

ATTACHMENT A

AGREEMENT FOR CONSULTING AND RELATED SERVICES

THIS AGREEMENT is entered into this ____ day of _____, 2026, by and between the City of Unalaska (“City”) and _____ (“Consultant”).

WHEREAS, City requested qualifications for Citywide Roofing Consulting Services (“RFQ”); and

WHEREAS, Consultant responded to the RFQ (“Consultant’s Response”) and was selected by City for contract negotiations; and

WHEREAS, City and Consultant negotiated a final Scope of Work, Project Schedule, and Fee Schedule; and

WHEREAS the parties hereto desire to enter into a contract setting forth the terms under which Consultant will, as requested, perform such work;

NOW THEREFORE the parties hereto do mutually agree as follows:

1. Contract Documents

The contract documents consist of the documents listed below. In the event of any conflict between documents, such conflict shall be resolved by giving priority to the contract documents in the order listed.

- 1.1 This Agreement;
- 1.2 Insurance Requirements, attached hereto as Exhibit A;
- 1.3 Scope of Work, attached hereto as Exhibit B;
- 1.4 Task Orders, as described in Section 2.2;
- 1.5 Project Schedule, attached hereto as Exhibit C; and
- 1.6 Fee Schedule, attached hereto as Exhibit D;
- 1.7 The RFQ; and
- 1.8 Consultant’s Response.

2. Engagement of Consultant & Task Orders

2.1 Consultant agrees to provide professional services generally described in the Scope of Work in accordance with the provisions of this Agreement. Subject to Section 2.2, all services shall be rendered in accordance with the Project Schedule and compensation paid in accordance with the Fee Schedule. Consultant shall not perform any work except pursuant to a Task Order. This Agreement does not guarantee a specific Task Order or any Task Order whatsoever.

2.2 The City anticipates implementation of roofing projects over multiple fiscal years as funding becomes available. Accordingly, performance of the Scope of Work shall be carried out in accordance with a Task Order. Task Orders shall generally be issued on an annual basis

during the Term of this Agreement, though nothing in this Agreement prohibits more or less frequent Task Orders. A Task Order shall be initiated by the City giving notice of the services that the City desires to be performed during a specified period. Consultant may timely propose changes. All Task Orders shall be subject to the Project Schedule and the Fee Schedule unless the Task Order expressly states “*Modification to Project Schedule,*” followed by the modifications, which shall apply to that Task Order only, or “*Modification to Fee Schedule,*” followed by the modifications, which shall apply to that Task Order only. No Task Order shall be effective until signed by both parties.

3. Term of Agreement

This term of this Agreement shall be City fiscal year 2027, which commences on July 1, 2026, and fiscal years 2028, 2029, 2030, and 2031. Thereafter, the Agreement may be extended by the mutual written agreement of City and Consultant, with such amendments as the parties may agree to.

4. Compensation, Invoicing, and Payment

4.1 For services rendered, Consultant shall be entitled to compensation in accordance with the Fee Schedule, or as set forth in a Task Order if the Fee Schedule is expressly modified for that Task Order.

4.2 Consultant shall render periodic invoices as services are performed and costs are incurred. Each invoice shall identify the Task Order(s) pursuant to which work was performed, accompanied by a description of the work performed and reimbursable costs incurred, and accompanied by such evidence in support thereof as may be reasonably required by the City.

4.3 City shall pay each invoice within 30 days, provided that the invoice is in proper form and City may, at its option, withhold ten percent (10%) from each payment pending satisfactory completion of the work by Consultant. Should City withhold any amount, it shall provide Consultant with written notice of the reason complete payment is not made and what Consultant shall do to receive the balance of the payment.

5. Personnel

Consultant agrees to furnish all personnel necessary for expeditious and satisfactory performance of this Agreement, each to be competent, experienced, and well qualified for the work assigned. No person objected to by the City shall be employed by Consultant for work hereunder.

6. Independent Contractor Status

In performing under this Agreement, Consultant acts as an independent contractor and shall have responsibility for and control over the details and means for performing the consulting services required hereunder.

7. Indemnification

Consultant shall defend and save harmless City or any employee, officer, insurer, or elected official thereof from and against losses, damages, liabilities, expenses, claims, and demands but only to the extent arising out of any negligent act or negligent omission of Consultant while performing under the terms of this Agreement.

8. Assignment

Consultant shall not assign this Agreement or any of the monies due or to become due hereunder without the prior written consent of City.

9. Subcontracting

Consultant may not subcontract its performance under this Agreement without prior written consent of City. Any subcontractor must agree to be bound by terms of this Agreement.

10. Designation of Representatives

The Parties agree, for the purposes of this Agreement, the City shall be represented by and may act only through Project Manager Marc Kielmeyer, or such other person as he may designate in writing. Consultant shall advise City in writing of the name of its representative in charge of the administration of this Agreement, who shall have authority to act for and bind Consultant in connection with this Agreement.

11. Termination

Either party shall have the right to terminate this Agreement in whole or in part at any time and for good cause, by delivery of thirty days' written notice, specifying the extent and effective date thereof. After receipt of such notice, Consultant shall stop work hereunder to the extent and on the date specified in such notice, terminate all subcontracts and other commitments to the extent they relate to the work terminated, and deliver to City all designs, computations, drawings, specifications and other material and information prepared or developed hereunder in connection with the work terminated.

In the event of any termination pursuant to this clause, Consultant shall be entitled to be paid as provided herein for direct labor hours expended and reimbursable costs incurred prior to the termination pursuant to Section 4 hereof, and for such direct labor hours and reimbursable costs as may be expended or incurred thereafter with City's approval in concluding the work terminated, it being understood that Consultant shall not be entitled to any anticipated profit on services not performed. Except as provided in this clause, any such termination shall not alter or affect the rights or obligations of the parties under this Agreement.

12. Ownership and Use of Documents

Consultant agrees that all original design reproducible drawings, all pertinent calculations, specifications, reports, data, and other documents prepared for the City hereunder are the property of the City and the City shall have the right, without payment of additional compensation, to disclose, reproduce, and use such documents.

13. Insurance

Consultant shall comply with Insurance Requirements, Exhibit A hereto

14. Claims Recovery

Claims by City resulting from Consultant's failure to comply with the terms of and specifications of this Agreement and/or default hereunder may be recovered by City by withholding the amount of such claims from compensation otherwise due Consultant for work performed or to be performed. City shall notify Consultant of any such failure, default or damage therefrom as soon as practicable and no later than 10 days after discovery of such event by written notice. Nothing provided herein shall be deemed as constituting an exclusive remedy on behalf of City, nor a waiver of any other rights hereunder at law or in equity. Design changes required as a result of failure to comply with the applicable standard of care shall be performed by the Consultant without additional compensation.

15. Performance Standard

Services performed under this Agreement will be performed with reasonable care or the ordinary skill of the profession practicing in the same or similar location and under similar circumstances and shall comply with all applicable codes and standards.

16. Compliance with Applicable Laws

Consultant shall in the performance of this Agreement comply with all applicable federal, state, and local laws, ordinances, orders, rules, and regulations applicable to its performance hereunder, including without limitation, all such legal provisions pertaining to social security, income tax withholding, medical aid, industrial insurance, workers' compensation, and other employee benefit laws. Consultant also agrees to comply with all contract provisions pertaining to grant or other funding assistance which City may choose to utilize to perform work under this Agreement. The Consultant and all subcontractors must comply with state laws related to local hire and prevailing wages.

17. Records and Audit

Consultant agrees to maintain sufficient and accurate records and books of account, including detailed time records, showing all direct labor hours expended and all reimbursable costs incurred and the same shall be subject to inspection and audit by City at all reasonable times. All such records and books of account pertaining to any work performed hereunder shall be retained for a period of not less than six years from the date of completion of the improvements to which the consulting services of this Agreement relate.

18. Reporting of Progress and Inspection

Consultant agrees to keep City informed as to progress of the work under this Agreement by providing monthly written progress reports, and shall permit City to have reasonable access to

the work performed or being performed, for the purpose of any inspection City may desire to undertake.

19. Inspections by City

The City has the right, but not the duty, to inspect, in the manner and at reasonable times it considers appropriate during the period of this Agreement, all facilities and activities of the Consultant as may be engaged in the performance of this Agreement.

20. Endorsements on Documents

Endorsements and professional seals, if applicable, must be included on all final plans, specifications, estimates, and reports prepared by the Consultant. Preliminary copies of such documents submitted for review must have seals affixed without endorsement (signature).

21. Notices

Any official notice that either party hereto desires to give the other shall be delivered through the United States mail by certified mail, return receipt requested, with postage thereon fully prepaid and addressed as follows:

To City:

Marc Kielmeyer
City of Unalaska
Box 610
Unalaska, AK 99685

To Consultant:

The addresses hereinabove specified may be changed by either party by giving written notice thereof to the other party pursuant to this paragraph.

22. Venue/Applicable Law

The venue of any legal action between the parties arising as a result of this Agreement shall be laid in the Third Judicial District of the Superior Court of the State of Alaska and this Agreement shall be interpreted in accordance with the laws of the State of Alaska.

23. Attorney's Fees

In the event either party institutes any suit or action to enforce its right hereunder, the prevailing party shall be entitled to recover from the other party its reasonable attorney's fees and costs in such suit or action and on any appeal therefrom.

24. Waiver

No failure on the part of City to enforce any covenant or provisions herein contained, nor any waiver of any right hereunder by City, unless in writing and signed by the parties sought to be bound, shall discharge or invalidate such covenants or provisions or affect the right of City to enforce the same or any other provision in the event of any subsequent breach or default.

25. Binding Effect

The terms, conditions and covenants contained in this Agreement shall apply to, inure to the benefit of, and bind the parties and their respective successors.

26. Entire Agreement/Modification

This Agreement, including the contract documents set forth in Section 1, constitutes the entire agreement between the parties with respect to the subject matter hereof, and all prior negotiations and understandings are superseded and replaced by this Agreement and shall be of no further force and effect. No modification of this Agreement shall be of any force or effect unless reduced to writing, signed by both parties and expressly made a part of this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed by their duly authorized officials, this Agreement in duplicate on the respective date indicated below.

CITY OF UNALASKA

CONSULTANT

By: _____
Abner Hoage, Interim City Manager

By: _____

Date: _____

Date: _____

ATTACHMENT B

Citywide Roofing Consulting Services

INSURANCE REQUIREMENTS

Consultant shall procure and maintain for the duration of the contract, at its own expense, insurance against claims for injuries to persons or damages to property which may arise from or in connection with services provided by Consultant, its employees, agents or representatives.

A. Minimum Scope and Limit of Insurance: coverage shall be at least as broad as:

1. **Commercial Liability:** Shall have limits not less than \$1,000,000 per occurrence and \$2,000,000 aggregate, including coverage for Bodily Injury and Property Damage, Premises and Operations Liability, Products and Completed Operations Liability and Personal Injury Liability.
2. **Professional Liability:** insurance with limits of not less than \$2,000,000 per claim and \$2,000,000 aggregate, subject to a maximum deductible \$10,000 per claim. Insurance must be maintained and evidence of insurance provided for a minimum of 3 years after completion of work.
3. **Commercial Automobile Liability** on all owned, hired, non-hired and rented vehicles of not less than \$1,000,000 combined single limit per accident/occurrence for bodily injury and property damage.
4. **Workers' Compensation** insurance in accordance with the statutory coverages required by the State of Alaska, and Employers Liability insurance with limits not less than the following:

Bodily Injury by accident: \$1,000,000 per accident
Bodily Injury by disease \$1,000,000 policy limit
Bodily injury by disease \$1,000,000 each employee

and, where applicable, insurance in compliance with any other statutory obligations, whether State or Federal, pertaining to the compensation of injured employees assigned to the work, including but not limited to Voluntary Compensation, Federal Longshoremen and Harbor Workers Act, Maritime and the Outer Continental Shelf's Land Act.

The State of Alaska has no reciprocal agreements with any other state for Workers' Compensation insurance coverage. An Alaska Workers' Compensation insurance policy is required to work in Alaska.

5. **Additional lines of coverage** may be required depending upon the type and scope of work and activity in the final contract, including but not limited to:
 - a. **Umbrella/Excess Liability:** insurance coverage of not less than \$1,000,000 per occurrence and annual aggregate providing coverage in excess of General Liability, Auto Liability, and Employers Liability.
 - b. **Cyber Liability:** shall have limits not less than \$1,000,000 per occurrence and \$2,000,000 aggregate. Coverage shall be sufficiently broad enough to respond to the duties and obligations of the vendor.
 - c. **Drone Aviation Liability:** if a drone is used in the project, insurance coverage of not less than \$1,000,000 per occurrence and \$2,000,000 aggregate is required, including coverage for in flight operations, bodily injury, and property damage. Coverage shall include invasion of privacy and trespass.
 - d. **Environmental/Pollution Liability:** applicable to the work being performed combined single limit per occurrence shall not be less than \$2,000,000 and \$2,000,000 aggregate per policy period of one year.

- e. **Aircraft Liability:** If work involves use of an aircraft, Aircraft Liability insurance is required covering all owned and non-owned aircraft with a per occurrence limit of not less than \$1,000,000.
- f. **Watercraft Liability:** If work involves use of watercraft, Protection and Indemnity insurance is required with limits not less than \$1,000,000 per occurrence.

If Consultant maintains broader coverage and/or higher limits than the minimums shown above, the City of Unalaska, its officials, employees, volunteers or agents (collectively, “the City”), shall be entitled to the broader coverage and/or the higher limits maintained by the Consultant. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

B. Additional Insurance Provisions

- 1. **Acceptability of Insurers and Cancellation Notification:** Consultant shall place coverage with insurance companies rated at least A-:VIII by A.M. Best Company, or companies specifically approved by the City. These policies providing coverage shall contain provisions and endorsements stating that coverage shall not be suspended, voided, canceled, reduced in coverage or in limits except after thirty (30) days’ prior written notice.
- 2. **Additional insureds:** The City shall be covered as additional insured as respects liability arising out of services performed by the Consultant. The coverage shall contain no special limitations on the scope of protection afforded to the City and this additional insured status shall be endorsed upon the Commercial General Liability policy and any other policies where so allowed.
- 3. **Primary Coverage:** For any claims related to contracted services performed by the Consultant, Consultant’s insurance coverage shall be primary coverage as respects the City. Any issuance of self-insurance maintained by the City shall be excess of Consultant’s insurance and shall not contribute to it.
- 4. **Waiver of Subrogation:** There shall be no right of subrogation against the City by which any insurer of the consultant may acquire against the city by virtue of payment of loss under any such insurance. Consultant agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation.
- 5. **Deductibles and Self-Insured Retentions:** In the event any insurance coverage required contains any self-insured retention or deductible, Consultant shall be responsible for such self-insured retention or deductible. Any such self-insured retention shall be evidenced on the applicable Certificate of Insurance.
- 6. **Verification of Coverage:** Before service begins Consultant shall furnish the City with Certificate(s) of Insurance on standard ACORD insurance form(s) evidencing required insurance coverage and all required amendatory endorsements. Failure to obtain the required certificates and endorsements prior to beginning service shall not waive Consultant’s obligation to provide them and shall not affect the coverage provided to the City. Acceptance of Certificates of Insurance with deficient or erroneous coverage does not absolve Consultant from carrying and maintaining the required coverage.

Certificates of Insurance shall be prepared and emailed to:

Certificate Holder: City of Unalaska, Dept. of Public Works
PO Box 610, Unalaska
Unalaska, AK 99685

Email to: mkielmeyer@ci.unalaska.ak.us and risk@ci.unalaska.ak.us

The City reserves the right to request complete, certified copies of full insurance policies, including endorsements.

