



Oregon State University

REQUEST FOR PROPOSAL (RFP) #2021-004260

ANNUAL CAMPUS ROOF REPAIR AND REPLACEMENT DESIGN SERVICES

ISSUE DATE: October 5, 2020

RFP DUE DATE/TIME:
October 27, 2020 at 2:00 PM Pacific Time via
electronic submission to bids@oregonstate.edu

VOLUNTARY PRE-PROPOSAL CONFERENCE:
October 12, 2020 at 10:00 AM Pacific Time via
Zoom

QUESTION DEADLINE: October 20, 2020 at 5:00 PM Pacific Time

PROJECT NUMBER: VARIOUS

CONTRACT ADMINISTRATOR:

Matt Hausman, Construction Contracts Officer
Construction Contracts Administration
Oregon State University
644 SW 13th Street
Corvallis, OR 97333

APPEALS:

Hanna Emerson, Construction Contracts Manager
Construction Contracts Administration
Oregon State University
644 SW 13th Street
Corvallis, OR 97333

Email: constructioncontracts@oregonstate.edu

Email: hanna.emerson@oregonstate.edu

It is the Proposer's responsibility to continue to monitor the [OSU Business and Bid Opportunities](#) website for Addenda. Failure to acknowledge any Addenda in the Transmittal Letter may cause your Proposal to be considered non-responsive.

OSU standards and policies govern this solicitation ([Procurement Thresholds and Methods](#), [Procurement Solicitations and Contracts](#)) unless otherwise referenced or stated.

1.0 INTRODUCTION

1.1 Oregon State University (“OSU” and/or “Owner”) is conducting a competitive **ONE OR TWO-STEP** Comprehensive Consultant Reserve Request for Proposals (RFP) process to retain UP TO three (3) firms to provide design services for the Annual Campus Roof Repair and Replacement Design Services project (the “Project”).

OSU is seeking proposals only from firms accepted into OSU’s 2019-2023 Professional Consultant Reserve Contracting Program.

Firms not currently in the Construction Related Services Reserve Program can apply for entry into the program by responding to the RFQ contained at the following link: <https://bid.oregonstate.edu/>

A VIRTUAL VOLUNTARY PRE-PROPOSAL CONFERENCE will be held on October 12, 2020 at 10:00 AM Pacific Time via Zoom. Firms wishing to attend shall e-mail constructioncontracts@oregonstate.edu no later than 30 minutes in advance to receive the Zoom link.

VOLUNTARY SITE-VISITS – Voluntary Site-Visits shall take place between 10:00 AM and 12:00 PM PT on October 16, 2020 at Milam Hall (Front Entrance) located at 2520 SW Campus Way. Parking is extremely limited in the area. Campus parking information is available at <https://transportation.oregonstate.edu/sites/transportation.oregonstate.edu/files//parking-map.pdf>. Firms are to e-mail constructioncontracts@oregonstate.edu by 5:00 PM on October 15, 2020 in order to reserve a 30-minute time slot during the time frame listed above. Effective July 15, 2020, through the Oregon Health Authority (OHA), Governor Kate Brown has mandated that gatherings be limited to Ten (10) people. Therefore, Site-Visits will be limited to no more than 4 attendees from each firm. In addition, physical distancing of 6 feet and face coverings are required. Individual attendees are responsible for their own face coverings and will not be allowed to visit the site without one

OSU WILL ONLY BE ACCEPTING SEALED PROPOSALS ELECTRONICALLY - Proposals are to be submitted via email to bids@oregonstate.edu, until 2:00 PM Pacific Time, October 27, 2020 for the project located on the campus of Oregon State University, Corvallis, Oregon.

PLEASE NOTE: It is OSU’s intention to select UP TO three (3) firms to assign roof projects. If applicable, each firm will be selected to do at least one project, with additional projects assigned in future years at OSU’s discretion and as needed to meet roof program goals. Whether one or more firms is selected, three roofs (Valley Library, Milam and Dryden) shall be ready to bid and construct in summer of 2021. Therefore, qualified proposer(s) should demonstrate the capacity to conduct multiple roof projects simultaneously in order to meet the 2021 target for three roofs.

This is an annual contract with an initial two-year term which will run from contract execution through December 31, 2022 with the potential for up to three (3) one-year renewal options which will run from January 1 until December 31st annually if exercised.

1.2 Background. Oregon State University in Corvallis, Oregon is located within the traditional homelands of the Mary’s River or Ampinefu Band of Kalapuya. Following the Willamette Valley Treaty of 1855 (Kalapuya etc. Treaty), Kalapuya people were forcibly removed to reservations in Western Oregon. Today, living descendants of these people are a part of the Confederated Tribes of Grand

Ronde Community of Oregon (<https://www.grandronde.org>) and the Confederated Tribes of the Siletz Indians (<https://ctsi.nsn.us>).

Founded in 1868 as Oregon's land grant institution, OSU serves the state, the nation and the world as a premier 21st-century research university. OSU is committed to exceptional research, discovery, innovation and engagement — and to integrating its research and engagement mission with the delivery of a high-quality, globally relevant and affordable education for the people of Oregon and beyond. OSU is one of only two land, sea, space and sun grant universities in the U.S. and is the only university in Oregon to have earned both Carnegie Classifications for Very High Research Activity and Community Engagement.

The university's 570-acre main campus is located in the city of Corvallis, a vibrant college town of nearly 58,000 in the heart of Western Oregon's Willamette Valley. Corvallis consistently ranks among the safest, most highly educated and greenest small cities in the nation.

1.3 Location. OSU has herein identified various buildings on the Corvallis campus needing roof repair and/or replacement design services.

1.4 Summary of Work. OSU is seeking to repair and/or replace multiple existing building roofs on the Corvallis campus (<https://map.oregonstate.edu/>) to maintain and improve the functionality, longevity, and safety of the building envelopes, structures, and rooftop equipment. OSU is requesting proposals for comprehensive design services that will help OSU meet the varying goals for each roof identified.

The following buildings will require design/construction:

- Milam Hall
- Dryden Hall
- Batcheller Hall
- Covell Hall
- Moreland Hall
- Valley Library

Additional buildings which may be added at OSU's discretion, include, but are not limited to, the following:

- Women's Building
- McAlexander Fieldhouse
- Ballard Hall
- Radiation Center
- Gilbert Addition

Supplemental information on Valley Library, Dryden Hall and Milam Hall is contained in Exhibit 1.

1.5 Scope of Services. Proposer(s) shall be capable of providing schematic design, design development, construction documents, bidding support, and construction administration as

requested by OSU and would provide all plan sheets necessary to permit and construct the roofs to all applicable local and state building codes. At a minimum, this would include: architectural layout, site management, construction notes, and details; structural sheets as required; mechanical layout, schedules, and details; and electrical layout, schedules, and details. Understanding of the City of Corvallis permitting procedures and timelines will be critical to project success.

The designer shall be familiar with the City of Corvallis Historical Resources Commission (HRC) requirements and consider potential design implications into project cost and schedule. The design team will minimize the impact to historic resources and help facilitate OSU's application and approval of roof design. Understanding of required exhibits to support OSU Planning, as well as HRC timelines are critical to this task. HRC schedule impacts should be addressed early in each project and timelines developed to incorporate HRC related tasks to avoid delays.

The qualified proposer shall be capable of assessing existing roof conditions, reviewing any existing reports or previous assessments, and provide the necessary design and construction administration to address existing issues and provide the appropriate type of new roof construction to meet the building's needs for today and the foreseeable future. The designer will carry their design through the permitting process (City of Corvallis and any other applicable permits) and address and respond to both city plan review and OSU plan review comments. Permit support will include completing permit application forms, assessing which permits are applicable, and facilitating the submittal process.

Throughout the design process for all roofs, the selected firm will provide progress cost estimates and make recommendations to OSU toward optimizing service life while minimizing construction and maintenance costs. Some considerations affecting cost and design decisions that must be considered for all roofs include but are not limited to:

- State and local building codes and associated permitting
- Life safety, fire protection, and security considerations
- Mechanical and electrical equipment access and maintenance
- OSU Construction Standards
- Structural components and modifications
- Accommodating building occupants during construction
- Site implications for staging, parking, and building users
- Selection of most appropriate products and materials

The scope of services must also include a Kick-off Meeting, Existing Conditions Review, Design Recommendation, Cost Estimates, and Refined Preferred Recommendation.

Proposers are encouraged to make recommendations and revisions to the scope of work based on Proposers practical experience in roof design.

KICK-OFF MEETING

Following release of the Notice Proceed, the selected Consultant must convene a project kick-off meeting. The agenda for the meeting must include a review of the contract administration requirements, the confirmation of the project scope of work, the approval of a project schedule, and a review of the project delivery process. This is also an opportunity to discuss items that may have impacts to cost or schedule (such as HRC requirements). *Deliverables: Meeting agenda, team meeting summary, project scoping document, project schedule.*

REVIEW OF EXISTING CONDITIONS

A review of existing conditions is, at minimum, expected to include touring the designated buildings (roofs) as safety permits. The design team is to collect, analyze and integrate other university data into the current conditions. The review of existing conditions may generate the need for the design team to collect further information for design synthesis. Deliverables: Existing conditions survey. Early cost/schedule discussion.

1.6 Compensation. Compensation will be based on a total “not-to-exceed” amount for services and reimbursable expenses, with “not-to-exceed” maximums for the services required. The amount of compensation will be negotiated with the top-ranked firm(s). No cost or price information is to be submitted with qualification responses.

1.7 Term and Renewal. The term of the contract shall commence upon award and shall remain in effect for a period of two (2) years, unless terminated, cancelled or extended as otherwise provided herein. The Consultant agrees that OSU shall have the right to renew the Contract for up to three (3) additional one-year periods or portions thereof. In the event that OSU exercises such rights, all terms, conditions and provisions of the original Contract shall remain the same and apply during the renewal period with the possible exception of labor rates and minor scope additions and/or deletions.

2.0 SCHEDULE

Issue Date	October 5, 2020
Voluntary Pre-Proposal Meeting	October 12, 2020 at 10:00 AM via Zoom
Voluntary Site Visits	October 16, 2020 between 10:00 AM and 12:00 PM
Question Deadline	October 20, 2020 at 5:00 PM Pacific Time
Final Addendum Issuance (if necessary)	by October 23, 2020
Proposal Due Date/Time	October 27, 2020 at 2:00 PM Pacific Time

The following dates are tentative and subject to change without notice:

Estimated notification of finalists (If Applicable)	By November 6, 2020
Presentations/Interviews (If applicable)	Week of November 16, 2020
Notice of Intent to Award	By November 20, 2020
Estimated Contract execution	By December 15, 2020
Estimated Notice to Proceed	By December, 2020

OSU will make every effort to adhere to the above schedule. It is however, subject to change.

3.0 QUESTIONS, SOLICITATION REVISION REQUESTS, CHANGE OR MODIFICATION, APPEALS

3.1 Questions.

3.1.1 All questions and contacts with OSU regarding any information in this RFP must be addressed in writing or email to the **Contract Administrator** at the address or email listed in this document no later than the **Question Deadline** as stated in Section 2.0. If a Proposer is unclear about *any* information contained in this document or its exhibits (Project, scope, etc.), they are urged to submit those questions for formal clarification.

3.2 Solicitation Process Revision Requests.

3.2.1 Proposers may submit a written request for change of particular solicitation process provisions to the **Construction Contracts Manager** at the address or email listed in this document. Such requests for change shall be received no later than the **Question Deadline** listed above.

3.2.2 Such requests for change shall include the reasons for the request and any proposed changes to the solicitation process provisions.

3.3 Change or Modification.

3.3.1 Any change or modification provided by the Owner for this RFP or the documents included as exhibits to this RFP shall be made by a duly issued Addendum made available to all firms on the [OSU Business and Bid Opportunities](#) website. It is the responsibility of each Proposer to visit the website and download any addenda. No information received in any manner different than as described herein shall serve to change the RFP in any way, regardless of the source of the information. Any request for clarification or change or appeal of anything contained in an addendum not received by the date and time stated in the addendum will not be considered.

3.3.2 OSU will not be responsible for any other explanation or interpretation of this RFP or the documents included as exhibits to this RFP.

3.4. Appeals.

3.4.1 Appeals related to the OSU solicitation process and award decisions and actions shall be pursuant to OSU Standards ([Procurement Thresholds and Methods, Procurement Solicitations and Contracts](#)). All written appeals must be delivered to the **Construction Contracts Manager**, at the address given in this RFP.

4.0 PUBLIC RECORD

4.1 OSU will retain an electronic copy of this RFP and one electronic copy of each Proposal received, together with electronic copies of all documents pertaining to the award of a contract. These documents will be made a part of a file or record, which shall be open to public inspection after OSU has announced its intent to award a contract. If a Proposal contains any information that is considered a trade secret under ORS 192.345(2), you must mark each trade secret with the following legend: **“This data constitutes a trade secret under ORS 192.345(2), and shall not be disclosed except in accordance with the Oregon Public Records Law, ORS Chapter 192.”**

4.2 The Oregon Public Records Law exempts from disclosure only bona fide trade secrets, and the exemption from disclosure applies only “unless the public interest requires disclosure in the particular instance.”

4.2.1 Therefore, non-disclosure of documents or any portion of a document submitted as

part of a Proposal may depend upon official or judicial determination made pursuant to the Public Records Law.

