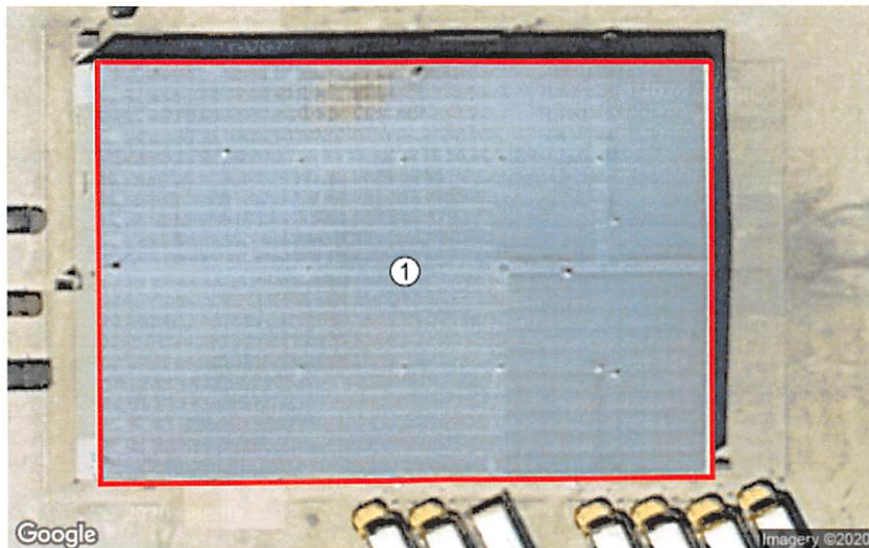




Management Report

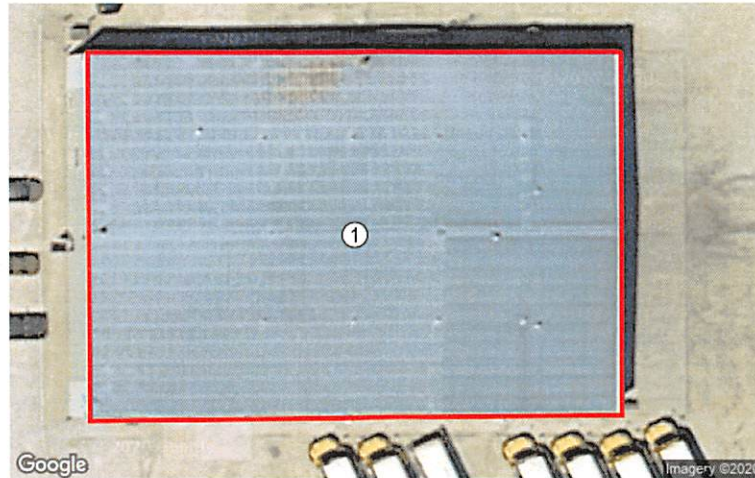


Emmett Independent School District #221
Emmett Bus Barn
1380 North Washington Avenue, Emmett, ID

Prepared For
Emmett Independent School District #221



Site Overview



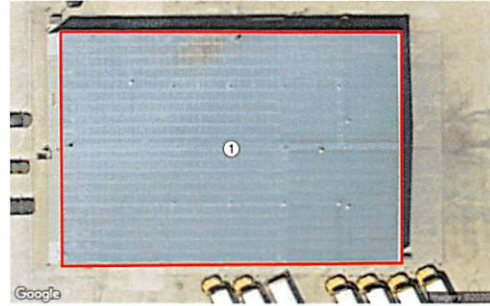
Total Sections: 1
Total Sq Ft: 15,156

Map	Name	Sq Ft	Est Install	Grade
1	Section 1	15,156		D

Observations

Section: Section 1
Size: 15156
Overall Grade: D

Inspection Date: 02/06/2020
Inspector: Jason Bosier



IMG_0213



IMG_0214

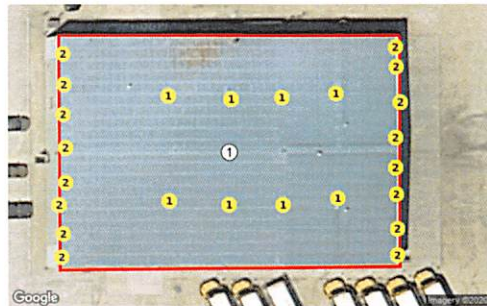


IMG_0235

Deficiencies

Section: Section 1
Size: 15156
Overall Grade: D

Inspection Date: 02/06/2020
Inspector: Jason Bosier



METAL - Pipe removal-Abandoned - Metal (Emergency)

Quantity: 8 EA

Deficiency:

Abandoned Pipe flashing to be removed and roof patched. Metal deck patching to be done by other.

Corrective Action:

Technicians will remove Pipe and pip flashing's and install a metal patch.