- 7. Sub-Consultants Coverage:** If the Consultant employs sub-Consultants to perform any work here under, the Consultant agrees to require such sub-Consultants to obtain, carry, maintain, and keep in force during the time in which they are engaged in performing any work or service hereunder, policies of insurance which comply with all requirements. This requirement is applicable to sub-Consultants of any tier. It is further agreed that upon request by the City, the Consultant will provide copies of any and all sub-Consultant certificates of insurance and endorsements for review of compliance.
- 8. Maintenance of Coverage:** Failure by the Consultant to maintain the required insurance coverage or to comply with the above, may, at the option of the City, be deemed defective work and remedied in accordance with the service contract.
- 9. Notification of Change in Requirements:** The City may modify these insurance requirements for any extension term due to changes in scope of work or changes in market conditions.

ATTACHMENT D
City of Unalaska-Roof Assessments Final Report



**CITY OF UNALASKA
CITYWIDE ROOF ASSESSMENT PROJECT**

ROOF ASSESSMENT OF 27 BUILDING ROOFS



LOCATION: VARIOUS LOCATIONS THROUGH-OUT UNALASKA

SEPTEMBER 2025 [DRAFT]



Cornerstone
ARCHITECTURAL GROUP

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Prepared by:
Cornerstone Architectural Group

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APPENDICES

APPENDIX A – UNALASKA AQUATIC CENTER ROOF ASSESSMENT

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APPENDIX E – COST ESTIMATE FACTORS

APPENDIX F – OTHER ROOF REPLACEMENT CONSIDERATIONS

EXECUTIVE SUMMARY

This combined report documents roof surveys and assessments at twenty-seven existing properties throughout Unalaska, as well as four building condition assessments. Standards of the National Roofing Contractors Association (NRCA) were the benchmark for all assessments.

The existing roof systems included metal standing seam, EPDM membrane roof systems, cedar shingles and inverted roof membrane systems (IRMA). Roof cuts were not conducted, so verification of thermal and fire ratings cannot be substantiated.

Our team was onsite for two 8-hour days, Wednesday, July 30 and Thursday, July 31. Roof surveys were conducted in accordance with industry standards by a Registered Architect and Registered Roof Consultant.

Following is a list of properties with high-level determinations of the roof systems.

Building Name	Determinations
Department of Public Safety	Metal Roof Areas = Good Determination: Provide a maintenance project Recommended Budget: \$334,750
Amaknak Island Fire Station	Metal Roof Areas = Failing Determination: Provide single ply membrane roof overlay within the next 3 years Recommended Budget: \$253,500
Unalaska City Hall	Shingle Roof Areas = Fair EPDM Roof Areas = Good Determination: Provide a maintenance project Recommended Budget (Shingle): \$282,750 Recommended Budget (EPDM): \$19,500
Unalaska High School	Roof Area C = Fair Roof Area F = Fair Roof Areas A, B, D = Failed Roof Area E = Failed Determination: Maintenance projects and/or roof replacements in the next year Recommended Budget C: \$185,250 (Maintenance) Recommended Budget F: \$601,250 (Maintenance) Recommended Budget A, B, & D: \$3.64 million (Replace) Recommended Budget E: \$1.92 million (Replace)
Eagle Elementary School	Metal Roof Areas = Good Determination: Provide a maintenance project Recommended Budget: \$1.1 million
Unalaska Public Works Building	EPDM Roof Areas = Fair Determination: Provide a single ply membrane roof overlay Recommended Budget: \$1.56 million
Supply Warehouse	Metal Roof Areas = Failed Determination: Provide a metal roof replacement project in the next two years Recommended Budget: \$1.82 million
Museum of the Aleutians	Metal Roof Areas = Fair Determination: Provide a maintenance project Recommended Budget: \$302,250
PCR Community Center	Metal Roof Areas = Fair Determination: Provide a maintenance project for all roof areas Recommended Budget: \$828,750
Burma Chapel	Shingle Roof Areas = Failing Determination: Replace the shingle roof within the next year Recommended Budget: \$487,500

Building Name	Determinations (Continued)
New Powerhouse	Metal Roof Areas = Fair Determination: Provide a maintenance project Recommended Budget: \$1.63 million
Old Powerhouse	Roof Areas = Failed Determination: Provide a ballasted liquid applied fabric reinforced roof in the next 2 years Recommended Budget: \$1.53 million
Power Sub Station	Metal Roof Areas = Failing Determination: Provide a hybrid overlay recover project in the next 2 years Recommended Budget: \$1.0 million
Pyramid Water Treatment Plant	Metal Roof Areas = Fair Determination: Provide a coating over roof Recommended Budget: \$2.93 million
Water Treatment Plant	Metal Roof Areas = Fair to Failing Determination: Provide a maintenance project Recommended Budget: \$211,250
Liquid Steam Building	Metal Roof Areas = Good Determination: Provide a maintenance project Recommended Budget: \$243,750
Bailer Building	Metal Roof Areas = Fair Determination: Provide a maintenance project Recommended Budget: \$409,500
Leachate Building	Metal Roof Areas = Good Determination: Provide a maintenance project Recommended Budget: \$42,250
C.E.M. Boat Harbor Building	Metal Roof Areas = Good Determination: Provide a maintenance project Recommended Budget: \$65,000
C.E.M. Boat Harbor Waste Oil Building	Metal Roof Areas = Good Determination: Provide a maintenance project Recommended Budget: \$30,875
Marine Center Warehouse	Metal Roof Areas = Failing Determination: Provide a single ply membrane roof overlay within the next 2 years Recommended Budget: \$331,500
USCG Docking Building	Metal Roof Areas = Good Determination: Provide a maintenance project Recommended Budget: \$29,250
Tom Madsen Airport	Low Slope Roof Areas = Fair Metal Roof Areas = Good Determination: Provide roof repairs and upgrades Recommended Budget (Low Slope): \$1.7 million Recommended Budget (Metal): \$377,000
8 Plex	Metal Roof Areas = Good Determination: Provide a maintenance project Recommended Budget: \$260,000
4 Plex	Metal Roof Areas = Good Determination: Provide a maintenance project Recommended Budget: \$100,750

Building Name	Determinations (Continued)
69 & 79 Lear	Metal Roof Areas = Good Determination: Provide a maintenance project Recommended Budget: \$87,750
81 & 85 Lear	Metal Roof Areas = Good Determination: Provide a maintenance project Recommended Budget: \$81,250

Based on our team’s observations, we recommend that roof replacement and repair projects be enacted as outlined above.

Finally, our total estimated cost for the recommended scope of work is \$25 million dollars, excluding: Escalation, Alaska State Sales Tax and Soft Cost. See Appendix E for Cost Estimate Factors.

Respectfully,



André Coppin, Registered Architect | Registered Roof Consultant
Principal & Project Manager
Cornerstone Architectural Group
www.cornerstonearch.com

A. EXISTING CONDITION SURVEY

Date of Investigation:	Wednesday July 30, 2025, 1:00 pm to 7:00 pm Thursday July 31, 2025, 9:00 am to 6:00 pm
Weather:	High of 64° , Mostly Cloudy [July 30 th] High of 68° , Mostly Cloudy with Light Rain [July 31 st]
Areas of Observation:	Roof Areas
Investigation Team:	André Coppin, Architect Cornerstone Architectural Group Lance Swanson, CAD Manager Cornerstone Architectural Group Azavier Coppin, Roof Observer Cornerstone Architectural Group Peter Brown, Structural Engineer PSM Consulting Engineers Phil Crawford, Electrical Engineer Hultz BHU Engineers Justen Cowan, Mechanical Engineer Hultz BHU Engineers

Synopsis of Observations:

Cornerstone arrived at the first site, the Public Works Building, located at 1035 East Broadway Ave, Unalaska, AK at around 1:00 pm on July 30th. The team checked in with Jim Shaishnikoff, Facilities Maintenance Manager and was briefed on accessibility and logistics. After the meeting, the team began observations with the Facilities Building staff onsite. The list of roofs observed during day 1 are listed below.

- Unalaska Public Works Building
- Supply Warehouse
- Eagle's View Elementary School
- C.E.M Boat Harbor Office
- C.E.M Boat Harbor Waste Oil Building
- 69 & 79 Lear Road Housing
- 81 & 85 Lear Road Housing
- Tom Madsen Airport

On the second day, July 31, the team arrived at Unalaska High School around 9am. The following buildings and roofs were visited during the day as outlined below.

- Department of Public Safety
- Unalaska City Hall
- Amaknak Island Fire Station
- Museum of the Aleutians
- PCR Community Center
- Burma Chapel
- New Powerhouse
- Old Powerhouse
- Power Substation
- Pyramid Water Treatment Plant
- Waste Water Treatment Plant
- Liquid Steam Building
- Bailer Building
- Leachate Building
- Marine Center Warehouse
- USG Docking Building
- 8-Plex Housing
- 4-Plex Housing

The following section outlines salient observations from each property, provides a recommended scope of work, and an estimate of probable cost.

Roof areas and systems are classified into four categories as follows:

Good	10+ years of service life remaining
Fair	5+ years of service life remaining
Failing	2 - 3 years of service life remaining
Failed	1 year or less remaining

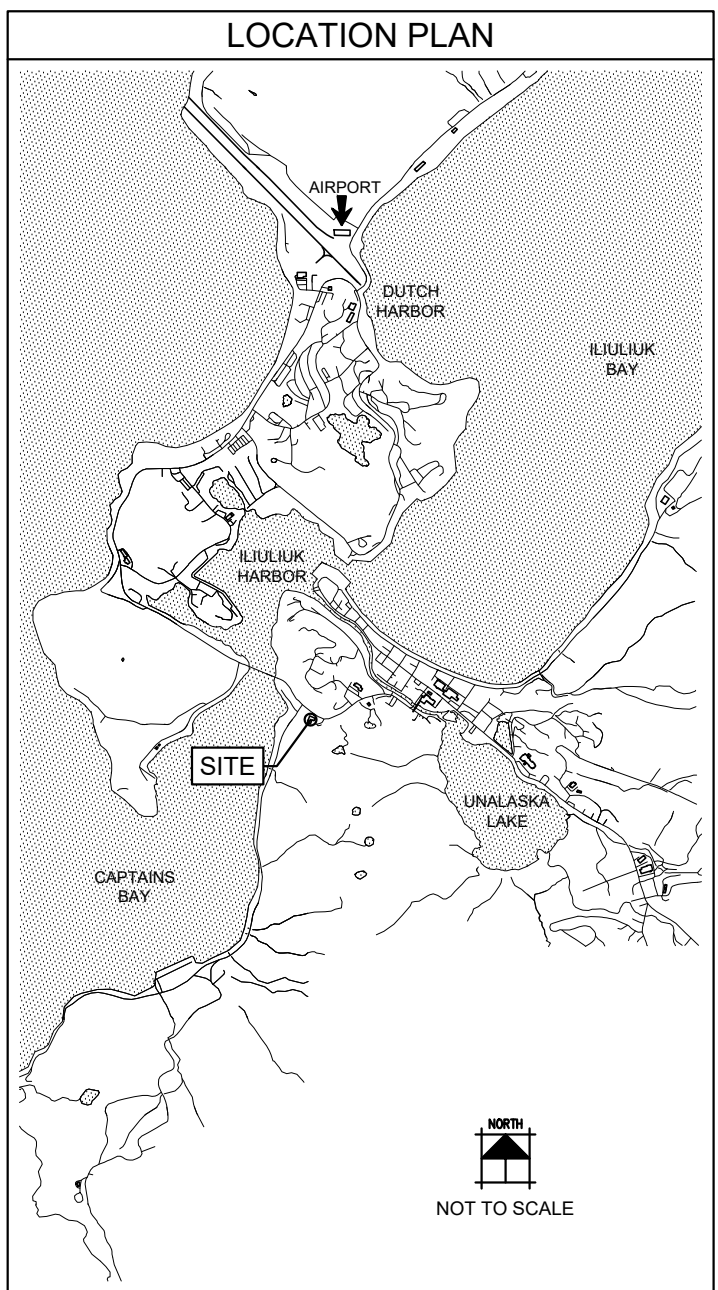
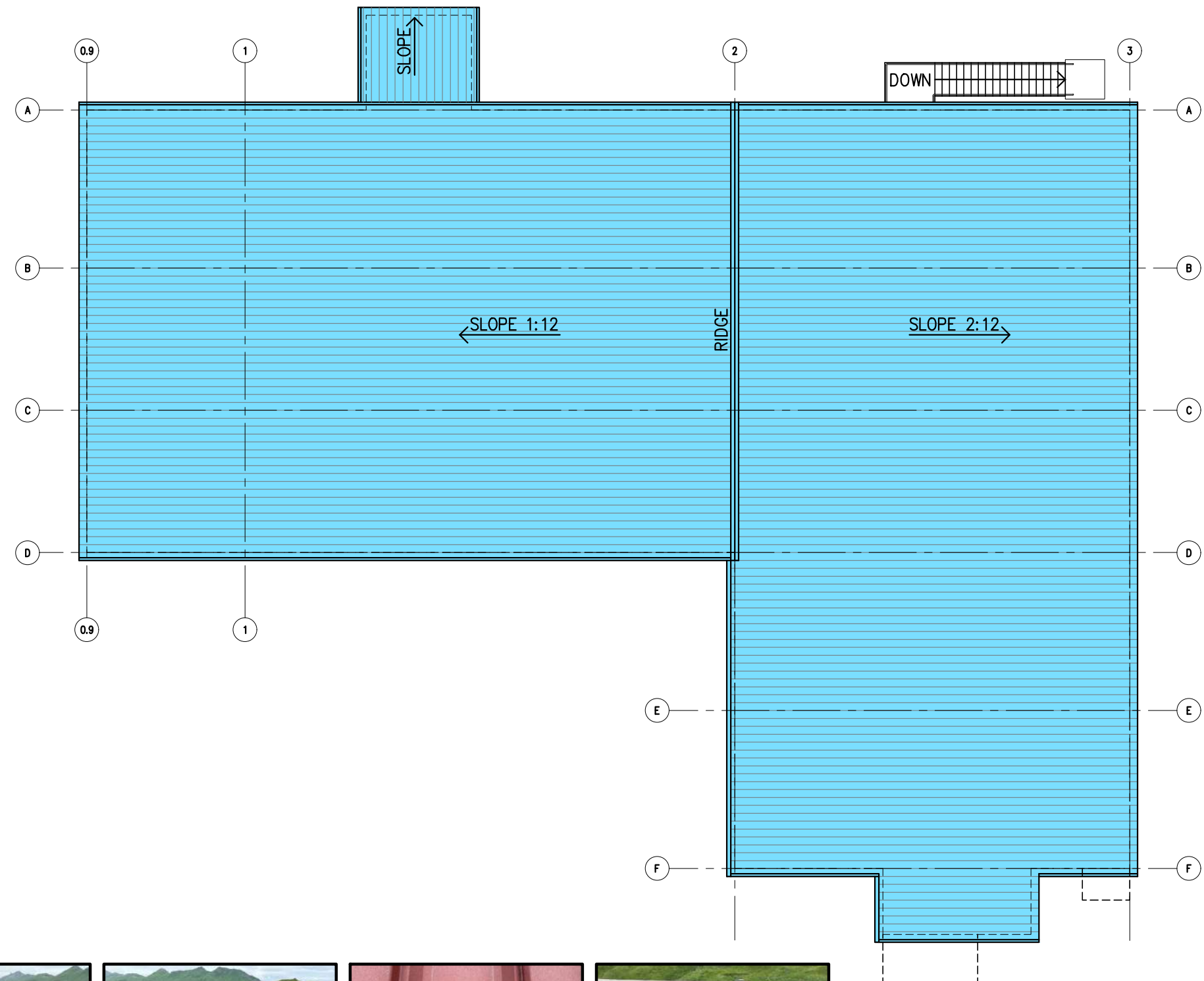
B. ROOF OBSERVATIONS



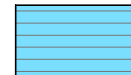
Photo: Site visit was accompanied by drop-in roof consultant.

