

HENSON ROBINSON COMPANY

3550 GREAT NORTHERN AVE., 62711
P.O. BOX 13137
SPRINGFIELD, IL 62791



TELEPHONE: 217-544-8451
FAX: 217-544-0829
www.hensonrobinson.com

March 1, 2022
Pana HS North Stair Roofs
Attn: Ryan Benson

Please consider our proposal for the above captioned project as per your request.

We include labor and material to perform the following scope of work:

- Tear off and properly dispose of existing roofing materials down to metal deck
- Install R30 rigid insulation with crickets to maintain positive drainage
- Install base sheet in cold adhesive
- Install cap sheet in cold adhesive
- Install base and cap flashings in roof cement
- Install new painted steel coping cap and surface mount counter flashing

We also include freight, delivery, hoisting, safety, and clean-up of our work site.

Proposal as stated above: \$49,930 *Forty-nine thousand nine hundred thirty dollars.*

Exclusions: Deck repair, overtime, coating. Existing scupper sleeves to be re-used

Sincerely,

A handwritten signature in blue ink, appearing to read 'Charlie Randles', is written over the 'Sincerely,' text.

Charlie Randles

Joiner Sheet Metal & Roofing
205 Madison Street
Highland, IL
62249

618-664-9488 – Office
618-664-9441 – Fax
618-791-4355 – Mobile
dustin@joinersmr.com



Roofing & Sheet Metal Proposal:

Pana High School – 2 Small Stairwell Sections Pana, IL

ROOFING – Approx. 700SF

- Remove existing roofing systems down to steel decking
- Remove existing coping metal, scuppers and downspouts and dispose
- Install (2) layers of 2.6" Polyiso underlayment (R30), mechanically fastened
- Install tapered insulation crickets to channel water into drain
- Install Versico 060Mil EPDM membrane, fully adhered
- Flash all walls, curbs, penetrations, internal drains to meet manufacturers specs
- Provide a (20) Year Standard Manufacturers Labor and Material Warranty

SHEET METAL

- Install approx. 180LF of new two-piece edge metals at exterior parapet walls
- Install new scupper sleeves, collection boxes and downspouts

TOTAL ROOFING & SHEET METAL PRICE:

\$ 23,998.00

NOTES:

- Sales Tax Excluded
- Pricing Valid Until 3/31/2022. This project is bid with today's CURRENT MARKET pricing. If material costs increase between now and the date of shipment of materials, the added material costs will be passed on to Pana School District**

