
2/14/2007

Ofelia Alvarez
City of Richmond
1401 Marina Way
Richmond, CA 94804

Re: Roof Survey

Dear Ofelia:

I have looked at nine City properties and herein is a review of the situation.

Shields-Reid Community Center and Park

The roof is all shingles and has about 16,000 sq. ft. These are old shingles and need replacing. There are signs of very bad areas that could also mean rot in the wood decks.
Estimate cost to replace \$80,000

Parchester Village Community Center and Park

There is a combination of metal roofing and flat roofing. There are problems where these two systems meet. To solve this issue the two roof areas should be replaced.
Estimate cost to replace \$40,000

West Side Branch Library

This is a metal roof and the leaks are in the north & south end areas, particularly around the skylights. These two ends need to be rebuilt along with replacement of the caulk joints.
Estimate cost to replace \$25,000

Nevin Community Center

There was a new flat roof installed about two years ago. There are still problems at the site but at this time it appears that the issue is with ground surface water and drains to the main. At this time there is not a roof issue.

Annex Center

There are four small areas at this site, two areas tile , two areas flat roofing. Its all very old and in need of replacement. There are window issues as well, it might be caulking, wall porosity or shifted casement. These items would not be in a general roofing project.

Estimate cost of replacement \$25,000

Booker T. Anderson Community Center and Park

A large shingled facility, about 40,000 sq. ft, this includes some flat roofing. The shingles are old, worn, and need replacing. The flat areas do not drain well and there is likely wood rot in the decking. These areas show years of leak repair attempt. The gutters are rusting out in areas.

Estimate to replace \$275,000

Nicholl Park and Memorial Youth Center

There's two areas here, a gym, that leaks and an adjoining area that also leaks. These are old and way beyond life expectancy. The City is lucky that these roofs drain very well or there would be many more leaks. They need replacing. (likely contain asbestos)

Estimate to replace	GYM	\$80,000
	Adjoining areas	\$50,000

Bayview Library

This is an old and probably original gravel roof. The roof is cracking and should be replaced. If not for the good drainage on the building, the roof would have been replaced by now. (likely contains asbestos)

Estimate to replace \$40,000

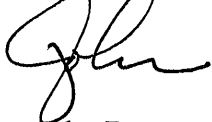
Main Library

There is a new roof, two years old, on this facility. Any leaks should still be under warranty coverage.

These numbers are on the high side of estimate, if bid separately they are close, if bid as a group they would come in under the estimate. Estimate is also based on classically strong systems, there are newer methods that reduce costs but generally are not as reliable.

As I said in our meeting, for expediency and greater competition I suggest bidding this to the public. When your ready to go ahead with any of this I would gladly write generic specifications,(also get the asbestos testing done prior to bid). These would be accordance with the latest Title 24 compliance Please do not hesitate to call me if you have any questions.

Sincerely,



John Bennett

Construction Specification Institute
National Roofing Contractors Assn.