2013 Legislature TPS Report 55970v1

Agency: Commerce, Community and Economic Development

Grants to Named Recipients (AS 37.05.316)

Grant Recipient: Galena City School District **Federal Tax ID:** 920044587

Project Title: **Project Type:** Maintenance and Repairs

Galena City School District - Student Residential Hall Roof Replacement

State Funding Requested: $1,327,240 **House District:** Statewide (1-40)
One-Time Need

Brief Project Description:

Remove and replace 19,498 square feet of insulation and roofing on the Ptarmigan Residence Hall serving Galena Interior Learning Academy students.

Funding Plan:

Total Project Cost:	$1,327,240
Funding Already Secured:	($0)
FY2014 State Funding Request:	($1,327,240)
Project Deficit:	$0

Funding Details:

08-DC-404: $1,001,040 state appropriation to provide fire supression sprinkling for this facility.

This project has funding requests in the FY14 reappropriations section of SB18 - found on page 150, section 42g for $1,036,255 and 42i for $33,314 - which when combined with the legislative addition of $257,000 total $1,326,569 and leaves a project deficit of $671.

Detailed Project Description and Justification:

This residence hall presents 116 double rooms(400 plus beds) and 18 suites for program services in 58,484 square feet of space and is currently serving 198 students from all over Alaska. Constructed for the Air Force in 1987, it was passed on to the Galena Interior Learning Academy in 2008 and sprinkled through legislative appropriation. The Galena City School District operates this licensed student residential services with the facility meeting all fire, health, and safety codes. It is insured for $25,462,000 replacement costs. By code the State of Alaska DEED does not support facilities CIP projects for student residential services because they are not classified as "instructional space". Following roof leakage problems noted on the third floor in the fall of 2010, Architects Alaska Inc. performed an inspection of damage with portions of the roof exposed. Their findings,recommendations, and cost estimates are attached. The Galena School Board, at their regular January 2011 meeting passed a resolution to present this project in this profile.

Project Timeline:

Spring of 2013 Secure Legislative Funding
January 2014 Provide Bid Documents and Bid Project
Summer of 2014 Complete Roof Repair

Contact Name: Denise Liccioli
Contact Number: 465-3707

For use by Co-chair Staff Only:

$257,000 Approved

2:00 PM 5/9/2013

Entity Responsible for the Ongoing Operation and Maintenance of this Project:

Galena City School District Maintenance Director Joe Demoski

Grant Recipient Contact Information:

Name:	Chris Reitan
Title:	Superintendent
Address:	Box 299
	Galena, Alaska 99741
Phone Number:	(907)656-1883
Email:	chris.reitan@galenanet.com

Has this project been through a public review process at the local level and is it a community priority? [X] Yes [ ] No

Contact Name: Denise Liccioli
Contact Number: 465-3707

For use by Co-chair Staff Only:

2:00 PM 5/9/2013

Galena City School District

Galena City School / Ptarmigan Residence Hall Roof Replacement
Alaska State Capital Project Submission
Priority: Health & Safety

Project Scope

Building 1874: Ptarmigan Residence Hall provides 116 double rooms (400 plus beds) and 18 suites for program services in 58,494 square feet of space and is currently serving 213 students. Constructed in 1987, it was passed on to the Galena Interior Learning Academy in 2008 and sprinkled through a legislative appropriation. The Galena City School District operates this licensed student residential service with the facility meeting all fire, health and safety codes. It is insured at the functional replacement cost of $13,809,900. By code the State of Alaska DEED does not support CIP projects for student residential buildings because they are not classified as "instructional space".

Following roof leakage problems noted on the third floor in the fall of 2010, Architects Alaska, Inc. provided an inspection of damage with portions of the roof exposed. Their findings, recommendations, and cost estimates are attached. The Galena School Board, at their regular January, 2013 meeting passed a resolution to present this project in this profile.

Detailed Project Description

Architectural evaluation, projected repair and cost estimations attached.

