



Dull Olson Weekes - IBI Group Architects, Inc.
907 SW Stark Street
Portland OR 97205 USA
tel 503 226 6950
fax 503 273 9192

Memorandum

To/Attention	Alicia Clark	Date	December 12, 2014
From	Dan Hess	Project	Russell MP Room
cc	Gordon Odette, Scott Wood	Project No.	12004
Subject	Warranty List		

The following list represents warranty items that need to be addressed prior to final closeout of the project.

Interior

1. Rubber base is failing at floor level entire project. It appears that gap between bottom of gypsum board and floor is significant enough to be causing this failure.
2. Multipurpose Room North wall: a data receptacle opening is too large for the cover plate and the cover plate is partially recessed into this opening.
3. Multipurpose Room : Wall panel next to main door into multipurpose room is loose.
4. Multipurpose Room: Joints between wall panels are inconsistent – panels appear to be moving.
5. Multipurpose Room: Seams between some floor tiles are not as tight as at time of installation.

Exterior

1. Light fixtures under canopy do not operate.
2. Trim along bottom of wall appears to be pulling apart from the wall in some cases.



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Dull Olson Weekes - IBI Group Architects, Inc. is a member of the IBI Group of firms



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907 SW Stark Street
Portland OR 97205 USA
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fax 503 273 9192

Memorandum

To/Attention	Alicia Clark	Date	December 12, 2014
From	Dan Hess	Project	Shaver MP Room
cc	Gordon Odette, Scott Wood	Project No.	12005
Subject	Warranty List		

The following list represents warranty items that need to be addressed prior to final closeout of the project.

Interior

1. Rubber base is failing at floor level entire project. It appears that gap between bottom of gypsum board and floor is significant enough to be causing this failure.
2. Multipurpose Room: a data receptacle opening is too large for the cover plate and the cover plate is partially recessed into this opening (4 locations total).
3. Multipurpose Room: edge piece at plam sill is missing (adjacent to NE doors).
4. Multipurpose Room: joints between wall panels are inconsistent – panels appear to be moving.

Exterior

1. Re-application of sealant needed at mow strip adjacent to east side of building.
2. Rust spots in some locations on sill flashing.
3. Light fixtures under canopy not working.

Roof

1. See attached report from Professional Roof Consultants dated 12/9/14.





1108 SE Grand Ave.
Suite 300
Portland, OR 97214
Phone: (503) 280-8759
Fax: (503) 280-8866
ProfessionalRoofConsultants.com

WARRANTY INSPECTION

Issue Date: 12/09/14

PROJECT:	PARKROSE SCHOOL DISTRICT / SHAVER ELEMENTARY SCHOOL ROOF REPLACEMENT PROJECT - Q.C. INSPECTIONS	PROJECT #: R2817.08
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Inspection Date:	12/03/14	Start Time:	2:45 pm	Weather @ Start:	Scattered Clouds, 45°F
		Finish Time	3:45 pm	Weather @ Finish	Mostly Cloudy, 43°F

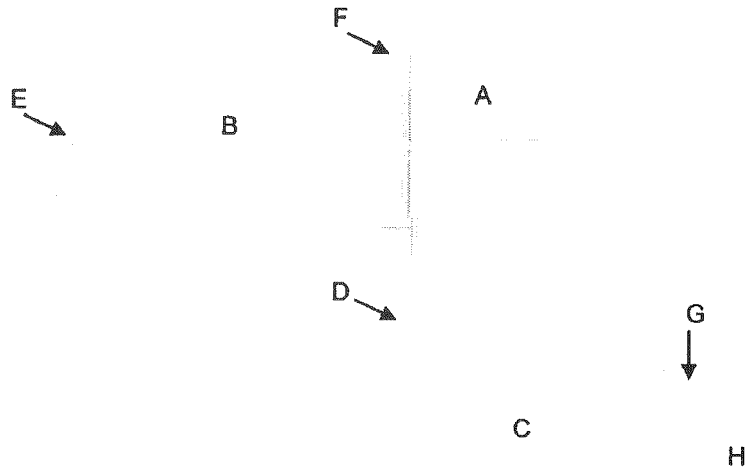
Attachments: None

<u>Inspection Attendees:</u>	<u>Distribution:</u>
Faron Hall - Professional Roof Consultants, Inc. (PRC)	Dan Hess - DOWA-IBI Group, Inc. - Dan.Hess@dowa-ibigroup.com Gordon Odette - Heery - codette@heery.com

