

Agency: Commerce, Community and Economic Development**Grants to Municipalities (AS 37.05.315)****Grant Recipient: Whittier****Federal Tax ID: 92-0041440****Project Title:****Project Type: Maintenance and Repairs**

Whittier - Public Works Building Roof Repair

State Funding Requested: \$2,800,000**House District: Anchorage Areawide (16-32)**

One-Time Need

Brief Project Description:

Roof Repair of the Public Works Building (P-12) that has been damaged by heavy snowfall and weight.

Funding Plan:

Total Project Cost: \$2,800,000

Funding Already Secured: (\$0)

FY2013 State Funding Request: (\$2,800,000)

Project Deficit: \$0

*Funding Details:**Please see attachment***Detailed Project Description and Justification:**

Please see attachment

Project Timeline:

Please see attachment

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

City of Whittier

Grant Recipient Contact Information:

Name: Lester Lunceford

Title: Mayor

Address: 100 Kenai Street

Whittier , Alaska 99693

Phone Number: (907)472-2327

Email: citymanager@whittieralaska.gov

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



THE CITY OF WHITTIER

Gateway to Western Prince William Sound

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PUBLIC WORKS BUILDING CITY OF WHITTIER ROOF REPAIR

February 2, 2012

City of Whittier – Project Background

The Public Works Building has a flat roof that leaks profusely. It was constructed by the U.S. Government as part of the military presence in Whittier during the 1950's and transferred to the City sometime after the municipal government was established in 1969. The building dimensions are currently 360' x 100', but based on archived floor plans, it appears that the original building dimensions were considerably longer than the present configuration. Repair and major maintenance records for the building are incomplete.

The Public Works Building houses a variety of essential public health and safety apparatuses and vital community services, including the following: Department of Public Works shop and administrative offices, Department of Utilities shop and administrative offices, and City Council Chambers, as well as serving as the City's Emergency Operations Center (EOC). The City also leases a portion of the building complex to Great Pacific Seafood's for fish processing.

USKH- Introduction

The Public Works Building roof was investigated on February 22, 2008. Weather conditions were good for investigating although the largest roof has up to 4 feet of snow on it. We have utilized photos taken during the initial proposal process to circumvent the snow-hidden roof limitation. The purpose of this report is to survey the existing components and condition of the roof in order to establish correction costs and assist with efforts to gain funding.

USKH, Inc. (USKH) people Bruce Owens, former roofing contractor and owner, Mike Anderson, structural engineer, and John Stadum, Roofing Department Manager performed the field investigation. The roof, interiors and overall building were photographed for this report and for design reference. The building interior was viewed to verify basic roof drain leader locations, other interior conditions, and finishes. Original drawings were referenced although not fully relied upon. We attempt to verify actual existing building conditions at the site to ensure as much accuracy as possible.

USKH (John Stadum) previously designed a reroof bid document for this project in 1993, although it was never constructed. This was realized and announced to the City of Whittier (COW) during the proposal process. The COW provided these bid documents to the competing designers via addendum. The information on these drawings was partially utilized for this report. The roof membrane at that time is different from the design proposed in this report. The difference will be explained later in the report.

This report will identify existing roof construction, existing conditions, problems with solutions, touch on unique or specific building issues, and provide recommendations with relative costs. Please refer to attached photos and drawings as enhancements to this report.

This 1953 constructed building can be divided into the east side and the west side. The east side steel roof deck must be entirely replaced; the west side steel and wood decks appear generally in good condition. Only during tearoff of the existing roof will we really know the full deck condition.

The east side roof is completely deteriorated, is barely functioning, is risky under heavy snow loads, and unquestionable well past its useful life. The insulation is wet, the details are very weak, and the field membrane is up to 1.5 inches thick. This means that past corrections simply added more membrane without proper attention to the details. Funds were not properly utilized.

USKH – Recommendation

The existing roof system and about half of the steel decking is in very poor condition. Our recommendation is to replace the entire roof system including:

- 1. Replace the existing roof system with a very durable 25 year plus mineral can built-up-roof.*
- 2. Add slope for better drainage.*
- 3. Add multiple layers of dry insulation for improved energy efficiency.*
- 4. Replace decayed steel roof deck at the large east roof.*

A rough estimate of cost to accomplish the above is \$2,800,000.00.