Project Timeline

Spring 2013	Secure legislative funding
January 2014	Bid the project
Summer 2014	Complete Roof Repair

Budget Narrative

Existing Conditions	175,571
Roof System	332,355
Interior Construction	5,316
Mechanical	15,513
Electrical	3,546
General Conditions	400,552
Contingency	110,387
Architect, Engineering, Admin.	284,000

Project Total Estimate ……$1,327,240

Total Remaining for this Request

FY 2014 Capital Budget Request …… **$1,327,240**

Federal Tax Identification

Galena City School District #92-0044587

Grant Administrator

GCSD Superintendent Chris Reitan
P.O. Box 299
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907-656-1883 Ext. 107
Fax: 907-656-2238

Project Costs

Project costs prepared by: Estimations
1225 E. International Airport Road, Suite 205
Anchorage, AK 99518
907-561-0790

GILA

Galena Interior Learning Academy

DRAFT

PTARMIGAN DORM RE-ROOF

PRELIMINARY REPORT

GALENA, ALASKA

February 3, 2011
Job No.: 09025.08

Prepared by:

Architects Alaska®

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Cost Estimate Prepared by: Estimations, Inc.

GALENA INTERIOR LEARNING ACADEMY
Ptarmigan Dorm Re-Roof
Report and Analysis

TABLE OF CONTENTS

GALENA INTERIOR LEARNING ACADEMY
Ptarmigan Dorm Re-Roof
Report and Analysis

Job No.: 09025.05
Date: February 3, 2010

I. Executive Summary

Galena Interior Learning Academy is operated by Galena City School and is a boarding school serving students from many parts of Alaska, including remote villages. The school campus occupies several buildings located on the former Galena Air Force Base.

The Ptarmigan Dorm, which now serves as student housing for the school, was originally constructed in the mid 1980's as a Barracks for Galena Air Force Base.

Due to ongoing maintenance concerns for the roof, Galena City Schools contracted with Architects Alaska to provide an evaluation of the existing roof and to make recommendations regarding the remaining useful life of the roof and for repairs necessary to extend its life or replacement.

Based on this Report and Analysis a Concept-level Construction Cost estimate has been prepared by Estimations, Inc., indicating a Projected Bid Target of $1,043,240. Total project costs, including architectural and engineering, administrative costs, and construction contingency is estimated at $1,327,240, as detailed later in this report.

The Report includes a Code Analysis based in the 2006 edition of the IBC. The analysis indicates that the proposed design complies and provides a checklist for Construction Drawing compliance as the Project moves forward.

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II. History and Existing Conditions

Inspection of the existing Iditarod Dorm roof along with review of the original Construction Drawings and Technical Specifications result in the following observations and recommendations:

1. The existing roof assembly was part of the original construction of the building and has not been improved since that date.

2. During the inspection, portions of the existing roof pavers and insulation were removed on the roof to observe the condition of the membrane. This occurred simultaneously with repairs being made in the membrane due to reported leaks. It appears the current leaks originated upslope from the roof valley, and then water drained toward the middle of the building, where the water intrusion was reported. The area of removal was sufficient to allow visual observation of the membrane, insulation, ballast pavers, and drain bowls. It also revealed that the roof valleys are flat, thus a significant water pond had collected in the valley and was not draining.

3. The existing roof is designed as a "protected membrane roof system" sometimes referred to as an "inverted roof membrane system." This means that the roof membrane is under the insulation and was a common roof system for the period of the building's original construction. It was considered an excellent roof system for that time period, because the roof membrane was "protected" from weather conditions under the insulation on the warm side of the assembly. This prevents deterioration of the assembly due to UV degradation, freeze-thaw cycles, and wind/debris erosion. The insulation used in the assembly was thought to be resistant to water absorption, so the fact that the insulation was not protected by the roof membrane, theoretically did not pose a problem to system deterioration. It is a similar type of insulation used in dock slips. Finally, the roof system is provided with a concrete "ballast" paver system to hold the insulation in place and to protect it from damage from foot traffic and weather.