Building Name	Department of Public Safety Building - ASSESSMENT
Building Address	29 Safety Way
General Building Description	<p><i>Roof:</i> 12” wide corrugated trapezoidal standing seam metal roof panels with exterior fastened laps. Gable roof at a slope of 1/12 with a ridge line off centered draining to the eaves.</p> <p><i>Walls:</i> Metal siding (second floor) + Lapped wood siding (first floor)</p>
Roof Material Observations	<p><i>Roofing:</i> Prefabricated trapezoidal standing seam metal corrugated panels</p> <p><i>Drainage:</i> Dual slope to the exterior walls [No gutters]</p> <p><i>Copings:</i> Preformed metal copings at gable edge</p> <p><i>Flashings:</i> Preformed metal ridge flashing</p> <p><i>Penetrations:</i> Various penetrations were observed including soil vent pipes, chimney and cable stays for multiple large antennas</p>
Condition Observations	<ul style="list-style-type: none"> • Panels appear generally in “<u>good</u>” condition, with no signs of damage or degradation. No rusting was observed on the roofing panels. (See photos A & B on page AR-1) • Exposed fasteners at panel laps are rusted with degraded and incorrectly installed washers. (See photo #2 on page 1-3 and photo C on page AR-1) • Metal panel closures at the ridge were resealed, indicating possible avenues of water infiltration points. (See photos 3, 4, & 5 on page 1-3 and photo #8 on page 1-4) • Incorrect (or non-industry standard) lapping of copings and flashings. (See photo D on page AR-1) • Local failure of the panel seam tape was observed at a few locations. (See photo #7 on page 1-4)
General Assessment	The existing metal roof is in <u>good</u> condition with minimal signs of degradation. With proper maintenance exacted, the roof should last another 10+ years.
Recommendation	Provide a maintenance project with the following scope of work - <ol style="list-style-type: none"> 1. Replace all fasteners with upgraded washers 2. Replace sealant at all ridge closures 3. Replace all penetration flashings 4. Replace lap sealant at failed locations
Estimated Cost of Repair & Budget	Roof Area: 10,300 sf Budget: 10,3000 sf X \$32.50/sf = \$334,750.00

September 25, 2025 - 10:42 AM - BECKY - O:\GOVERNMENT\UNALASKA\3_DRAWINGS\00_AR SHEETS - REPORT\AR-1_DEPT OF PUBLIC SAFETY.DWG



LEGEND

 METAL ROOF
Area: 10,300 SF

BUILDING ADDRESS

29 Safety Way
Unalaska, AK 99685



AR-1 Photo A



AR-1 Photo B



AR-1 Photo C



AR-1 Photo D



ROOF PLAN – DEPARTMENT OF PUBLIC SAFETY

SCALE: 1/16" = 1'-0"








**CITY OF UNALASKA
ROOF ASSESSMENT REPORT**

09/23/2025

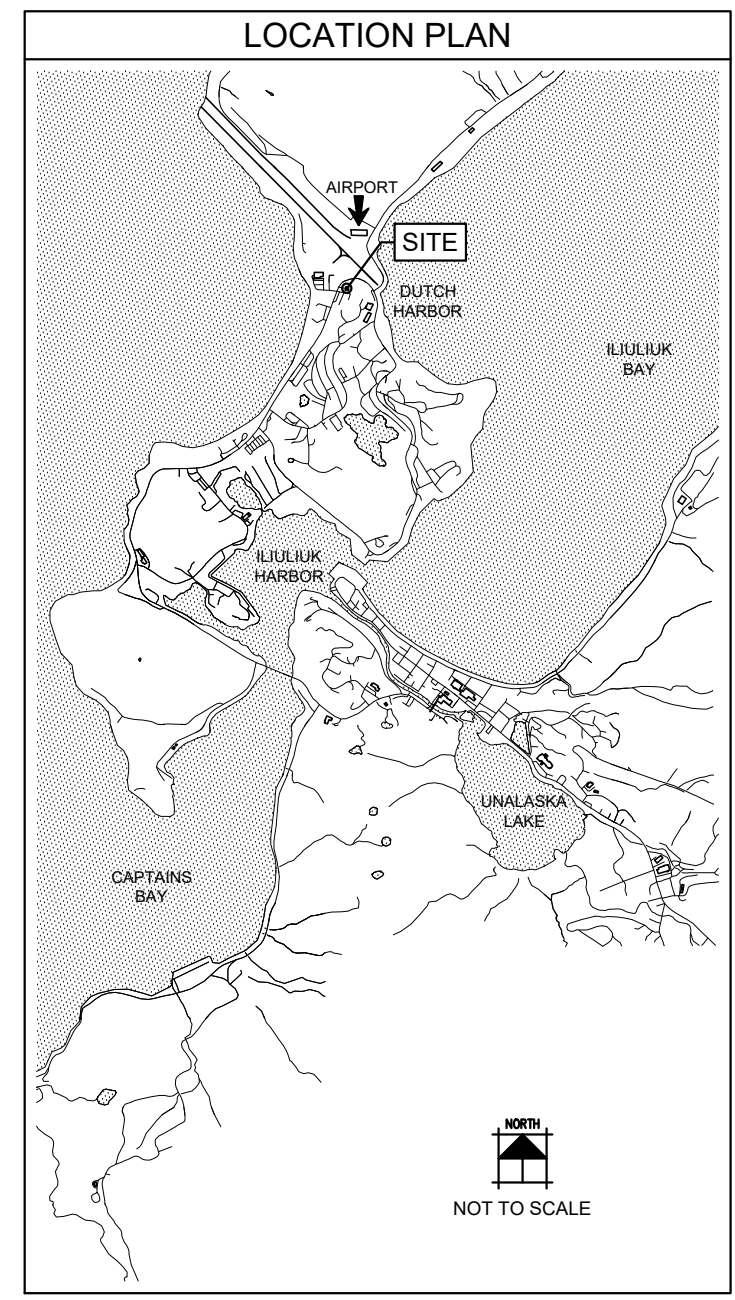
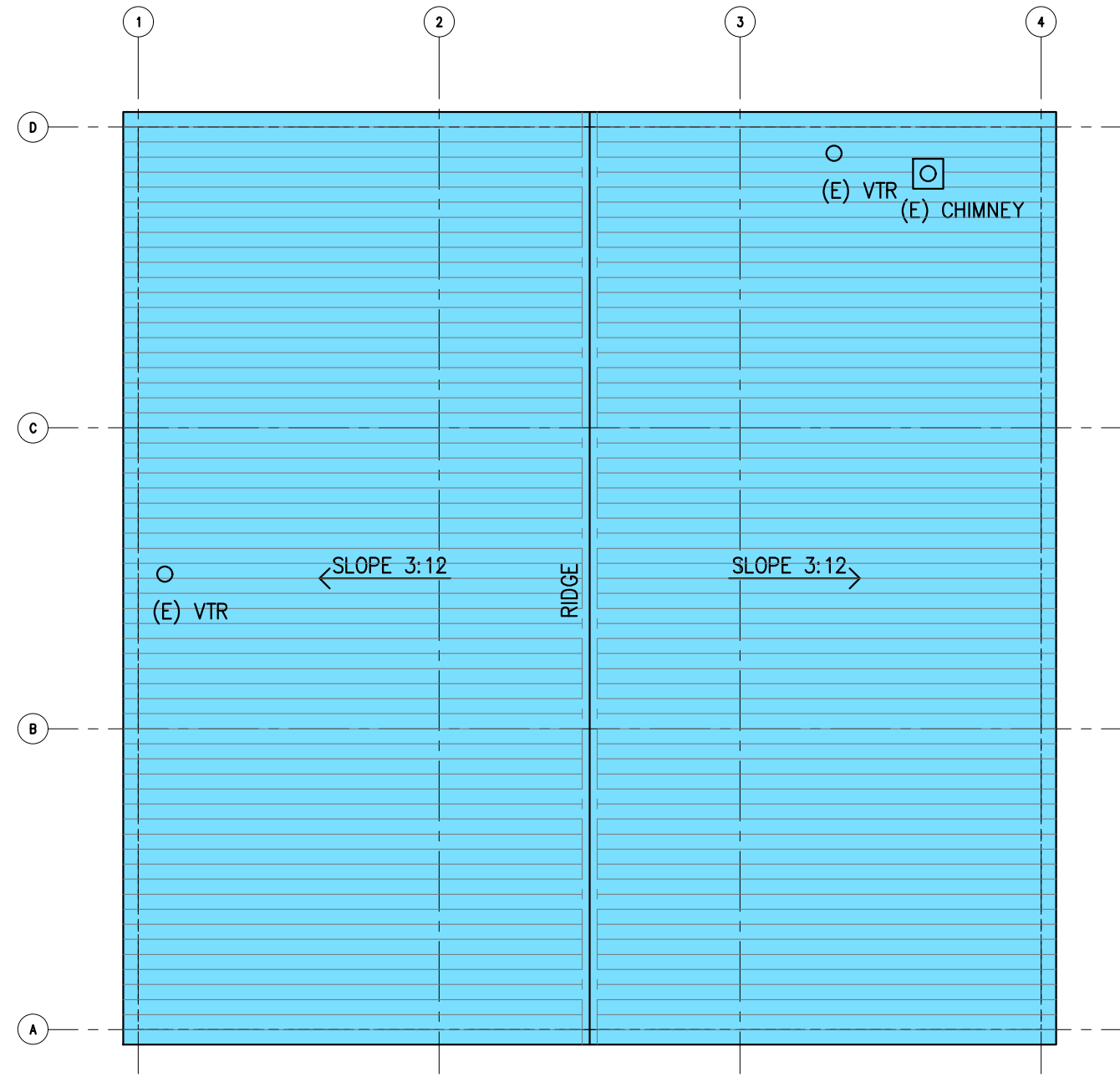
AR-1

Building Name	Department of Public Safety Building - PHOTOS [Page 1 of 2]	
		<p><i>Photo #1: Missing roof support fasteners</i></p> <p><i>Photo #2: Hex head fastener gaskets starting to crack and fall apart</i></p>
		<p><i>Photo #3: Sealant between layers deteriorating</i></p> <p><i>Photo #4: Sealant around ridge cap separating in spots and growing moss</i></p>
		<p><i>Photo #5: Moss growing in sealant</i></p> <p><i>Photo #6: Boots around support anchors open to the weather</i></p>

Building Name	Department of Public Safety Building - PHOTOS [Page 2 of 2]	
		<p><i>Photo #8: Sealant joints peeling away or just not in the correct spot</i></p>
<p><i>Photo #7: Sealant around edge flashings and transitions cracked</i></p>		
		<p><i>Photo #10: Misc. Photo</i></p>
<p><i>Photo #9: Vent pipe rusting and leaching onto roof panels</i></p>		
		<p><i>Photo #11: Misc. Photo</i></p>

Building Name	Amaknak Island Fire Station - ASSESSMENT
Building Address	2713 Airport Beach Road
General Building Description	<p><i>Roof:</i> 18” wide corrugated trapezoidal standing seam metal roof panels with exterior fastened laps. Gable roof at a slope of 3/12 with a symmetrical ridge line centered draining to the eaves.</p> <p><i>Walls:</i> Corrugated metal siding</p>
Roof Material Observations	<p><i>Roofing:</i> Prefabricated trapezoidal standing seam metal corrugated panels</p> <p><i>Drainage:</i> Dual slope to the exterior walls. No gutters.</p> <p><i>Flashings:</i> Preformed metal ridge and rake flashings</p> <p><i>Penetrations:</i> 2 soil vent pipes + one chimney</p>
Condition Observations	<ul style="list-style-type: none"> • Panels appear generally in “<u>fair</u>” condition, with signs of damage and degradation. The factory coating (assumed to be Kynar/Hylar 5000) was observed to be coming off in spots, exposing the base material to corrosion. (See photos #1 & #2 on page 2-3) • <u>Active leak in the building at the ridge.</u> (See photo #8 on page 2-4) • Exposed fasteners at panel laps are rusted with degraded washers. (See photo #3 on page 2-3) • Exposed fasteners backed out. (See photo #9 on page 2-4) • Metal panel closures at the ridge were resealed, indicating avenues of previous water infiltration points. (See photo #4 on page 2-3) • Incorrect (or non-industry standard) lapping of copings and flashings. (See photo #11 on page 2-4) • Deteriorated sealant at the flashing closure. (See photo #10 on page 2-4) • Broken soil vent pipe & incorrect termination of flashing. (See photo #12 on page 2-4) • Non-Industry standard termination of ridge flashing. (See photo #11 on page 2-4)
General Assessment	The existing metal roof is in failing condition with major signs of degradation. If repairs are not completed in the next 3 years, widespread failures will occur.
Recommendation	Provide a repair project with the following scope of work - <ol style="list-style-type: none"> 1. Provide a single ply roof overlay over existing metal roof panels.
Estimated Cost of Repair & Budget	Roof Area: 3,900 square feet Budget: 3,900 sf X \$65/sf = \$253,500.00

September 25, 2025 - 10:42 AM - BECKY - O:\GOVERNMENT\UNALASKA\3_DRAWINGS\00_AR SHEETS - REPORT\AR-2_AMAKNAK FIRE HALL.DWG



LEGEND	
	METAL ROOF Area: 3,900 SF

BUILDING ADDRESS
2713 Airport Beach Road Unalaska, AK 99692



AR-2 Photo A



AR-2 Photo B



AR-2 Photo C

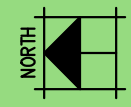


AR-2 Photo D



ROOF PLAN – AMAKNAK ISLAND FIRE STATION

SCALE: 3/32" = 1'-0"



CITY OF UNALASKA
ROOF ASSESSMENT REPORT

09/23/2025

AR-2

Building Name

Amaknak Island Fire Station - PHOTOS [Page 1 of 2]