On December 03, 2014, Professional Roof Consultants, Inc. (PRC) visited Shaver Elementary School, located in Portland, Oregon, to perform a One Year Warranty Inspection to verify warranty compliance of all roofing items included within the project's scope of work. PRC recommends that the owner grant final acceptance after the completion of the following items:

WARRANTY INSPECTION: General Information

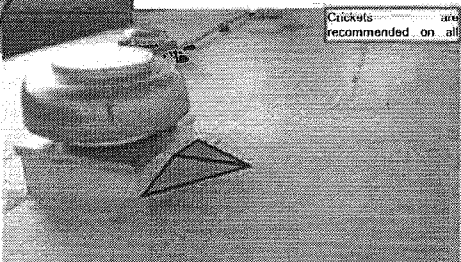
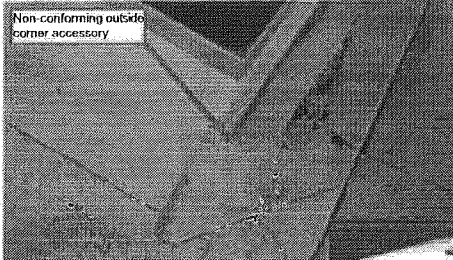
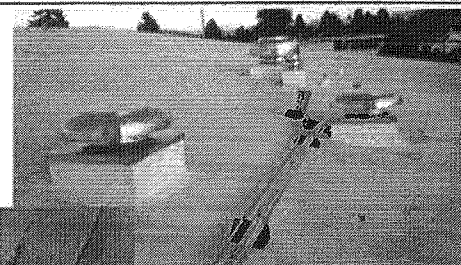
- 1.01 The map to the right is provided to depict the roof areas to coincide with the locations of item below.



WARRANTY INSPECTION: Roof Area A

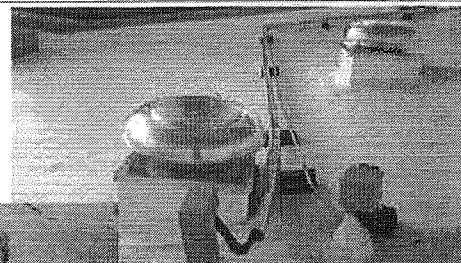
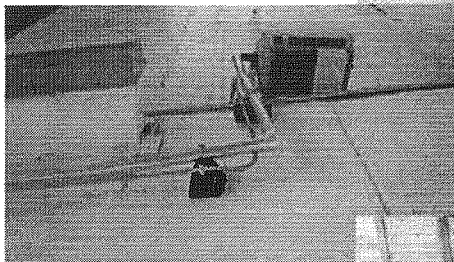
- 1.01 Three new exhaust fans have been installed through the new Sarnafil roof system on the South slope of Roof Area A. The three curbs have been installed with crickets to promote positive drainage. The outside corners of these units have been flashed with field fabricated flashing in lieu of the pre-molded accessories as was specified in the 2013 Roof Replacement project Contract Documents. It is of additional concern that these tenant improvement may not have been performed by the same installing contractor of 2013. This inconsistency of roofing contractors could have disrupted the installing contractor's warranty, as now a second contractor has performed work on the warranted roof. As well, if the roofing manufacturer's was not contacted prior to the installation of these tenant improvements, the manufacturer's warranty may also be disrupted.

Non-conforming outside corner accessory

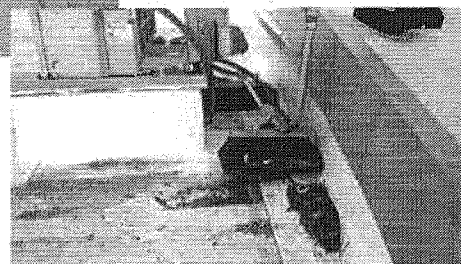


Recommendation: Review the 2014 Contract Documents to confirm compliance to the Roofing Specification regarding the membrane installation at each new curb. Notify the roofing manufacturer in writing of the tenant improvements, their location on the roof plan and information regarding the installing contractor, in effort to maintain the existing warranty. It should be verified that the installing contractor of these tenant improvements is an authorized Sarnafil installer, if not the curb should be re-flashed by an authorized Sarnafil installer and preferably by the original installing contractor of the roof system.