4. The existing Roof Assembly consists of the following:
    a. Structural Metal Roof Deck Supported by Steel Joists
    b. Substrate Board, over the metal deck. The exact material is not identified in the existing Construction Drawing or Technical Specification, but is likely Gypsum sheathing.
    c. Loose-laid Single-ply membrane, identified in the Technical Specification as 45 Mil, non-reinforced EDPM. Field observation confirms the membrane is EPDM.
    d. Two layers of 3-inch extruded polystyrene insulation.
    e. Full concrete ballast pavers.
    f. Interior roof drains, connected to rain leaders

5. Existing Conditions:

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a. The Structural Metal Roof Deck and steel joists appear to be in good condition and no remedial or correction action is expected.
b. The substrate board condition could not be observed at the time of the inspection, as it was concealed by the EPDM membrane. But it is likely to have seen serious deterioration at areas where the EPDM membrane has failed as described below.
c. The field areas of the EPDM appear to be in fair condition. However, there have been reported leaks along the valley conditions, in particular near roof drains. It is difficult to identify the exact origin of the leaks in some cases, since the areas where the leaks have shown themselves is in the low spot in the roof and water has been draining to the lower portions. This is typical for an EPDM membrane of this vintage that is now over 25 years old. Typical roof seam adhesives in this time frame experienced significant problems, which have been improved by later improvements in the seam tapes. Additionally, the membrane itself is beginning to deteriorate near the middle of the building, where water ponds around the roof drains. This deterioration, along with failure of the seams throughout the field of the membrane, is an indication that the membrane is near end of its useful life and the need for continual repair is expected.
d. The two layers of 3-inch extruded polystyrene are approximately 75% water-saturated. This is very typical for roofs of this design. With the membrane below the insulation, the polystyrene insulation is not protected by the membrane and subject to continual exposure to water intrusion, particularly at the roof drains, where standing water collects and the foam panels "soak" in the water "ponds." Despite the manufacturer's claims that this insulation product does not absorb water, this has proven over the years to be an invalid claim. With 75% water saturation in the insulation, it has lost at least half of its insulating value. Because this is a closed-cell insulation product, it is very difficult to "dry-out" and is therefore not a good candidate for re-use. All of the existing insulation should be replaced.
e. The concrete ballast pavers are in excellent shape and could be re-used, if the same type of roof system is re-installed. However, see description under recommendations for the new roof system.
f. The existing drain bowls and dome strainers should be replaced. In addition, there are areas where "flat" valleys collect water. These should be provided with roof "crickets" to direct the water to the drains, so that water does not collect on the roof surface. A properly designed roof should drain all water from the surface and not rely solely on the water-proofing capability of the roof membrane.

6. Existing Condition Summary: The existing roof assembly is near the end of its useful life for several reasons:
   a. The existing EPDM Roof membrane seams are failing in most locations, and the membrane itself is deteriorating in the valley locations.
   b. The existing insulation is water-saturated and has lost a significant degree of its insulating value.

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c. The flat valleys of the roof are contributing to ponding water, thus causing additional water absorption by the insulation.
d. The existing parapet cap flashing and parapet membrane flashing should be replaced.

III. Roof Recommendations

1. The protected membrane roof system, once considered an excellent choice in Alaska, is slowly being replaced by newer technology. While these types of systems provide excellent roofs during their useful life, near the end of that life span, they become very difficult roofs to service and repair when needed. The reason is simple. Because the membrane is concealed beneath the concrete pavers and insulation, the insulation and pavers must be removed in order to make repairs. More importantly, this configuration makes it difficult to trouble-shoot and locate leaks. This makes repair time consuming and costly. In addition, the manufacturers of polystyrene insulation that once claimed their products to be resistant to water moisture, have admitted that these claims have proven to be inaccurate in field conditions.

