

ANCHORAGE SCHOOL DISTRICT
ANCHORAGE, ALASKA

ASD MEMORANDUM #30 (2009-2010)

August 10, 2009

TO: SCHOOL BOARD

FROM: CAROL COMEAU
SUPERINTENDENT

SUBJECT: UPDATE ON THE AWARD OF CONTRACT FOR EAGLE RIVER
HIGH SCHOOL ROOF STABILIZATION

ASD GOAL: Establish and maintain a supportive and effective learning environment by providing safe, caring, barrier-free schools. Ensure public accountability through effective consultation with community to ensure wise use of financial resources and responsible construction and maintenance of facilities, and effective communication with students, staff, parents, community and government at all levels.

PERTINENT FACTS:

On June 26, 2010 ASD maintenance personnel observed a small amount of water damage inside Eagle River High School. A major problem on the roof was quickly identified as the cause.

An immediate response by the ASD Facilities and Maintenance Departments, the building's original general contractor, Davis Constructors, and original architect, USKH, addressed the situation and sealed the roof to prevent further interior damage. Subsequent inspections have identified no structural damage and only minor interior water damage.

Further inspection indicates that approximately half of the roof system constructed in 2004 has failed and will require reconstruction or replacement.

We have initiated a solution that will maintain the school in a fully-functional condition until a permanent roof can be constructed. This near-term solution will include additional work on the impermeable membrane, implementation of a roof ballast system and other work necessary to maintain the integrity of the roof and protect the interior from damage for up to 12 months. The construction work necessary to install this solution will cost approximately \$250,000. Under the authority of Anchorage School Board Policies 725.15 and 725.23, Davis

Constructors has been assigned this work and has agreed to complete it without compensation at this time. The work will begin immediately and will not significantly affect school operations. It should be complete in 30 days.

The air handling equipment in the building has been temporarily shut off to minimize potential stress on the roof. That equipment will be restarted and the building's environmental systems will be fully operational before school starts.

The architect and general contractor agree that this roof should have a useful life of at least 20 years, and we have embarked on a cooperative approach to determine the cause of the failure. Through our counsel, ASD has retained the services of a forensic engineer to gain an independent perspective on the roof failure. Further reports on this effort will be forthcoming.

ERHS is the only ASD building with this type of roof system in place. Dimond High School was built with a similar overall design, but the roof system is substantially different and has been verified to be in satisfactory condition.

Davis Constructors' participation at this stage should not be characterized as an admission of ultimate liability for the roof failure. At this time they are undertaking the work without immediate compensation as a demonstration of their commitment to this facility's long-term success.

Additional information and recommendations will be forthcoming when the report of the forensic engineer is completed and analyzed.

MA/CC

Prepared by: Michael K. Abbott, Assistant Superintendent of Support Services