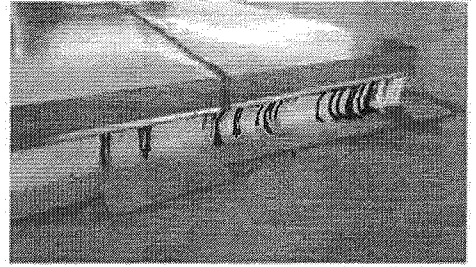
- 1.02 Due to the location of one of the newly installed curbs, the condensate line, which traverses the roof, is askew from its original straight line. This has resulted in the pipe being stressed at the corner of the curb to make the turn into the flashing hood. Additionally, the other end of this line was pushed up slope to help account for the new angle, which in turn, has lifted the support block off the roof surface of Roof Area B. By lifting the support block off the roof surface, the block is now in contact with the base flashing membrane, which could result in friction wear of the base flashing and ultimately water intrusion into the structure.



Recommendation: This line should be refabricated to account for all changes in direction and length to avoid stress in the line and to place the pipe support back to the roof surface.



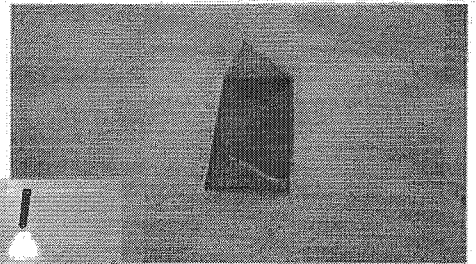
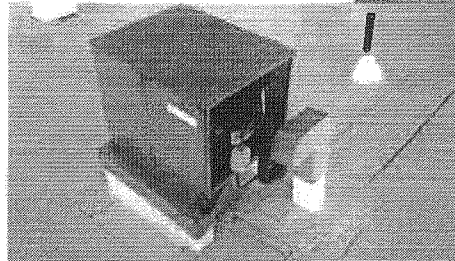
- 1.03 On Roof Area A, at the location of the removed chimney, the installed underlayment below the metal cap has been heated beyond its melting point and has drained down the curb onto the PVC membrane. The underlayment is manufactured with asphalt which is considered a contaminant to the PVC roofing membrane. This contaminant will result in early deterioration of the membrane and will not be covered under the manufacturer's warranty.



Recommendation: Remove the metal cap and the installed underlayment, remove all contaminated PVC membrane, install new PVC membrane to re-flash the base flashing of this curb, and install a new high temperature underlayment with a minimum temperature resistance of 240° F. (E.G. Grace Ice and Water Shield HT, Carlisle WIP 300 HT). As per Sarnafil Technical, no self-adhered membrane is to be in direct contact with the PVC roofing membrane. The use of Sarnafil's silver tape could be used at the top edge of the termination bar to separate the two membranes.

- 1.04 The hood to a refrigerant unit has become dislodged and was found on the membrane. Sharp edges of the hood could have resulted in damage to the membrane, though none was observed during this inspection.

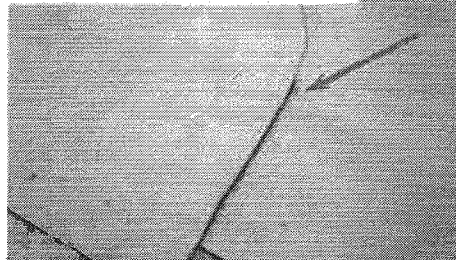
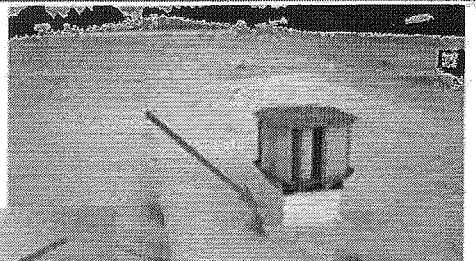
Recommendation: Reattach the hood to the unit with securement fasteners or if no longer necessary, remove the hood from the roof level.