Estimated Repair Cost:

\$1,600.00



METAL - Metal Trims- Reseal (Emergency)

Quantity: 204 LF

Deficiency:

Rake metal is missing fasteners and sealant allowing water into the roofing system.

Corrective Action:

Remove the fasteners on rake metal, clean, install butte tape between rake metal to metal panel, install fasteners as needed on rake metal.

** Price is if we are onsite already doing repairs. **

Estimated Repair Cost:

\$1,775.00

Deficiencies (continued)

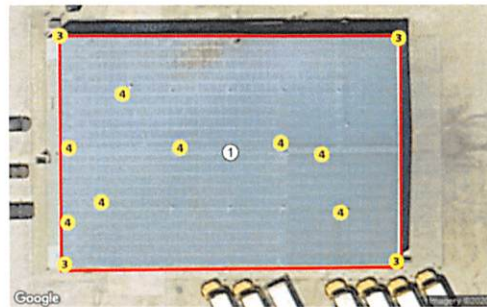
Section: Section 1

Size: 15156

Overall Grade: D

Inspection Date: 02/06/2020

Inspector: Jason Bosier

**METAL - Fasteners - Failing/Missing (Emergency)**

Quantity: 250 EA

Deficiency:

As the building moves and flexes the fasteners will loosen up and eventually back out completely resulting in water infiltration.

Corrective Action:

A new fastener, 1 size larger, would be installed to ensure a water tight seal.

Estimated Repair Cost:

\$1,862.00

**METAL - Pipe Penetration Restoration (Emergency)**

Quantity: 8 EA

Deficiency:

Pipe penetration needs restored to bring it up to manufacturers requirements. This is usually caused by age or environmental issues.

Corrective Action:

Seal penetrations or damaged areas at pipe.

****This price is if we are onsite doing other work. Additional - Service Call Charge will be applied if we go to the site for just this item.****

Estimated Repair Cost:

\$600.00

Deficiencies (continued)

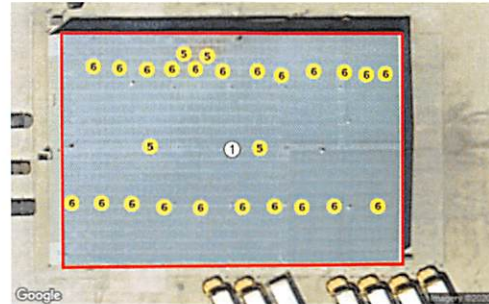
Section: Section 1

Size: 15156

Overall Grade: D

Inspection Date: 02/06/2020

Inspector: Jason Bosier

**METAL - Coating of rust areas (Emergency)**

Quantity: 450 Sq Ft

Deficiency:

Panels have rust on the surface and will need to have a rust inhibitor applied to stop the panel from rusting.

Corrective Action:

Clean loose debris from rust areas apply top coat with rust inhibitor to extend the life of the affected panels.

Estimated Repair Cost:

\$1,725.00

**METAL - Metal Seams - open (Remedial)**

Quantity: 300 LF

Deficiency:

Open seams in the waterproofing material are typically caused by failing seam adhesives, coupled with material shrinkage and stress on the seams, and expansion and contraction.

Corrective Action:

The area surrounding the open seam must be cleaned and sealed between panel laps. Initial attempt for repair is to clean between laps and install new sealants and refasten. Pricing is dependent on materials and quantity

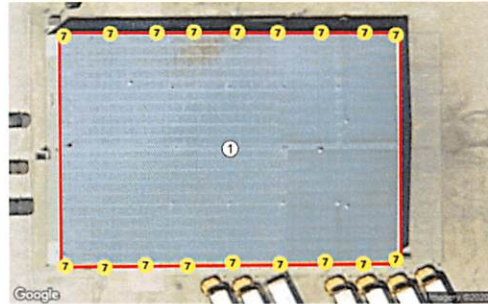
Estimated Repair Cost:

\$3,200.00

Deficiencies (continued)

Section: Section 1
Size: 15156
Overall Grade: D

Inspection Date: 02/06/2020
Inspector: Jason Bosier



METAL - Edge Detail Re-flashing (Emergency)

Quantity: 300 LF

Deficiency:

Edge detail is missing fasteners and in some areas the panel does not extend over the drip edge.

