

ACTION ITEM #8

WSU Pullman, Johnson Hall Roof Replacement, Design and Construction (Patterson/ Yang)

TO ALL MEMBERS OF THE BOARD OF REGENTS

SUBJECT: WSU Pullman, Johnson Hall Roof Replacement,
Design and Construction

PROPOSED: That the Board of Regents approve the Johnson Hall Roof Replacement project with a total budget not to exceed \$1,600,000, and authorize the project to proceed to design and construction, and further delegate authority to the President or his designee to enter into any and all contracts necessary to complete the project within the budgeted amount.

SUBMITTED BY: Roger Patterson, Vice President for Finance and Administration

SUPPORTING INFORMATION: In support of the university's minor capital renewal program, Washington State University has identified the need to replace the 35 year old roof on Johnson Hall located on the WSU Pullman Campus. Johnson hall is one of the larger buildings on the Pullman campus with over 51,800 SF of roof area. Johnson Hall is a major research facility with many exhaust and make-up air systems which further complicates the roof replacement process.

This minor capital renewal project has been given a very high priority due to the condition of the roof and the age of the materials which is well past its useful life. The membrane has failed, allowing moisture to infiltrate and damage the roof structure. Repairs include replacement of the membrane with EPDM "ethylene-propylene-diene-monomer" roofing material, new parapet caps and flashing, drain rings, heat trace at each drain, and installation of a permanent fall protection system to allow access to roof-top mechanical systems. The facility is located along North Fairway Lane.

Project schedule:

Regents approval for design and construction	Nov 2013
Design	Nov 2013 – Feb 2014
Construction	May 2014 – Sept 2014

Project Budget:

Construction	\$1,340,000
Professional Services	195,000
Project Management	<u>65,000</u>
Total Project Budget	<u>\$1,600,000</u>

Source of Funds:

2013-2015 Minor Capital Renewal	\$1,600,000
Total Source of Funds	<u>\$1,600,000</u>



Board of Regents

WSU Pullman, Johnson Hall Roof Replacement,
Design and Construction

Resolution #131122-472

WHEREAS, the Board of Regents of Washington State University by virtue of RCW 28B.10.528 has authority to delegate by resolution to the President of the University, or designee, powers and duties vested in or imposed upon the Board by law and to enable the President, or designee to act on behalf of the Board of Regents in matters relating to the administration and governance of the University.

RESOLVED: That the Board of Regents approve the Johnson Hall Roof Replacement project with a total budget not to exceed \$1,600,000, and authorize the project to proceed to design and construction, and further delegate authority to the President or his designee to enter into any and all contracts necessary to complete the project within the budgeted amount.

Dated this 22nd day of November, 2013.

Chair, Board of Regents

Secretary, Board of Regents