



PARTNERSHIP WITH A PLAN

Most school districts don't have daily roofing problems. When problems do occur, they join a queue rather than skip the line.

Knowing your roofs means more than knowing where they leak. And knowing a district means more than knowing when it has a leak. Good roofing recommendations depend on both: the condition of the roof and the district's priorities, timing, and resources.

Rhoden Roofing approaches K-12 roofing as a district partnership built around reducing unknowns, preserving options, and developing a plan for schools that reflects both.

This guide shows why we approach K-12 roofing this way, and what that partnership looks like.



EVERY ROOF DECISION IS MADE AT THREE LEVELS.

For schools, roof decisions don't happen in isolation. Our approach starts with connecting district priorities, portfolio needs, and the condition of each roof.

10,000 feet

THE DISTRICT

- Capital availability
- Operational impact
- Board priorities
- Bond planning
- Public perception
- Stewardship

1,000 feet

THE PORTFOLIO

- Asset management
- Triaging
- Warranties/history
- Insurance documentation
- Replacement forecasting
- Accessibility

100 feet

THE ROOF

- Current condition
- Maintenance
- Leak repairs
- Warranty compliance
- Storm inspections
- Materials selection

This guide starts where district leaders do: at **10,000 feet**.

— THE DISTRICT

What is the reality for decisions at 10,000 feet?

Every necessary expense is competing with another necessary expense.

Many districts operate reactively by default, not by choice. When deciding what to react to, district leaders are often faced with zero-sum choices: what do we fix now and what do we watch like a hawk?

THE COMPETITION FOR CAPITAL

Annual Budget in a Month

Sustained, sub-zero temperatures in January 2024 spiked gas bills across Kansas. Some districts exceeded their annual gas expenditure in one month, and many were forced to pay their utilities through loans.

Emergency HVAC Repair

A district's HVAC unit failed over the gym three days before a 600-person back-to-school event. Replacing the unit exceeded \$500,000, so the district replaced the compressor of a failing unit until the capital outlay can be approved.

Non-Insurable Pipe Burst

One superintendent recalled pipes that froze in the winter, causing them to burst over several classrooms. Because the building was not in use, the damage wasn't discovered immediately. For the same reason, property insurance did not cover the resulting damage. The superintendent then solicited the necessary capital outlay from the board.

The \$40,000 Smell

Another superintendent described a persistent odor in the middle school. HVAC contractors were called to replace units and ductwork. The smell returned. The source was a bat infestation in a cavity underneath the roof in-between expansion joint plates. After spending \$40k and coordinating with the Department of Health, he said "If you don't know who to call, you end up putting good money into bad solutions."



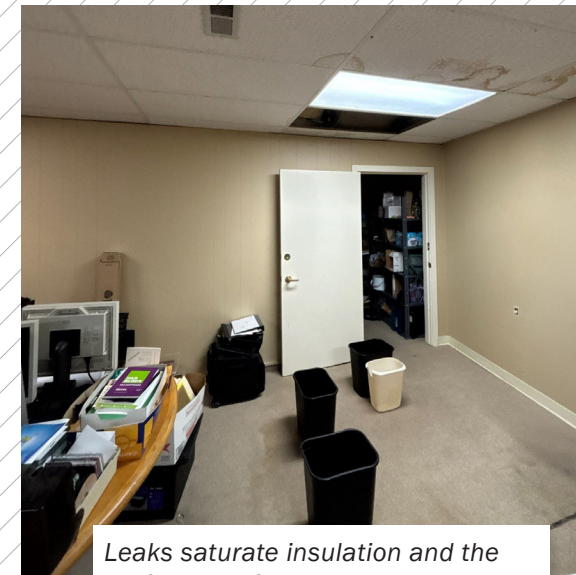
**YOUR ROOF MAY NOT BE
TODAY'S PRIORITY**
**IT JUST CAN'T BE TOMORROW'S
SURPRISE.**

— THE DISTRICT

AN UNKNOWN ROOF REDUCES DISTRICT OPTIONS

Most roof problems aren't just urgent the day it rains.

By the time the district knows it has a problem, the decision window is smaller: fewer repair options, less time to budget, and less flexibility to align the work with a capital plan or insurable damage with a viable insurance claim.



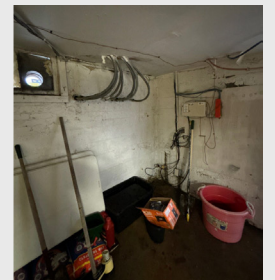
Leaks saturate insulation and the roof deck before appearing on drop ceiling tiles, increasing repair costs.

The First Sign Isn't the Start of the Problem

When the true condition of a roof is unknown, districts are forced to react, often with incomplete information and expensive results.



