

VARIOUS ROOF REPLACEMENT PROJECTS

Recommendation

It is recommended that the Board of Governors authorize the President, or his designee, to proceed with the design, solicitation of bids and award of contracts for separate projects to replace the following roofs:

<u>Projects</u>	<u>Cost not to Exceed</u>
a. Scott Hall Third Floor Roof Replacement	\$600,000
b. Bioengineering Building Roof Replacement	\$400,000
c. Custodial/Grounds Building Roof Replacement	\$400,000
d. 95 West Hancock Roof Replacement	\$230,000
e. Leonard N. Simons Building Roof Replacement	\$260,000

Funding for each of the projects will come from deferred maintenance reserves.

Background & Project Description for Each of the Projects

a. Scott Hall: Third Floor Roof Replacement

The third floor roof at Scott Hall has had numerous leaks. The roof was constructed as part of the original building construction in 1971. The roof is approximately 35,000 square feet and is comprised of an Ethylene Propylene Diene Monomer (EPDM) membrane system on gypsum roof deck. During the Scott Hall third floor renovation which is nearly complete, further attempts to patch and repair the roof have only been temporarily successful.

The project will require a complete tear-off, disposal and replacement of the deteriorated roof systems. During construction, the roof deck and drainage systems will be repaired or replaced as needed. A new insulated built-up roof will be installed, along with new flashings, gutters, and drains. All obsolete equipment and ductwork will be removed from the roof as part of this project.

b. Bioengineering Building: Roof Replacement

The BioEngineering Building roof has numerous leaks. The roof consists of eight separate sections and is approximately 25,500 square feet in area. The roof generally consists of gypsum deck with asphalt built-up roofing with modified bitumen granular surface. There is one section of roof that is a

standing seam metal roof and another roof with a fully adhered single-ply EPDM roof. Investigation has shown that the roof drains and flashings are also in poor condition. The standing seam roof is in good condition and will not be removed as part of this project.

The project will require a complete tear-off, disposal and replacement of the deteriorated roof systems. During construction, the roof deck will be repaired as needed. A new insulated built-up roof will be installed, along with new flashings, gutters, and drains. All obsolete HVAC equipment and ductwork will be removed from the roof as part of this project.

c. Custodial/Grounds Building: Roof Replacement

The Custodial/Grounds Building roof has numerous leaks. The roof consists of six sections and is approximately 31,200 square feet in area. Inspection of the roof has shown that there is water infiltration at the perimeter of the roof and at the roof valleys and drains. The roof systems generally consist of a modified bitumen roofing system with glass fiber insulation on a wood roof deck.

The project will require a complete tear-off, disposal and replacement of the deteriorated roof systems. During construction, the roof deck will be inspected and repaired as needed. A new insulated built-up roof will be installed, along with new flashings, gutters, and drains. All obsolete equipment and skylights will be removed from the roof as part of this project. New cable guy wire systems will be installed as needed to support the building's vent stacks.

d. 95 West Hancock: Roof Replacement

The roof at 95 West Hancock has numerous leaks. The roof is coal tar built-up roofing with a gravel surface on a wood roof deck. There is no roof insulation. The bituminous flashing, roof curbs and internal parapet walls are badly deteriorated.

The project will require a complete tear-off, disposal and replacement of the deteriorated roof systems. During construction, the roof deck and drainage systems will be inspected and repaired as needed. A new insulated built-up roof will be installed, along with new copings and drains. All obsolete equipment and ductwork will be removed from the roof as part of this project. Deteriorated plywood cladding will be replaced and painted. Modification of the ductwork serving roof-mounted HVAC equipment will also be required as part of this project.

e. Leonard N. Simons Building: Roof Replacement

The Leonard N. Simons Building is located at 4809 Woodward. Several patch repairs have been made to this roof during the last several years, but numerous leaks continue. The roof is uneven in many areas which has caused ponding of water on the roof. The tile coping and parapet wall are also in poor condition.

The project will require a complete tear off, disposal, and replacement of the roof system. The associated roof appurtenances, including parapet walls and coping tile caps, masonry tuck pointing, roof vents and drainage system, will be repaired or replaced as necessary. A new insulated coal tar built-up roof will be installed along with new flashing and maintenance walkways.

As indicated above, the projects are to be funded from the deferred maintenance reserves. Currently there is approximately \$5,200,000 in the reserves.

All contracts will be awarded in compliance with University policies and procedures, including affirmative action.