Dustin Bankston

3/14/2022

Dustin Bankston – Estimator

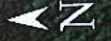
Date

Approved By

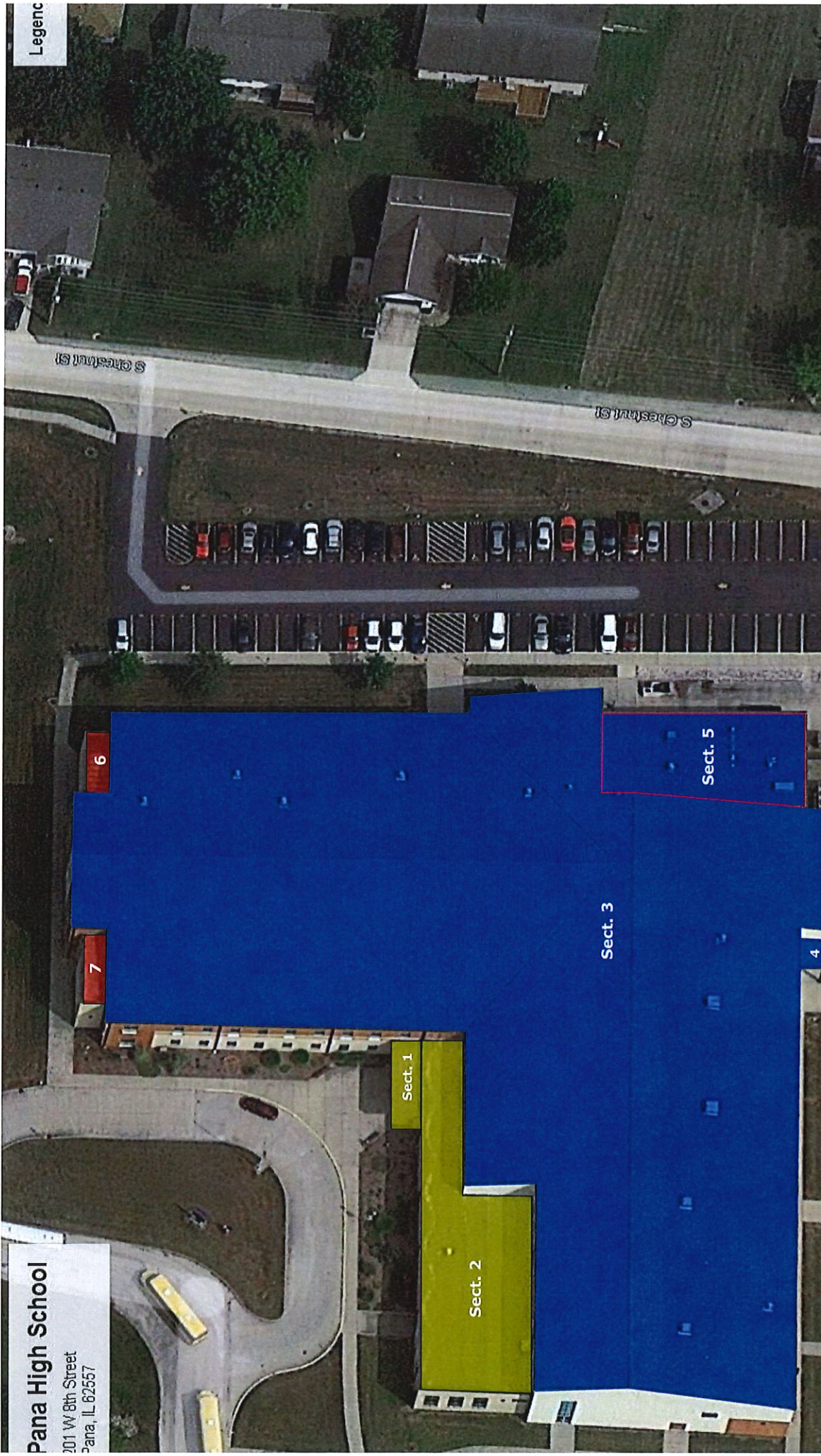
Date

Pana High School
 201 W 8th Street
 Pana, IL 62557

Legend



100 ft



Roof Section	S.F.	Existing System Type	Action Recommended	Warranty	Expected Life	Projected Budget								
						Year	2022	2023	2024	2025	2026			
Pana High School	Section 1	450	EPDM	Inspection	0	10+	2022	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Pana High School	Section 2	6000	EPDM	Inspection	0	10+	2022	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Pana High School	Section 3	80000	Metal	Fluid Applied	10	15-20	2022	\$560,000.00	\$588,000.00	\$617,400.00	\$648,270.00	\$680,683.50	\$1,591.10	
Pana High School	Section 4	187	Metal	Fluid Applied	10	15-20	2022	\$1,309.00	\$1,374.45	\$1,443.17	\$1,515.33	\$1,591.10	\$1,591.10	
Pana High School	Section 5	4750	Metal	Fluid Applied	10	15-20	2022	\$33,250.00	\$34,912.50	\$36,658.13	\$38,491.03	\$40,415.58	\$40,415.58	
Pana High School	Section 6	450	EPDM	Replace	30 Yr	35-40 Yr	2022	\$15,750.00	\$16,537.50	\$17,364.38	\$18,232.59	\$19,144.22	\$19,144.22	
Pana High School	Section 7	450	EPDM	Replace	30 Yr	35-40 Yr	2022	\$15,750.00	\$16,537.50	\$17,364.38	\$18,232.59	\$19,144.22	\$19,144.22	
								\$626,059.00	\$657,361.95	\$690,230.05	\$724,741.55	\$760,978.63	\$760,978.63	

The Garland Company, Inc.