**BEFORE IT'S
VISIBLE**



**THE FIRST SIGN OF
A LEAK**

THE RESULT

Escalating Costs

▶ Untreated moisture quickly expands repair scopes, or even forces replacement scopes, as damage spreads beyond what's visible.

Compressed Timelines

▶ When needs are discovered late, there's less time for investigation, budgeting and board approval for more costly long-term fixes before a fix is needed.

Fewer Options

▶ Limited time and information precludes more sustainable funding options like bonds or a valid insurance claim -- or a less expensive proactive fix to begin with.

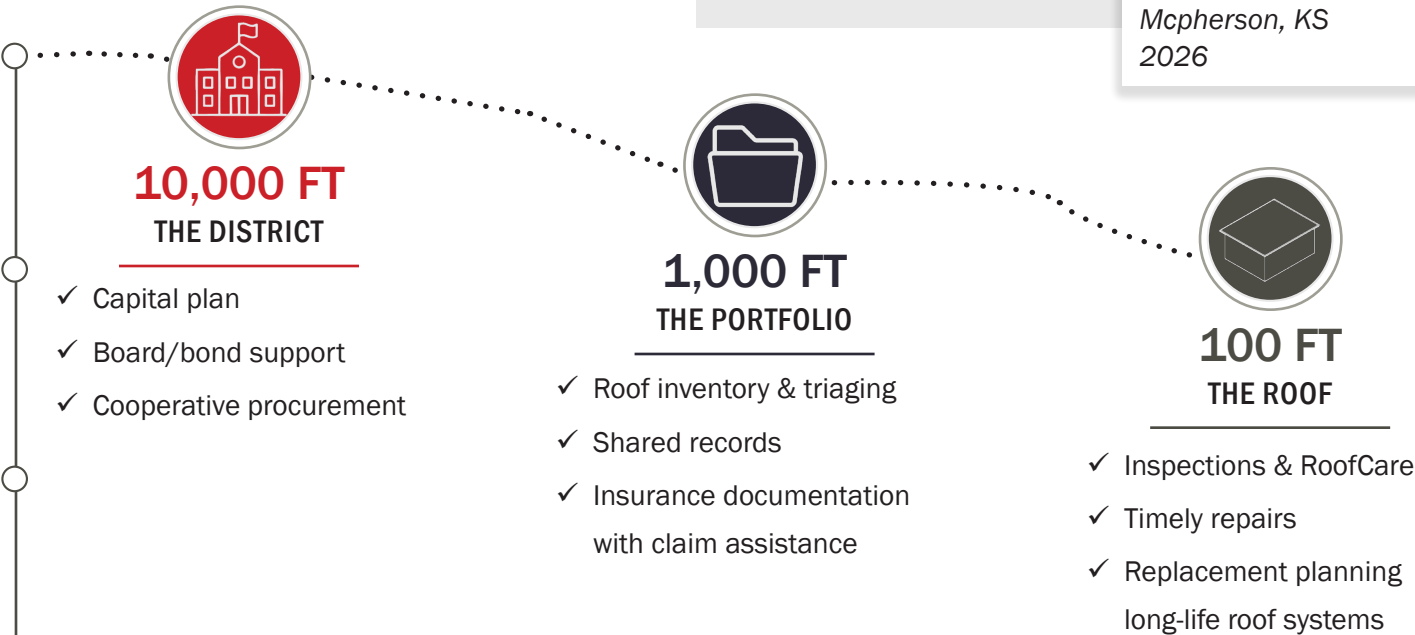
BUILDINGS NEED A ROOFER.

SCHOOL DISTRICTS NEED A PARTNER.

A true partnership creates clarity, certainty, and value before it creates a project.

We start by learning the facts and what matters most to your district. We take the time to understand your district's goals, facilities, financial priorities and concerns. Every district is different, but our objective is the same: eliminate unknowns for school districts and create a plan.

We help schools at all three levels of decision-making:



PUTTING A PLAN INTO PRACTICE

Our K-12 approach is shaped by experience and by listening to the people responsible for school facilities every day. We work the same way with each district partner: learn the priorities, understand the roofs, then recommend what makes sense.

The next few pages show what that looks like in practice.



Turn roof uncertainty into a capital plan.

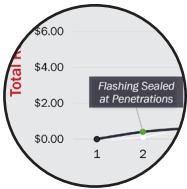
10,000 FT

1,000 FT

100 FT

At the district level, Rhoden Roofing turns roof findings into a multiyear capital plan the district can use to forecast expenditures, triage projects, and prepare for future funding needs. When planned work is necessary, we also provide the documentation, presentation support, and the procurement assistance needed to make these projects a reality.

01



Forecast the need

Data dictates the forecast. We use current roof conditions, repair history, anticipated service life, and your district’s financial picture to identify when major needs will arise. Those needs are given planning windows and budgets so your district can prepare while options exist rather than waiting until leaks dictate the schedule.