2. We recommend a single ply membrane roof system, with the membrane on the top side of the insulation for several reasons:
    a. The membrane will protect the insulation over the life of the installation from water absorption.
    b. The membrane is exposed, allowing easy visual observation to find potential leaks and make repairs.
    c. This type of installation does not require concrete roof pavers, and will provide a lighter roof dead-load. While the existing roof structure is in excellent condition, building codes have changed in the last 25 years and it's likely that the existing roof structure does not meet today's more rigid standards. Since the new roof would be lighter than the existing, a structural upgrade would not be required.

3. The roof system would consist of the following:
    a. New substrate board over the existing metal deck.
    b. New vapor retarder
    c. New rigid foam insulation
    d. New coverboard, attached mechanically through the insulation to the metal deck below.
    e. New EPDM or PVC Single-Ply Membrane fully adhered to the coverboard.
    f. New membrane flashing on the parapet and parapet cap flashing.
    g. New roof drain "cricket" insulation to direct water to the roof drains.
    h. New roof drain bowls and dome strainers.
    i. Electric or hydronic heat trace for the roof drain lines to mitigate freezing and to promote drainage.

4. New Materials and Methods

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a. Aluminum Parapet Cap Flashing: We recommend 20 gage aluminum parapet cap flashing. It is recommended below that a new membrane parapet flashing be installed. This membrane flashing should be carried over the top of the parapet and secured then covered with new pre-finished aluminum parapet cap flashing. It is recommend that this new parapet cap be pre-finished with a baked on fluorocarbon paint finish to match the existing building exterior color.
b. Membrane: We recommend two types of roof systems that could be used as options for the roof membrane, EPDM and PVC. The detailing requirements for these systems are similar and the project could be designed to provide allow them to be bid as alternate bid items, thus introducing competition to assure lower bids.
    i. PVC is the more expensive of these two types of single ply membrane. It is very strong and resistant to puncture, available in several colors including white (to reflect heat in warm climates), resistant to ultraviolet light and uses a heat welded seam that creates a molecular bond that the seams. It is produced to an meet ASTM standards. PVC has an excellent performance record as a non-protected single ply-membrane. PVC is less permeable to water vapor than EPDM and will therefore hold more water vapor on the warm side than EPDM.
    ii. EPDM is less expensive than PVC. It is by far the most commonly used membrane for protected membrane roofs with a long history of successful projects, particularly in Alaska. It is not as tough as PVC, but the higher water vapor permeability of EPDM is seen as a benefit because vapor will theoretically migrate through the membrane rather than build up inside until it reaches the dew point and condenses on the interior roof deck surface. In the late '80's early '90's there was a rash of failures of EPDM roofs after manufacturer's had changed from glued seems to taped seams. Many of the new taped seams failed early in their life. This problem has long been corrected. Also, to the best of our knowledge, the various manufacturers were very good about honoring their warrantees. EPDM is produced to standard specifications and the material available from the various manufacturers is consistent in its performance characteristics.
c. Insulation: There are three types of rigid foam insulation typically recommended for single-ply membrane roof systems. These include Extruded Polystyrene (XPS), Expanded Polystyrene (EPS), and Poly Isocyanurate (ISO).
    i. Extruded Polystyrene is the most common of these types of roof systems and is readily available in Alaska. It provides an insulating value of approximately R-5 per inch of thickness. We recommend 8" of insulation, for a total R-value of R-40.
    ii. Expanded Polystyrene (commonly called "bead board") is a less expensive type of polystyrene, and is locally manufactured in Alaska. This type of insulation could be used for the roof assembly, but does

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have less insulating value (R-4 per inch). It would require 10" of insulation to provide equivalent insulating value. If the details allow the additional thickness of insulation, this could be used and may possibly save some money.

iii. Poly Isocyanurate is the most expensive of these insulation products, but provides a higher insulating value. However, ISO insulation does lose some of its insulating value over time. It is generally considered to have an insulating value of R-7 per inch upon initial insulation, and an aged value of R-6 per inch. We'd recommend using the lower aged value to assign the amount of insulation, and include 7" thickness for a total R-value of R-42.

iv. We recommend allowing any of these products, if the details allow, increasing competition and resulting in lower bid prices.