Roof Asset Management Program



Pana High School Roof Report

Prepared By
Ryan Benson

Prepared For
Jeff Stauder

February 07, 2022

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Client Data

Client: Pana CUSD #4

Client Data			
Name	Pana CUSD #4		
Address 1	14 E Main Street		
City	Pana	State	Illinois
ZIP	62557	Country	United States



Facility Summary

Client: Pana CUSD #4

Facility: Pana High School



Facility Data	
Address 1	201 W 8th Street
City	Pana
State	Illinois
ZIP	62557
Type of Facility	-

Asset Information

Name	Date Installed	Square Footage	Roof Access
Damaged Valleys		-	
Detail Survey		-	
Section 1		6,441	Internal Roof Hatch
Section 2		692	Internal Roof Hatch
Section 3		68,060	Internal Roof Hatch
Section 4		298	Internal Roof Hatch
Section 5		4,505	Internal Roof Hatch
Section 6		602	Internal Roof Hatch
Section 7		575	Internal Roof Hatch



Construction Details

Client: Pana CUSD #4

Facility: Pana High School

Roof Section: Section 1

Information			
Year Installed	-	Square Footage	6,441
Slope Dimension	1/4-12	Eave Height	20 ft
Roof Access	Internal Roof Hatch	System Type	EPDM



Inspection Report

Client: Pana CUSD #4

Facility: Pana High School

Report Date: 12/04/2020

Roof Section: Section 1

Inspection Information

Inspection Date	12/04/2020	Core Data	No
Inspection Type	Visual Inspection	Leakage	No

Overall

Rating	Good
Condition	<p>Based on visual inspection roof is in good condition. It is recommended that the roof is walked twice a year by maintenance to ensure no issues arise.</p> <p><u>Deficiencies found were:</u></p> <ul style="list-style-type: none">• Grout Missing (see photo)• Window seal <p>Recommend bi yearly inspections.</p>



Photo 1

Overall of roof, roof is in excellent shape, appears to only be a year to two old.



Photo 2

Grout missing in the joint and needs to be addressed.

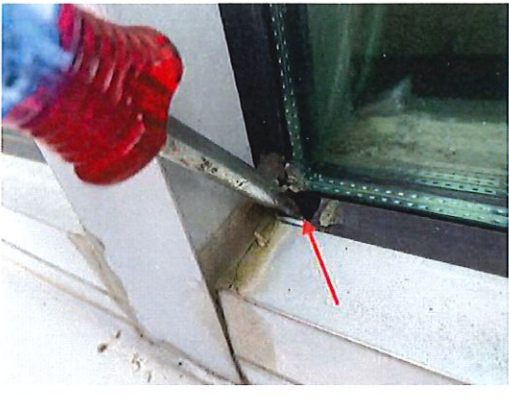


Photo 3

I would check with window specialist to ensure that this gap is to spec.



Construction Details

Client: Pana CUSD #4

Facility: Pana High School

Roof Section: Section 2

Information			
Year Installed	-	Square Footage	692
Slope Dimension	4-12	Eave Height	30 ft
Roof Access	Internal Roof Hatch	System Type	EPDM



Inspection Report

Client: Pana CUSD #4

Facility: Pana High School

Report Date: 12/04/2020

Roof Section: Section 2

Inspection Information

Inspection Date	12/04/2020	Core Data	No
Inspection Type	Visual Inspection	Leakage	No

Overall

Rating	Good
Condition	<p>Based on visual inspection roof is in good condition. It is recommended that the roof is walked twice a year by maintenance to ensure no issues arise.</p> <p><u>Deficiencies found were:</u></p> <ul style="list-style-type: none">• Ponding water due to debris in drains. <p>Recommend bi yearly inspections. On this roof it is especially important to check the roof as the leaves are falling.</p>



Photo 1

Red circle is showing where water was ponding on the roof. Drains were clogged with debris.