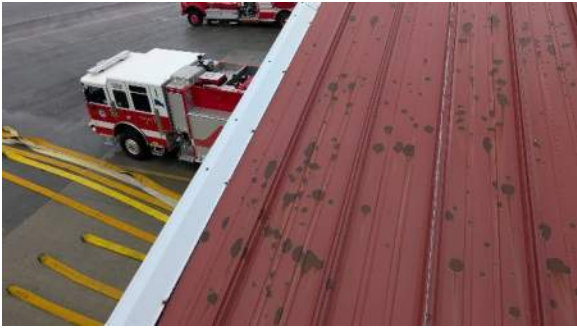


Photo #1: Large rust spots covering entire corrugated metal roof



Photo #2: Large rust spots covering entire corrugated metal roof, continued



Photo #3: Exposed fasteners at panel laps









Photo #4: Metal closure panel at ridge re-sealed



Photo #5: Rusted chimney hood and base, sealant starting to pull away

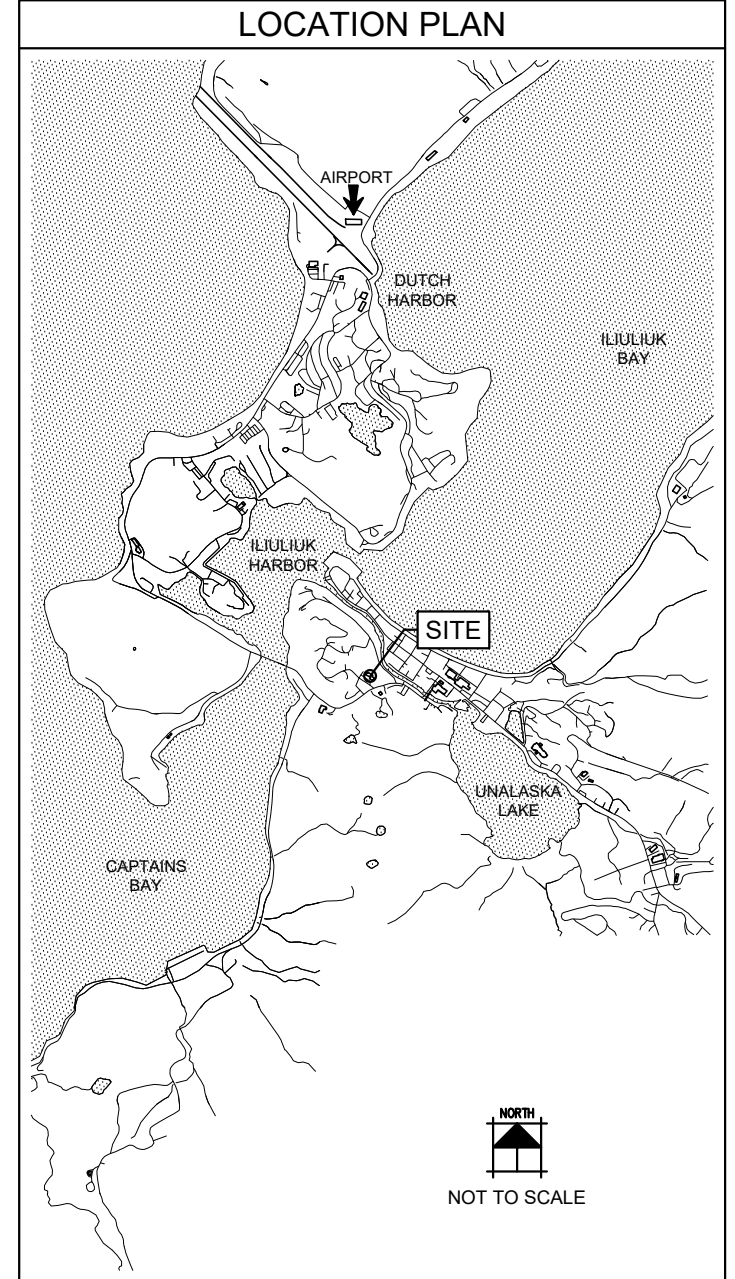
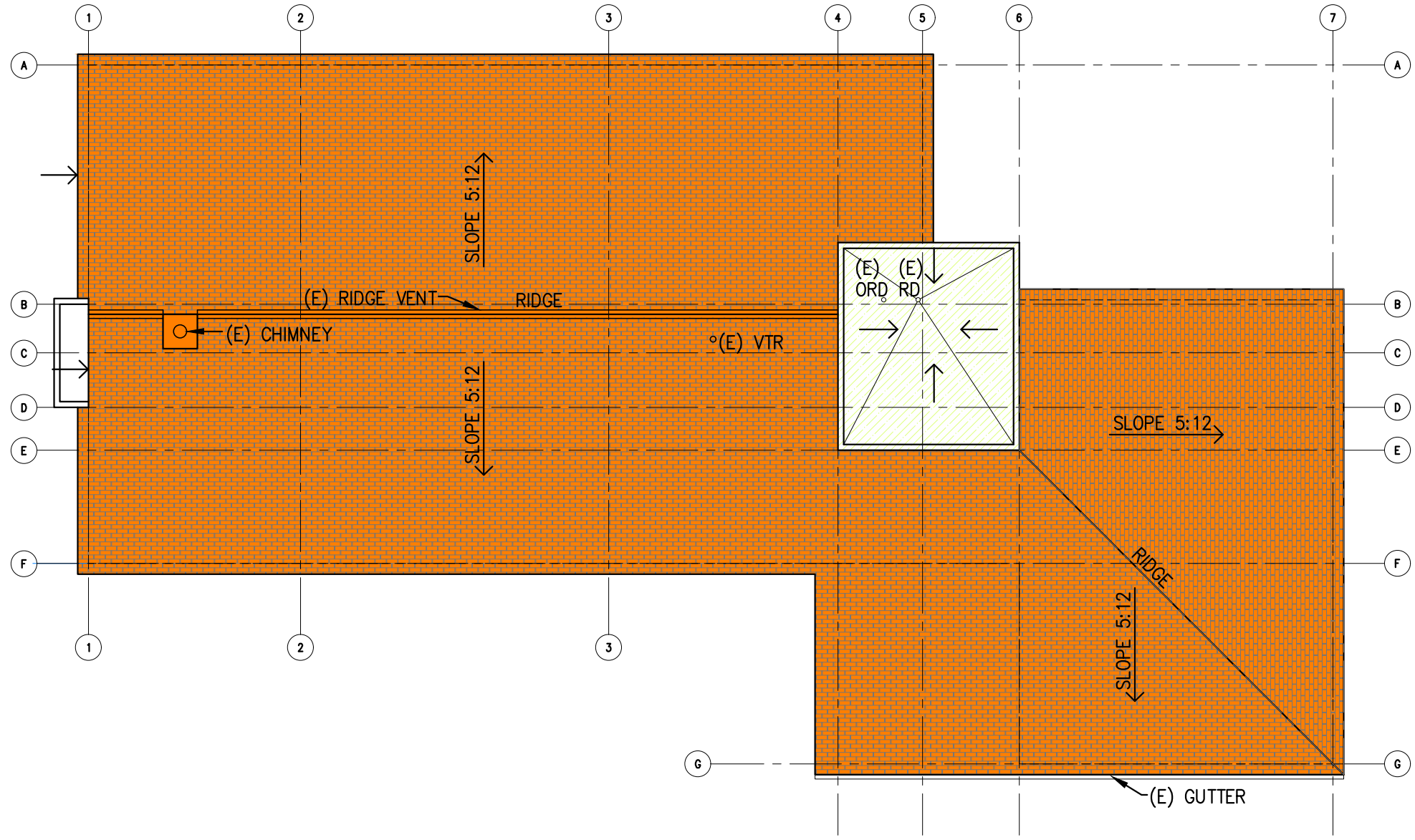


Photo #6: Rusted chimney hood and base, sealant starting to pull away, continued

Building Name	Amaknak Island Fire Station - PHOTOS [Page 2 of 2]	
		<p><i>Photo #7: Corrugated metal roof edge rusted back to first row of fasteners, both sides entire distance</i></p> <p><i>Photo #8: Observed roof leaking inside the building. South side, back of the building by structural framing. It was raining at the time of observation</i></p>
		<p><i>Photo #9: Some gasketed hex head fasteners are backed out or not sealing properly</i></p> <p><i>Photo #10: Sealant along edge flashing is deteriorating and pulling away from surface</i></p>
		<p><i>Photo #11: Non-industry standard coping/flashing termination</i></p> <p><i>Photo #12: Broken soil vent pipe & incorrect termination of flashing</i></p>

Building Name	Unalaska City Hall - ASSESSMENT
Building Address	43 Raven Way
General Building Description	<p><i>Main Roof:</i> Wood shingles of varying widths <i>Upper Roof:</i> EPDM (adhered) <i>Walls:</i> Wood panels and lapped siding</p>
Roof Material Observations	<p><i>Roofing:</i> Cedar (assumed) shingles + EPDM Roof (black) <i>Drainage:</i> Dual slope (gable and hip sections) to the exterior walls [No gutters] <i>Copings:</i> Preformed sheet metal copings at upper roof <i>Flashings:</i> Preformed metal drip edge flashings <i>Penetrations:</i> Soil vent pipe penetrations</p>
Condition Observations	<ul style="list-style-type: none"> • Shingles <ul style="list-style-type: none"> ○ Generally, “<u>fair</u>” condition. (See photo B on page AR-3) ○ Damaged shingles (See photos #4 & #7 on page 3-3) ○ Buildup of moss (See photo #14 on page 3-4) ○ Damaged snow melt wires (See photo #12 on page 3-4) ○ Plant growth at one location (See photo #2 on page 3-3) ○ Improper nailing at ridge/hip (See photo #5 on page 3-3) ○ Exposed fasteners (See photo #10 on page 3-4) ○ Lichen stains (discoloration) at shingle field (See photo #11 on page 3-4) • EPDM Roof Membrane <ul style="list-style-type: none"> ○ Generally, in “<u>good</u>” condition. (See photo #10 on page 3-4) ○ A few locations of objects protruding under the membrane. (See photo #3 on page 3-3)
General Assessment	<p><u>Shingles:</u> The shingles are in fair condition currently. If a maintenance project is enacted, the life of the shingle roofs could be extended for another 10+ years.</p> <p><u>EPDM Membrane:</u> The membrane roof is in good condition, with only minor repairs required to extend the life of the roof 10+ years.</p>
Recommendation	<p>Provide a maintenance project with the following scope of work -</p> <ol style="list-style-type: none"> 1. Replace damaged and missing shingles 2. Clean and treat shingles for fire and exposure resistance 3. Replace ridge and hip flashings with metal at shingle roof 4. Repair fastener protruding object areas at EPDM roof
Estimated Cost of Repair & Budget	<p>Shingle Roof Area: 8,700 sf Shingle Roof Area Budget: 8,700 sf X \$32.50/sf =\$282,750.00 EPDM Roof Area: 600 sf EPDM Roof Area Budget: 600 sf X \$32.50/sf =\$19,500.00</p>

September 22, 2025 - 12:57 PM - BECKY - O:\GOVERNMENT\UNALASKA\3_DRAWINGS\00_AR SHEETS - REPORT\AR-3_CITY HALL.DWG



LEGEND	
	CEDAR SHINGLE Area: 8,700 SF
	EPDM ROOF Area: 600 SF

BUILDING ADDRESS

43 Raven Way
Unalaska, AK 99685



AR-3 Photo A



AR-3 Photo B



AR-3 Photo C



AR-3 Photo D



ROOF PLAN - CITY HALL

SCALE: 1/16" = 1'-0"



CITY OF UNALASKA ROOF ASSESSMENT REPORT

09/23/2025

AR-3

Building Name

Unalaska City Hall - PHOTOS [Page 1 of 2]



Photo #1: Grass and vegetation growing on cedar and membrane roofing



Photo #2: Grass and vegetation growing on cedar and membrane roofing, continued



Photo #3: Protruding object under the membrane roof. High wear point, potential puncture hazard



Photo #4: Cedar shakes at ridge broken or missing



Photo #5: Cedar shakes on roof missing



Photo #6: Cedar shakes on roof missing, continued



Photo #7: Cedar shakes on roof damaged



Photo #8: Section of exterior wall torn off

Building Name

Unalaska City Hall - PHOTOS [Page 2 of 2]



Photo #9: Grass and vegetation growing on cedar and membrane roofing



Photo #10: Exposed fasteners



Photo #11: Lichen stains at shingle field



Photo #12: Deteriorated pipe flashing



Photo #13: Hazardous conduit location



Photo #14: Grass and vegetation growing on cedar and membrane roofing, continued

Building Name	Unalaska High School - ASSESSMENT
Building Address	55 E. Broadway Avenue
General Building Description	<p>Roofs: Mixture of various types of standing seam metal roofs and low slope membrane roofs.</p> <p>Walls: Wood lapped siding with exposed fasteners</p>
Roof Material Observations	<p>Roofing: Metal Roofing (Two Types)</p> <ul style="list-style-type: none"> • 12” wide prefab. bulb standing seam (Roof C) • 18” wide prefab. single lock standing seam (Roof F) <p>Low Slope Membrane Roofing (Two Types)</p> <ul style="list-style-type: none"> • EPDM [White factory coated and non-coated] (Roofs A, B & D) • Thermoplastic [PVC or TPO] (Roof E) <p><i>Note: See AR-4 after page 4-3 for Roof Areas</i></p> <p>Drainage: Multiple slopes to exterior walls or onto lower roofs</p> <p>Copings: Preformed metal copings</p> <p>Flashings: Preformed metal flashings</p> <p>Penetrations: Various penetrations observed including, soil vent pipes, chimney flues, exhaust vents and various HVAC equipment.</p>
Condition Observations	<p><u>Metal Roofing</u></p> <ul style="list-style-type: none"> • Roof Area C <ul style="list-style-type: none"> ○ Panels appear generally in “<u>fair</u>” condition, with no signs of damage or degradation. (See photo B on page AR-4) ○ Metal panel closures at the ridge were resealed, indicating avenues of previous water infiltration points. (See photo #42 on page 4-11) ○ High buildup of moss and plants against the ridge can cause roots to damage the roofing (See photo #41 on page 4-11) ○ Degraded fasteners at the ridge flashing (See photo #42 on page 4-11) ○ Resealed work was completed at the joints of the ridge flashing (See photo #41 on page 4-11) ○ Degraded gaskets at panel ends (See photo #40 on page 4-11) • Roof Area F <ul style="list-style-type: none"> ○ Panels appear generally in “<u>failing</u>” condition, with signs of damage and degradation. The factory coating (assumed to be Kynar/Hylar 5000) was observed to be coming off in spots, exposing the base material to corrosion. (See photo #45 on page 4-12)

- Holes caused by fastener tear out from penetration snow guards reverse laps (*See photo #49 on page 4-12*)
- High wall and ridge flashing appear to be functioning well. (*See photo #45 on page 4-12*)
- Exposed fasteners at panel ends and snow bars are rusted with degraded washers. (*See photo #49 on page 4-12*)
- Vent penetration flashings are not detailed according to industry standards. (No draw band or rain hats) (*See photo #45 on page 4-12*)
- Missing fasteners at the ridge flashing (*See photo #45 on page 4-12*)
- Rusted mechanical vents (*See photo #50 on page 4-12*)
- Degraded sealant joints (*See photo #45 on page 4-12*)

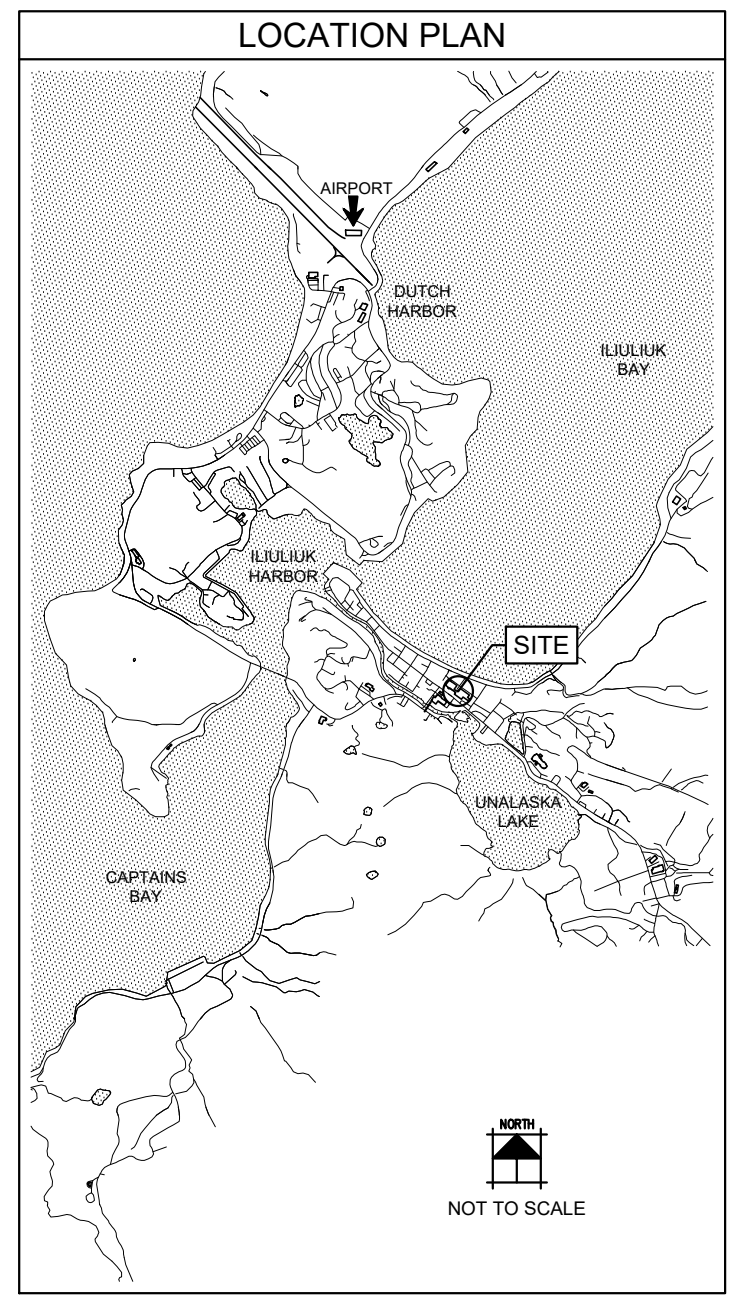
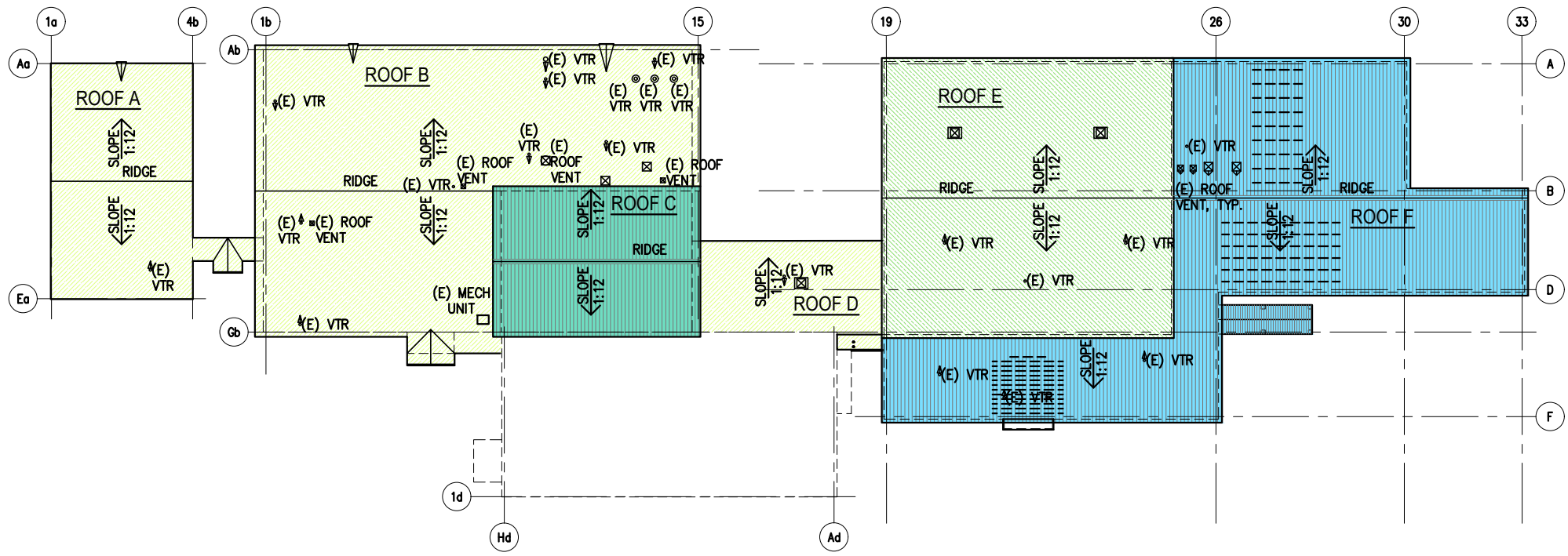
Low Slope Membrane Roofing