4.3 In order to facilitate public inspection of the non-confidential portion of the Proposal, material designated as confidential shall accompany the Proposal, but shall be readily separable from it. Prices, makes, model or catalog numbers of items offered, scheduled delivery dates, and terms of payment shall be publicly available regardless of any designation to the contrary. Any Proposal marked as a trade secret in its entirety may be considered non-responsive and be rejected.

5.0 FORM OF AGREEMENT

A Sample Reserve Contract Supplement is included as an exhibit and contains contract terms and conditions applicable to the work. The sample contract may contain certain notes or alternative provisions. Those alternative provisions will be included at the sole discretion of OSU.

6.0 RESERVED

7.0 INSTRUCTIONS TO OFFERORS

7.1 Summary of Work. The Work contemplated in this document shall be for OSU in connection with the Project described in Section **1.0** of this document.

7.2 Pre-Proposal Conference.

7.2.1 The Pre-Proposal Conference will be administered virtually via Zoom. Proposers **must** contact the **Contract Administrator** to request virtual Conference access. This request must occur no later than thirty (30) minutes prior to the meeting time, as stated in this RFP.

7.2.2 No statement made by any officer, agent, or employee of OSU in relation to the physical conditions pertaining to the Work site will be binding on OSU, unless included in writing in the documents included as exhibits to this RFP or an Addendum.

7.2.3 Date and Time of a Pre-Proposal Conference is located on the cover sheet of this RFP.

7.3 Proposal Submission.

7.3.1 Submit **one (1) electronic version via email** to be received by the Due Date/Time listed in this document to bids@oregonstate.edu as stated in this RFP. **Electronic versions must be sized appropriately for transfer (under 10 mb).**

7.3.2 All Proposals must be received by OSU before the Due Date/Time. OSU's official clock shall prevail in any time conflict. Any Proposal received after the Due Date/Time will be rejected and will be retained and made part of OSU's archive records in accordance with OSU Standards.

7.3.3 All Proposers must be registered and licensed with the Oregon Construction Contractors Board and have on file with the Construction Contractors Board the required public works bond prior to submitting Proposals. Failure to be licensed and have the bond in place will be sufficient cause to reject Proposals as non-responsive.

7.4 Proposal Submission Requirements.

7.4.1 Your Proposal must be contained in a document not to exceed Twenty (20) single sided pages including pictures, charts, graphs, tables and text you deem appropriate to be part of OSU's review of your Proposal. Resumes of key individuals proposed to be involved in this Project are exempted from the page limit and must be appended to the end of your Proposal. No supplemental information to the page limit will be allowed. Appended resumes of the proposed key individuals, along with a Transmittal letter, table of contents, front and back covers, references, exceptions and blank section dividers will not be counted in the Ten (10) page limit.

7.4.2 Your Proposal must follow the format outlined below and include a Transmittal/Cover Letter signed by an officer of your firm(s) with the authority to commit the firm(s) and must also acknowledge receipt of all addenda. Include an email address for communication purposes.

7.4.3 Any/all exceptions to the Terms and Conditions included in the Sample Contract including, but not limited to, the General Conditions shall be clearly identified and appended to the Proposal in order to be considered by OSU during the negotiation period.

7.4.4 The electronic Proposal should be **should be sized appropriately for transfer (under 10 MB)** and formatted with page size of **8 ½ x 11 inches** with no fold-outs (except for project schedule or other large format document required by evaluation criteria). The basic text information of the Proposal should be presented in standard business font size, and reasonable margins.

7.4.5 OSU may reject any Proposal not in compliance with all applicable OSU solicitation procedures and requirements, and may cancel this solicitation or reject for good cause, all Proposals upon a finding by OSU that it is in the public interest to do so.

7.4.6 Note that throughout this procurement process, OSU will not accept Proposals that require OSU to pay the cost of production or delivery.

7.4.7 Telephone, facsimile transmitted **Proposals will not be accepted**. Proposals received *after* the Due Date/Time **will not be considered**.

7.4.8 Each Proposal shall be emailed to bids@oregonstate.edu. Proposals must be received by the time and in the format specified herein. The email line should contain the RFP No. and RFP Title. Only those Proposals received at this email address by the Proposal Due Date/Time shall be considered responsive. Proposals submitted directly to the **Contract Administrator**, either in physical format or via email will NOT be considered responsive. It is highly recommended that the Proposer confirms receipt of the email with the **Contract Administrator**. **The Contract Administrator** may open the email to confirm receipt but will NOT verify the integrity of the attachment(s), answer questions related to the content of the Proposal, or address the overall responsiveness of the Proposal.

7.5 Acceptance or Rejection of Solicitation Responses by OSU.

7.5.1 The procedures for Contract awards shall be in compliance with the provisions of OSU standards and policies adopted by OSU.

7.5.2 OSU reserves the right to reject any or all Proposals and to waive minor informalities in compliance with the provisions of OSU standards and policies adopted by OSU.

7.6 Withdrawal of Solicitation Response.

7.6.1 At any time prior to the Due Date/Time, a Proposer may withdraw its Proposal in accordance with OSU Standards. This will not preclude the submission of another Proposal by such Proposer prior to the Due Date/Time.

7.6.2 After the Due Date/Time, Proposers are prohibited from withdrawing their Proposal, except as provided by OSU Standards.

7.7 Evaluation Process. The written response to this RFP is the first in a potential two-step process in the selection of a firm for this Project. The Proposals received in response to this RFP will be evaluated by the selection committee with the top scoring firms being invited to advance to further evaluation steps including virtual Presentations/Interviews should the committee determine they are necessary.

Presentations/Interviews will include a **Twenty (20) minute** presentation period, immediately followed by a separate **Thirty (25) minute** Q&A session.

After all of the Presentations/Interviews are completed, the members of the selection committee will discuss the strengths and weaknesses of the finalists. The members of the selection committee will then score the finalists based on all information received, presented and heard during the Presentations/Interviews. Optional Reference Checks may also be undertaken to aid in final scoring. Upon completion of final scoring, negotiations may commence with all Proposers submitting responsive proposals or all Proposers in the competitive threshold.

Final scoring of the Interviews will be **separate and not cumulative** from the short-listing.

7.8 Evaluation Criteria. The following items constitute the evaluation criteria for the selection committee to score Proposals. For ease in reviewing, provide tabs keyed to each of the following criteria:

7.8.1 Experience on Similar Projects (30 points)

Describe your firm's experience with similar or comparable projects during the past five years. Describe the function(s) i.e. master planning, programming, design, etc. performed by your firm. Include references for each of the projects. Specifically include experience working with higher education institutions. Demonstrate understanding of applicable codes, City of Corvallis permitting processes, and Corvallis Historic Resources Commission procedures and requirements.

7.8.2 Key Personnel (25 Points)

Identify the personnel in your firm who would be assigned to the project, their specific roles in this project, and their previous experience in those roles. Also identify the consultants you propose to team with, if any, their proposed key personnel, and give brief descriptions of their experience and expertise. Provide contact information (including email) for each identified key person.

7.8.3 Firm Background and Description (15 Points)

Provide a brief description of your firm. Include an organizational chart. List the projects your firm is currently contracted for and at what stage you are in terms of completion.

7.8.4 Workplan and Staff Availability (10 Points)

Provide a proposed work plan and schedule for accomplishing the multiple projects that is achievable by your firm's staffing availability. Confirm the availability of the team members to work on multiple roof designs simultaneously for the duration of the project.

7.8.5 Workforce Diversity Plan (10 Points)

(a) Provide a description and identification of Minority Business Enterprise (MBE), Women Business Enterprise (WBE), Emerging Small Business (ESB), or Disabled Service Veterans (DSV) certifications for your team and a description of your nondiscrimination practices. Provide historical information on MBE, WBE, ESB, or DSV Joint Ventures, subcontracting or mentoring plan, and utilization history for projects completed by your firm within the past three (3) years.

(b) Provide a narrative description of your current workforce diversity program/plan, and the plan for obtaining subcontracting, consulting, and supplier diversity for this Project. Include a description of the outreach program or plan, including a schedule of events and specific steps that will be taken to maximize broad based and inclusive participation and the plan to provide mentoring, technical or other business development services to subcontractors/subconsultants needing or requesting such services.

The CM/GC must perform the Work according to the means and methods described in the workforce plan described in its Proposal, unless changes are requested and approved in writing in advance by OSU or are required by applicable laws, ordinances, codes, regulations, rules or standards.

7.8.6 FEE PROPOSAL (10 Points)

Provide a **FEE PROPOSAL** for Valley Library, Milam Hall and Dryden Hall on a time and materials cost reimbursement basis up to a maximum not-to-exceed amount utilizing your Consultant Reserve rates. Please clearly identify the amount for Basic Services and a Reimbursable Expenses allowance.

Please include a breakdown of the costs including a listing of the types of personnel participating in the work, an estimate of their hours and rates charged for their services based on the proposed scope listed in Section 1.0. Pricing shall include all design elements from initial design through Construction Administration.

Scoring will be based solely on the total maximum not-to-exceed amount.

NOTE: Formula for scoring Fee Points will be as follows: Lowest Fee for each of the price related items will receive full points with higher cost price related items receiving proportionally lower points according to this formula: **(Low Fee or Fee%/ Fee or Fee%) x Points Available**

7.9 Point Summary Table.

Criteria	Point Value
Experience on Similar Projects	30 Points
Key Personnel	25 Points
Firm Background and Description	15 Points
Workplan and Staff Availability	10 Points
Workforce Diversity Plan	10 Points
Fee Proposal	10 Points

7.10 Optional Presentations/Interviews and Reference Checks (60 Points).

7.10.1 Presentations/Interviews (50 Points)

Presentations/Interviews **may** be conducted to aid in determining the Apparent Successful Proposer. Information regarding the Presentations/Interviews will be provided to the short-listed firms following the initial review and scoring. Final scoring of the Presentations/Interviews will be **separate and not cumulative** from the short-listing.

7.10.2 Reference Checks (10 Points).

In addition to responding to the evaluation criteria above, provide the names, addresses, phone numbers and e-mail addresses of three (3) references. Do not include references from any firms or individuals included in your consulting team for this Proposal or any OSU personnel. OSU may check with these references and with other references associated with past work of your firm.

OSU **may** check with these references or other references associated with past work of your firm.

7.11 Equity Contracting. OSU will require the successful Proposer to comply with OSU Standards, policies, rules and procedures requiring good faith efforts in subcontracting with minority, women, emerging small business or service-disabled veteran owned business enterprises.

7.12 Negotiations.

7.12.1 OSU may commence General and/or Best and Final Offer (BAFO) Negotiations in accordance with OSU Standards ([Procurement Thresholds and Methods, Procurement Solicitations and Contracts](#)) following final scoring under either a one or two-step process.

7.12.2 Any/all exceptions to the Term and Conditions included in the Sample Contract

including, but not limited to, general conditions shall be clearly identified and appended to the Proposal in order to be considered by OSU during the negotiation period.

7.12.3 OSU reserves the right to deny contract term negotiations with the Apparent Successful Proposer if such contract terms were not received by OSU in the Solicitation response pursuant to Section **7.12.2** above.

7.12.4 OSU reserves the right to defer decision(s) on requests for contract terms and conditions revisions until after a notice of intent to award is published.

7.12.5 If OSU and the Apparent Successful Proposer are unable to reach agreement, OSU may cease negotiations with the Apparent Successful Proposal and enter negotiations with the next highest scoring Proposer, etc.

7.12.6 If for any reason the parties are not able to reach agreement on a GMP or contract terms or conditions, OSU will be entitled to obtain services from any other source available to it under the relevant contracting laws and OSU Standards and policies, including negotiating with the next highest scoring Proposer to enter into a CM/GC Contract specifying a mutually agreed upon GMP.

8.0 FINANCIAL RESPONSIBILITY

8.1 OSU reserves the right to investigate, at any time prior to execution of the contract, the Proposers financial responsibility to perform the anticipated services. Submission of a Proposal will constitute approval for OSU to obtain any credit report information OSU deems necessary to conduct the evaluation. OSU will notify Proposers, in writing, of any other documentation required, which may include, but need not be limited to: recent profit-and-loss history; current balance statements; assets-to-liabilities ratio, including number and amount of secured versus unsecured creditor claims; availability of short and long-term financing; bonding capacity and credit information. Failure to promptly provide this information may result in rejection of the Proposal.

8.2 OSU may postpone the selection of finalists or execution of a contract in order to complete its investigation and evaluation. Failure of a firm to demonstrate financial responsibility may render it non-responsible and constitute grounds for Proposal rejection.

9.0 PROJECT TERMINATION

OSU reserves the right to terminate the Project or contract with other parties during any phase in the Project.

10.0 INSURANCE PROVISIONS

During the term of the resulting contract, the awardee will be required to maintain in full force, at its own expense, from insurance companies authorized to transact the business of insurance in the state of Oregon, each insurance coverage/policy as set forth in the contract.

11.0 NONDISCRIMINATION

By submission of a Proposal, the Proposer certifies under penalty of perjury that the Proposer will not discriminate against minority, women, emerging small business or service-disabled veteran owned business enterprises in obtaining any required subcontracts.