CAPITAL PLAN ■ BUDGET FORECAST

02



Prepare the district to act

Roofing solutions should be defensible and necessary. We turn technical findings into board-ready info that explains the condition, options, timing, cost, and consequences of waiting. When roofing is part of a bond initiative, we support the process with scopes, data, and visuals that your district can use with its bond manager, board, and community.

BOND PLANNING ■ BOARD PRESENTATIONS

03



Create a path to procurement

Once a need is defined and funded, the district still has to procure the work. Where appropriate, Rhoden Roofing can provide cooperative purchasing pathways through Greenbush or TIPS. Cooperative purchasing can shorten the path from need to construction – particularly when the district has a narrow summer or holiday window in which the work can occur.

GREENBUSH & TIPS PURCHASING COOPERATIVE

Rhoden Roofing Report | Example School District 25-Year Capital Plan



Plan Year	Planning Timeline	Total Roof Area	Number of Facilities	Plan Updated
2026	2026-2050	731,400 SF	9	May 2026

Building	Classification	Description	Current Condition	26	27	28	29	30	2030 -2034	2035-2039
1	Roof	Roof Replacement	Poor ●			\$734				
	Roof	Roof Replacement	Fine ●						\$100	
	Roof	Roof Replacement	Poor ●					\$85		
	Roof	Roof Replacement	Good ●							\$150
	Roof	Roof Replacement	Fine ●						\$2,400	
	Roof	Roof Replacement	Poor ●		\$1,689					
	Roof	Roof Replacement	Fine ●				\$2,000			\$988
	Roof	Roof Replacement	Poor ●					\$867		
						\$740			\$400	
					\$1,689	\$1,474	\$2,000	\$952	\$2,900	\$1,138
\$ in 1,000's										
Building	Classification	Description		26	27	28	29	30	31-35	36-40
3	RoofCare	Maintenance Plan		\$2	\$2	\$2	\$2	\$2	\$10	\$10
	RoofCare	Maintenance Plan		\$1	\$1	\$1	\$1	\$1	\$5	\$5
	RoofCare	Maintenance Plan		\$1	\$1	\$1	\$1	\$1	\$5	\$5
	RoofCare	Maintenance Plan		\$1	\$1	\$1	\$1	\$1	\$5	\$5
	RoofCare	Maintenance Plan		\$11	\$11	\$11	\$11	\$11	\$55	\$55
	RoofCare	Maintenance Plan		\$5	\$5	\$5	\$5	\$5	\$25	\$25
	RoofCare	Maintenance Plan		\$9	\$9	\$9	\$9	\$9	\$45	\$45
	RoofCare	Maintenance Plan		\$3	\$3	\$3	\$3	\$3	\$15	\$15
				\$4	\$4	\$4	\$4	\$4	\$20	\$20
				\$37	\$37	\$37	\$37	\$37	\$185	\$185
\$ in 1,000's										

1

Each building in your district receives an inflation-adjusted replacement cost forecast that is updated annually. These budgetary figures are our attempt to anticipate estimate prices.

2

Facilities receive a planning window and budget so major roof work can be sequenced and planned rather than discovered one project at a time.

3

RoofCare maintenance costs live in the same forecast. This allows you to view what it costs to preserve the current replacement timeline for roofs in maintainable condition.

4

Forecasted replacement expenditures are influenced by district strategy, accounting for planned HVAC repairs, bond plans, and other capital needs so roof work fits the district’s larger facilities plan.

THE ROOF INFORMATION FEEDING YOUR PLAN

Consolidate your facilities with accessible reporting.

Your roof portfolio is designed to substitute institutional memory with an accessible, living record of your district's roof systems. We document what you have in one shared location and keep it current as inspections, repairs, storms, and replacements affect the condition of your systems.

10,000 FT

1,000 FT

100 FT

01



Document the system

Each roof begins with a baseline record: roof system, age, square footage, warranty information, repair history, photo documentation, and the recommended next action. The goal is to provide a single source of truth for your portfolio.

ROOF INVENTORY ■ WARRANTY DOCUMENTATION

02



Make the system accessible

If personnel changes or a binder disappears, the portfolio doesn't go anywhere. The facility portfolio gives all stakeholders access to the same roof records and condition reports so facilities staff and administrators can work from the same source of truth.

CURRENT CONDITIONS ■ DISTRICT ACCESS

03



Keep the system current

Inspection findings and significant repairs or storms affect the roof, so they affect your portfolio. We update the affected record after each event. When storms cause insurable damage, our in-house claims team reviews the documentation and assists with claim supplementation when appropriate.