d. Roof Drainage:

i. The existing roof is designed to slope to the middle of the building along a flat valley. The interior roof drains then carry the water to roof drain leader system, then exit the building. The main roof drain leaders are in acceptable condition and can be retained. We recommend replacing the drain bowls and dome strainers. Additional insulation will need to be added around the drain bowls, and for extending the roof drain leaders to the new drain bowls.

ii. Valley Crickets: Tapered insulation should be provided along the valley to direct water toward the drains. Expanded Polystyrene is manufactured in Alaska in tapered configuration to accommodate this.

iii. Overflow Scuppers. Plumbing Code requires a roof-drainage overflow system when interior roof drains are used. The existing building uses overflow scuppers, such that if the main roof drains area clogged, water can be drained from the roof via the roof drain scuppers. We recommend continuing to use this. The roof drain scuppers should be replace with new ones and include new flashings.

5. New Roof Warranty: We recommend specifying a 20 year manufacturer's warranty to cover the complete roof system, including the substrate board, vapor retarder, insulation, cover board, mechanical attachment system, single-ply membrane, membrane flashing and metal coping flashings.

IV. Mechanical, Plumbing, and Electrical Work

1. Mechanical: Mechanical work is limited to adjusting existing exhaust fans and other roof mounted mechanical equipment in order to allow installation of new membrane and cap flashings at the mechanical penetrations.

2. Plumbing work is limited to installation of new drain bowls and dome strainers in the existing rain leader lines, extending the rain leaders as necessary to attach the

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new drain bowls, and providing minor insulation repair where the new drains are installed.

3. Electrical work is limited to installation of new heat trace systems for the roof drains, and disconnect/reconnect work for existing roof-top mechanical work if necessary to install new roof flashings around the mechanical penetrations.

V. Hazardous Materials

1. Hazardous materials are not expected to be encountered during the re-roof project based on summary reports provided by the Air Force for the building. The report for this building indicates that there is no asbestos or lead based paint in the facility. However a full AHERA report is not available. Therefore a small hazardous materials abatement contingency should be included in the construction budget to allow some minor removal of hazardous materials if discovered during construction. The following assumptions are reasonable:
   a. The EPDM membrane is unlikely to contain asbestos.
   b. Possible locations of asbestos include: mastics around penetrations and flashing and piping insulation at roof drains.
   c. The paint on the flashing is likely a high quality fluorocarbon finish, which is unlikely to contain lead.

2. Additional Hazardous Materials sampling and testing should be conducted during design to confirm or rule out the presence of hazardous materials.

VI. Structural Work

1. Structural improvements to the existing building appear unnecessary based upon the existing conditions. During design, a structural inspection and analysis should be conducted by a licensed structural engineer to confirm this assumption.

VII. International Building Code Requirements

The Project must comply with Chapter 15 of the International Building Code (IBC) 2006 Edition. The following provides a paragraph by paragraph summary of those requires as they apply to the Iditarod Dorm Re-Roof Project.

Section 1501 General

1501.1 This Chapter governs design, materials, construction and quality of roof assemblies and roof top structures. **Noted**

Section 1502 Definitions - **Noted**

Section 1503 Weather Protection

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1503.1 General – Roof decks shall be covered with approved roof coverings secured in accordance with this chapter. Coverings shall be designed, installed and maintained as required by code and manufacturer's instructions such that the covering will serve to protect the building. **Proposed design complies**

1503.2 Flashings shall prevent moisture entering the wall or the roof through jointing in copings and moisture permeable materials at intersections with parapets walls and other penetrations. **Proposed design complies**

1503.2.1 Flashing shall be at wall and roof intersections, at gutters, wherever there is a change in slope or direction around roof openings. **Proposed design complies.** Metal flashings shall be corrosion resistant and of a thickness not less than 0.019" (26 gauge). **Proposed design complies**

1503.3 Coping (cap flashing) –Parapet walls shall be properly coped with noncombustible weatherproof materials with a width no less than the parapet wall. **Proposed design complies**