12.0 AA/EEO EMPLOYER

OSU is an AA/EEO employer

13.0 (RESERVED)

14.0 EXHIBITS

Exhibit 1 – Supplemental Information for Valley Library, Dryden Hall and Milam Hall
Exhibit 2 – Sample Reserve Contract Supplement

END OF RFP

ROOF EVALUATION

Owner: **OREGON STATE UNIVERSITY**Building: **Valley Library**Building No.: **36**Location: **Corvallis, Oregon**Roof Area: **A**Weather: **Partly Cloudy, 55 degrees**Date: **4/4/2002**

GENERAL:	Area:	30,900 s.f.	Const. Date:	1971
	Roof Deck:	Precast Concrete	Last Roofed:	1971 1998
		Reinf. Conc. Lift Slab	Cost:	\$125,000 \$196,380
	Bldg Height:	50'		
Structure:	Reinforced concrete, brick masonry			
Function:	Library			
			Internal Access:	<input checked="" type="radio"/> Y <input type="radio"/> N
			Parapet Walls?	<input checked="" type="radio"/> Y <input type="radio"/> N Height: varies

MEMBRANE: **SBS Modified** 2-ply Siplast Paradiene 20/30 SBS modified bitumen roof system installed in hot asphalt over mechanically fastened base sheet.

Surface: **Granule Cap Sheet**No. of Roofs: **1**Repairs Found: Y NRecent Leaks: Y N

INSULATION: **Lwt. Insul. Concrete** Poured in place concrete assembly with tapered EPS units providing base for slope.

Fastened: **N/A**

Thickness: **Varies 2 - 9 inches**

Vapor Barrier:

Wet Insulation: Yes No Unknown N/A

DRAINAGE: Slope: **1/4" per foot** Ponding? Y N Minor ponding in a few areas, but overall, a good slope for positive drainage.

Roof Drains: Interior Scupper Gutter D.S.

Overflows: Interior Scupper None N/A

COUNTERFLASHINGS:	Material:	Seam Type:
Copings	Precoated Galv. Steel	Standing Seam
Edge Flashing	Precoated Galv. Steel	S-Locks
Curb Flashing	Precoated Galv. Steel	Lapped
Counterflashing	Precoated Galv. Steel	Lapped

PENETRATIONS: Pitch Pans Pipe Penetrations
Curbs (Structural Supports) Roof Drains
Curbed Fan Unit
Penthouse

NOTES: New roof system is functioning well. The area at the base of the roof access stairwell roof (Area "C") has some trapped water and blistering of the membrane.

ESTIMATED LIFE:	Membrane:	Base Flashing:	Counterflashings:
	20 years	20 years	25 years

Inspected By: **Phil Strand**
McBride Architects, P.C.
 P.O. Box 13705
 Portland, Oregon 97213-0705



ROOF EVALUATION

Owner: **OREGON STATE UNIVERSITY**

Building: **Valley Library**

Building No.: **36**

Location: **Corvallis, Oregon**

Roof Area: **B**

Weather: **Partly Cloudy, 55 degrees**

Date: **4/4/2002**

GENERAL:	Area:	360 s.f.	Const. Date:	1971
	Roof Deck:	Metal Deck/Conc.	Last Roofed:	1971 1998
	Bldg Height:		Cost:	\$1,200 \$1,750
	Structure:	Reinforced concrete and steel	Internal Access:	<input type="radio"/> Y <input checked="" type="radio"/> N
	Function:	Elevator Penthouse	Parapet Walls?	<input type="radio"/> Y <input checked="" type="radio"/> N Height:

MEMBRANE: **SBS Modified** 2-ply Siplast Paradiene 20/30 SBS modified bitumen roof system installed in hot asphalt over Perlite insulation.

Surface: **Granule Cap Sheet**

No. of Roofs: **1** Repairs Found: Y N Recent Leaks: Y N

INSULATION: **Perlite/Polyiso** 3/4 inch Perlite set in asphalt.

Fastened: **Set in asphalt**

Thickness: **3/4 inch**

Vapor Barrier: **N/A**

Wet Insulation: Yes No Unknown N/A

DRAINAGE: Slope: **Dead level flat** Ponding? Y N Minor ponding in a few areas, but overall, a good slope for positive drainage.

Roof Drains: Interior Scupper Gutter D.S.

Overflows: Interior Scupper None N/A

COUNTERFLASHINGS: Material: **Precoated Galv. Steel** Seam Type: **Lapped**

Copings

Curb Flashing

Counterflashing

PENETRATIONS: **Curbed vents**

NOTES: **New roof system is functioning well.**

ESTIMATED LIFE:	Membrane: 25 years	Base Flashing: 25 years	Counterflashings: N/A
------------------------	---------------------------	--------------------------------	------------------------------

Inspected By: **Phil Strand**
McBride Architects, P.C.
P.O. Box 13705
Portland, Oregon 97213-0705



ROOF EVALUATION

Owner: OREGON STATE UNIVERSITY

Building: Valley Library

Building No.: 36

Location: Corvallis, Oregon

Roof Area:

C

Weather: Partly Cloudy, 55 degrees

Date: 4/4/2002

GENERAL:	Area:	200 s.f.	Const. Date:	1971		
	Roof Deck:	Reinf. C.I.P. Conc.	Last Roofed:	1971	1998	
			Cost:	\$1,000	\$1,250	
	Bldg Height:					
	Structure:	Reinforced cast in place concrete				
	Function:	Stairway Penthouse	Internal Access:	<input type="radio"/> Y <input checked="" type="radio"/> N		
			Parapet Walls?	<input type="radio"/> Y <input checked="" type="radio"/> N	Height:	

MEMBRANE: SBS Modified 2-ply Siplast Paradiene 20/30 SBS modified bitumen roof system installed in hot asphalt over insulation.

Surface: Granule Cap Sheet

No. of Roofs: 1

Repairs Found: Y N

Recent Leaks: Y N

INSULATION: Perlite/Polyiso 3/4 inch Perlite set in asphalt.

Fastened: Set in asphalt

Thickness: 3/4 inch

Vapor Barrier: N/A

Wet Insulation: Yes No Unknown N/A

DRAINAGE: Slope: 1/4" per foot Ponding? Y N Minor ponding in a few areas, but overall, a good slope for positive drainage.

Roof Drains: Interior Scupper Gutter D.S.

Overflows: Interior Scupper None N/A

COUNTERFLASHINGS: Material: Seam Type:

Edge Flashing Precoated Galv. Steel Lapped

PENETRATIONS: Pipes

NOTES: New roof system is functioning well.

ESTIMATED LIFE:	Membrane:	Base Flashing:	Counterflashings:
	25 years	25 years	N/A

Inspected By: Phil Strand
McBride Architects, P.C.
P.O. Box 13705
Portland, Oregon 97213-0705



ROOF EVALUATION

Owner: **OREGON STATE UNIVERSITY**

Building: **Valley Library**

Building No.: **36**

Location: **Corvallis, Oregon**

Roof Area: **D**

Weather: **Partly Cloudy, 55 degrees**

Date: **4/4/2002**

GENERAL:	Area: 6,428 s.f.	Const. Date: 1998		
	Roof Deck: Metal Deck/Conc.	Last Roofed: 1998		
	Reinf. Conc. Cast in Place	Cost: \$40,100		
	Bldg Height: 6 stories			
	Structure: Reinforced concrete, brick masonry			
Function: Library		Internal Access: <input checked="" type="radio"/> Y <input type="radio"/> N		
		Parapet Walls? <input checked="" type="radio"/> Y <input type="radio"/> N	Height: varies	

MEMBRANE: **SBS Modified** 2-ply Siplast Paradiene 20/30 SBS modified bitumen roof system installed in hot asphalt over insulation.

Surface: **Granule Cap Sheet**

No. of Roofs: **1**

Repairs Found: Y N

Recent Leaks: Y N

INSULATION: **Polyisocyanurate** 1 1/2 inch polyisocyanurate with 3/4 inch Perlite overlay.

Fastened: **Set in asphalt**

Thickness: **2 1/4 inch**

Vapor Barrier: **N/A**

Wet Insulation: Yes No Unknown N/A

DRAINAGE: Slope: **1/4" per foot** Ponding? Y N Minor ponding in a few areas, but overall, a good slope for positive drainage.

Roof Drains: Interior Scupper Gutter D.S.

Overflows: Interior Scupper None N/A

COUNTERFLASHINGS:	Material:	Seam Type:
<u>Edge Flashing</u>	Precoated Galv. Steel	Standing Seam
<u>Wall Panels</u>	Precoated Galv. Steel	S-Locks
<u>Curb Flashing</u>	Precoated Galv. Steel	Lapped
<u>Counterflashing</u>	Precoated Galv. Steel	Lapped

PENETRATIONS: Pipe Penetration
Roof Access
Curbed Fan Units
Curbed Mechanical Unit

NOTES: New roof system is functioning well.

ESTIMATED LIFE:	Membrane: 24 years	Base Flashing: 25 years	Counterflashings: 30 years
------------------------	------------------------------	-----------------------------------	--------------------------------------

Inspected By: **Phil Strand**
McBride Architects, P.C.
P.O. Box 13705
Portland, Oregon 97213-0705



ROOF EVALUATION

Owner: **OREGON STATE UNIVERSITY**
Building: **Valley Library**
Building No.: **36**
Location: **Corvallis, Oregon**

Roof Area: **E**
Weather: **Partly Cloudy, 55 degrees**
Date: **4/4/2002**

GENERAL: Area: **2,184 s.f.** Const. Date: **1998**
Roof Deck: **Metal Deck/Conc.** Last Roofed: **1998**
Reinf. Conc. Cast in Place Cost: **\$12,950**
Bldg Height: **6 stories**
Structure: **Reinforced concrete, brick masonry**
Function: **Library** Internal Access: Y N
Parapet Walls? Y N Height: **varies**

MEMBRANE: **SBS Modified** 2-ply Siplast Paradiene 20/30 SBS modified bitumen roof system installed in hot asphalt over insulation.

Surface: **Granule Cap Sheet**

No. of Roofs: **1**

Repairs Found: Y N

Recent Leaks: Y N

INSULATION: **Polyisocyanurate** 1 1/2 inch Polyisocyanurate with 3/4 inch Perlite overlay.

Fastened: **Set in asphalt**

Thickness: **2 1/4 inch**

Vapor Barrier: **N/A**

Wet Insulation: Yes No Unknown N/A

DRAINAGE: Slope: **1/4" per foot** Ponding? Y N Minor ponding in a few areas, but overall, a good slope for positive drainage.

Roof Drains: Interior Scupper Gutter D.S.

Overflows: Interior Scupper None N/A

COUNTERFLASHINGS: Material: **Precoated Galv. Steel** Seam Type: **Standing Seam**
Edge Flashing

PENETRATIONS: **Roof drains**

NOTES: **New roof system is functioning well.**

ESTIMATED LIFE: Membrane: **25 years** Base Flashing: **25 years** Counterflashings: **30 years**

Inspected By: **Phil Strand**
McBride Architects, P.C.
P.O. Box 13705
Portland, Oregon 97213-0705



ROOF EVALUATION

Owner: **OREGON STATE UNIVERSITY**

Building: **Valley Library**

Building No.: **36**

Location: **Corvallis, Oregon**

Roof Area: **F**

Weather: **Partly Cloudy, 55 degrees**

Date: **4/4/2002**

GENERAL:	Area:	10,006 s.f.	Const. Date:	1998
	Roof Deck:	Metal Deck/Conc.	Last Roofed:	1998
		Reinf. Cast in Place	Cost:	\$58,835
	Bldg Height:	6 stories		
	Structure:	Reinforced concrete, brick masonry		
Function:	Library	Internal Access:	<input checked="" type="radio"/> Y <input type="radio"/> N	
		Parapet Walls?	<input checked="" type="radio"/> Y <input type="radio"/> N Height: 24 inches	

MEMBRANE: **SBS Modified** 2-ply Siplast Paradiene 20/30 SBS modified bitumen roof system installed in hot asphalt over insulation.

Surface: **Granule Cap Sheet**

No. of Roofs: **1**

Repairs Found: Y N

Recent Leaks: Y N

INSULATION: **Polyisocyanurate** 1 1/2 inch Polyisocyanurate with 3/4 inch Perlite overlay.

Fastened: **Set in asphalt**

Thickness: **2 1/4 inch**

Vapor Barrier: **N/A**

Wet Insulation: Yes No Unknown N/A

DRAINAGE: Slope: **1/4" per foot** Ponding? Y N **Minor ponding in a few areas, but overall, a good slope for positive drainage.**

Roof Drains: Interior Scupper Gutter D.S.

Overflows: Interior Scupper None N/A

COUNTERFLASHINGS:	Material:	Seam Type:
Copings	Precoated Galv. Steel	Standing Seam
Curb Flashing	Precoated Galv. Steel	Lapped
Counterflashing	Precoated Galv. Steel	Lapped

PENETRATIONS: Pipe Penetrations **Roof Drains**
Curbed Fan Unit
Pitch Pans
Curbed Mechanical Unit

NOTES: New roof system is functioning well.

ESTIMATED LIFE:	Membrane: 25 years	Base Flashing: 25 years	Counterflashings: 30 years
------------------------	------------------------------	-----------------------------------	--------------------------------------

Inspected By: **Phil Strand**
McBride Architects, P.C.
P.O. Box 13705
Portland, Oregon 97213-0705



ROOF EVALUATION

Owner: **OREGON STATE UNIVERSITY**

Building: **Valley Library**

Building No.: **36**

Location: **Corvallis, Oregon**

Roof Area: **G**

Weather: **Partly Cloudy, 55 degrees**

Date: **4/4/2002**

GENERAL: Area: **7,564 s.f.** Const. Date: **1998**
Roof Deck: **Metal Deck/Conc.** Last Roofed: **1998**
Reinf. Cast in Place Cost: **\$47,825**
Bldg Height: **6 stories**
Structure: **Reinforced concrete, brick masonry**
Function: **Library** Internal Access: Y N
Parapet Walls? Y N Height: **24 inches**

MEMBRANE: **SBS Modified** 2-ply Siplast Paradiene 20/30 SBS modified bitumen roof system installed in hot asphalt over insulation.