- Roof A, B & D
 - Buildup of moss and lichen (*See photo #4 on page 4-5*)
 - Multiple seam repairs (*See photo #25 on page 4-9*)
 - Open seams at perimeter flashing (*See photo C on page AR-4*)
 - Multiple failed repair patches (*See photo #10 on page 4-6*)
 - Multiple locations of “soft” areas indicative of moisture in the roof system (*See photo #28 on page 4-9*)
 - Vent penetration under the NRCA recommended flashing height (*See photo #29 on page 4-9*)
 - Degraded membrane has caused a hole in the roof and subsequent wetting of the substrate board (*See photo #16 on page 4-7*)

- Roof E
 - Previous wind blow-off failure now being held in place with surface fastened battens (*See photo #33 on page 4-10*)
 - Roof areas weighed down with old truck and tractor tires (*See photo #31 on page 4-10*)
 - Unadhered seams (*See photo #34 on page 4-10*)
 - Degraded edge flashings (*See photo #19 on page 4-8*)
 - Exposed fasteners at edge flashings (*See photo #21 on page 4-8*)
 - Holes in membrane (*See photo #13 on page 4-7*)

<p>General Assessment</p>	<p><u>Roof Area C</u> (Metal Roof): Fair condition. If a maintenance project is enacted the life of the roof could be extended by another 10+ years.</p> <p><u>Roof Area F</u> (Metal Roof): Fair condition. With a maintenance project, the life of the roof could be extended by 10+ years.</p> <p><u>Roof Area A, B & D</u> (EPDM Roof): Failed condition with no appreciative service life left.</p> <p><u>Roof Area E</u> (Thermoplastic Roof): Failed condition with no remaining service life.</p>
<p>Recommendation</p>	<p><u>Roof Area C</u> (Metal Roof):</p> <ol style="list-style-type: none"> 1. Clean roof area 2. Replace the ridge flashings 3. Replace all fasteners with new including washers <p><u>Roof Area F</u> (Metal Roof):</p> <ol style="list-style-type: none"> 1. Clean roof area 2. Replace the ridge flashings 3. Replace all fasteners with new including washers <p><u>Roof Area A, B & D</u> (EPDM Roof):</p> <ol style="list-style-type: none"> 1. Demolish the entire roof system to expose the substrate 2. Replace substrate boards as required (provide an allowance) 3. Insall roof insulation and coverboard as code required. 4. Install a hybrid roof system with a torch applied base sheet and hot asphalt fleece back single ply membrane <p><u>Roof Area E</u> (Thermoplastic Roof):</p> <ol style="list-style-type: none"> 1. Demolish the entire roof system to expose the substrate 2. Replace substrate boards as required (provide an allowance) 3. Insall roof insulation and coverboard as code required. 4. Install a hybrid roof system with a torch applied base sheet and hot asphalt fleece back single ply membrane
<p>Estimated Cost of Repair & Budget</p>	<p>Roof Area C: 5,700 sf Roof Area C Budget: 5,700 sf X \$32.50/sf =\$185,250.00 Roof Area F: 18,500 sf Roof Area F Budget: 18,500 sf X \$32.50/sf =\$601,250.00 Roof Area A, B & D: 28,000 sf Roof Area A, B & D Budget: 28,000 sf X \$130.00/sf =\$3,640,000.00 Roof Area E: 14,800 sf Roof Area E Budget: 14,800 sf X \$130.00/sf =\$1,924,000.00</p>

September 22, 2025 - 1:09 PM - BECKY - O:\GOVERNMENT\UNALASKA\3_DRAWINGS\00_AR_SHEETS - REPORT\AR-4_UNALASKA_HS.DWG



LEGEND	
	METAL ROOF C Area: 5,700 SF
	METAL ROOF F Area: 18,500 SF
	EPDM ROOF Area: 28,000 SF
	THERMOPLASTIC Area: 14,800 SF



AR-4 Photo A



AR-4 Photo B



AR-4 Photo C



AR-4 Photo D

BUILDING ADDRESS
55 E. Broadway Avenue
Unalaska, AK 99685



ROOF PLAN – UNALASKA HIGH SCHOOL

SCALE: 1/64" = 1'



**CITY OF UNALASKA
ROOF ASSESSMENT REPORT**

09/23/2025

AR-4

Building Name	Unalaska High School - PHOTOS [Page 1 of 8]	
		<p><i>Photo #1: Water ponding at the edge of the roof membrane</i></p> <p><i>Photo #2: Water ponding at the edge of the roof membrane, continued</i></p>
		<p><i>Photo #3: Moss growing on roof</i></p> <p><i>Photo #4: Moss growing on roof, continued</i></p>
		<p><i>Photo #5: Roof membrane covered in lichen</i></p> <p><i>Photo #6: Roof membrane covered in lichen, continued</i></p>

Building Name	Unalaska High School - PHOTOS [Page 2 of 8]	
		
<p><i>Photo #7: Roof membrane is thin in large portions, the scrim is visible through membrane</i></p>	<p><i>Photo #8: Roof membrane is thin in large portions, the scrim is visible through membrane, continued</i></p>	
		
<p><i>Photo #9: Roof membrane has been patched in several locations; many are peeling away</i></p>	<p><i>Photo #10: Roof membrane has been patched in several locations; many are peeling away, continued</i></p>	
		
<p><i>Photo #11: Roof membrane is warped or wrinkled in multiple locations</i></p>	<p><i>Photo #12: Roof membrane is warped or wrinkled in multiple locations, continued</i></p>	

Building Name	Unalaska High School - PHOTOS [Page 3 of 8]	
		
<p><i>Photo #13: Multiple large holes in membrane roofing. Sheathing beneath is rotted and wet. Roofing membrane at these locations pulls away from membrane easily</i></p>	<p><i>Photo #14: Multiple large holes in membrane roofing. Sheathing beneath is rotted and wet. Roofing membrane at these locations pulls away from membrane easily, continued</i></p>	
		
<p><i>Photo #15: Roof membrane has been patched in several locations; many are peeling away</i></p>	<p><i>Photo #16: Roof membrane has been patched in several locations; many are peeling away, continued</i></p>	
		
<p><i>Photo #17: Portions of the rake flashing have come off due to winds and reattached</i></p>	<p><i>Photo #18: Sealant is failing and has failed around roof penetrations, vents, and snow triangles</i></p>	






Building Name	Unalaska High School - PHOTOS [Page 4 of 8]	
		<p><i>Photo #19: Sealant is failing and has failed around roof penetrations, vents, and snow triangles, continued</i></p> <p><i>Photo #20: Sealant is failing and has failed around roof penetrations, vents, and snow triangles, continued</i></p>
		<p><i>Photo #21: Sealant is failing and has failed around roof penetrations, vents, and snow triangles, continued</i></p> <p><i>Photo #22: Sealant is failing and has failed around roof penetrations, vents, and snow triangles, continued</i></p>
		<p><i>Photo #23: Sealant is failing and has failed around roof penetrations, vents, and snow triangles, continued</i></p> <p><i>Photo #24: Holes in snow triangles</i></p>



Photo #25: Sealant is failing and has failed around roof penetrations, vents, and snow triangles, continued



Photo #26: Sealant is failing and has failed around roof penetrations, vents, and snow triangles, continued



Photo #27: Exhaust hood is rusted



Photo #28: Exhaust hood is rusted, continued



Photo #29: Boot at vent through roof sealant has failed and is pulling away. Steel pipe is also broken



Photo #30: Moss and grass grow in the holes in the roof membrane

Building Name

Unalaska High School - PHOTOS [Page 6 of 8]



Photo #31: Area of Repair Weighted Down with Tires and Battens Surface Fastened



Photo #32: Holes in membrane



Photo #33: Hole in Membrane



Photo #34: Open Seam at Membrane Lap



Photo #35: Sealant peeling away at exhaust vents



Photo #36: Roof patch has failed

Building Name

Unalaska High School - PHOTOS [Page 7 of 8]



Photo #37: Moss and grass growing in roof gutter. Ponding between roof and overflow and roof drain



Photo #38: Moss and grass growing in roof gutter. Ponding between roof and overflow and roof drain, continued



Photo #39: Moss and lichen at roof



Photo #40: Degraded gasket



Photo #41: Moss at roof ridge



Photo #42: Previous repairs at roof closures

Building Name

Unalaska High School - PHOTOS [Page 8 of 8]



Photo #43: Moss growing on metal roof



Photo #44: Moss growing on metal roof



Photo #45: Missing fasteners on ridge flashing



Photo #46: Rust spots all over metal roofing



Photo #47: Areas on roof where screws are missing, backed out or have been torn out



Photo #48: Coping on plinth near back door is rusting out



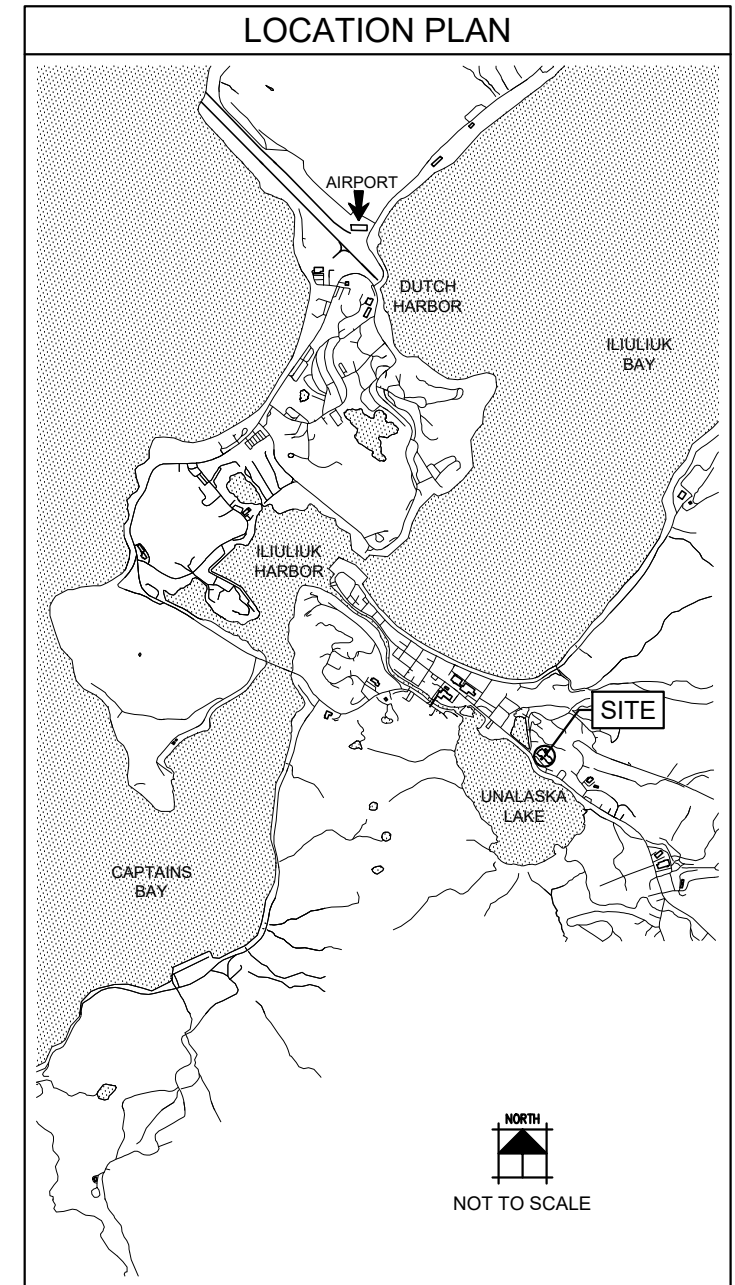
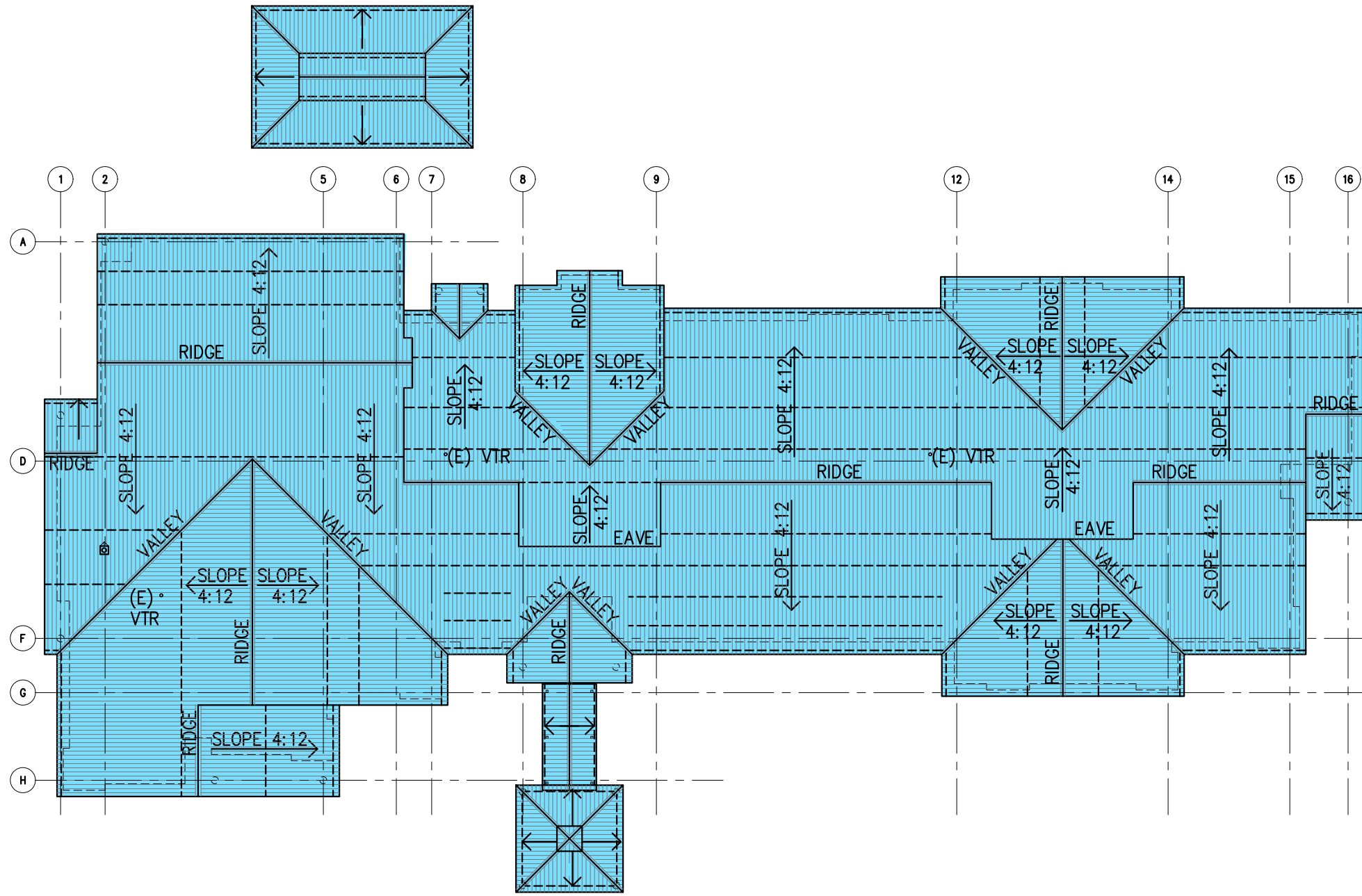
Photo #49: Snow guard bent or broken