Corrective Action:

Option 1- ** Pricing includes a lift to access the roofs edge. **

Clean, prep, and remove fasteners at the edge detail flashing install a bead of caulk between the drip and the panel, add fasteners at edge to compress the sealant keeping water from wicking back into the building. \$14,770.00

Option 2-

Clean, prep, and remove fasteners at the edge detail flashing install a new pc of drip with a hem to stop water from being able to back up into the building at the edge, add fasteners as needed \$18,955.00

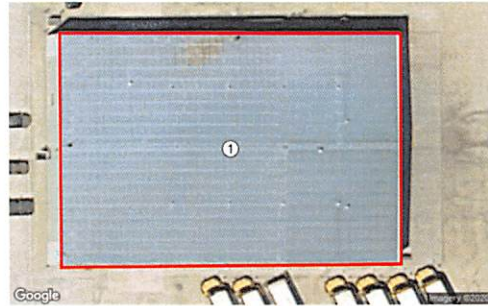
Estimated Repair Cost:

\$14,770.00

Summary

Section: Section 1
Size: 15156
Overall Grade: D

Inspection Date: 02/06/2020
Inspector: Jason Bosier



Condition Summary

Overall: D

Overall Grade

A = 10 Years or more of service life remaining
B = 8-10 Years of service life remaining
C = 5-7 Years of service life remaining
D = 2-4 Years of service life remaining
F = Less than 1 Year of service life remaining

Recommendations

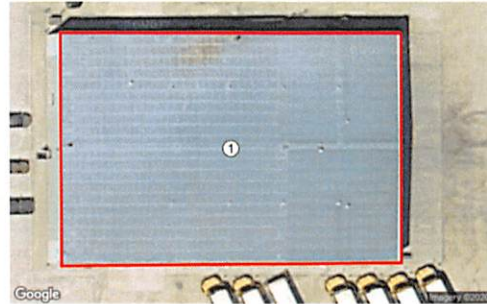
This is a metal roof with a Pbr panel that has not been maintained.
Once repairs have been completed listed in the report the roof should last 5-7 years possibly longer.

Estimated Repair Costs: \$25,532.00

Summary

Section: Section 1
Size: 15156
Overall Grade: D

Inspection Date: 02/06/2020
Inspector: Jason Bosier



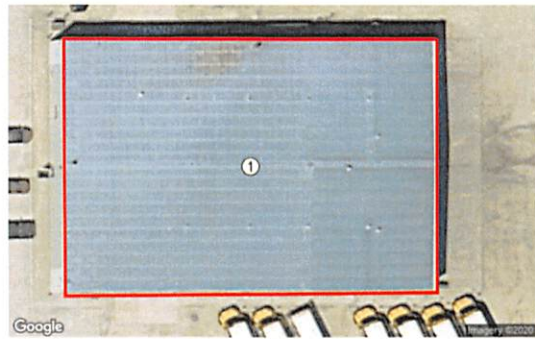
1 - Section 1 (15,156 Sq Ft) Grade D

Deficiency	Qty	Emergency	Remedial	Replacement	Coating
Pipe removal-Abandoned - Metal	8 EA	\$1,600.00			
Metal Trims- Reseal	204 LF	\$1,775.00			
Fasteners - Failing/Missing	250 EA	\$1,862.00			
Pipe Penetration Restoration	8 EA	\$600.00			
Coating of rust areas	450 Sq Ft	\$1,725.00			
Metal Seams - open	300 LF		\$3,200.00		
Edge Detail Re-flashing	300 LF	\$14,770.00			
Total		\$22,332.00	\$3,200.00	\$0.00	\$0.00

Budget Matrix
Emmett Bus Barn
Emmett, ID
15156Sq Ft

Overall Grade

A = 10 Years or more of service life remaining
B = 8-10 Years of service life remaining
C = 5-7 Years of service life remaining
D = 2-4 Years of service life remaining
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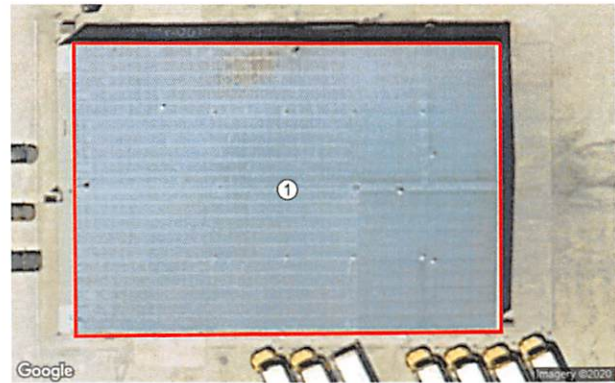
**1 - Section 1 (15,156 Sq Ft) Grade D****Projected Replacement: 0**

Deficiency	Qty	Emergency	Remedial	Replacement	Coating
Pipe removal-Abandoned - Metal	8 EA	\$1,600.00			
Metal Trims- Reseal	204 LF	\$1,775.00			
Fasteners - Failing/Missing	250 EA	\$1,862.00			
Pipe Penetration Restoration	8 EA	\$600.00			
Coating of rust areas	450 Sq Ft	\$1,725.00			
Metal Seams - open	300 LF		\$3,200.00		
Edge Detail Re-flashing	300 LF	\$14,770.00			
Total		\$22,332.00	\$3,200.00	\$0.00	\$0.00
Budget Totals		\$22,332.00	\$3,200.00	\$0.00	\$0.00