Surface: **Granule Cap Sheet**

No. of Roofs: **1**

Repairs Found: Y N

Recent Leaks: Y N

INSULATION: **Polyisocyanurate** 1 1/2 inch Polyisocyanurate with 3/4 inch Perlite overlay.

Fastened: **Set in asphalt**

Thickness: **2 1/4 inch**

Vapor Barrier: **N/A**

Wet Insulation: Yes No Unknown N/A

DRAINAGE: Slope: **1/4" per foot** Ponding? Y N Minor ponding in a few areas, but overall, a good slope for positive drainage.

Roof Drains: Interior Scupper Gutter D.S.

Overflows: Interior Scupper None N/A

COUNTERFLASHINGS:

	Material:	Seam Type:
<u>Copings</u>	Precoated Galv. Steel	Standing Seam
<u>Curb Flashing</u>	Precoated Galv. Steel	Lapped
<u>Counterflashing</u>	Precoated Galv. Steel	Lapped

PENETRATIONS: Pipe Penetrations
Curbed Fan Unit
Pitch Pans
Roof Drains

NOTES: New roof system is functioning well.

ESTIMATED LIFE: Membrane: **25 years** Base Flashing: **25 years** Counterflashings: **30 years**

Inspected By: **Phil Strand**
McBride Architects, P.C.
P.O. Box 13705
Portland, Oregon 97213-0705



ROOF EVALUATION

Owner: **OREGON STATE UNIVERSITY**
Building: **Valley Library**
Building No.: **36**
Location: **Corvallis, Oregon**

Roof Area: **H**
Weather: **Partly Cloudy, 55 degrees**
Date: **4/4/2002**

GENERAL: Area: **1,484 s.f.** Const. Date: **1998**
Roof Deck: **Metal Deck/Conc.** Last Roofed: **1998**
Reinf. Cast in Place Cost: **\$13,875**
Bldg Height: **4 stories**
Structure: **Reinforced concrete, brick masonry**
Function: **Library** Internal Access: Y N
Parapet Walls? Y N Height: **34 inches**

MEMBRANE: **SBS Modified** 2-ply Siplast Paradiene 20/30 SBS modified bitumen roof system installed in hot asphalt over Perlite insulation.

Surface: **Granule Cap Sheet**

No. of Roofs: **1**

Repairs Found: Y N

Recent Leaks: Y N

INSULATION: **Polyisocyanurate** 1 1/2 inch Polyisocyanurate with 3/4 inch Perlite overlay.

Fastened: **Set in asphalt**

Thickness: **2 1/4 inch**

Vapor Barrier: **N/A**

Wet Insulation: Yes No Unknown N/A

DRAINAGE: Slope: **1/4" per foot** Ponding? Y N Minor ponding in a few areas, but overall, a good slope for positive drainage.

Roof Drains: Interior Scupper Gutter D.S.

Overflows: Interior Scupper None N/A

COUNTERFLASHINGS: Material: Seam Type:

Copings Precast Masonry Butt Joint

Wall Panels Precoated Galv. Steel S-Locks

Counterflashing Precoated Galv. Steel Lapped

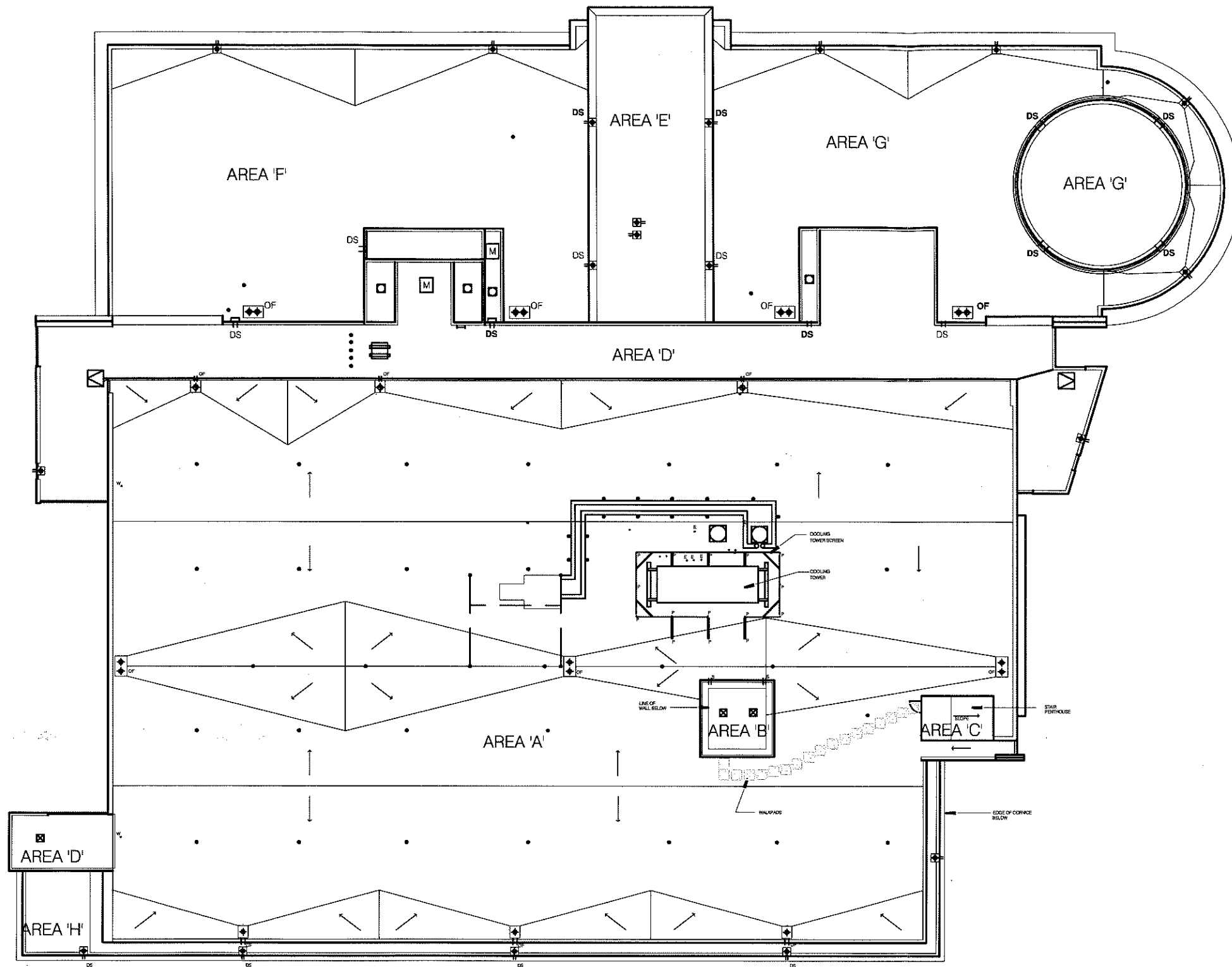
PENETRATIONS: **Roof Drains**

NOTES: **New roof system is functioning well.**

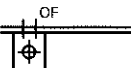

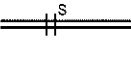










ESTIMATED LIFE: Membrane: **25 years** Base Flashing: **25 years** Counterflashings: **30 years**

Inspected By: **Phil Strand**
McBride Architects, P.C.
P.O. Box 13705
Portland, Oregon 97213-0705





LEGEND OF SYMBOLS

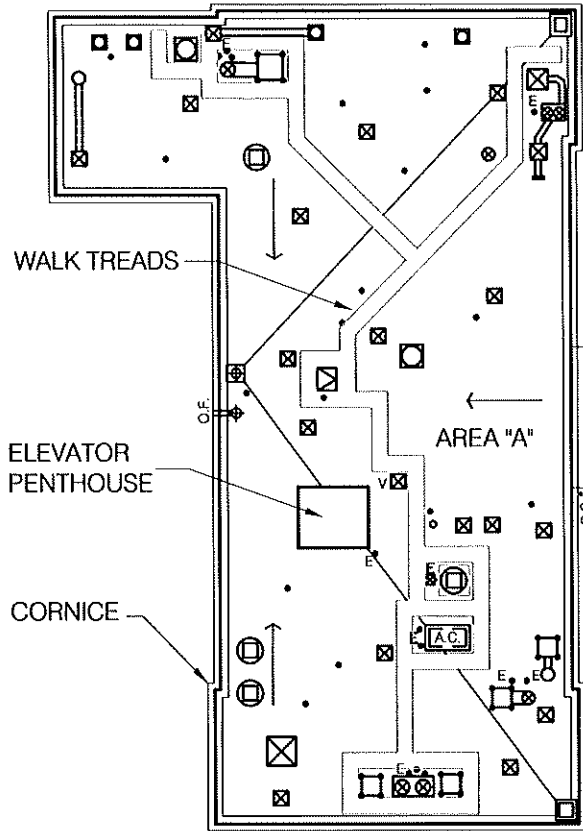
-  ROOF DRAIN W/ THROUGH WALL OVERFLOW SCUPPER
-  ROOF DRAIN W/ OVERFLOW DRAIN
-  SCUPPER DRAIN W/ LEADER BOX AND DOWNSPOUT
-  CURBED VENT
-  CURBED FAN UNIT
-  SCREEN WALL SUPPORT WATER PIPE
-  ELECTRICAL CONDUIT
-  PIPE PENETRATION
-  DRAIN & OVERFLOW SCUPPER
-  EQUIPMENT ON SLEEPERS
-  MECHANICAL UNIT
-  SCUPPER & DOWNSPOUT
-  DOOR OPENING

ROOF PLAN













1"=30'-0"

0 10 30 60
SCALE IN FEET



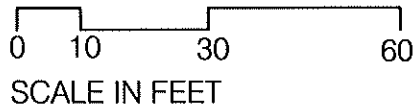


LEGEND OF SYMBOLS

-  ROOF DRAIN
-  OVERFLOW SCUPPER
-  CURB MOUNTED VENT OR DUCT
-  CURB MOUNTED FAN UNIT
-  FLANGE MOUNTED DUCT PENETRATION
-  PIPE PENETRATION
-  ELECTRICAL PIPE PENETRATION
-  EQUIPMENT MOUNTED ON PIPE STANDS
-  A.C. UNIT ON CURB
-  ROOF HATCH
-  DUCT OVER
-  MASONRY CHIMNEY

ROOF PLAN

1"=30'-0"

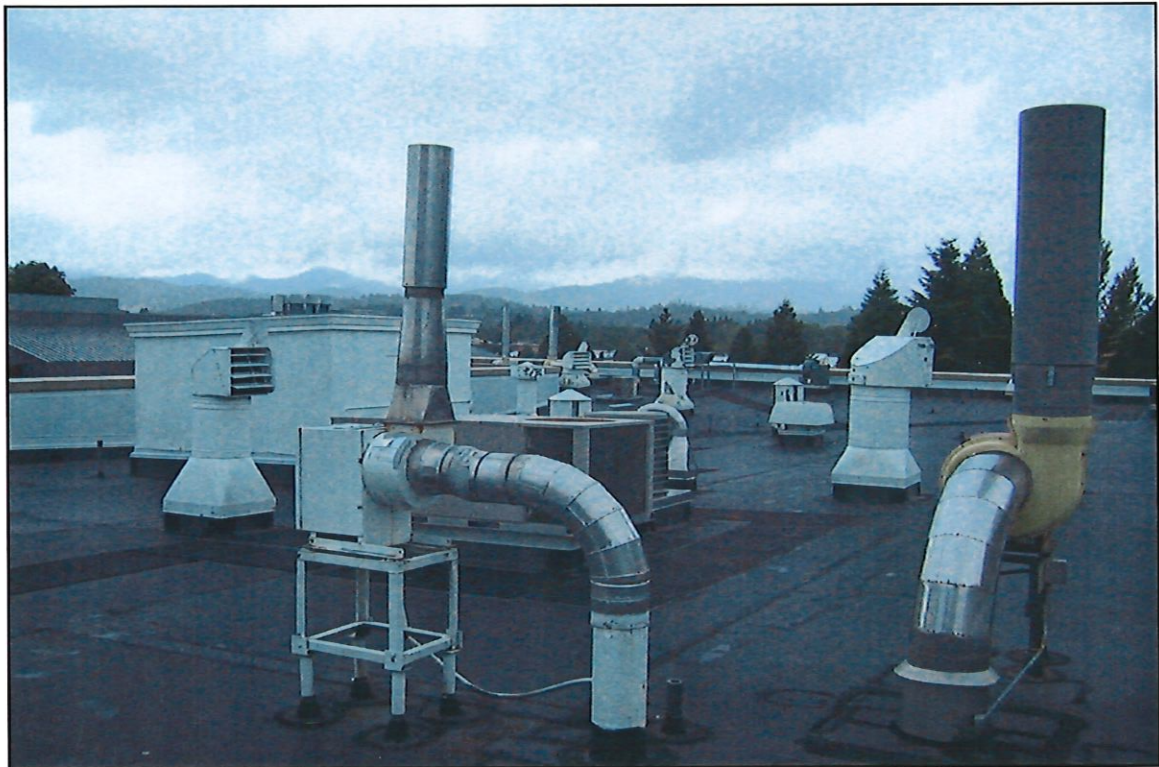


NORTH

	REVISED	
Date:		OREGON STATE UNIVERSITY
Drawn: PAS		ROOF MANAGEMENT PLAN 2002
Check: RLM		DRYDEN HALL
File: 99018.17		CORVALLIS OREGON

MA
McBRIDE
 ARCHITECTS P.C.
 503-916-1808 503-916-1816 (fax)
 e-mail: mcbride@mcbridearchitects.com

DRAWING
151
PROJECT:
99018.17



Bldg. # 151 DRYDEN HALL

OREGON STATE UNIVERSITY
Roof Management Plan



ROOF EVALUATION

Owner: **OREGON STATE UNIVERSITY**

Building: **Dryden Hall**

Building No.: **151**

Location: **Corvallis, Oregon**

Roof Area: **ALL**

Weather: **Partly Cloudy, 60 degrees**

Date: **6/18/2002**

GENERAL: Area: **7,360 s.f.**

Roof Deck: **Wood Sheathing**

Bldg Height:

Structure: **Brick masonry and wood framing**

Function: **Classrooms, Labs, and offices**

Const. Date: **1927**

Last Roofed: **1991**

Cost: **\$35,000**

Internal Access: Y N

Parapet Walls? Y N Height: **24" to 40"**

MEMBRANE: **EPDM (Adhered)**

60 mil Carlisle fully adhered EPDM roof system.