WARRANTY INSPECTION: Roof Area B

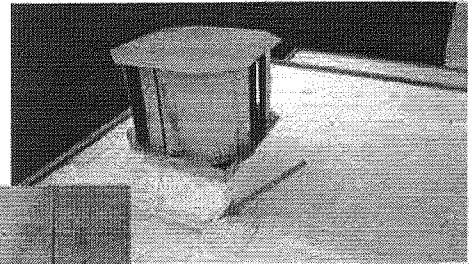
- 1.05 On the unit depicted to the right, one outside corner was installed with a minor void in the weld at the transition, which over time could continue to open resulting in a moisture intrusion.

Recommendation: Install a fully welded patch of unsupported membrane over the damage in accordance with the manufacturer's written repair procedures.



- 1.06 On the unit depicted to the right, one outside corner was installed with a minor void in the weld at the transition, which over time could continue to open resulting in a moisture intrusion.

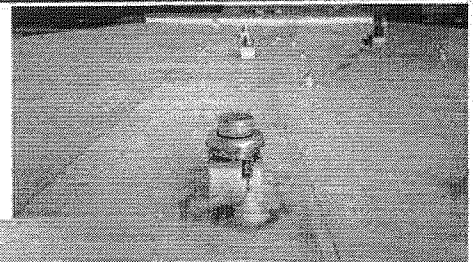
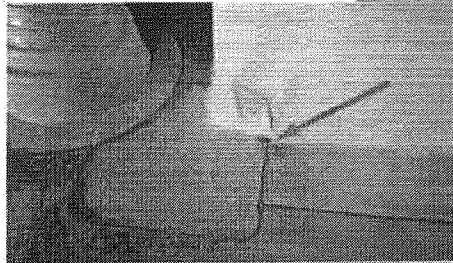
Recommendation: Install a fully welded patch of unsupported membrane over the damage in accordance with the manufacturer's written repair procedures



WARRANTY INSPECTION: Roof Area C

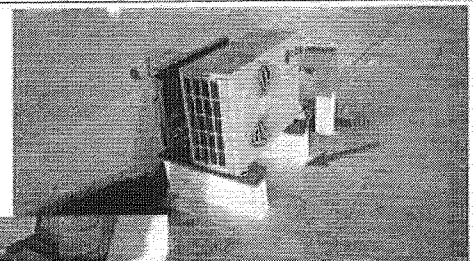
- 1.07 On the unit depicted to the right, one outside corner was installed and pressed in with a tool at the transition which has resulted in damage to the unsupported membrane. Though this damage may not yet be a source of moisture intrusion, these conditions have history of becoming leak sources.

Recommendation: Install a fully welded patch of unsupported membrane over the damage in accordance with the manufacturer's written repair procedures.



- 1.08 On Roof Area C, at the location of the elevated Condenser unit, one outside corner flashing was installed with a hole in the membrane. This is often the result of an over stretched membrane and could result in moisture intrusion into the roof system and ultimately the structure as a leak.

Recommendation: Install a fully welded membrane patch of unsupported PVC over the damaged location in accordance with the manufacturer's written repair

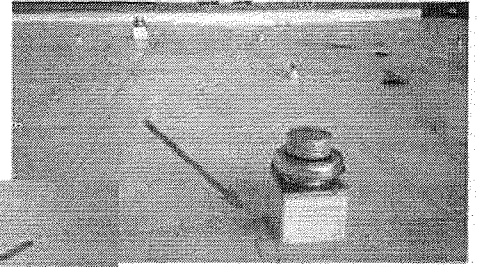


procedures.



- 1.09 On the unit depicted to the right, one outside corner was installed with a minor void in the weld at the transition, which over time could continue to open resulting in a moisture intrusion.

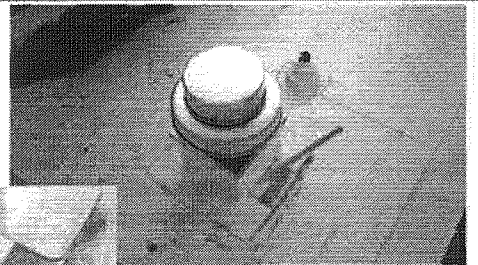
Recommendation: Install a fully welded patch of unsupported membrane over the damage in accordance with the manufacturer's written repair procedures.



WARRANTY INSPECTION: Roof Area F

- 1.10 On the unit depicted to the right, one outside corner was installed with damage of the outside corner at the transition, which over time could result in a moisture intrusion.