1503.4 Drainage shall comply with the *International Plumbing Code (IPC).* **New roof drain will be provided. Required overflow drainage will be accomplished with the existing scuppers modified to comply. Verify at Construction Documents.**

1503.4.1 Gutters **NA**

1502.5 Roof ventilation. Roof has no cold attic and is non-combustible. **NA**

Section 1504

Performance Requirements

1504.1 Wind resistance roof decks and coverings shall be design in accordance with Chapter 16 and Sections 1504.2, 1504.3 and 1504.4. Chapter 16 addresses the structural requirements for the deck. **Noted**

1504.1.1 Wind resistance asphalt shingles **NA**

1504.2 Concrete and clay tiles **NA**

1504.3 Non-ballasted roofs **NA**

1504.3.1 Other roof systems (It is assumed that this refers to ballasted systems with loose laid membranes) shall be tested in accordance with FM4450, FM4470,UL 580 or UL 1897. **Verify at Construction Documents**

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1504.3.2 Metal panel roof system **NA**

1504.4 Ballasted low-slope roof systems Single-ply - **NA**

1504.5 Edge securement in accordance with Section 1507 in accordance with ANSI/SPRI ES-1 **Verify at Construction Documents**

1504.6 Roof covering on low slope roof shall pass test based up 2,000 hours of exposure with ASTG G 152. **Verify at Construction Documents**

1504.7 Impact resistance for low slope roofs shall resist impact damage based on tests per ASTM D 3746, ASTM D 4272, CGSB 37-GP-52M or FM 4470. **Verify at Construction Documents**

Section 1505 Fire Classification

1505.1 General. There are three classes of roof, A, B, and C per ASTM E 108 or UL 790. All roofs shall be classified. Fire retardant treated wood roofs shall also be tested per ASTM D 2898 **(NA)** The minimum roof covering shall comply with Table 1501.1 based on Construction Type. **Noted: Proposed roof assembly is Class A and therefore will comply regardless of Construction Type.**

1505.2 Class A roof assemblies – Shall be effective against severe fire exposure per testing by an approved testing agency. They are permitted in building of any Construction Type. **The proposed roof assembly is Class A.**

1505.3 Class B roof assemblies **NA**

1505.4 Class C roof assemblies **NA**

1505.5 Nonclassified roofing **NA**

1505.6 Fire retardant treated wood shingles and shakes **NA**

1505.7 Special purpose roofs **NA**

Section 1506 Materials

1506.1 Roof coverings shall be applied in accordance with this chapter and the manufacturer's instructions. **Verify at Construction Documents**

1506.2 Roofing material shall be compatible with each other. **Verify at Construction Documents**

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1506.3 Materials shall conform to standards listed in this chapter or be tested by an approved agency. **Verify at Construction Documents**

1506.4 Roofing material shall be delivered in packages bearing the manufacturer's identifying marks and test agency labels. **Verify at Construction Documents**

Section 1507 Roof Coverings

1507.1 Shall be applied in accordance with this section and the manufacturer's instructions. **Verify at Construction Documents**

1507.2 Asphalt shingles **NA**

1507.3 Clay and concrete tile **NA**

1507.4 Metal panels **NA**

1506.5 Metal shingles **NA**

1507.6 Mineral surfaced roll roofing **NA**

1507.7 Slate shingles **NA**

1507.8 Wood shingles **NA**

1507.9 Wood shakes **NA**

1507.10 Built-up roofs **NA**

1507.11 Modified bitumen roofing **NA**

1507.12 Thermoset single ply roofing shall comply with this Section

1507.12.1 Shall have a design slope of a minimum of ¼ unit vertical in 12 units horizontal for drainage. **Review of Record Drawings indicates slope greater than ¼" per 12".**

1507.12.2 Shall comply with RMA RP-1, RP-2 or RP-3 or ASTM D 4637, ASTM D 5019 or CGSB 37-GP-52M. **Verify at Construction Documents**