Very clean roof, but some lap sealants are showing signs of age.

Surface: **N/A**

No. of Roofs: **1**

Repairs Found: Y N

Recent Leaks: Y N

INSULATION: **Gypsum Board**

Fastened: **Mech. Fastened**

Thickness: **5/8"**

Vapor Barrier: **None**

Wet Insulation: Yes No Unknown N/A

DRAINAGE: Slope: **1/2" per foot**

Ponding? Y N

Water ponds around the drains because the drain ring is higher than the level of the roof.

Roof Drains: Interior Scupper Gutter D.S.

Overflows: Interior Scupper None N/A

COUNTERFLASHINGS:

Material:

Seam Type:

Copings

Terra Cotta

Copings are in excellent condition.

Wall Panels

Precoated Galv. Steel

S-Locks

Curb Flashing

Stainless Steel

S-Locks

Counterflashing

Precoated Galv. Steel

S-Locks

PENETRATIONS:

Curbed Vent

Ducts

Flanged Ducts

Curbed HVAC Unit

Roof Drains

Pipe Penetrations

Curbed Access Hatch

Pipe Supports (Mechanical Equip.)

Conduit (electric)

Penthouse

NOTES:

There has been one recent repair on corner details on curbs, and some field repairs. There are little stones and cement chips about the roof, mostly at the north end of the building. The elevator penthouse has a flat lock seam metal roof. This roof system has been coated but the coating is due for replacement.

ESTIMATED LIFE:

Membrane:

8 - 12 years

Base Flashing:

8 - 12 years

Counterflashings:

15 years

Inspected By: **Phil Strand**

McBride Architects, P.C.

P.O. Box 13705

Portland, Oregon 97213-0705



MANAGEMENT **MAINTENANCE**

SCHEDULE: Once, Every Year
COST: \$100.00 per year

SCHEDULE: Twice Yearly, Spring and Fall: or as noted
COST: \$200.00 per year

- ACTION:**
- * Monitor overall condition of roof system.
 - * Monitor penetration details.
 - * Monitor all sheet metal flashing details.
 - * Monitor condition of all repairs.
 - * Monitor roof drainage system.
 - * Monitor field of membrane.
 - * Monitor base flashing details.
 - Update management files.

- ACTION:**
- * Clean entire roof, including removal of debris from waterways and drain areas.
 - * Provide emergency repairs as needed.

Refer to Management Procedures section for information regarding general recommended management responsibilities.

Refer to Maintenance Procedures section for information regarding general recommended maintenance responsibilities.

REPAIR

Refer to Repair Procedures section or press [Go to Repairs](#) button for detailed information regarding proper repair procedures.

[Go to Repairs](#)

METHOD	TYPE OF REPAIR	SCHEDULE	START DATE	COMPLETE DATE
SP06	Single Ply Seam, Lap, and T-Joint Repair	10-12 Years	2003	
SM0	Sheet Metal Fastener Sealant Repair	7-10 Years	2003	
SM0	Sheet Metal Lap / Detail Sealant Repair	10-12 Years	2003	
SM0	Sheet Metal Paint	10-15 Years	2003	
SP02	Single Ply Patch (Permanent)	As Needed	As Needed	
SC02	Surface Coating (Aluminum)	As Needed	2003	

RECOMMENDED REPAIR:

2003

RECOMMENDED REROOF:

2011



DESIGN CRITERIA:

Roof Area All

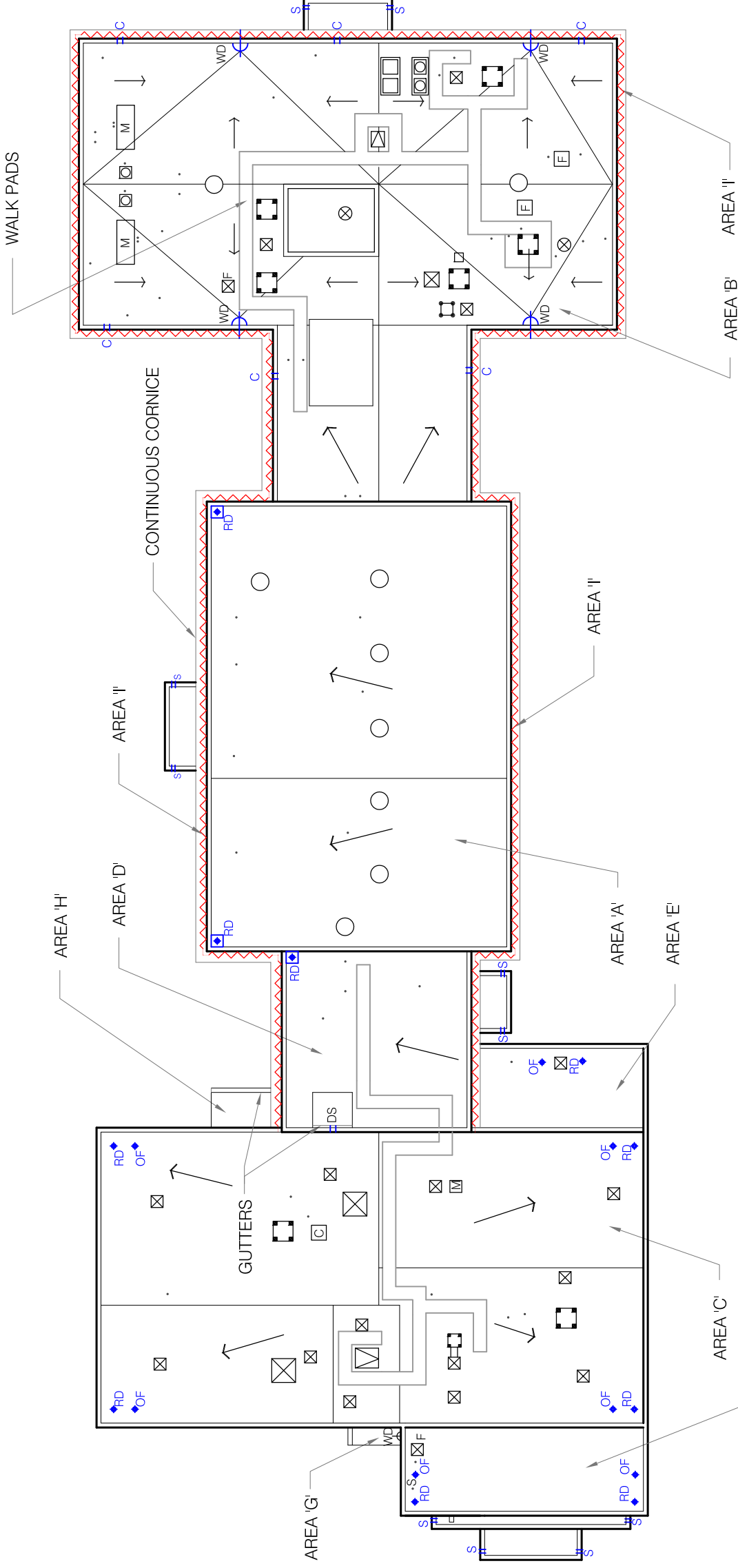
- Insulation is located in the attic
- Sloped wood roof deck
- * Wood framed structure, wood sheathing
- * Terra cotta coping and cornice
- * Fume exhaust, many penetrations at roof

DESIGN OPTION ONE	DESIGN OPTION TWO
<p>Repair</p> <p>Next Reroof Date: 2011</p>	<p>Replace</p> <p>Next Repair Date: 2003 The new roof should Next Reroof Date: 2011 last until: 2031</p>
<p>This option should include the following:</p> <ul style="list-style-type: none"> * Repair in 2003. 	<p>This option should include the following:</p> <ul style="list-style-type: none"> * Remove existing roof systems. * Repair damaged wood decking. * Provide insulation and crickets as needed. * Provide new SBS Modified asphalt built up roof system w/ granule surface. * Provide new precoated galv. steel metal flashings.
<p>Budgetary Cost: \$16,560.00</p> <p>Unit Costs: \$2.25/sf</p> <p>Mgmt / Maint. Cost : \$300.00 /yr.</p> <p>Repair Cost Allowance: \$4,500.00</p> <p>Estimated Life: 9 year(s)</p> <p>Annual Cost: \$2,640.00 /yr.</p>	<p>Budgetary Cost: \$62,560.00</p> <p>Unit Costs: \$8.50/sf</p> <p>Mgmt / Maint.Cost: \$300.00 /yr.</p> <p>Repair Cost Allowance: \$1,500.00</p> <p>Estimated Life: 20 year(s)</p> <p>Annual Cost: \$3,500.00 /yr.</p>
<p>ADVANTAGES:</p> <ul style="list-style-type: none"> * Ongoing maintenance will extend the life of this roof significantly. 	<p>ADVANTAGES:</p> <ul style="list-style-type: none"> * Provides structure with a functional roof system. * Lower maintenance effort/costs. * High estimated life.
<p>DISADVANTAGES:</p> <ul style="list-style-type: none"> * None 	<p>DISADVANTAGES:</p> <ul style="list-style-type: none"> * Initial cost.

RECOMMENDATION:

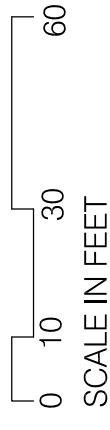
Repair in 2003 and the maintain the existing roof system as outlined in the Management and Maintenance section of this report. This will maximize the effective life span of the existing roof.





ROOF PLAN

1" = 30'-0"



LEGEND OF SYMBOLS

• S	PIPE SUPPORT	☐	EQUIPMENT MOUNTED IN PITCH PANS
⊗	PIPE PENETRATION	⊗	CURB MOUNTED VENT OR DUCT
WD	THROUGH WALL DRAIN	F ⊗	FLANGE MOUNTED VENT OR DUCT
DS	ROOF EDGE WITH GUTTER - DOWNSPOUT	■	PITCH PAN
C	CORNICE DRAIN TO ROOF	○	FLANGE TYPE AIR VENT
S	SCUPPER DRAIN	⊠	ROOF HATCH
RD	AREA DRAIN	□	CAPPED CURB
OF	OVERFLOW DRAIN	F	FAN IN A BOX
RD OF	DRAIN BOX	⊗	FLANGE TYPE DUCT/VENT
		M	MECHANICAL UNIT
		⊗	MECHANICAL UNIT
		⊗	EQUIPMENT MOUNTED ON PIPE STANDS



Roof Area "F" recently replaced.



Roof Area "B" new equipment has been added.





Roof Area "I" Cornice, Membrane failure typical.



Roof Areas "C & D"



ROOF EVALUATION

Owner: **OREGON STATE UNIVERSITY**
Building: **Milam Hall**
Building No.: **81**
Location: **Corvallis, Oregon**

Roof Area: **A**
Weather: **Partly Cloudy, 45 degrees**
Date: **2/9/2012**

GENERAL: Area: **6,700 s.f.** Const. Date:
Roof Deck: **Wood Sheathing** Last Roofed: **1987**
1x6 shiplap Cost: **\$26,000**
Bldg Height: **several stories** Seams repaired in 2002
Structure: **Brick masonry and wood framing**
Internal Access: Y N
Function: **Classrooms and offices, labs** Parapet Walls? Y N Height: **36" to 60"**

MEMBRANE: **EPDM (Adhered)** Carlisle 60 mil adhered EPDM roof system.