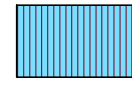
Photo #50: Fasteners torn out of metal roofing

Building Name	Eagle’s View Elementary School - ASSESSMENT
Building Address	501 E. Broadway Avenue
General Building Description	<p><i>Roof:</i> 12” wide corrugated single lock standing seam metal roof panels with exterior fastened laps. Multiple roof slopes all draining to the exterior eaves or onto lower roofs below.</p> <p><i>Walls:</i> Painted lapped wood siding</p>
Roof Material Observations	<p><i>Roofing:</i> Prefabricated 90-degree single lock standing seam metal corrugated panels</p> <p><i>Drainage:</i> Multiple slopes to the exterior walls [No gutters]</p> <p><i>Copings:</i> Preformed metal copings at roof edges</p> <p><i>Flashings:</i> Preformed metal ridge flashings and valleys</p> <p><i>Penetrations:</i> Soil vent pipes and boiler chimney</p>
Condition Observations	<ul style="list-style-type: none"> • Panels appear in “good” condition, with no signs of damage or degradation. No rusting was observed on the roofing panels. (See photo B on page AR-5) • Exposed fasteners appear in good condition with viable gaskets observed. (See photo #6 on page 5-3) • Metal panel closures at the ridges were sealed and functioning well. (See photo #9 on page 5-4) • Incorrect (or non-industry standard) lapping of flashings. (See photo #10 on page 5-4) • Multiple locations of fasteners backed out. (See photos #8 & #11 on page 5-4) • Locations of missing fasteners (See photos #1 & #2 on page 5-3)
General Assessment	The existing metal roof is in good condition with minimal signs of degradation. With proper maintenance enacted, the roof should last another 10+ years.
Recommendation	<p>Provide a maintenance project with the following scope of work -</p> <ol style="list-style-type: none"> 1. Remove unadhered flashings at joints and provide NRCA approved flashing joints 2. Tighten loose fasteners 3. Repair soil vent penetration to be watertight
Estimated Cost of Repair & Budget	<p>Roof Area: 34,000 sf</p> <p>Metal Roof Maintenance Budget: 34,000 sf X \$32.50/sf = \$1,105,000.00</p>

September 22, 2025 - 1:02 PM - BECKY - O:\GOVERNMENT\UNALASKA\3_DRAWINGS\00_AR SHEETS - REPORT\AR-5_EAGLE VIEW ES.DWG



LEGEND

 METAL ROOF
Area: 34,000 SF

BUILDING ADDRESS

501 E. Broadway Avenue
Unalaska, AK 99685



AR-5 Photo A



AR-5 Photo B



AR-5 Photo C



AR-5 Photo D



ROOF PLAN – EAGLE'S VIEW ELEMENTARY SCHOOL







SCALE: 1/32" = 1'-0"



CITY OF UNALASKA
ROOF ASSESSMENT REPORT

09/23/2025

AR-5

Building Name	Eagle's View Elementary School - PHOTOS [Page 1 of 2]	
		<p><i>Photo #1: Missing fasteners on ridge flashing</i></p> <p><i>Photo #2: Missing fasteners on ridge flashing, continued</i></p>
		<p><i>Photo #3: Hot stack cap flashing rusting and starting to degrade</i></p> <p><i>Photo #4: Hot stack cap flashing rusting and starting to degrade, continued</i></p>
		<p><i>Photo #5: Moss growing on the roof in places</i></p> <p><i>Photo #6: Sealant at ridge transition is starting to degrade</i></p>

Building Name	Eagle's View Elementary School - PHOTOS [Page 2 of 2]
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Photo #7: Rusty doorknob on roof. Removed.



Photo #8: Hex head fasteners have backed out or are not installed properly. Locations include: valleys, ridges, and edge flashings



Photo #9: Hex head fasteners have backed out or are not installed properly. Locations include: valleys, ridges, and edge flashings, continued



Photo #10: Non NRCA flashing lap

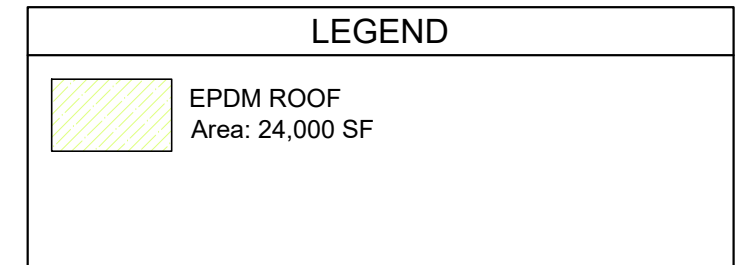
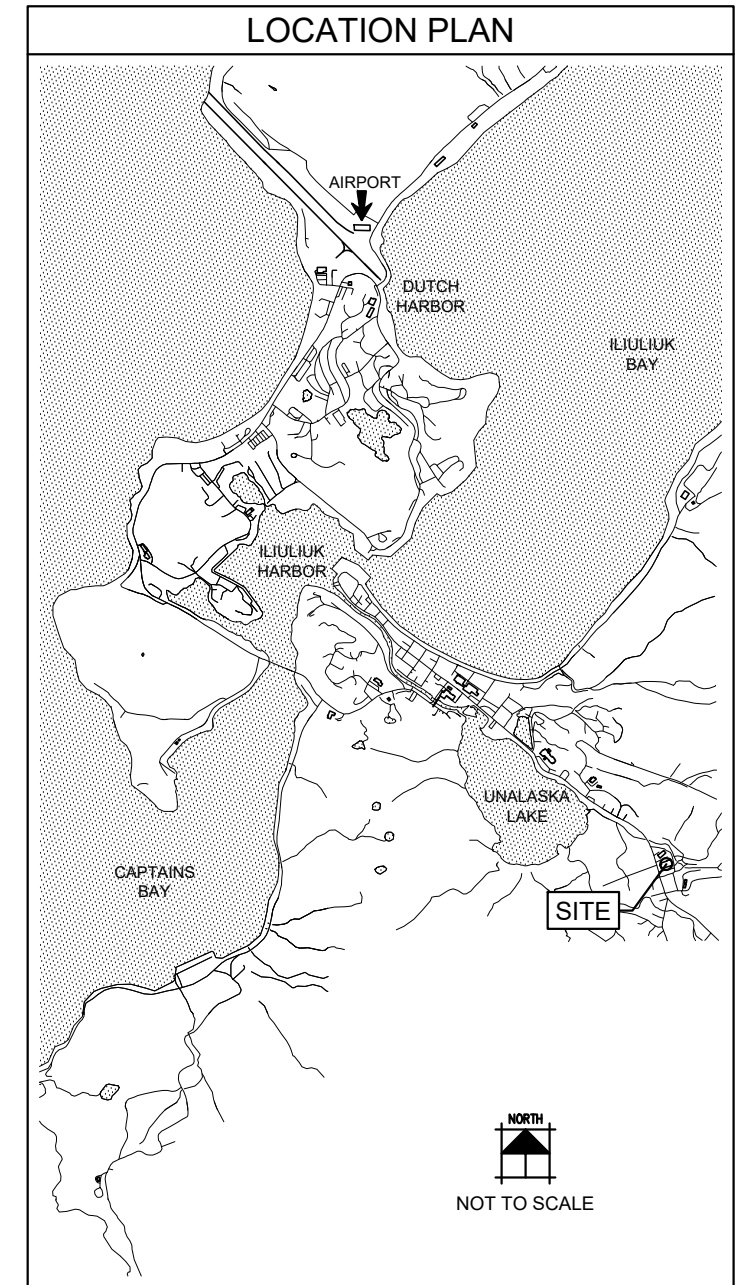
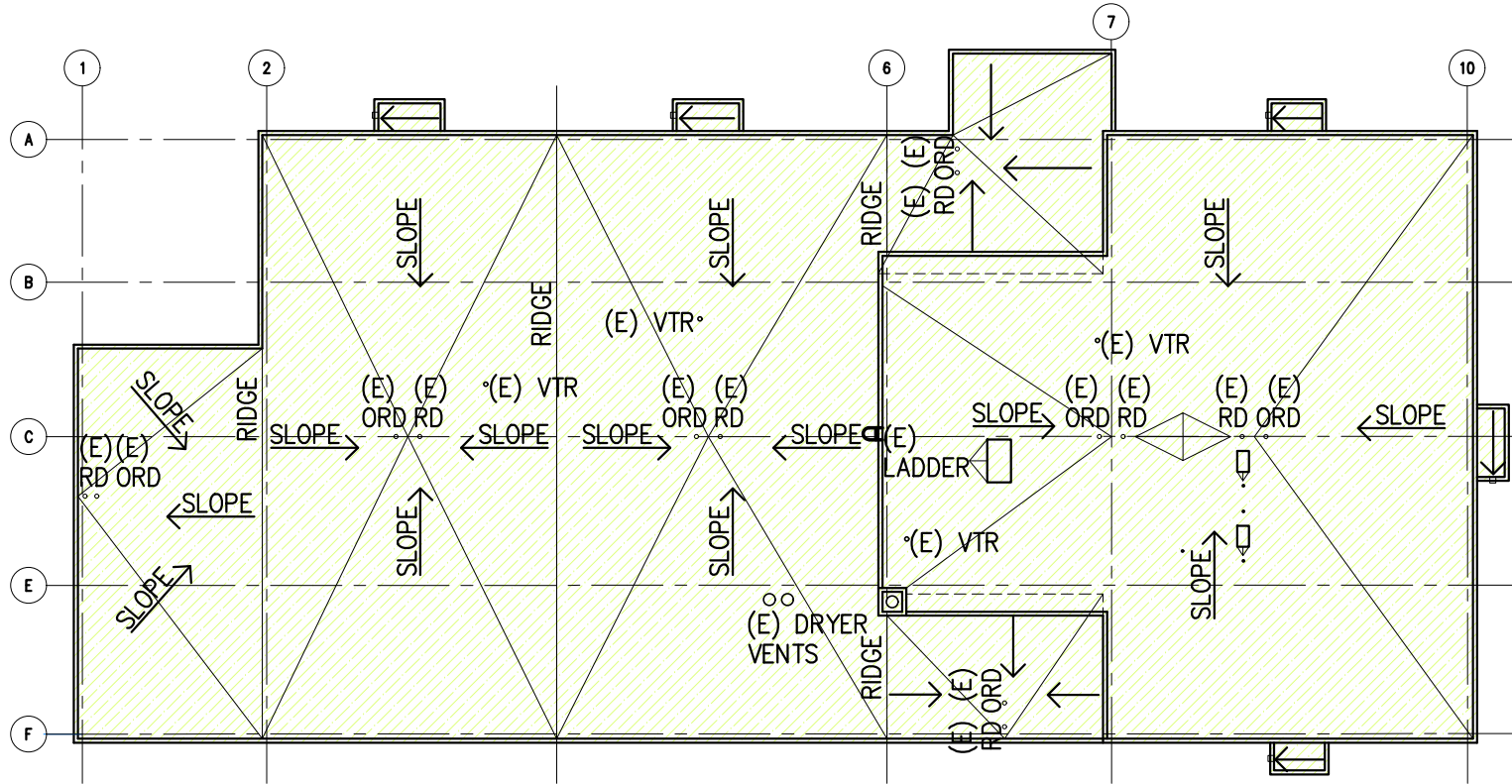


Photo #11: Hex head fasteners have backed out or are not installed properly. Locations include: valleys, ridges, and edge flashings, continued



Photo #12: Roof rake/eave

Building Name	Unalaska Public Works Building - ASSESSMENT
Building Address	1035 E. Broadway Avenue
General Building Description	<p><i>Roof:</i> EPDM membrane single ply roof</p> <p><i>Walls:</i> Metal siding</p>
Roof Material Observations	<p><i>Roofing:</i> Single ply EPDM single ply roof membrane system</p> <p><i>Drainage:</i> Slope to internal drains</p> <p><i>Copings:</i> Preformed metal copings at parapet</p> <p><i>Flashings:</i> Preformed metal flashings</p> <p><i>Penetrations:</i> Various penetrations were observed including, soil vent pipes, exhaust fans, drains and boiler chimney</p>
Condition Observations	<ul style="list-style-type: none"> • The membrane is in “<u>fair</u>” condition, beginning to show signs of failure. (See photos A & B on page AR-6) • Unadhered seams. (See photo C on page AR-6) • Holes in the membrane. (See photo #5 on page 6-3 & photo #10 on page 6-4) • Corroded metal flashing at the boiler chimney flashing. (See photo #9 on page 6-4) • Reported leak but breach could not be verified with visual observation only. • Rusted copings. (See photos #1 & #6 on page 6-3) • Volcanic ash buildup at internal drains with grass growing. Roots can cause serious damage to roofs. (See photo #3 on page 6-3) • Buildup of moss at drain (See photo #11 on page 6-4) • Area of membrane failure during high wind conditions (See photo #6 on page 6-3)
General Assessment	The existing EPDM membrane roof is in <u>fair</u> condition with some signs of degradation. With an overlay roof system enacted, the roof system should be extended 20+ years.
Recommendation	<p>Provide a maintenance project with the following scope of work -</p> <ol style="list-style-type: none"> 1. Clean the roof 2. Install a coverboard 3. Install an EPDM fleece back membrane in asphaltic adhesive (hot asphalt)
Estimated Cost of Repair & Budget	<p>Roof Area:</p> <p>EPDM Roof Recover Budget: 24,000 sf X \$65.00/sf = \$1,560,000.00</p>



BUILDING ADDRESS

1035 E. Broadway Avenue
Unalaska, AK 99685



AR-6 Photo A



AR-6 Photo B



AR-6 Photo C



AR-6 Photo D



ROOF PLAN – UNALASKA PUBLIC WORKS BUILDING

SCALE: 1/32" = 1'-0"



**CITY OF UNALASKA
ROOF ASSESSMENT REPORT**

09/23/2025

AR-6

Building Name

Unalaska Public Works Building - PHOTOS [Page 1 of 2]



Photo #1: Coping rusting. Largely at connections and lapping.



