Center	**ROOF SECTION:** Low Slope Roofing	**DATE:** 07/08/2026

Inspection Information

Inspection Date	07/08/2026	**Core Data**	No
Inspection Type	Visual Inspection	**Leakage**	No

Overall

Rating	Poor
Condition	The existing conditions on the low slope granulated asphalt cap sheet roof sections are in poor condition. The perimeter of the roof shows signs of UV damage and base flashings that are sagging. The field of the roof shows advanced granule loss and subsequent UV damage to the asphalt. Penetrations are few in number. Drainage plane is failed and has led to expedited roof failure.

1



Gravel stop metal edge flashing conditions; granule loss and UV damage present

2



overview of stack

3



evidence of extreme ponding water; failed drainage plane

4



sagging base flashings

5



drainage plane continued; UV damage present

Solution Options

SOUTH LANE SCHOOL DISTRICT
455 ADAMS
COTTAGE GROVE, OREGON 97424

FACILITY: Warren H. Daugherty Aquatic Center	ROOF SECTION: Low Slope Roofing	TITLE: Solution for Low Slope Roofing	DATE: 07/08/2026

Report Data

Report Date	07/08/2026
Title	Solution for Low Slope Roofing

Retrofit Options

Solution Option:	Retrofit	**Action Year:**	2027
Square Footage:	2,213	**Expected Life (Years):**	20
Budget Range:	$37,500.00 - $50,000.00		

Scope of Work: Retrofit Roof System Replacement (PVC)

I. Preparatory and Demolition Phase

1. **Safety and Compliance:** Adhere to all current **NRCA, IBC, and OSHA regulations** throughout the project.
2. **Prior to project start:** perform thermal scan to determine if wet insulation is present; cut out and remove/replace prior to system installation
3. **Removal:** Remove the existing base flashings on the existing membrane and properly dispose of.

II. Installation of Tapered System and Drainage

1. **Drainage and Tapered Insulation:**
   - **Extend drain sumps** to a minimum of **4'x4'** or larger.
   - Cricket package: furnish and install 1/2":12" tapered insulation package between drains to ensure adequate drainage.
2. **Cover Board:** Install **1/2" DensDeck Prime** cover board using mechanical fasteners, consistent with project-specific **wind uplift calculations**.

III. System Installation and Flashing

1. **Cap Sheet Installation:** Install the PVC membrane using water based adhesive.
2. **Drainage Components:**
   - Remove and replace all existing drain bolts, rings, and strainers with new components that match the existing profile.
3. **Flashing:**
   - Install new perimeter **metal flashings, trim, and accessories**.

IV. Closeout and Warranty

1. **Final Cleanup:** Remove all tools, trash, and associated debris, leaving the jobsite in a clean and orderly fashion.
2. **Warranties:**
   - Contractor to provide a **2-year workmanship warranty**.
   - Garland to provide a **30-year watertight warranty**.



Inspection Report

SOUTH LANE SCHOOL DISTRICT
455 ADAMS
COTTAGE GROVE, OREGON 97424

FACILITY: Warren H. Daugherty Aquatic Center	**ROOF SECTION:** Pool Roof	**DATE:** 07/08/2026

Map



Inspection Information

Inspection Date	07/08/2026	**Core Data**	No
Inspection Type	Visual Inspection	**Leakage**	No

Overall

Rating	Poor
Condition	The roof is in poor/fair condition given the age. The perimeter and field of the roof both show normal signs of aging and fatigue. Penetrations are few in number and appear to be consistent with the condition of the overall roofing assembly. Drainage plane is excellent and sheds water effectively to the drains.

1



Valley overview; evidence of previous repair in the field

2



evidence of previous repair made in the field

3



field overview; part of curb is obsolete

4



additional fasteners were used for wind-up lift requirements

5



perimeter overview

6



scupper overview

7



valley conditions continued

Solution Options

SOUTH LANE SCHOOL DISTRICT
455 ADAMS
COTTAGE GROVE, OREGON 97424

FACILITY: Warren H. Daugherty Aquatic Center	ROOF SECTION: Pool Roof	TITLE: Solution for Pool Roof	DATE: 07/08/2026

Report Data

Report Date	07/08/2026
Title	Solution for Pool Roof

Retrofit Options

Solution Option:	Retrofit	**Action Year:**	2027
Square Footage:	16,816	**Expected Life (Years):**	20
Budget Range:	$275,000.00 - $325,000.00		

Scope of Work: Retrofit Roof System Replacement (PVC)

I. Preparatory and Demolition Phase

1. **Safety and Compliance:** Adhere to all current **NRCA, IBC, and OSHA regulations** throughout the project.
2. **Prior to project start:** perform thermal scan to determine if wet insulation is present; cut out and remove/replace prior to system installation
3. **Removal:** Remove the roofing systems down to the asbestos containing original assembly. No abatement is included in this project.

II. Installation of Coverboard:

1. **Cover Board:** Install **1/2'' DensDeck Prime** cover board using mechanical fasteners, consistent with project-specific **wind uplift calculations**.

III. System Installation and Flashing

1. **Cap Sheet Installation:** Install the PVC membrane using water based adhesive.
2. **Drainage Components:**
   - Remove and replace all existing drain bolts, rings, and strainers with new components that match the existing profile.
3. **Flashing:**
   - Install new perimeter **metal flashings, trim, and accessories**.

IV. Closeout and Warranty

1. **Final Cleanup:** Remove all tools, trash, and associated debris, leaving the jobsite in a clean and orderly fashion.
2. **Warranties:**
   - Contractor to provide a **2-year workmanship warranty**.
   - Garland to provide a **20-year watertight warranty**.