Surface: **N/A**

No. of Roofs: **1**

Repairs Found: Y N

Recent Leaks: Y N

INSULATION: **Wood Fiber** Insulation also located in attic area.
Wood fiber board used as a substrate for membrane.
Fastened: **Mech Fastened**
Thickness: **1/2"**
Vapor Barrier: **N/A**
Wet Insulation: Yes No Unknown N/A

DRAINAGE: Slope: **1/2" - 1" per foot** Ponding? Y N Only minor ponding in front of drain areas.
Roof Drains: Interior Scupper Gutter D.S.
Overflows: Interior Scupper None N/A

COUNTERFLASHINGS:	Material:	Seam Type:	
<u>Copings</u>	Cast Concrete	Sealant Joint	Minor sealant repairs at seams.
<u>Wall Panels</u>	Stainless Steel	Standing Seam	Elastomeric coating over concrete copings.
<u>Curb Flashing</u>	Stainless Steel	Lapped	
<u>Counterflashing</u>	Stainless Steel	Lapped	

PENETRATIONS: Flange mounted attic vents
Pipes
Drains

NOTES: Roof is near the end of it's service life

ESTIMATED LIFE:	Membrane:	Base Flashing:	Counterflashings:
	1 - 3 years	1 - 3 years	5 years

Inspected By: **Phil Strand**
McBride Architects, P.C.
P.O. Box 13705
Portland, Oregon 97213-0705



MANAGEMENT

MAINTENANCE

SCHEDULE: Once, Every Year
COST: \$100.00 per year

SCHEDULE: Twice Yearly, Spring and Fall: or as noted
COST: \$200.00 per year

- ACTION:**
- * Monitor overall condition of roof system.
 - * Monitor penetration details.
 - * Monitor all sheet metal flashing details.
 - * Monitor roof drainage system.
 - * Monitor field of membrane.
 - * Monitor base flashing details.
 - Update management files.

- ACTION:**
- * Clean entire roof, including removal of debris from waterways and drain areas.
 - * Provide emergency repairs as needed.

Refer to Management Procedures section for information regarding general recommended management responsibilities.

Refer to Maintenance Procedures section for information regarding general recommended maintenance responsibilities.

REPAIR

Refer to Repair Procedures section or press [Go to Repairs](#) button for detailed information regarding proper repair procedures.

[Go to Repairs](#)

METHOD	TYPE OF REPAIR	SCHEDULE	START DATE	COMPLETE DATE
SP01	Single Ply Patch (Temporary)	As Needed	As Needed	
SP02	Single Ply Patch (Permanent)	As Needed	As Needed	

RECOMMENDED REPAIR:

RECOMMENDED REROOF:

2014



DESIGN CRITERIA:

Roof Area

A

- * Wood framed structure and sheathing
- * All roof areas drain well, built-in sloped roof deck.
- * Insulated attic areas at majority of roof areas.
- * Continuous cornice around most of building has been repaired using an adhered EPDM roof system.

DESIGN OPTION ONE

Replace

Next Reroof Date: **2014**

The new roof should last until: **2039**

This option should include the following:

- * Remove existing roof system.
- * Provide Falla Protection as required.
- * Provide overflow drains where needed.
- * Provide slope to drain and crickets with tapered insulation or lightweight insulating concrete.
- * Revise key details.
- * Provide new SBS mod. bit. roof system.
- * Provide new pre-coated copings, flashings and counter flashings.

Budgetary Cost: **\$150,750.00**

Unit Costs: \$22.50/SF

Mgmt / Maint.: **\$300.00** /yr.

Repair Cost Allowance: \$2,000.00

Estimated Life: 25 year(s)

Annual Cost: \$6,410.00 /yr.

ADVANTAGES:

- * Provides structure with a functional roof system.
- * Lower maintenance effort/costs.
- * High estimated life.
- * Potential exists for longer life.

DISADVANTAGES:

- * Initial cost.

RECOMMENDATION:

Maintain the roof area according to the procedures documented in the Management and Maintenance setion of this report.



ROOF EVALUATION

Owner: **OREGON STATE UNIVERSITY**

Building: **Milam Hall**

Building No.: **81**

Location: **Corvallis, Oregon**

Roof Area: **B**

Weather: **Partly Cloudy, 45 degrees**

Date: **2/9/2012**

GENERAL: Area: **9,520 s.f.** Const. Date: _____
Roof Deck: **Wood Sheathing** Last Roofed: **1987**
1x6 shiplap Cost: **\$38,000**
Bldg Height: **several stories** Seams repaired in 2002
Structure: **Brick masonry and wood framing**
Internal Access: Y N
Function: **Classrooms and offices, labs** Parapet Walls? Y N Height: **36" to 72"**

MEMBRANE: **EPDM (Adhered)** Carlisle 60 mil adhered EPDM roof system.

Surface: **N/A**

No. of Roofs: **1**

Repairs Found: Y N

Recent Leaks: Y N

INSULATION: **Wood Fiber** Insulation also located in attic area.
Wood fiber board used as a substrate for membrane.
Fastened: **Mech Fastened**
Thickness: **1/2"**
Vapor Barrier: **N/A**
Wet Insulation: Yes No Unknown N/A

DRAINAGE: Slope: **1/2" - 1" per foot** Ponding? Y N Only minor ponding in front of drain areas.
Roof Drains: Interior Scupper Gutter D.S.
Overflows: Interior Scupper None N/A

COUNTERFLASHINGS: Material: Seam Type:
Copings Cast Concrete Sealant Joint Minor sealant repairs at seams.
Wall Panels Stainless Steel Standing Seam Elastomeric coating over concrete copings.
Curb Flashing Stainless Steel Lapped Galvanized steel (painted) at penthouse walls.
Counterflashing Stainless Steel Lapped

PENETRATIONS: Flanged Vents Curbed Vent Scupper Drain
Pipe Supports Curbed Fan Unit
Flanged Ducts Conduit (electric)
Pitch Pans Curbed Access Hatch

NOTES: Roof is near the end of it's service life

ESTIMATED LIFE: Membrane: 1 - 3 years Base Flashing: 1 - 3 years Counterflashings: 5 years

Inspected By: **Phil Strand**
McBride Architects, P.C.
P.O. Box 13705
Portland, Oregon 97213-0705



MANAGEMENT

MAINTENANCE

SCHEDULE: Once, Every Year
COST: \$100.00 per year

SCHEDULE: Twice Yearly, Spring and Fall: or as noted
COST: \$200.00 per year

- ACTION:**
- * Monitor overall condition of roof system.
 - * Monitor penetration details.
 - * Monitor all sheet metal flashing details.
 - * Monitor equipment functions.
 - * Monitor roof drainage system.
 - * Monitor field of membrane.
 - * Monitor base flashing details.
 - Update management files.

- ACTION:**
- * Clean entire roof, including removal of debris from waterways and drain areas.
 - * Provide emergency repairs as needed.

Refer to Management Procedures section for information regarding general recommended management responsibilities.

Refer to Maintenance Procedures section for information regarding general recommended maintenance responsibilities.

REPAIR

Refer to Repair Procedures section or press [Go to Repairs](#) button for detailed information regarding proper repair procedures.

[Go to Repairs](#)

METHOD	TYPE OF REPAIR	SCHEDULE	START DATE	COMPLETE DATE
SP01	Single Ply Patch (Temporary)	As Needed	As Needed	
SP02	Single Ply Patch (Permanent)	As Needed	As Needed	

RECOMMENDED REPAIR:

RECOMMENDED REROOF:

2014



DESIGN CRITERIA:

Roof Area

B

- * Wood framed structure and sheathing
- * All roof areas drain well, built-in sloped roof deck.
- * Insulated attic areas at majority of roof areas.
- * Continuous cornice around most of building has been repaired using an adhered EPDM roof system.

DESIGN OPTION ONE

Replace

Next Reroof Date: **2014**

The new roof should last until: **2039**

This option should include the following:

- * Remove existing roof system.
- * Provide Falla Protection as required.
- * Provide overflow drains where needed.
- * Provide slope to drain and crickets with tapered insulation or lightweight insulating concrete.
- * Revise key details.
- * Provide new SBS mod. bit. roof system.
- * Provide new pre-coated copings, flashings and counter flashings.

Budgetary Cost: **\$214,200.00**

Unit Costs: \$22.50/SF

Mgmt / Maint.: **\$300.00** /yr.

Repair Cost Allowance: \$2,500.00

Estimated Life: 25 year(s)

Annual Cost: \$8,970.00 /yr.

ADVANTAGES:

- * Provides structure with a functional roof system.
- * Lower maintenance effort/costs.
- * High estimated life.
- * Potential exists for longer life.

DISADVANTAGES:

- * Initial cost.

RECOMMENDATION:

Maintain the roof area according to the procedures documented in the Management and Maintenance setion of this report.



ROOF EVALUATION

Owner: **OREGON STATE UNIVERSITY**
Building: **Milam Hall**
Building No.: **81**
Location: **Corvallis, Oregon**

Roof Area: **C**
Weather: **Partly Cloudy, 45 degrees**
Date: **2/9/2012**

GENERAL: Area: **8,120 s.f.** Const. Date:
Roof Deck: **Reinf. C.I.P. Conc.** Last Roofed: **1987**
Cost: **\$32,000**
Bldg Height: **Several stories** Seams repaired in 2002
Structure: **Cast in place concrete**
Function: **Classrooms and offices, auditorium** Internal Access: Y N
Parapet Walls? Y N Height:

MEMBRANE: **EPDM (Adhered)** Carlisle 60 mil adhered EPDM roof system.

Surface: **N/A**

No. of Roofs: **1**

Repairs Found: Y N

Recent Leaks: Y N

INSULATION: **Wood Fiber** Insulation also located in attic area.
Wood fiber board used as a substrate for membrane.
Fastened: **Mech Fastened**
Thickness: **1/2"**
Vapor Barrier: **N/A**
Wet Insulation: Yes No Unknown N/A

DRAINAGE: Slope: **1/2" - 1" per foot** Ponding? Y N Minor ponding in front of drain areas.
Roof Drains: Interior Scupper Gutter D.S.
Overflows: Interior Scupper None N/A

COUNTERFLASHINGS: Material: Seam Type:
Copings Stainless Steel Standing Seam Minor sealant repairs at seams.
Edge Flashing Stainless Steel Lapped
Wall Panels Painted Galv. Steel Standing Seam
Curb Flashing Stainless Steel Lapped
Counterflashing Stainless Steel Lapped

PENETRATIONS:

NOTES: Roof is near the end of it's service life

ESTIMATED LIFE: Membrane: **1 - 3 years** Base Flashing: **1 - 3 years** Counterflashings: **5 years**

Inspected By: **Phil Strand**
McBride Architects, P.C.
P.O. Box 13705
Portland, Oregon 97213-0705



MANAGEMENT

MAINTENANCE

SCHEDULE: Once, Every Year
COST: \$100.00 per year

SCHEDULE: Twice Yearly, Spring and Fall: or as noted
COST: \$200.00 per year

- ACTION:**
- * Monitor overall condition of roof system.
 - * Monitor penetration details.
 - * Monitor all sheet metal flashing details.
 - * Monitor equipment functions.
 - * Monitor roof drainage system.
 - * Monitor field of membrane.
 - * Monitor base flashing details.
 - Update management files.

- ACTION:**
- * Clean entire roof, including removal of debris from waterways and drain areas.
 - * Provide emergency repairs as needed.

Refer to Management Procedures section for information regarding general recommended management responsibilities.

Refer to Maintenance Procedures section for information regarding general recommended maintenance responsibilities.

REPAIR

Refer to Repair Procedures section or press [Go to Repairs](#) button for detailed information regarding proper repair procedures.

[Go to Repairs](#)

METHOD	TYPE OF REPAIR	SCHEDULE	START DATE	COMPLETE DATE
SP01	Single Ply Patch (Temporary)	As Needed	As Needed	
SP02	Single Ply Patch (Permanent)	As Needed	As Needed	

RECOMMENDED REPAIR:

RECOMMENDED REROOF:

2014



DESIGN CRITERIA:

Roof Area

C

- * Cast in place concrete construction
- * Roof area drains well, built-in sloped roof deck.
- * Insulated attic areas at majority of roof areas.
- * Continuous cornice around most of building has been repaired using an adhered EPDM roof system.

DESIGN OPTION ONE

Replace

Next Reroof Date: **2014**

The new roof should last until: **2039**

This option should include the following:

- * Remove existing roof system.
- * Provide Falla Protection as required.
- * Provide overflow drains where needed.
- * Provide slope to drain and crickets with tapered insulation or lightweight insulating concrete.
- * Revise key details.
- * Provide new SBS mod. bit. roof system.
- * Provide new pre-coated copings, flashings and counter flashings.

Budgetary Cost: **\$182,700.00**

Unit Costs: \$22.50/SF

Mgmt / Maint.: **\$300.00** /yr.

Repair Cost Allowance: \$2,500.00

Estimated Life: 25 year(s)

Annual Cost: \$7,710.00 /yr.

ADVANTAGES:

- * Provides structure with a functional roof system.
- * Lower maintenance effort/costs.
- * High estimated life.
- * Potential exists for longer life.

DISADVANTAGES:

- * Initial cost.

RECOMMENDATION:

Maintain the roof area according to the procedures documented in the Management and Maintenance setion of this report.



ROOF EVALUATION

Owner: **OREGON STATE UNIVERSITY**
Building: **Milam Hall**
Building No.: **81**
Location: **Corvallis, Oregon**

Roof Area: **D**
Weather: **Partly Cloudy, 45 degrees**
Date: **2/9/2012**

GENERAL: Area: **1,600 s.f.** Const. Date:
Roof Deck: **Wood Sheathing** Last Roofed: **1987**
Cost: **\$6,000**
Bldg Height: **Several stories** Seams repaired in 2002
Structure: **Brick masonry and wood framing**
Internal Access: Y N
Function: **Classrooms and offices, (adjacent roof** Parapet Walls? Y N Height:

MEMBRANE: **EPDM (Adhered)** Carlisle 60 mil adhered EPDM roof system.