CONDITION UPDATES ■ IN-HOUSE CLAIMS SUPPORT

Rhoden Roofing Report | Portfolio Map

Accessible Portfolio



See the condition of your roofs at a glance

- **Maintain**
Good Condition
- **Monitor or Repair**
Fine Condition
- **Replace**
Poor Condition



Roof Record | ES-2

Roof material	TPO	Warranty status	Expired
Approx. age	17 years	Recommendation	Plan Replacement
Condition	Poor	Documentation	Link
Last inspection	May-26	Last reported leak	Mar-24

Your portfolio overview shows where work is needed

THE RECORD EXPLAINS WHY

Extend service life and preserve the plan.

Not every roof can be maintained indefinitely, and not every aging roof needs to be replaced immediately. At the roof level, we document the condition, address problems that may affect a roof's service life, and identify when additional repairs no longer support the district's long-term plan.

01



Establish the condition

Scheduled RoofCare inspections create a documented record of each roof. Every six months and after major storms, we review membrane and flashings, drainage, penetrations, previous repairs, new damages, and other areas that may affect performance. Our findings are photographed and compiled in a report in your portfolio.

REGULAR INSPECTIONS ■ WARRANTY COMPLIANCE

02



Preserve what is worth preserving

When the roof is in serviceable condition, RoofCare is designed to keep minor conditions from becoming larger capital outlays by completing minor repairs and timely estimates for larger repairs. Preventive maintenance, timely repairs, and documented corrective work extend service life and provide warranty compliance while holding the replacement window built into your capital plan.

PREVENTIVE MAINTENANCE ■ SPEED TO SERVICE

03



Replace within the plan

When repairs are no longer a responsible use of district capital, we provide roof replacement scopes built around the district's priorities. For districts that prioritize long-term performance and reduced total cost of ownership, Rhoden Roofing is an authorized installer of FiberTite's KEE roofing, which has up to a 40 year service life.

LONG-TERM SOLUTIONS ■ HAIL, WIND & FIRE RATED

10,000 FT

1,000 FT

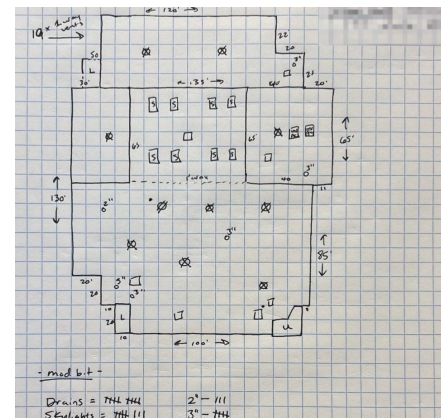
100 FT

RoofCare Report | Roof Maintenance

Bi-Annual Inspections



RoofCare inspections document the condition of all roof sections and components in a 20-120-page document, depending on the size and complexity of the roof. Below are examples and excerpts from RoofCare inspections.



REPORT SUMMARY

Condition Rating: **B**

Maintenance Items:

- Sealed T-Bar on HVAC Unit #3
- Coated coping seams and fasteners
- Patched field membrane punctures near HVAC Units #1 & #3; patch SE. of roof hatch
- Sealed 8 gaps in metal drip edge

Recommended Action:

Recommended repair estimate has been sent.



COMPONENT DOCUMENTATION

"Coping caps along the west, south and east sides of the building have ponding water and a failed silicone coating. We coated the seams and fasteners to protect against ponding water, but recommend installing new coping caps with cleats to prevent wind damage."

A recommendation is only as useful as the documentation behind it.
We always show our work.

K-12 partnership shaped by K-12 experience.

Roofs don't need to be the priority.

Districts just need enough information and support to keep them from becoming an emergency.

School districts do not buy roofing the same way other commercial property owners do.

Rhoden Roofing molded our K-12 approach with Ron's first-hand district leadership experience, and it has continued to evolve through conversations with Kansas superintendents and facility managers. These conversations reveal that districts need usable records, plans that survive personnel changes and partners willing to say when a roof can wait.

Our job is to help districts make the right decision, even when the right decision is to repair, defer, or spend the money somewhere else.



RON BARRY, EdD

Former Superintendent. Long-time district ally.

After serving as principal of Halstead Middle School, Ron Barry served as superintendent of Halstead schools for seven years. His experience includes 25-year capital planning, major bond initiatives, board and community communication, and keeping facilities needs aligned with district needs.

At Rhoden Roofing, that perspective helps ensure we support how districts actually operate instead of how a contractor guesses they do.

"From athletic director to superintendent, my role changed, but the responsibility was always the same: create conditions students can succeed in."

Start With a Clearer View

You may know your roof like the back of your hand. You may not know what type of roof you have, how old it is, or where to begin.

Either way, that's a reasonable place to start.

Call or email Ron to discuss what you know and any needs your district has. Scan the QR code below to learn more about Rhoden Roofing's inspection process and material choices.

Ron Barry, EdD

K-12 Strategic Development

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Learn more



Scan to visit our schools page

Headquartered in Wichita ■ Serves all of KS & OK