

Agency: Commerce, Community and Economic Development**Grants to Named Recipients (AS 37.05.316)****Grant Recipient: Catholic Social Services****Federal Tax ID: 92-0037322****Project Title:****Project Type: Remodel, Reconstruction and Upgrades****Catholic Social Services - Clare House Roof Replacement****State Funding Requested: \$450,000**
One-Time Need**House District: Anchorage Areawide (11-27)****Brief Project Description:**

In August 2012, CSS purchased an affordable property known as the Eagle's Nest Hotel to relocate and expand Clare House, an emergency shelter for homeless women with children and expectant mothers. The new Clare House facility, located at 4110 Spenard Road, needs a new roof.

Funding Plan:

Total Project Cost:	\$483,000
Funding Already Secured:	(\$0)
FY2014 State Funding Request:	<u>(\$450,000)</u>
Project Deficit:	\$33,000

Funding Details:

CIHA estimates the price of the roof to be \$483,000. CSS is asking for \$450,000 from the State of AK and will fund the \$33,000 deficient through the renovations capital campaign.

Detailed Project Description and Justification:

Funding history that did not fit in the slot above due to the 490 character limit:

The purchase price of the 1967 property was \$1,705,000. CSS secured the funds to purchase it from the following sources:

Murdock Foundation	115,000
Block Family Foundation	40,000
State of AK	300,000
Rasmuson Foundation	400,000
HUD / CDBG	750,000
Capital Campaign	100,000

Cook Inlet Housing Authority (CIHA) was engaged in September 2012 to serve as the renovation project manager. They recommended that the roof be replaced sooner rather than later due to last winter's severe snow loading.

The roof on the new Clare House will need to be replaced in the very near future, optimally before the winter of 2014. The property inspection completed in 5/13/2010 (prior to the heavy snow winter of 2012) as part of the pre-purchase due diligence process, also recommended that it be replaced. At that time, the conclusion was that replacement was not urgent. However, after the serious problems with snow load in the winter of 2012 and the fact that the roof is already 45 years old, CSS made the decision to address this critical life and safety concern for the residents as soon as possible.

Best Inspections, Inc. conducted the property inspection in 2010 and reported the following information about the roof at 4110 Spenard Road.

The roof is a modified mansard in design, with the off-vertical sections roofed in metal roofing panels. They are un-even in their installation, and the installation may be incorrect. The edge flashing on the top deck appears to be pushed up at the top of these metal panels making up the sides of the mansard roof. These metal roofing panels may have been improperly installed without providing a proper gap to allow for heat expansion. The panels may be literally pushing the edge flashing off the flat roof when they heat up.

The original building appears to have had a composition roll roofing membrane surface. This may or may not have been removed when the current roof was installed. There is an approximately six foot attic vent in each of the original roof where this roofing can still be seen.

The top section of current flat roof has numerous blisters or bubbles that indicate that moisture has penetrated into the membrane. There is evidence that several sections have been cut open in the past to repair this condition. There are numerous moisture entry points on the roof perimeter at the top roof flashing.

On both the top section, and the next level down the primary problems seem to be at the flashing-to-roof membrane junctions. The lower section is showing signs of membrane deterioration.

The flashing transition to the new eight room wing from the metal sides of the mansard roof section to the vertical wall should be corrected, as it appears to be admitting water.

Gutter repairs are recommended on the lobby/reception wing. There are a number of drainage pipes installed to transport run off from the roof sections. All appear to use atypical means of re-directing water runoff, and should be corrected.

Various drains in the roofing system appear to need maintenance or re-design. The drain over the rear exit to the hotel appears partially blocked with mastic.

CIHA's roof replacement proposal, which addresses the issues described above, includes the following project management services:

Coordinating and assisting CSS and its architect with developing and completing the project design;

Coordinating and assisting CSS with procuring a general contractor to complete the project;

Coordinating and assisting CSS with procuring an asbestos removal contractor to complete the project;

Coordinating and assisting CSS with procuring all engineering services to complete the project;

Assist CSS with obtaining all required building permits to complete the project;

Managing and coordinating construction of the project with CSS, its general contractor, architect, abatement contractor, engineers, consultants, and vendors;

General consulting and other project management services that may be requested by CSS related to this project.

The estimate for the project of \$483,000 includes architectural services to develop and complete the project design and construction documents; contracting with a structural engineer to verify that all existing construction and the roofs current dead weight with the "net increase" in dead load of the new design will be within current snow load requirements; and contracting with an abatement contractor to remove all the asbestos contaminated material on the existing roof. The structural engineer will also provide all calculations and connections in order to submit for MOA permit. CIHA will procure a general contractor to supply labor, materials, tools, equipment, miscellaneous demolition, reframing of existing mansard section of roof, miscellaneous insulation, vapor barrier, temporary cover, roof access hatch and ladder, continuous 24" tall center ventilation wall, new 0.060 non-reinforced EPDM membrane (fully adhered) roof with gutters and down spouts, and other necessary and associated repairs to the building exterior.

Project timeline information (over character limit in space below)

If funding is approved the project will begin at the start of FY2014 (July 1, 2013) and follow the estimated work and expenditure timeline outlined below:

Draft design & engineering plans -- 6 weeks

MOA permit approval process -- 6 weeks

Construction -- 2 months

Project completion - mid-November 2013

All capital budget grant paperwork submitted by the end of December 2013.

If funded is not approved in FY2014, this important project will be significantly delayed -- which will result in further deterioration of the existing roof.

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Entity Responsible for the Ongoing Operation and Maintenance of this Project:

Catholic Social Services