Surface: **N/A**

No. of Roofs: **1**

Repairs Found: Y N

Recent Leaks: Y N

INSULATION: **Wood Fiber** Insulation also located in attic area.
Wood fiber board used as a substrate for membrane.
Fastened: **Mech Fastened**
Thickness: **1/2"**
Vapor Barrier: **N/A**
Wet Insulation: Yes No Unknown N/A

DRAINAGE: Slope: **1/2" - 1" per foot** Ponding? Y N Only minor ponding in front of drain areas.
Roof Drains: Interior Scupper Gutter D.S. Drain box style drain.
Overflows: Interior Scupper None N/A

COUNTERFLASHINGS:	Material:	Seam Type:	
<u>Copings</u>	Stainless Steel	Standing Seam	Minor sealant repairs at seams.
<u>Edge Flashing</u>	Stainless Steel	Lapped	Galvanized steel wall panels at mechanical penthouse.
<u>Wall Panels</u>	Stainless Steel	Standing Seam	Sealant @ reglet needs replacement.
<u>Reglet</u>	Stainless Steel	Lapped	There are no weep holes above reglet.
<u>Counterflashing</u>	Stainless Steel	Lapped	

PENETRATIONS: Penthouse (mechanical)
Pipes
Drain

NOTES: Roof is near the end of it's service life

ESTIMATED LIFE:	Membrane:	Base Flashing:	Counterflashings:
	1 - 3 years	1 - 3 years	5 years

Inspected By: **Phil Strand**
McBride Architects, P.C.
P.O. Box 13705
Portland, Oregon 97213-0705



MANAGEMENT

MAINTENANCE

SCHEDULE: Once, Every Year
COST: \$100.00 per year

SCHEDULE: Twice Yearly, Spring and Fall: or as noted
COST: \$200.00 per year

- ACTION:**
- * Monitor overall condition of roof system.
 - * Monitor penetration details.
 - * Monitor all sheet metal flashing details.
 - * Monitor roof drainage system.
 - * Monitor field of membrane.
 - * Monitor base flashing details.
 - Update management files.

- ACTION:**
- * Clean entire roof, including removal of debris from waterways and drain areas.
 - * Provide emergency repairs as needed.

Refer to Management Procedures section for information regarding general recommended management responsibilities.

Refer to Maintenance Procedures section for information regarding general recommended maintenance responsibilities.

REPAIR

Refer to Repair Procedures section or press [Go to Repairs](#) button for detailed information regarding proper repair procedures.

[Go to Repairs](#)

METHOD	TYPE OF REPAIR	SCHEDULE	START DATE	COMPLETE DATE
SP01	Single Ply Patch (Temporary)	As Needed	As Needed	
SP02	Single Ply Patch (Permanent)	As Needed	As Needed	

RECOMMENDED REPAIR:

RECOMMENDED REROOF:

2014



DESIGN CRITERIA:

Roof Area

D

- * Wood framed structure and sheathing
- * Roof area drains well, built-in sloped roof deck.
- * Insulated attic areas at majority of roof areas.
- * Continuous cornice around most of building has been repaired using an adhered EPDM roof system.

DESIGN OPTION ONE

Replace

Next Reroof Date: **2014**

The new roof should last until: **2039**

This option should include the following:

- * Remove existing roof system.
- * Provide Falla Protection as required.
- * Provide overflow drains where needed.
- * Provide slope to drain and crickets with tapered insulation or lightweight insulating concrete.
- * Revise key details.
- * Provide new SBS mod. bit. roof system.
- * Provide new pre-coated copings, flashings and counter flashings.

Budgetary Cost:	\$36,000.00
Unit Costs:	\$22.50/SF
Mgmt / Maint.:	\$300.00 /yr.
Repair Cost Allowance:	\$2,500.00
Estimated Life:	25 year(s)
Annual Cost:	\$1,840.00 /yr.

ADVANTAGES:

- * Provides structure with a functional roof system.
- * Lower maintenance effort/costs.
- * High estimated life.
- * Potential exists for longer life.

DISADVANTAGES:

- * Initial cost.

RECOMMENDATION:

Maintain the roof area according to the procedures documented in the Management and Maintenance setion of this report.



ROOF EVALUATION

Owner: **OREGON STATE UNIVERSITY**

Building: **Milam Hall**

Building No.: **81**

Location: **Corvallis, Oregon**

Roof Area: **E, G & H**

Weather: **Partly Cloudy, 45 degrees**

Date: **2/9/2012**

GENERAL:	Area: 1,080 s.f.	Const. Date:	
	Roof Deck: Reinforced C.I.P. Concrete	Last Roofed: 1987	
	Bldg Height: 1-2 stories	Cost: \$8,400	
	Structure: Cast in place concrete		Seams repaired in 2002
	Function: Offices, canopy roof areas, entrance	Internal Access: <input type="radio"/> Y <input checked="" type="radio"/> N	
		Parapet Walls? <input checked="" type="radio"/> Y <input type="radio"/> N	Height: Varies

MEMBRANE: **EPDM (Adhered)** Carlisle 60 mil adhered EPDM roof system.

Surface: **N/A**

No. of Roofs: **1**

Repairs Found: Y N

Recent Leaks: Y N

INSULATION:	Wood Fiber	Wood fiber board used as a substrate for membrane.
	Fastened: Mech Fastened	
	Thickness: 1/2"	
	Vapor Barrier: None	
	Wet Insulation: <input type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> Unknown <input type="radio"/> N/A	

DRAINAGE:	Slope: 1/8" per foot	Ponding? <input checked="" type="radio"/> Y <input type="radio"/> N	Only minor ponding in front of drain areas.
	Roof Drains: <input checked="" type="checkbox"/> Interior <input checked="" type="checkbox"/> Scupper <input type="checkbox"/> Gutter <input type="checkbox"/> D.S.		Area H drains to a gutter/downspout system.
	Overflows: <input checked="" type="checkbox"/> Interior <input type="checkbox"/> Scupper <input type="checkbox"/> None <input type="checkbox"/> N/A		Area G has a thru-wall drain.
			Lower entrance roofs drain thru scuppers.

COUNTERFLASHINGS:	Material:	Seam Type:	
Copings	Stainless Steel	Standing Seam	Minor sealant repairs at seams.
Edge Flashing	Stainless Steel	Lapped	
Wall Panels	Stainless Steel	Standing Seam	
Curb Flashing	Stainless Steel	Lapped	
Counterflashing	Stainless Steel	Lapped	

PENETRATIONS:	Flanged Vents	Roof Drains
	Flanged Ducts	Scupper Overflow Drains
	Pipe Penetrations	
	Pipe Supports	

NOTES: Roof is near the end of it's service life.

ESTIMATED LIFE:	Membrane: 1 - 3 years	Base Flashing: 1 - 3 years	Counterflashings: 5 years
------------------------	---------------------------------	--------------------------------------	-------------------------------------

Inspected By: **Phil Strand**
McBride Architects, P.C.
P.O. Box 13705
Portland, Oregon 97213-0705



MANAGEMENT MAINTENANCE

SCHEDULE: Once, Every Year
COST: \$100.00 per year

SCHEDULE: Twice Yearly, Spring and Fall: or as noted
COST: \$200.00 per year

- ACTION:**
- * Monitor overall condition of roof system.
 - * Monitor penetration details.
 - * Monitor all sheet metal flashing details.
 - * Monitor roof drainage system.
 - * Monitor field of membrane.
 - * Monitor base flashing details.
 - Update management files.

- ACTION:**
- * Clean entire roof, including removal of debris from waterways and drain areas.
 - * Provide emergency repairs as needed.

Refer to Management Procedures section for information regarding general recommended management responsibilities.

Refer to Maintenance Procedures section for information regarding general recommended maintenance responsibilities.

REPAIR

Refer to Repair Procedures section or press [Go to Repairs](#) button for detailed information regarding proper repair procedures.

[Go to Repairs](#)

METHOD	TYPE OF REPAIR	SCHEDULE	START DATE	COMPLETE DATE
SP01	Single Ply Patch (Temporary)	As Needed	As Needed	
SP02	Single Ply Patch (Permanent)	As Needed	As Needed	

RECOMMENDED REPAIR:

RECOMMENDED REROOF:

2014



DESIGN CRITERIA:

Roof Area E,G & H

- * Cast in place concrete construction
- * All roof areas drain well, built-in sloped roof deck.
- * Insulated attic areas at majority of roof areas.
- * Continuous cornice around most of building has been repaired using an adhered EPDM roof system.

DESIGN OPTION ONE

Replace

Next Reroof Date: **2014**
 The new roof should last until: **2039**

This option should include the following:

- * Remove existing roof system.
- * Provide Falla Protection as required.
- * Provide overflow drains where needed.
- * Provide slope to drain and crickets with tapered insulation or lightweight insulating concrete.
- * Revise key details.
- * Provide new SBS mod. bit. roof system.
- * Provide new pre-coated copings, flashings and counter flashings.

Budgetary Cost: **\$24,300.00**
 Unit Costs: \$22.50/SF
 Mgmt / Maint.: **\$300.00** /yr.
 Repair Cost Allowance: \$2,250.00
 Estimated Life: 25 year(s)
 Annual Cost: \$1,360.00 /yr.

ADVANTAGES:

- * Provides structure with a functional roof system.
- * Lower maintenance effort/costs.
- * High estimated life.
- * Potential exists for longer life.

DISADVANTAGES:

- * Initial cost.

RECOMMENDATION:

Maintain the roof area according to the procedures documented in the Management and Maintenance setion of this report.



ROOF EVALUATION

Owner: **OREGON STATE UNIVERSITY**
Building: **Milam Hall**
Building No.: **81**
Location: **Corvallis, Oregon**

Roof Area: **F**
Weather: **Partly Cloudy, 45 degrees**
Date: **2/9/2012**

GENERAL: Area: **1,080 s.f.** Const. Date:
Roof Deck: **Reinforced C.I.P. Concrete** Last Roofed: **1987** | **2008**
Cost: **\$4,400** | **\$10,800**
Bldg Height: **1-2 stories** Seams repaired in 2002
Structure: **Cast in place concrete**
Function: **Lower roof** Internal Access: Y N
Parapet Walls? Y N Height: **Varies**

MEMBRANE: **EPDM (Adhered)** Carlisle 60 mil adhered EPDM roof system.

Surface: **N/A**

No. of Roofs: **1**

Repairs Found: Y N

Recent Leaks: Y N

INSULATION: **Wood Fiber** Wood fiber board used as a substrate for membrane.

Fastened: **Mech Fastened**

Thickness: **1/2"**

Vapor Barrier: **None**

Wet Insulation: Yes No Unknown N/A

DRAINAGE: Slope: **1/8" per foot** Ponding? Y N Only minor ponding in front of drain areas.

Roof Drains: Interior Scupper Gutter D.S. Area H drains to a gutter/downspout system.

Overflows: Interior Scupper None N/A Area G has a thru-wall drain.

Lower entrance roofs drain thru scuppers.

COUNTERFLASHINGS: Material: Seam Type:

Copings Stainless Steel Standing Seam

Minor sealant repairs at seams.

Edge Flashing Stainless Steel Lapped

Wall Panels Stainless Steel Standing Seam

Curb Flashing Stainless Steel Lapped

Counterflashing Stainless Steel Lapped

PENETRATIONS: Flanged Vents Roof Drains
Flanged Ducts Scupper Overflow Drains
Pipe Penetrations
Pipe Supports

NOTES: Reroofed in 2008. Seam repairs needed in 2018.

ESTIMATED LIFE: Membrane: **10 - 15 years** Base Flashing: **10 - 15 years** Counterflashings: **20 years**

Inspected By: **Phil Strand**
McBride Architects, P.C.
P.O. Box 13705
Portland, Oregon 97213-0705



MANAGEMENT

MAINTENANCE

SCHEDULE: Once, Every Year
COST: \$100.00 per year

SCHEDULE: Twice Yearly, Spring and Fall: or as noted
COST: \$200.00 per year

- ACTION:**
- * Monitor overall condition of roof system.
 - * Monitor penetration details.
 - * Monitor all sheet metal flashing details.
 - * Monitor roof drainage system.
 - * Monitor field of membrane.
 - * Monitor base flashing details.
 - Update management files.

- ACTION:**
- * Clean entire roof, including removal of debris from waterways and drain areas.
 - * Provide emergency repairs as needed.

 - * Clean entire roof area, including removal of debris from waterways and drains.

Refer to Management Procedures section for information regarding general recommended management responsibilities.

Refer to Maintenance Procedures section for information regarding general recommended maintenance responsibilities.

REPAIR

Refer to Repair Procedures section or press [Go to Repairs](#) button for detailed information regarding proper repair procedures.

[Go to Repairs](#)

METHOD	TYPE OF REPAIR	SCHEDULE	START DATE	COMPLETE DATE
SP01	Single Ply Patch (Temporary)	As Needed	As Needed	
SP02	Single Ply Patch (Permanent)	As Needed	2020	

RECOMMENDED REPAIR:

2020

RECOMMENDED REROOF:

2025



DESIGN CRITERIA:

Roof Area

F

- * Cast in place concrete construction
- * All roof areas drain well, built-in sloped roof deck.
- * Insulated attic areas at majority of roof areas.
- * Continuous cornice around most of building has been repaired using an adhered EPDM roof system.

DESIGN OPTION ONE

Replace

Next Reroof Date: **2025**
 The new roof should last until: **2050**

This option should include the following:

- * Remove existing roof system.
- * Provide Falla Protection as required.
- * Provide overflow drains where needed.
- * Provide slope to drain and crickets with tapered insulation or lightweight insulating concrete.
- * Revise key details.
- * Provide new SBS mod. bit. roof system.
- * Provide new pre-coated copings, flashings and counter flashings.