1507.13 Thermoplastic single-ply roofing **NA**

1507.14 Spray applied polyurethane foam **NA**

1507.15 Liquid applies coatings **NA**

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Section 18 Roof Insulation

1508.1 Above deck thermal insulation permitted when covered with an approved covering per FM 4450 or UL 1256 when tested as an assembly. **Verify at Construction Documents**

1501.1.1 Cellulose fiberboard **NA**

Section 1509 Rooftop Structures **NA**

Section 1510 Reroofing

1510.1 Materials and methods shall comply. **Verify at Construction Documents**

1510.2 Structural and construction loads. **Dead loads will be reduced by Project by removal of full coverage concrete pavers.**

1510.3 Recovering vs replacement: New roof coverings shall not be installed without first removing all exiting layers where any of the following conditions occur. **NA - existing roof covering to be removed.**

1510.4 Roof recovering over wood shingle or shake roofs. **NA**

1510.5 Reinstallation of materials. Slate, clay, cement tile **NA** Existing vent flashing, metal edgings, drain outlets, collars and metal counter-flashings shall not be reinstalled where rusted, damaged, or deteriorated. **Proposed design calls for replacement of all metal flashing to be removed, aluminum cap flashing (coping), edgings (if any), and counterflashings. OK Verify at construction drawings.**

1510.6 Flashings. Flashings shall be reconstructed in accordance with approved maunfacturer's installation instructions. **Verify at Construction Documents.** Metal flashing to which bituminious materials are to be adhered shall be primed prior to installation. **NA no new bituminous materials**

VIII. Project Costs

Total project cost include the Construction Cost (the amount of the construction contract with a contractor), design costs (for Architectural/Engineering fees), Administrative Costs (legal fees, administration, insurance, etc.), and a Construction Contingency (10 percent of construction cost is typical for a re-roof project).

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We estimate total project cost as indicated below:

Construction Contract (see detailed cost estimate attached):	$1,043,240
Design Costs (10% of Construction Cost):	$104,000
Administrative Costs: (7.5% of Construction Cost):	$76,000
Contingency (10% of Construction Cost):	$104,000
Total Project Cost:	**$1,327,240.00**

IX. Appendix A - Drawings

A-1 Existing Roof Conditions
A-2 Proposed New Roof Concept Drawing

X. Appendix B - Construction Cost Estimate.

The Construction Cost Estimate was prepared by Estimations, Inc. based upon this report and The Concept drawings.

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Galena City School District
Board of Education Meeting
Sidney C. Huntington School – Charles Evans Library
Wednesday, January 16, 2013 – 7:00pm

Board of Education Work Session – Wednesday, January 16, 2013, 11:30am-1:00pm in the GCSD District Office

1. CALL TO ORDER
    a. Introduction of Guests
    b. Roll Call
2. AGENDA APPROVAL
    *Consent Agenda — Action
3. REPORTS
    c. *Secretary's Report — *Consent Agenda
    d. Principals' and Directors' Reports
    e. Staff Reports
    f. Athletic Director's Report
    g. *Financial Report — *Consent Agenda
    h. Correspondence
4. COMMUNITY COMMENTS
5. OLD BUSINESS
    i. Ptarmigan Dorm Re-Roof Request — Action
6. NEW BUSINESS
    j. Dell Financial Service Master Lease Agreement — Action
    k. Headquarters Building Reappropriation Request — Action
    l. Superintendent Evaluation — Action
7. SUPERINTENDENT'S REPORT
8. BOARD COMMENTS
9. ADJOURNMENT

Galena School Board Agenda Item

Category: Old Business

Title: Ptarmigan Dorm Re-Roof Request
Status: Action

Description: Recommend resolve to approve the Ptarmigan Hall Roof Replacement project to the legislature as a capital improvement project during the Spring 2013 legislative session.

Discussion:

1. Current roof has exceeded its lifespan.
2. Roof deterioration presents a need for replacement.
3. Cost estimates were prepared by Estimations, Inc. through Alaska Architects
4. Repair is not eligible for a DEED preventative maintenance request because residential facilities don't qualify.
5. Project has to be publicly vetted prior to submission. This board meeting serves as the public vetting process.