Recommendation: Install a fully welded patch of unsupported membrane over the damaged area in accordance with the manufacturer's written repair procedures



The fact that any particular work has been observed shall not be considered a waiver of the requirement of strict compliance with the Contract Documents and the intent of the Project. If there are any corrections and / or omissions noted in this Field Report, please contact Professional Roof Consultants, Inc. within five (5) days or this report shall stand as written.

Submitted by


Faron Hall, RRO
Technical Specialist

END OF WARRANTY INSPECTION

PROFESSIONAL ROOF CONSULTANTS, INC.

1108 SE GRAND AVENUE, SUITE 300 PORTLAND, OR 97214 503 280-8759 FAX 503 280-8866 ProfessionalRoofConsultants.com



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Memorandum

To/Attention	Steve Duch	Date	December 12, 2014
From	Dan Hess	Project	Sacramento ES
cc	Gordon Odette, Scott Wood	Project No.	11090
Subject	Warranty List		

The following list represents warranty items that need to be addressed prior to final closeout of the project.

Interior

1. Hall 113: open gaps occur at new rubber base at existing tilt-up wall.
2. Classrooms 17, 18: significant HVAC noise.
3. Multipurpose Room 141:
 - a. Missing glazing stop on lower window on exterior door west wall.
 - b. Camera on east wall: confirm why cable is plugged into a jack on the wall (why not hard wired?).
4. Music Room 149: gate latch on chain link gate is difficult to operate.
5. Room 30: exhaust fan cover missing at ceiling.
6. Room 7: cove base laying on floor of closet.
7. Main office: cabinet lock on lower left hand cabinet does not work consistently.

Exterior

1. Some significant cracks in new concrete paving.
2. Room 17: concrete screws are bent down.

Roof

1. See attached report from Professional Roof Consultants dated 12/9/14.
2. Water leaks have occurred in Hall 148.

Commissioning

1. See attached commissioning report dated 12/9/14.



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Dull Olson Weekes - IBI Group Architects, Inc. is a member of the IBI Group of firms



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ProfessionalRoofConsultants.com

WARRANTY INSPECTION

Issue Date: 10/09/14

PROJECT:	PARKROSE SD / SACRAMENTO ELEMENTARY SCHOOL ROOF REPLACEMENT PROJECT - Q. C. INSPECTIONS	PROJECT #: R2817.07
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Inspection Date:	12/07/14	Start Time:	2:00 pm	Weather @ Start:	Overcast, 50°F
		Finish Time:	3:00 pm	Weather @ Finish:	Overcast, 48°F

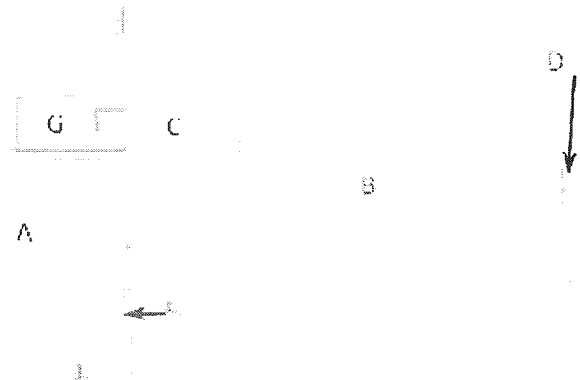
Attachments: None

<u>Inspection Attendees:</u>	<u>Distribution:</u>
Faron Hall - Professional Roof Consultants, Inc. (PRC)	Dan Hess - DOWA-IBI Group, Inc. - Dan.Hess@dowa-ibigroup.com Gordon Odette - Heery - codette@heery.com

On December 7, 2014, Professional Roof Consultants, Inc. (PRC) visited Sacramento Elementary School, located in Portland, Oregon, to perform a One Year Warranty Inspection to verify warranty compliance of all roofing items included within the project's scope of work. PRC recommends that the owner grant final acceptance after the completion of the following items:

WARRANTY INSPECTION: General Information

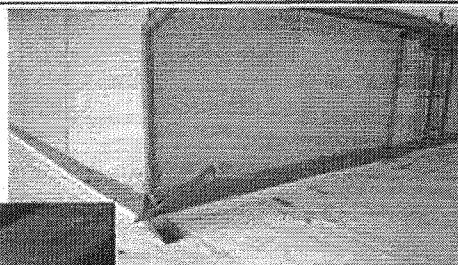
- 1.01 The map to the right is provided to depict the Roof Areas to coincide with the locations of items below.