Photo #2: Roof membrane patched in multiple spots. Some have started to peel away.



Photo #3: Water ponding around roof drains & grass growing



Photo #4: Wrinkles in membrane roofing.



Photo #5: Moss and grass growing on lower roofs causing ponding




Photo #6: Perimeter membrane failure at roof corner. Weighted down with tires.



Photo #5: Hole in membrane

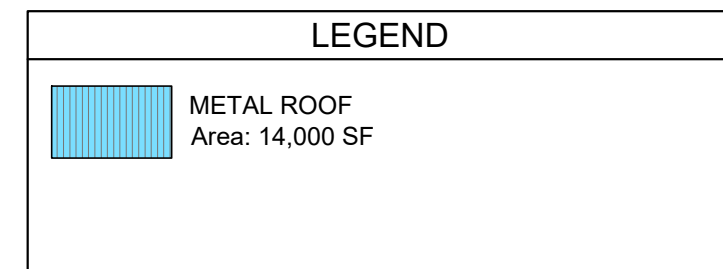
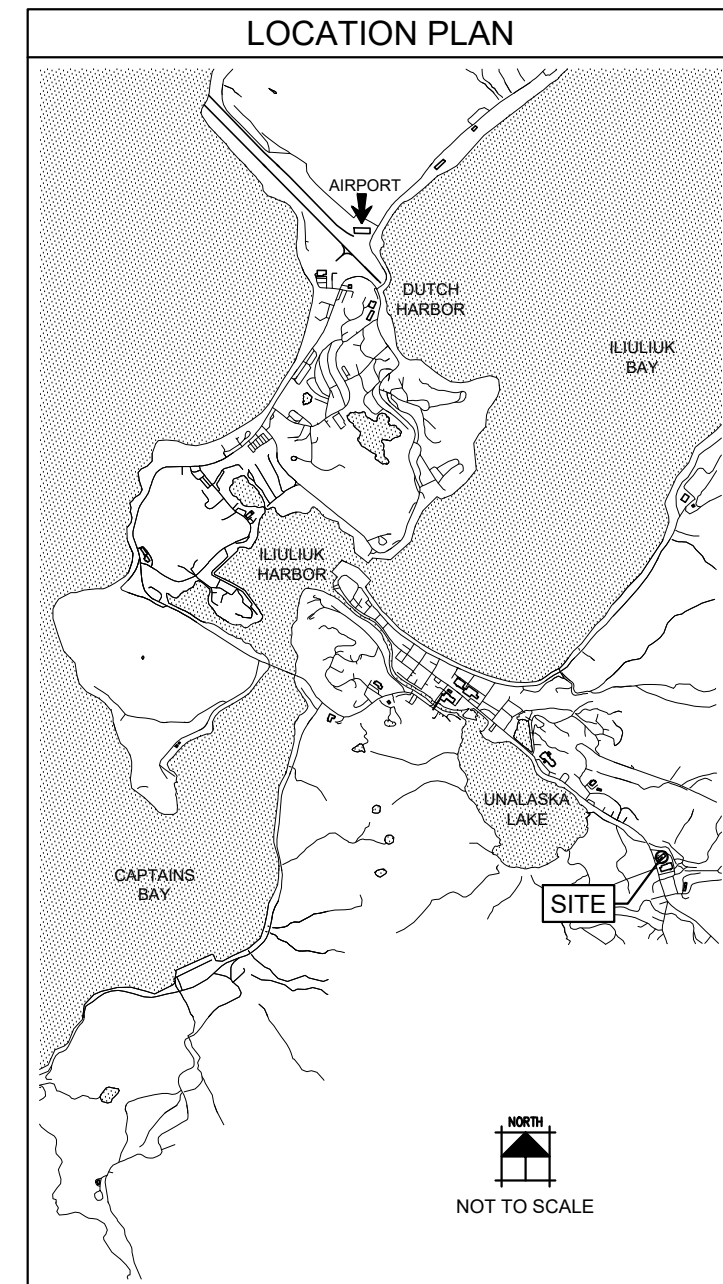
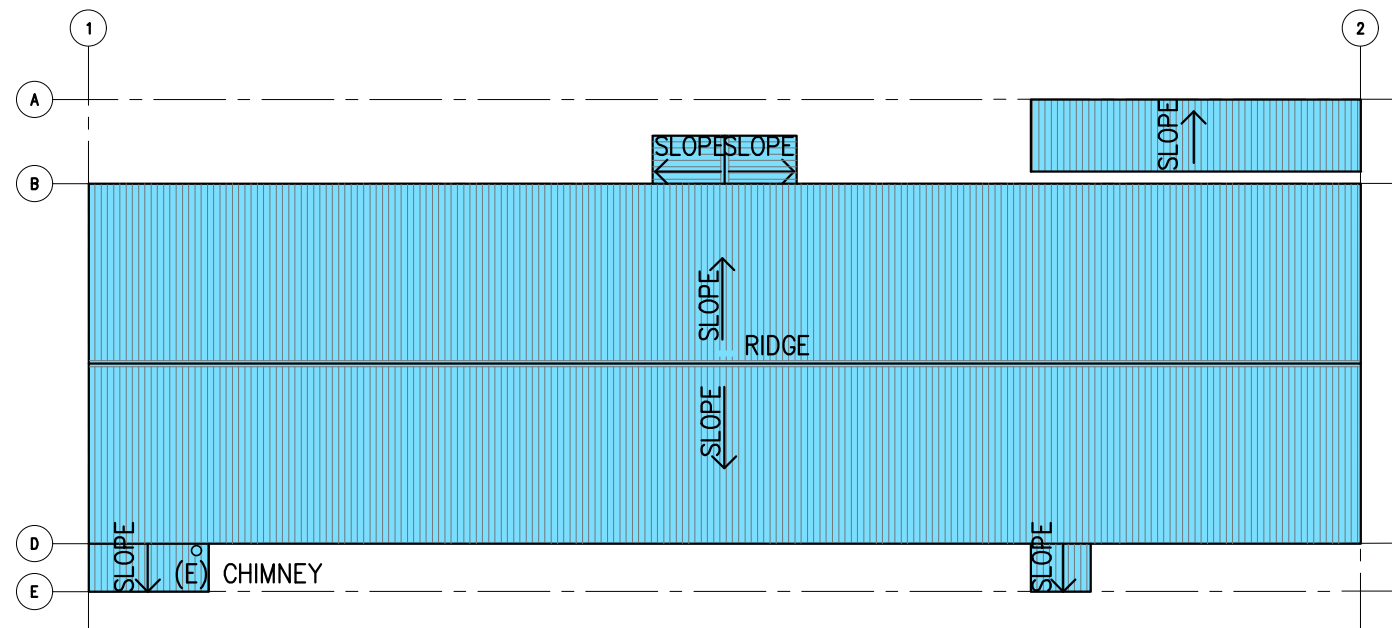


Photo #6: Corrosion at coping

Building Name	Unalaska Public Works Building - PHOTOS [Page 2 of 2]	
		
<p><i>Photo #7: Large area of insulation on upper roof is soft and squishy, indicating moisture.</i></p>	<p><i>Photo #8: Upper Roof - Object under roof membrane causing membrane to tent.</i></p>	
		
<p><i>Photo #9: Corner vent stack on upper roof - Metal covering is corroding.</i></p>	<p><i>Photo #10: Holes in membrane roofing and patches.</i></p>	
		
<p><i>Photo #11: Moss growing inside roof drains.</i></p>	<p><i>Photo #12: Roof membrane thinning out, scrim starting to show.</i></p>	

Building Name	Supply Warehouse - ASSESSMENT
Building Address	995 E. Broadway Avenue
General Building Description	<p><i>Roof:</i> 12” wide corrugated lapped seam metal roof panels with exterior fastened laps. Gable roof with a low slope and centered ridge line draining to the eaves.</p> <p><i>Walls:</i> Metal siding</p>
Roof Material Observations	<p><i>Roofing:</i> Prefabricated lapped seam metal corrugated panels</p> <p><i>Drainage:</i> Dual slope to the exterior walls [No gutters]</p> <p><i>Copings:</i> Preformed metal copings at gable edge</p> <p><i>Flashings:</i> Pre-bent ridge flashing in the panel profile</p> <p><i>Penetrations:</i> Chimney at lower shed roof</p>
Condition Observations	<ul style="list-style-type: none"> • Panels appear generally in “failing” condition, with signs of corrosion, damage and degradation. (See photos #1 & #6 on page 7-3) • Exposed fasteners at panel laps are rusted with degraded washers. (See photo #5 on page 7-3) • Fastener backout was observed at multiple locations. (See photo #4 on page 7-3) • Degraded and failed sealants at panel laps were observed. (See photo #3 on page 7-3) • A few holes in the roofing panels were noted. (See photo #2 on page 7-3)
General Assessment	The existing metal roof is at a failed condition with multiple signs of degradation. This roof system should be replaced in the next two years.
Recommendation	Provide a maintenance project with the following scope of work - 1. Replace metal roofing with a new metal roof system.
Estimated Cost of Repair & Budget	<p>Roof Area:</p> <p>New Metal Roof Budget: 14,000 sf X \$130/sf = \$1,820,000.00</p>

September 25, 2025 - 10:33 AM - MKORETZ - O:\GOVERNMENT\UNALASKA\3_DRAWINGS\00_AR SHEETS - REPORT\AR-7_SUPPLY WAREHOUSE.DWG



BUILDING ADDRESS
 995 E. Broadway Avenue
 Unalaska, AK 99685



AR-7 Photo A



AR-7 Photo B



AR-7 Photo C



AR-7 Photo D



ROOF PLAN – SUPPLY WAREHOUSE

SCALE: 1/32" = 1'-0"



CITY OF UNALASKA ROOF ASSESSMENT REPORT

09/23/2025

AR-7



Photo #1: Metal roof edge is rusting and weakening.



Photo #2: Portions of the metal roofing have severe rust spots causing holes.



Photo #3: Edges where corrugated sheets overlap have rusted away. Sealant at these locations is attached to nothing at this point.



Photo #4: Fasteners are missing in multiple spots, leaving holes in the roofing.



Photo #5: Hex head fasteners in the standing seams are rusted. Gaskets are either missing or cracked.

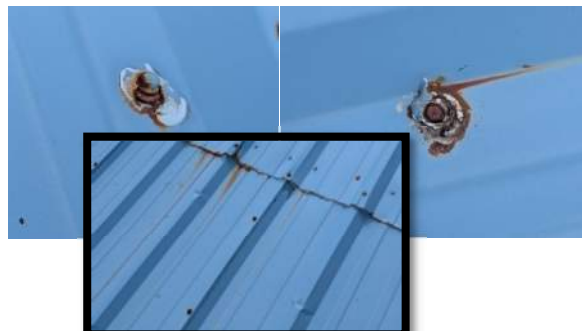
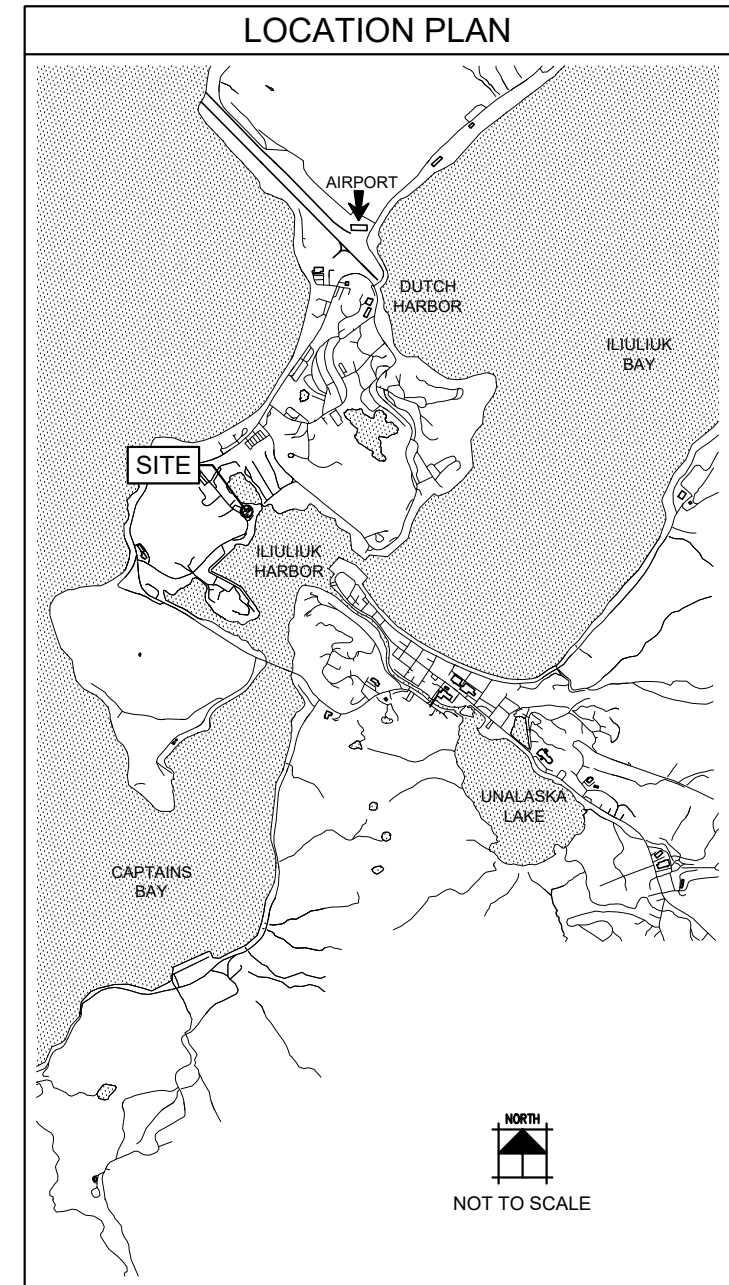
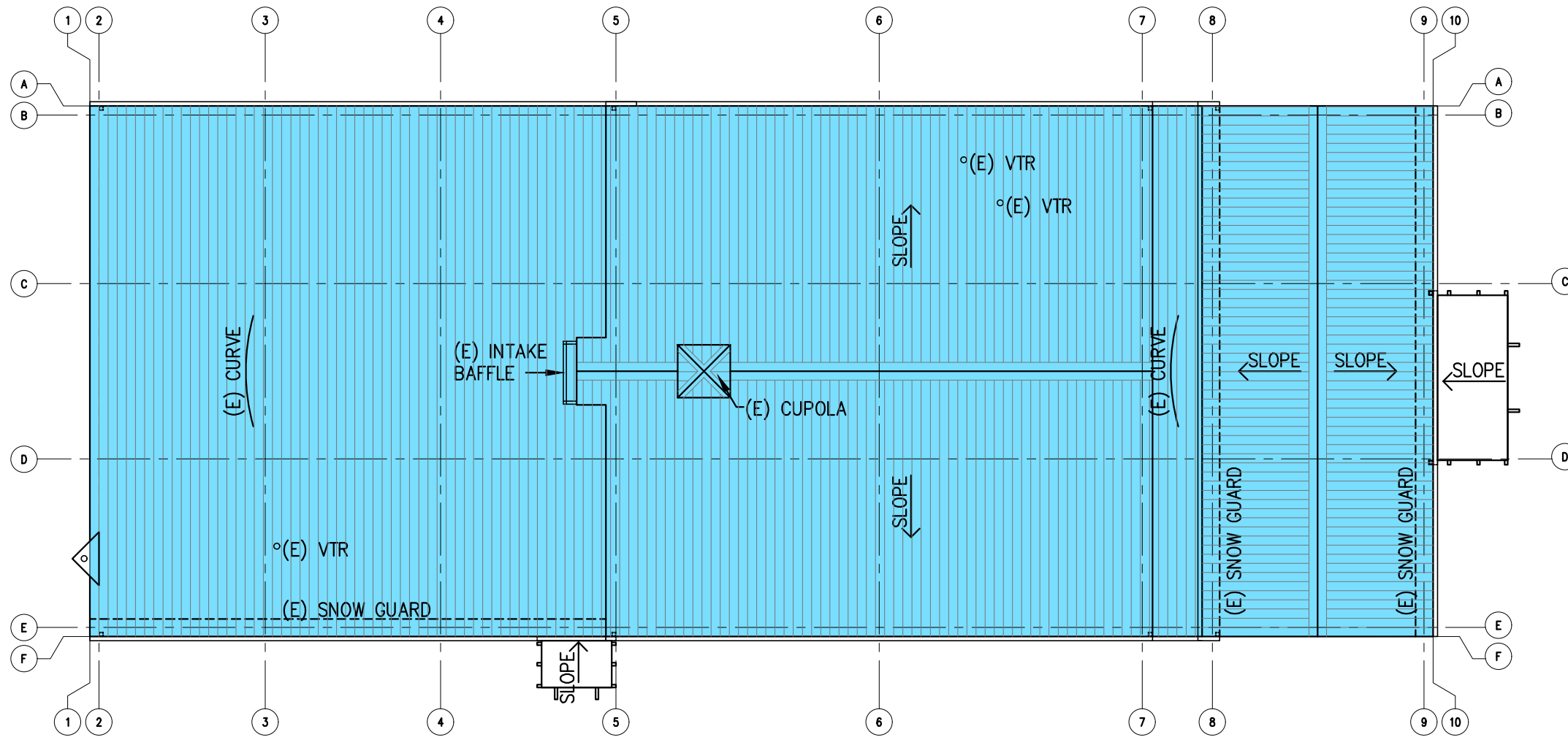
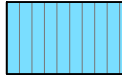


Photo #6: Top: Fasteners that have been caulked over are peeling away due to fasteners rusting. Bottom: Portions of roof are bent and damaged.

