

**Southcentral Foundation  
Anchorage, Alaska**

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**FACILITY CONDITION ASSESSMENT**

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(OBSERVED DEFICIENCY, PROPOSED CORRECTION and ESTIMATED COST OF CORRECTION)



**A01**

**FEDS ID:**

**Building:**

Primary Care Center  
(PCC-1 & PCC-2)

**Building System Description:**

Roof Evaluation

**PriorityYear**

0, Emergency or address soon

**DeficiencyCode**

10, Architectural M&R

**Estimated Useful Life (RS Means or Similar):** 25 Years

**Estimated Remaining Useful Life:** 7 Years

**Narrative Description of Observed Condition:**

The roof has many wrinkles on the main surface and reports of ballooning in certain weather conditions. The wrinkles prevent proper drainage and cause buildup of dust and dirt which can prematurely age the membrane. As installed, the roofing will only have about half the expected lifespan and will need to be replaced sooner than anticipated.

**Narrative Description of Proposed Correction/Resolution:**

Hire an arctic roof inspection/design team to investigate and evaluate the as-built assembly of the roofing and provide a design with details for the replacement of all membrane roofing across the PCC buildings. (54,540 s.f.) Use new design from Arctic Roofing Engineer to replace entire roofing assembly.

**Remarks:**

Ballooning of roofing membrane indicates that the roofing assembly may have been improperly installed; 098526

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**Building System Description:**

Roof Evaluation

No.	Item Description	Qty	Units	Mat'l Rate	Mat'l Cost	Labor Rate	Labor Cost	Item Total
1	Arctic Roofing Consultant	54,540	SF	\$4.26	\$232,569	\$0.00	\$0	\$232,569
2	Demo Roofing, No Hazmat	54,540	SF	\$0.00	\$0	\$3.53	\$192,510	\$192,510
3	EPDM Membrane, Fully Adhered 60Mil	54,540	SF	\$1.66	\$90,318	\$3.53	\$192,510	\$282,828
4	Vapor Retarder, 10 Mil V.Q	54,540	SF	\$0.14	\$7,527	\$0.71	\$38,502	\$46,029
5	Gypsum Sheathing, 1/2"	54,540	SF	\$1.10	\$60,212	\$0.99	\$53,903	\$114,115
6	Rigid Insulation, R60 Average	839,916	BF	\$0.77	\$649,087	\$0.28	\$237,172	\$886,259
7	Walkway Pads	1,000	SF	\$4.83	\$4,830	\$6.59	\$6,589	\$11,419
8	Allow for Parapet Work	1,200	LF	\$48.30	\$57,960	\$52.95	\$63,535	\$121,495

<b>Base Cost</b>	<b>\$1,887,224</b>
<b>Area Cost Factor 1.33</b>	<b>\$2,510,008</b>
<b>Contingency 1.15</b>	<b>\$2,886,509</b>
<b>Estimated Total Cost (2018)</b>	<b>\$2,886,509</b>