Budgetary Cost: **\$24,300.00**
 Unit Costs: \$22.50/SF
 Mgmt / Maint.: **\$300.00** /yr.
 Repair Cost Allowance: \$2,250.00
 Estimated Life: 25 year(s)
 Annual Cost: \$1,360.00 /yr.

ADVANTAGES:

- * Provides structure with a functional roof system.
- * Lower maintenance effort/costs.
- * High estimated life.
- * Potential exists for longer life.

DISADVANTAGES:

- * Initial cost.

RECOMMENDATION:

Maintain the roof area according to the procedures documented in the Management and Maintenance setion of this report.



ROOF EVALUATION

Owner: **OREGON STATE UNIVERSITY**

Building: **Milam Hall**

Building No.: **81**

Location: **Corvallis, Oregon**

Roof Area:

Weather: **Partly Cloudy, 45 degrees**

Date: **2/9/2012**

GENERAL:	Area: 1,500 s.f.	Const. Date:	
	Roof Deck: Reinforced C.I.P. Concrete	Last Roofed: 1987	
	Bldg Height: 1-2 stories	Cost: \$8,400	
	Structure: Cast in place concrete		
Function: Cornice roofs	Internal Access: <input type="radio"/> Y <input checked="" type="radio"/> N		
		Parapet Walls? <input checked="" type="radio"/> Y <input type="radio"/> N	Height: Varies

MEMBRANE: **EPDM (Adhered)** Carlisle 60 mil adhered EPDM roof system.

Surface: **N/A**

No. of Roofs: **1**

Repairs Found: Y N

Recent Leaks: Y N

INSULATION: **None**

Fastened: **N/A**

Thickness:

Vapor Barrier: **None**

Wet Insulation: Yes No Unknown N/A

DRAINAGE: Slope: **1/8" per foot** Ponding? Y N

Roof Drains: Interior Scupper Gutter D.S.

Overflows: Interior Scupper None N/A

COUNTERFLASHINGS: Material: Seam Type:

PENETRATIONS: Flanged Vents Roof Drains
Flanged Ducts Scupper Overflow Drains
Pipe Penetrations
Pipe Supports

NOTES: Existing cornice was covered with EPDM as a temporary cover until a refurbishing project could be funded. Project never took place. EPDM Membrane is failing. Some of the termination bars have fallen off the walls and the base flashing is loose. Damage to the structure is likely.

ESTIMATED LIFE:	Membrane: 0 years	Base Flashing: 0 years	Counterflashings: 0 years
------------------------	--------------------------	-------------------------------	----------------------------------

Inspected By: **Phil Strand**
McBride Architects, P.C.
P.O. Box 13705
Portland, Oregon 97213-0705



MANAGEMENT

MAINTENANCE

SCHEDULE: Once, Every Year
COST: \$100.00 per year

SCHEDULE: Twice Yearly, Spring and Fall: or as noted
COST: \$200.00 per year

- ACTION:**
- * Monitor overall condition of roof system.
 - * Monitor penetration details.
 - * Monitor all sheet metal flashing details.
 - * Monitor roof drainage system.
 - * Monitor field of membrane.
 - * Monitor base flashing details.
 - Update management files.

- ACTION:**
- * Clean entire roof, including removal of debris from waterways and drain areas.
 - * Provide emergency repairs as needed.

Refer to Management Procedures section for information regarding general recommended management responsibilities.

Refer to Maintenance Procedures section for information regarding general recommended maintenance responsibilities.

REPAIR

Refer to Repair Procedures section or press [Go to Repairs](#) button for detailed information regarding proper repair procedures.

[Go to Repairs](#)

METHOD	TYPE OF REPAIR	SCHEDULE	START DATE	COMPLETE DATE
SP01	Single Ply Patch (Temporary)	As Needed	As Needed	

RECOMMENDED REPAIR:

RECOMMENDED REROOF:

2012



DESIGN OPTION ONE

Replace

Next Reroof Date: **2012**

The new roof should last until: **2037**

This option should include the following:

- * Remove existing roof system.
- * Provide new pre-coated copings, flashings and counter flashings.

Budgetary Cost: **\$67,500.00**
 Unit Costs: \$45.00/SF
 Mgmt / Maint.: **\$300.00** /yr.
 Repair Cost Allowance: \$2,250.00
 Estimated Life: 25 year(s)
 Annual Cost: \$3,090.00 /yr.

ADVANTAGES:

- * Provides structure with a functional roof system.
- * Lower maintenance effort/costs.
- * High estimated life.
- * Potential exists for longer life.

DISADVANTAGES:

- * Initial cost.

RECOMMENDATION:

Maintain the roof area according to the procedures documented in the Management and Maintenance section of this report.



**RESERVE CONTRACT SUPPLEMENT
OSU RESERVE CONTRACT FOR PROFESSIONAL CONSULTANTS
SUPPLEMENT NO.:
PROJECT NAME**

This Reserve Contract Supplement dated _____ (the “Supplement”) is entered into between:

“Consultant”:

and “Owner”:

OREGON STATE UNIVERSITY
Construction Contract Administration
644 SW 13th St.
Corvallis, OR 97333

(each a “Party” and collectively, the “Parties”) pursuant to that certain Reserve Contract entered into between the Parties (the “Reserve Contract”). Capitalized terms have the meaning defined in the Reserve Contract unless further defined in this Supplement.

1. DESCRIPTION OF THE PROJECT: The project to which this Supplement pertains is described as follows: _____ (the “Project”).

2. SERVICES TO BE PERFORMED: The Consultant shall perform the following services on the Project: _____ (the “Services”). Consultant shall perform its Services according to the terms and conditions of this Supplement, the Reserve Contract, and Attachment 1, which are each incorporated herein by this reference.

All design Services will be performed in compliance with the Owner’s Design Criteria in effect as of the date of this Supplement.

The Project description, scope of Services, and the fee breakdown are outlined in the Proposal dated _____, and Signed by _____ (attached hereto and incorporated by this reference as “Exhibit 1”).

3. SCHEDULE. Consultant shall perform its Services according to the schedule developed in cooperation with the Owner in order to meet Project needs: _____ (the “Schedule”).

4. INCORPORATED DOCUMENTS. This Supplement, the Reserve Contract and Exhibit 1 are all intended to be complementary. However, any conflicts or discrepancies will be resolved utilizing the following descending order of precedence: 1) this Supplement excluding the Reserve Contract and Exhibit 1, 2) the Reserve Contract excluding this Supplement and Exhibit 1, and 3) Exhibit 1 excluding this Supplement and Reserve Contract.

5. COMPENSATION [Owner will choose A/B].

[A] Owner shall compensate Consultant for Services and Reimbursable Expenses incurred by the Consultant in the performance of the Services on a Time and Materials basis in accordance with the Schedule of Charges and the provisions of this Supplement.

The Maximum Compensation for the Consultant's Services including the Reimbursable Expenses is \$. This amount includes \$ for Services and \$ for Reimbursable Expenses.

[B] Owner shall compensate Consultant for Services and Reimbursable Expenses incurred by the Consultant in the performance of the Services on a Fixed Price basis in accordance with the Reserve Contract and the provisions of this Supplement.

The Maximum Compensation for the Consultant's Services including the Reimbursable Expenses is \$. This amount includes \$ for Services and \$ for Reimbursable Expenses.

Total Maximum Compensation, including the cost of any Additional Services that the Parties may agree to through subsequent execution of a Supplement Amendment, shall not exceed the maximum allowable under OSU Standards.

6. TERM. This Supplement is effective on the date it has been Signed by every Party hereto and all required approvals have been obtained (the "Supplement Effective Date"). No Services shall be performed, or payment made, prior to the Supplement Effective Date.

Unless earlier terminated or suspended, Consultant shall perform its obligations according to this Supplement until Consultant's Services are completed and accepted by Owner. Consultant hereby agrees that the Services set forth in this Supplement may continue beyond the Term of the Reserve Contract and will be performed through final completion of Consultant's Services, including completion of all warranty work. The Parties expressly agree that they may execute a Supplement Amendment and extend the date which Consultant's Services may be completed, which may include a date beyond the Term of the Reserve Contract.

Termination or suspension does not extinguish or prejudice Owner's right to enforce the Supplement with respect to any breach by the Consultant that has not been cured.

7. INSURANCE REQUIREMENTS.

Prior to this Supplement Effective Date, Consultant shall provide Owner with Certificates of insurance maintained in full force and effect at Consultant's expense. Further, each insurance for which a Certificate is required shall be maintained for the duration of the Term of this Supplement including any extensions or Supplement Amendments that may extend the Term of this Supplement. Insurance purchased by Consultant must be consistent with the following:

- A. **Workers' Compensation** – The Consultant, its Sub-consultants, if any, and any other employers providing work, labor or materials under the Supplement are subject employers under the Oregon Workers' Compensation Law and shall comply with ORS 656.017, which requires such employers to provide Oregon Workers' Compensation coverage for all their subject workers working in Oregon unless it meets the exemption in ORS 656.126. Workers' Compensation coverage shall be maintained at all times with statutory limits and Employer's Liability insurance shall have minimum limits of \$500,000 each accident; \$500,000 disease-each employee; \$500,000 disease-policy limit.
- B. **Commercial General Liability** – The Consultant shall obtain, at the Consultant's expense, Commercial General Liability Insurance covering bodily injury and property damage. This insurance shall include personal injury, products and completed operations, contractual liability, premises liability, and coverage for the indemnity provided under the Reserve Contract and be made on an occurrence basis. Consultant shall provide proof of insurance demonstrating minimum limits indicated by the checked box below:
- \$2,000,000 per occurrence and \$4,000,000 in aggregate
 \$ per occurrence and \$ in aggregate
- C. **Automobile Liability** – The Consultant shall obtain, at the Consultant's expense, Automobile Liability Insurance covering all owned, leased, or hired vehicles, as applicable. This coverage may be written in combination with the Commercial General Liability Insurance. Consultant shall provide proof of insurance with a minimum combined single limit of \$1,000,000 per occurrence or accident.
- D. **Professional Liability/Errors & Omissions** – The Consultant and sub-consultants, when applicable, shall provide Owner with proof of coverage for Professional Liability/Errors & Omissions insurance covering any damages caused by negligent error, omission, or any negligent act in regard to the Project, its plans, drawings, specifications and project manual, and all related work products of the Consultant. The policy may be either a practice-based policy or a policy pertaining to the specific Project. The Consultant shall provide proof of insurance of not less than the amounts indicated by the checked box below:
- \$2,000,000 per occurrence and \$4,000,000 in aggregate
 \$ per occurrence and \$ in aggregate.

8. OTHER TERMS. Except as specifically modified by the Supplement, all terms of the Reserve Contract remain unchanged and apply to the Project and the Services.

9. EXECUTION AND COUNTERPARTS. The Supplement may be executed in several counterparts, each of which will be an original, all of which will constitute the same instrument.

[Owner may Choose to omit] 10. PREVAILING WAGE RATES. Consultant will be compensated

for Services subject to prevailing wage rate law (“PWR Law”) according to the following formula: the hourly rate specified in the Consultant’s Schedule of Charges for that specific Service, plus the difference between the prevailing wage rate for that Service at the time this Supplement is executed and the prevailing wage rate for that Service at the time that all qualifications to perform the Services set forth on this Supplement were due.

All prevailing wage rates used to calculate Consultant’s compensation in this Section 10 will use the BOLI wage rates and requirements set forth in the following BOLI booklet (and any listed amendments to that booklet), which are incorporated herein by reference:

PREVAILING WAGE RATES for Public Works Contracts in Oregon, ____, 20__, as amended ____, 20__ [~~delete “as amended ____, 20__” if there have been no amendments since last rate change~~], which can be downloaded at the following web address:

[http://www.boli.state.or.us/BOLI/WHD/PWR/pwr_book.shtml]

The Work will take place in _____ County, Oregon.

All other Services under this Supplement will be compensated at rates specified in the Schedule of Charges.

[Owner may Choose to omit] 11. KEY PERSON(S). Consultant’s personnel identified below will be considered Key Person(s) and will not be replaced during the Project to which this Supplement pertains without the written permission of Owner:

Further, Consultant agrees to the following:

- A. Upon Owner request, Consultant shall timely provide such additional information as Owner may reasonably request or require on the professional qualifications and experience of any Key Person.
- B. Any attempted substitution or replacement of a Key Person by the Consultant, without the written consent of Owner (which shall not be unreasonably withheld), will constitute a material breach of this Supplement. If Consultant intends to substitute personnel, a request must be given to Owner at least 30 days prior to the intended time of substitution. When replacements have been approved by Owner, Consultant shall provide a transition period of at least 10 working days during which the original and replacement personnel shall be working on the Project concurrently.
- C. Should the Key Person(s) become unavailable to the Consultant at any time, Consultant shall replace the Key Person with personnel or Sub-Consultants having substantially equivalent or better qualifications than the Key Person being replaced, as reasonably approved by Owner.

- D. Consultant shall remove any Key Person from the Project at the written, reasonable request of Owner. Such request shall provide Consultant a reasonable period of time to find a suitable replacement.

Consultant hereby confirms and certifies that the representations, warranties and certifications contained in the Reserve Contract remain true and correct as of this Supplement Effective Date.

IN WITNESS HEREOF, the Parties have duly executed this Supplement on the dates indicated below.

_____, Consultant

OREGON STATE UNIVERSITY, Owner

By: _____

By: Anita Nina Azarenko

Title: _____

Title: Associate Vice President for
University Infrastructure and Operations

Date: _____

Date: _____