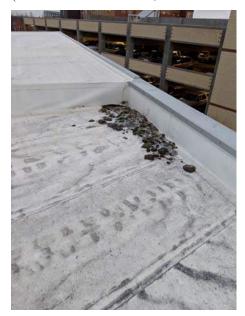
Southcentral Foundation Anchorage, Alaska

FACILITY CONDITION ASSESSMENT

(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

Southcentral Foundation Anchorage, Alaska

FACILITY CONDITION ASSESSMENT

(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

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
	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

 Base Cost
 \$1,887,224

 Area Cost Factor 1.33
 \$2,510,008

 Contingency 1.15
 \$2,886,509

 Estimated Total Cost (2018)
 \$2,886,509