Overall roof was in good shape.



Photo 2

Alternate view of the ponding water.



Construction Details

Client: Pana CUSD #4

Facility: Pana High School

Roof Section: Section 3

Information			
Year Installed	-	Square Footage	68,060
Slope Dimension	1/4-12	Eave Height	20 ft
Roof Access	Internal Roof Hatch	System Type	Metal



Inspection Report

Client: Pana CUSD #4

Facility: Pana High School

Report Date: 12/04/2020

Roof Section: Section 3

Inspection Information			
Inspection Date	12/04/2020	Core Data	No
Inspection Type	Visual Inspection	Leakage	No

Overall	
Rating	Poor
Condition	<p>Based on visual inspection the roof was in poor shape. There has been an ongoing leak located in the valley. This was due to the EPDM (black membrane) being installed in the valley. Once the EPDM started to peel it allow water to be trapped and start rusting the panels.</p> <p>Deficiencies Found:</p> <ul style="list-style-type: none"> • Rusting Panels (Numerous areas through out the roof). • Failed Valley repair. • Deteriorated Pipe Boots. • Deteriorated repairs around penetrations causing water intrusion. <p>Roof is recommend for a fluid applied restoration that will come with a 10 yr warranty and can be extended 10-20 years. This will be the most cost effective solution for the district as the roof is currently a candidate for the application. If left untreated then the issues on the roof will continue to get worse and cost the district more money to fix and fight leaks.</p>



Photo 1

Overall of the roof looking to the West.



Photo 2

Overall looking to the North.



Photo 3

Overall looking North, red circles are just highlighting some of the rust areas on the roof.



Photo 4

Valley Area has been a leak location for sometime.



Photo 5



Photo 6

The area with the red rectangle is where the valley is located on the roof above. The batten insulation has water staining all over which corresponded to the damage found on the exterior of the roof during the leak investigation.

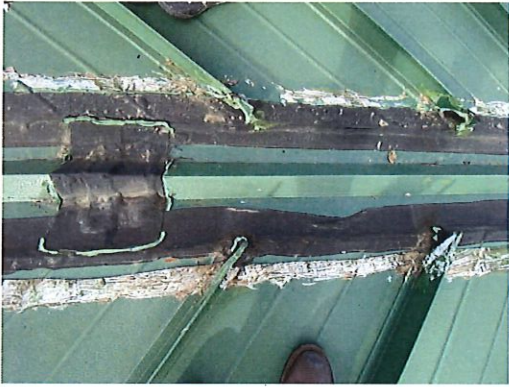


Photo 7



Photo 8



Photo 9

Upon inspection, the EPDM was removed and water has been getting trapped under the patch area.

This has resulted in the panel starting to rust. A repair was made with a fluid applied roof system.

The EPDM was removed
All rust was wire brushed
The entire area was primed
Base and Top Coat were applied to the valley area.

No active leaks have been reported since the repair was made in April of 2021 , and this area has seen a tremendous amount of rain fall in the 2021 summer and fall.



Photo 10



Photo 11

The roof panels throughout the roof are starting to have surface rust form. The Kynar finish on the panels is fading away and the bare metal is becoming exposed. This is leading to surface rust forming across the entire roof.



Photo 12

Rust on Panel.



Photo 13

Rust on Panel.



Photo 14

Rust on Panel.



Photo 15

Fasteners are backing out of the ridge cap detail, pm needed.



Photo 16

Pipe boots are starting to dry rot and need pm.



Photo 17

Previous repair made to penetrations that had leaked on and off.

Areas were maintained in April of 2021 with the same solution as the valley.