Upson Company
 4512 East Ustick Road Caldwell, ID 83605-6801
 Emmett Independent School District #221
 400 South Pine Street
 Emmett, ID 83617



PROPERTY:
 Emmett Bus Barn
 1380 North Washington Avenue
 Emmett, ID



1 - Section 1 (15,156 Sq Ft) Grade D

Deficiency	Qty	Emergency	Remedial
Pipe removal-Abandoned - Metal	8 EA	\$1,600.00	\$0.0
Metal Trims- Reseal	204 LF	\$1,775.00	\$0.0
Fasteners - Failing/Missing	250 EA	\$1,862.00	\$0.0
Pipe Penetration Restoration	8 EA	\$600.00	\$0.0
Coating of rust areas	450 Sq Ft	\$1,725.00	\$0.0
Metal Seams - open	300 LF	\$0.0	\$3,200.00
Edge Detail Re-flashing	300 LF	\$14,770.00	\$0.0
Total		\$22,332.00	\$3,200.00

DESCRIPTION	AMOUNT
☒ Emergency	\$22,332.00
☒ Remedial	\$3,200.00

PAYMENT TERMS

Down payment equaling 1/3 of contract price (if \$10,000 or greater) is due upon acceptance of proposal, and balance payable net 10 days upon completion. All payments are due to Upson Company and no joint checks are allowed. All past due accounts will be assessed a 1.5% late fee. We accept Visa and MasterCard Payments, a 5% convenience fee will apply. Thank you.

AUTHORIZATION TO PROCEED

Signature:  Date: 8/2/22 \$ 25,532
 Printed Name: Josh Rountree PO # 220074

Prices are subject to change due to volatility in the market and product availability pricing only good for 10 days from original quote date.

Based on uncertainty regarding the ongoing COVID-19 pandemic, which was declared a national emergency by President Trump on March 11, 2020, Upson Company reserves its right to an extension of Contract Time and equitable increase in the contract amount for COVID-19 impacts arising after submission of this Proposal, including labor shortages, price escalation, supply chain delays, permitting or inspection delays, and compliance with governmental guidance or restrictions.

Note: Roof repairs are a solution to existing water leakage problems and does not equal installation of a new roof system, therefore there is no implied warranty for the repaired area. Commencement of work does not constitute Upson's acceptance of the work of other contractors previously performed or defects of the existing building, roof system, or integrity of the entire roof where no work has been performed. Climate conditions, thermal expansion, roof age, and extent of repairs will result in a variable rate of longevity of repairs. Maintenance is required for all warranty validations.

If Upson encounters subsurface or otherwise unanticipated or unforeseen concealed conditions which differ from those ordinarily found, Upson will promptly notify owner for review of conditions and may be entitled to compensation if additional costs resulting in a change in scope or methods of repair occur. The parties agree to work in good faith with each other so that Contractor does not proceed with changed work without authorization and Contractor receives fair compensation for authorized, change work.

Provider does not provide design, engineering, consulting or architectural services. It is the Owner's responsibility to retain a licensed architect or engineer to determine proper design and code compliance, including a determination as to whether and what type of a vapor or air retarder is needed, wind loads or uplift pressures and assumes no liabilities.

Naming the required parties as additional insureds ("Additional Insureds") on liability insurance policy is intended to apply only to the extent that a negligent act or omission by Upson Company causes a claim to be asserted or a loss to be sustained by an Additional Insured. This additional insured endorsement is not intended and shall not be construed to cause Upson Company's insurer to be liable either to defend or to indemnify an Additional Insured for claims against or losses sustained by an Additional Insured that are not due to the fault of Upson Company.

Indemnification is limited to scope and work performed by Upson Company but only to the extent caused by a negligent act or omission of Upson Company or someone for whose acts Upson Company is responsible, and is not obligated to provide indemnification for damages, losses or claims to the extent due to the negligence of indemnitees or others for whose conduct Upson Company is not responsible.

Contractor's work indicates only that the surface of the deck appears satisfactory to attach roofing materials. Contractor is not responsible for the construction, slope, moisture content, undulations or structural sufficiency of the roof deck or other trades' work or design.

Owner will purchase and maintain Builder's Risk insurance as applicable and will provide Proof of Insurance is carried on building as requested.

If asbestos or asbestos-containing or toxic materials are encountered, the contract price and time to complete the contract will be adjusted based upon the additional costs and time resulting from the presence of asbestos or toxic

Jun 22, 2022 - 12:39PM

materials in the building. Contractor is not responsible for damages or leaks due to existing conditions or existing sources of leakage simply because Contractor started work on a building or performed repair work.