Action from the Meeting:

i. Ptarmigan Dorm Re-Roof Request:
Recommend resolve to approve the Ptarmigan Hall Roof Replacement project to the legislature as a capital improvement project during the Spring 2013 legislative session.

MOTION: Motion made by Shawn Bjorgen and seconded by Kenton Moos to approve the Ptarmigan Dorm Re-Roof Request to the State Legislature as a Capital Improvement Project. Motion carried unanimously.

Number of Students	Community	District of Residence
2	Northway	Alaska Gateway School District
2	Tanacross	Alaska Gateway School District
2	Tok	Alaska Gateway School District
1	Nikolski	Aleutian Region School District
14	Anchorage	Anchorage School District
1	Elim	Bering Strait School District
3	Koyuk	Bering Strait School District
3	Stebbins	Bering Strait School District
1	Unalakleet	Bering Strait School District
1	White Mountai	Bering Strait School District
1	Copper Center	Copper River School District
1	Delta Junction	Delta-Greely School District
12	Fairbanks	Fairbanks Northstar Borough School District
4	North Pole	Fairbanks Northstar Borough School District
6	Anvik	Iditarod Area School District
4	Grayling	Iditarod Area School District
1	Juneau	Juneau Borough School District
1	Kenai	Kenai Peninsula Borough School District
1	Tyonek	Kenai Peninsula Borough School District
1	Kodiak	Kodiak Island Borough School District
4	Aniak	Kuspuk School District
1	Chuathbaluk	Kuspuk School District
2	Newhalen	Lake and Peninsual School District
1	Pedro Bay	Lake and Peninsual School District
12	Bethel	Lower Kuskokwim School District
4	Kwethluk	Lower Kuskokwim School District
6	Napakiak	Lower Kuskokwim School District
4	Nunapitchuk	Lower Kuskokwim School District
1	Tuntutuliak	Lower Kuskokwim School District
4	Tununak	Lower Kuskokwim School District
3	Alakanuk	Lower Yukon School District
4	Emmonak	Lower Yukon School District
7	Hooper Bay	Lower Yukon School District

181 Students
26 School Districts
67 Communities
90% Alaskan Native

1	Kotlik	Lower Yukon School District
3	Marshall	Lower Yukon School District
3	Pilot Station	Lower Yukon School District
1	Palmer	Mat-Su Borough School District
2	Wasilla	Mat-Su Borough School District
4	Nome	Nome City School District
2	Point Hope	North Slope Borough School District
2	Ambler	Northwest Arctic Borough School District
1	Anchorage	Northwest Arctic Borough School District
3	Buckland	Northwest Arctic Borough School District
1	Deering	Northwest Arctic Borough School District
1	Fairbanks	Northwest Arctic Borough School District
1	Kiana	Northwest Arctic Borough School District
1	Kivalina	Northwest Arctic Borough School District
1	Kobuk	Northwest Arctic Borough School District
5	Kotzebue	Northwest Arctic Borough School District
1	Selawik	Northwest Arctic Borough School District
1	Shungnak	Northwest Arctic Borough School District
1	St. George Islan	Pribilof Islands School District
2	St. Paul Island	Pribilof Islands School District
2	Koliganek	Southwest Region School District
2	Manokotak	Southwest Region School District
1	Newtok	Southwest Region School District
1	Twin Hills	Southwest Region School District
1	Anchorage	St. Mary's School District
6	Saint Mary's	St. Mary's School District
1	Unalaska	Unalaska City School District
1	Wrangell	Wrangell City School District
2	Beaver	Yukon Flats School District
2	Fort Yukon	Yukon Flats School District
1	Stevens Village	Yukon Flats School District
1	Venetie	Yukon Flats School District
1	Allakaket	Yukon Koyukuk School District
2	Kaltag	Yukon Koyukuk School District

1	Koyukuk	Yukon Koyukuk School District
1	Minto	Yukon Koyukuk School District
1	Ruby	Yukon Koyukuk School District