



Estimated Project Costs:

Construction	\$985,500
Design Fees	\$79,200
Management Fees	\$43,000
Contingency	\$87,300
Total Project:	\$1,195,000

Operating Budget Impact:

Custodial Staff	
Maintenance Staff/Expenses	
Utility	
Other	

Annual Operational Impact:

Funding:

General Fund Supported Borrowing	
Program Revenue Supported Borrowing	\$1,195,000
Building Trust Funds	
Gifts and Grants	
Program Revenue Cash	
Total:	\$1,195,000

Proposed Timeline:

State Enumeration:	NA
A/E Selection:	May 2019
35% Design Report:	
Bid Date:	Fall 2021
Substantial Completion:	August 2022
Occupancy:	

Project Description and Scope:

This project replaces all roofing systems for Esker Dining Hall. The project replaces roof coverings and completes all other associated ancillary work to maintain envelope integrity and prevent damage to the building and its contents. Project work includes replacing approximately 41,657 SF of a built-up and aluminum coated roof system with a 60-mil fully adhered Ethylene Propylene Diene Monomer (EPDM) roof system. The roofing systems, flashing, drain assemblies will be removed, properly disposed, and replaced. The deck will be exposed and inspected to ensure it is clean and free of defects, and new insulation with an average R value equal to 30 will be installed. The roof systems will be tapered to drain areas as needed. Roofing area RA1 will also include the installation of a new mechanically attached deck sheathing. Staging areas will be strictly defined and coordinated with the campus to ensure pedestrian safety and underground utilities are protected as roof replacement proceeds. An OSHA compliant fall protection system will also be installed.

Project Justification:

The roof was installed in 1986 and consists of three plies of tapered insulation board, a ply of high-density overlay, and a membrane surface layer. An inspection conducted during 2005 discovered the roof has significant bubbling and ridging of membrane and deterioration where the membrane laps onto vertical surfaces. It called for full roof replacement in 2006. Instead, the roof was covered with an aluminum roof coating with the hope that it would extend the existing roof life 15 more years. Now the roof coating is failing, and areas of the roof are leaking and causing damage to ceiling tiles and drywall in areas underneath them. The roof warranty is expired, and the roof is beyond the point of any repair.

Issues/Concerns:

None at this time