Roof Area B

- 1.02 The outside corner patch at the base flashing on Roof Area B, adjacent to the corner down spout was installed with a cold weld, which is allowing moisture to infiltrate between the membranes, which will result in leaks if not addressed.

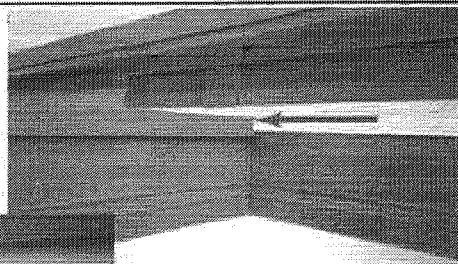
Recommendation: Install a fully welded patch of unsupported membrane over the damage in accordance with the manufacturer's written repair procedures.



Roof Area G

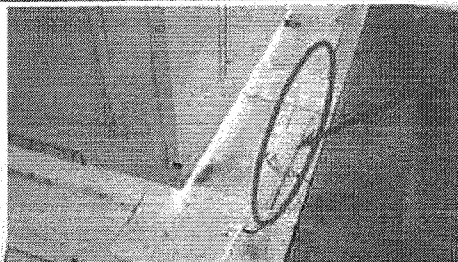
- 1.03 At the inside corner of the clad metal flashing, an unsupported membrane corner patch has become disbonded from the clad metal and could result in moisture intrusion.

Recommendation: Install a fully welded patch of unsupported membrane over the damage in accordance with the manufacturer's written repair procedures.



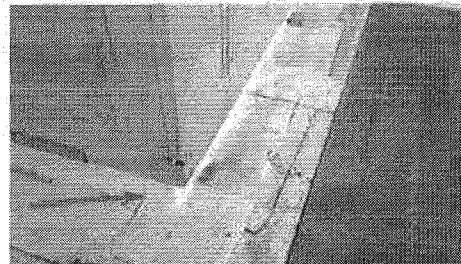
- 1.04 On the south side of the HVAC unit, the base flashing membrane has become disbonded and is open to moisture intrusion. This location was previously marked for repair by the manufacturer's technical representative.

Recommendation: Install a fully welded patch of Sarnafil's G410 membrane over the damage in accordance with the manufacturer's written repair procedures.



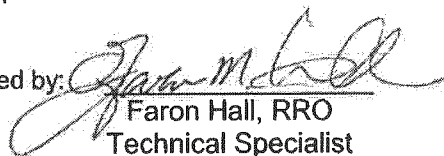
- 1.05 The outside corner patch located on the southwest corner of the HVAC unit was installed with a void at the transition location.

Recommendation: Install a fully welded patch of unsupported membrane over the open void in accordance with the manufacturer's written repair procedures.



The fact that any particular work has been observed shall not be considered a waiver of the requirement of strict compliance with the Contract Documents and the intent of the Project. If there are any corrections and / or omissions noted in this Final Inspection report, please contact Professional Roof Consultants, Inc. within five (5) days or this report shall stand as written.

Submitted by:


Faron Hall, RRO
Technical Specialist

END OF WARRANTY INSPECTION

PROFESSIONAL ROOF CONSULTANTS, INC.

1108 SE GRAND AVENUE, SUITE 300 PORTLAND, OR 97214 503 280-8759 FAX 503 280-8866 ProfessionalRoofConsultants.com

**Sacramento Elementary School -
Warranty Commissioning**



Corvallis 541-754-1062
Portland 503-240-4414

Date: December 9, 2014

To: Dan Hess, DOWA-IBI Group Architects

Cc: Gordon Odette, Heery International

RE: Warranty

Mr. Hess,

In reviewing the project I have several remaining project requirements that have not been completed.

1. ESC to provide Owner training on AC-1, AC-2 and HRV-1 controls.
2. Trend log setup on AC-1, AC-2 and HRV-1.
 - Supply and return fan status and speed – BACnet to VFD
 - Air Conditioning On/Off (one stage on AC-1 and two stages Ac-2)
 - SAT (supply air temperature)
 - RAT (return air temperature)
 - Heat Valve position
 - Economizer damper position
 - AC-1 Heat Wheel On/Off
 - AC-1 Heat Wheel By-pass damper position

Sincerely,

Steve Barney