Building Name	Museum of the Aleutians - ASSESSMENT
Building Address	314 Salmon Way
General Building Description	<p><i>Roof:</i> 12” wide bulb seam profile standing seam metal roof panels with exterior fastened laps. Barrel & gable roofs at slopes of 6/12 with a ridge line centered draining to the eaves.</p> <p><i>Walls:</i> Wood lap siding with exterior fasteners</p>
Roof Material Observations	<p><i>Roofing:</i> Prefabricated triangular bulb seam standing seam metal corrugated panels</p> <p><i>Drainage:</i> Dual slope to the exterior walls with heavy gauge aluminum gutters and downspouts</p> <p><i>Flashings:</i> Preformed metal ridge flashing and copings</p> <p><i>Penetrations:</i> Various penetrations were observed including, soil vent pipes, high efficiency vent pipes and chimney.</p>
Condition Observations	<ul style="list-style-type: none"> • Panels appear generally in “<u>good</u>” condition, with no signs of damage or degradation. No rusting was observed on the roofing panels. (See photo B on page AR-8) • Fasteners appear viable and in good condition. However, some are missing. (See photo #11 on page 8-4) • Localized peeling panel finish at panel edges and at fasteners (See photo #7 on page 8-3) • Sealant repair at ridge closures at barrel roof indicate repair of previous leaks. (See photo #8 on page 8-3) • Large amount of grass growing in the gutters. Gutters have not been cleaned in a long time. (See photo #1 on page 8-3) • Gaps in gutters - probably from construction. (See photo #2 on page 8-3) • Corrosion at chimney cap flashing. (See photo #6, page 8-3) • Siding degradation where roof to wall flashing was not detailed per NRCA standards. (See photo 9 on page 8-4)
General Assessment	The existing metal roof system is in <u>fair</u> condition with minimal signs of degradation. With an adequate maintenance project enacted, the roof should last another 10+ years.
Recommendation	<p>Provide a maintenance project with the following scope of work -</p> <ol style="list-style-type: none"> 1. Ensure all fasteners are seated correctly 2. Replace sealant at all ridge closures and flashings 3. Provide saddle flashings and counterflashing at roof to wall transitions 4. Clean gutters and downspouts 5. Provide metal coating with rust inhibitor at chimney cap and at localized areas
Estimated Cost of Repair & Budget	<p>Roof Area: 9,300 sf</p> <p>Budget: 9,300 sf X \$32.50/sf = \$302,250.00</p>

September 25, 2025 - 10:43 AM - MKORETZ - O:\GOVERNMENT\UNALASKA\3_DRAWINGS\00_AR_SHEETS - REPORT\AR-8_MUSEUM.DWG



LEGEND	
	METAL ROOF Area: 9,300 SF

BUILDING ADDRESS
314 Salmon Way Unalaska, AK 99685



AR-8 Photo A



AR-8 Photo B



AR-8 Photo C



AR-8 Photo D



ROOF PLAN – MUSEUM OF THE ALEUTIANS









SCALE: 1/16" = 1'-0"







CITY OF UNALASKA
ROOF ASSESSMENT REPORT

09/23/2025

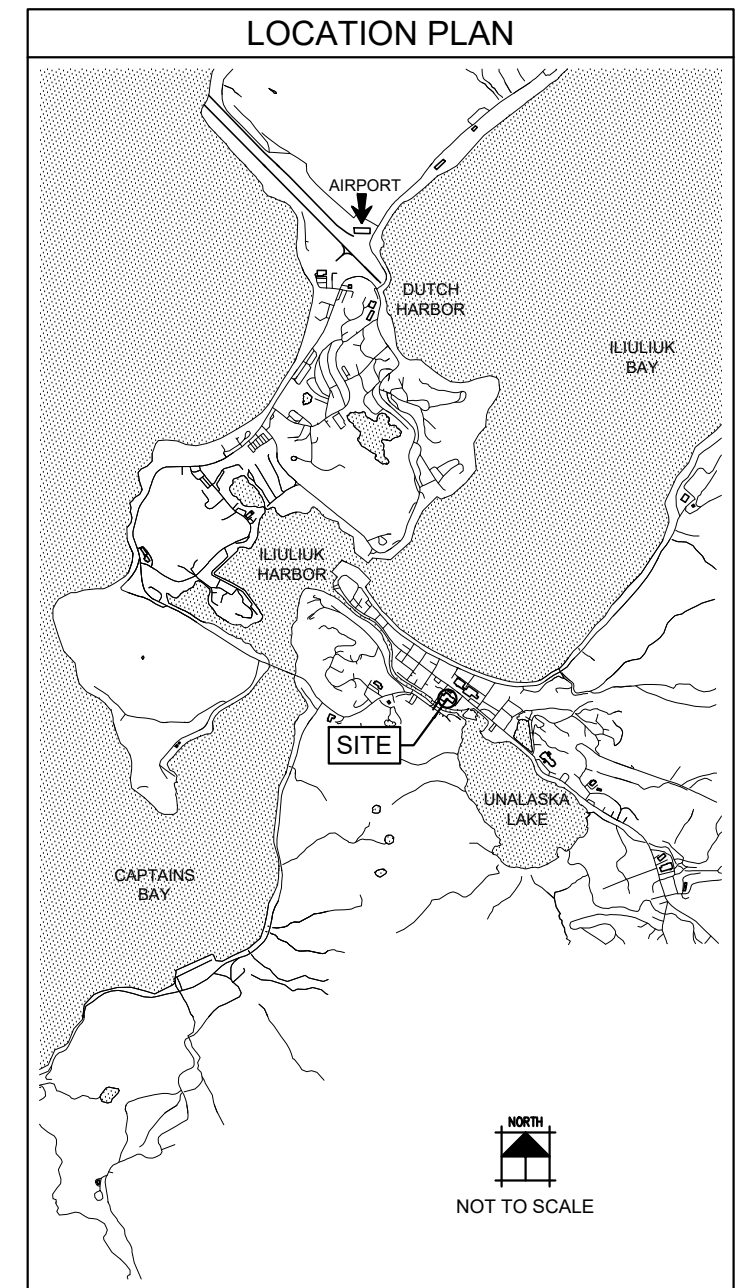
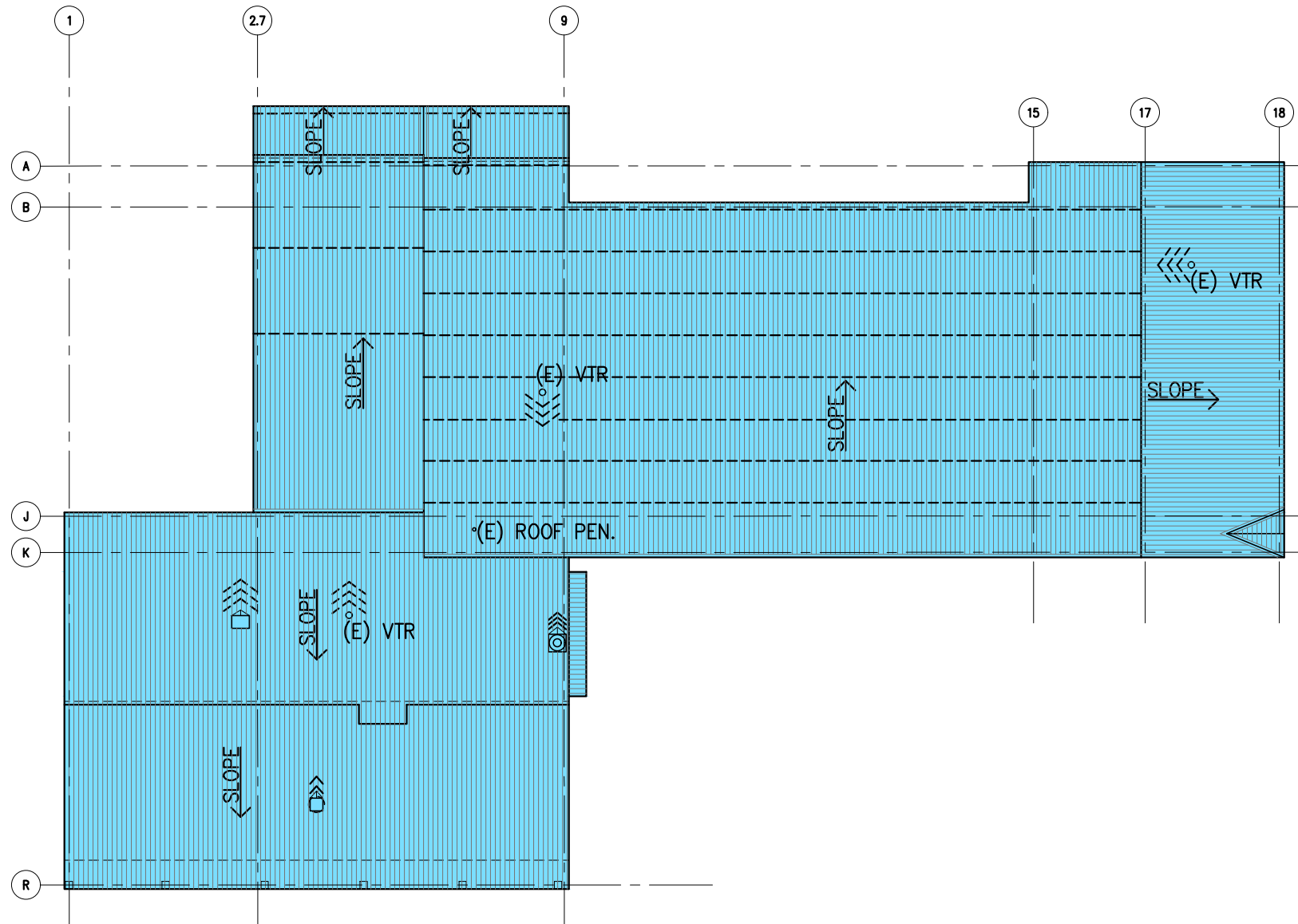
AR-8

Building Name	Museum of the Aleutians - PHOTOS [Page 1 of 2]	
		
<p><i>Photo #1: Moss growing in gutters</i></p>	<p><i>Photo #2: Moss growing on lower membrane roofs.</i></p>	
		
<p><i>Photo #3: Ridge Cap-Moss growing between roof and cap.</i></p>	<p><i>Photo #4: Snow guard looks to be shifting and close to working its way off. (rear roof) Eagle feces.</i></p>	
		
<p><i>Photo #5: Gap where roof panels overlap.</i></p>	<p><i>Photo #6: Chimney Cap metal rusting.</i></p>	
		
<p><i>Photo #7: Paint peeling away to edge fasteners.</i></p>	<p><i>Photo #8: Caulk peeling away. No longer doing its job.</i></p>	

Building Name	Museum of the Aleutians - PHOTOS [Page 2 of 2]	
		
<p><i>Photo #9: Improper flashing at tower where ridge flashing meets wall. Ponding at this location.</i></p>	<p><i>Photo #10: Vapor Barrier at this location has a hole in it.</i></p>	
		
<p><i>Photo #11: Fasteners are missing. Holes not filled in.</i></p>	<p><i>Photo #12: Dents in ridge cap.</i></p>	

Building Name	PCR Community Center - ASSESSMENT
Building Address	37 S. 5 th Street
General Building Description	<p><i>Roof:</i> 12” wide corrugated single lock standing seam metal roof panels with exterior fastened laps and snow guards Multiple roof slopes all draining to the exterior eaves or onto lower roofs below.</p> <p><i>Walls:</i> Painted lapped wood siding</p>
Roof Material Observations	<p><i>Roofing:</i> Prefabricated 90-degree single lock standing seam metal corrugated panels</p> <p><i>Drainage:</i> Multiple slopes to the exterior walls [No gutters]</p> <p><i>Copings:</i> Preformed metal copings at roof edges</p> <p><i>Flashings:</i> Preformed metal ridge flashings and valleys</p> <p><i>Penetrations:</i> Soil vent pipes and boiler chimney</p>
Condition Observations	<ul style="list-style-type: none"> • Panels appear generally in “<u>fair</u>” condition, with no signs of degradation. No rusting was observed on the roofing panels. (See photos A & B on page AR-9) • Multiple damaged roof panels, most likely from falling snow from upper roofs. (See photo #2 on page 9-3) • Metal panel closure profiles at the ridge and high walls were detailed with no sealant. (See photo #3 on page 9-3) • Damage to metal closures. (See photo #6 on page 9-3) • Severely corroded EPDM expansion flashing from roof to high walls. (See photo #4 on page 9-3) • Sealing attempts along expansion joint/closure flashing (See photo #5 on page 9-3) • Fastener backout (See photo #7 on page 9-4) • Rake flashing damage mostly likely from wind (See photo #7 on page 9-4) • Corroded chimney flashing (See photo #11 on page 9-4)
General Assessment	The existing metal roof is in <u>fair</u> condition with signs of damage and degradation. With an adequate maintenance project enacted, the roof should last another 10+ years.
Recommendation	Provide a maintenance project with the following scope of work - <ol style="list-style-type: none"> 1. Replace expansion joints 2. Replace all closures 3. Repair damage panels and flashings 4. Increase fastening of flashings to ES-1 compliance.
Estimated Cost of Repair & Budget	Roof Area: 25,500 sf Budget: 25,500 sf X \$32.50/sf = \$828,750.00

September 25, 2025 - 10:43 AM - MKORETZ - O:\GOVERNMENT\UNALASKA\3_DRAWINGS\00_AR SHEETS - REPORT\AR-9_COMMUNITY CENTER.DWG



LEGEND

METAL ROOF
Area: 25,500 SF

BUILDING ADDRESS

37 S. 5th Street
Unalaska, AK 99685



AR-9 Photo A



AR-9 Photo B



AR-9 Photo C



AR-9 Photo D



ROOF PLAN – PCR COMMUNITY CENTER







SCALE: 1/32" = 1'-0"









CITY OF UNALASKA ROOF ASSESSMENT REPORT

09/23/2025

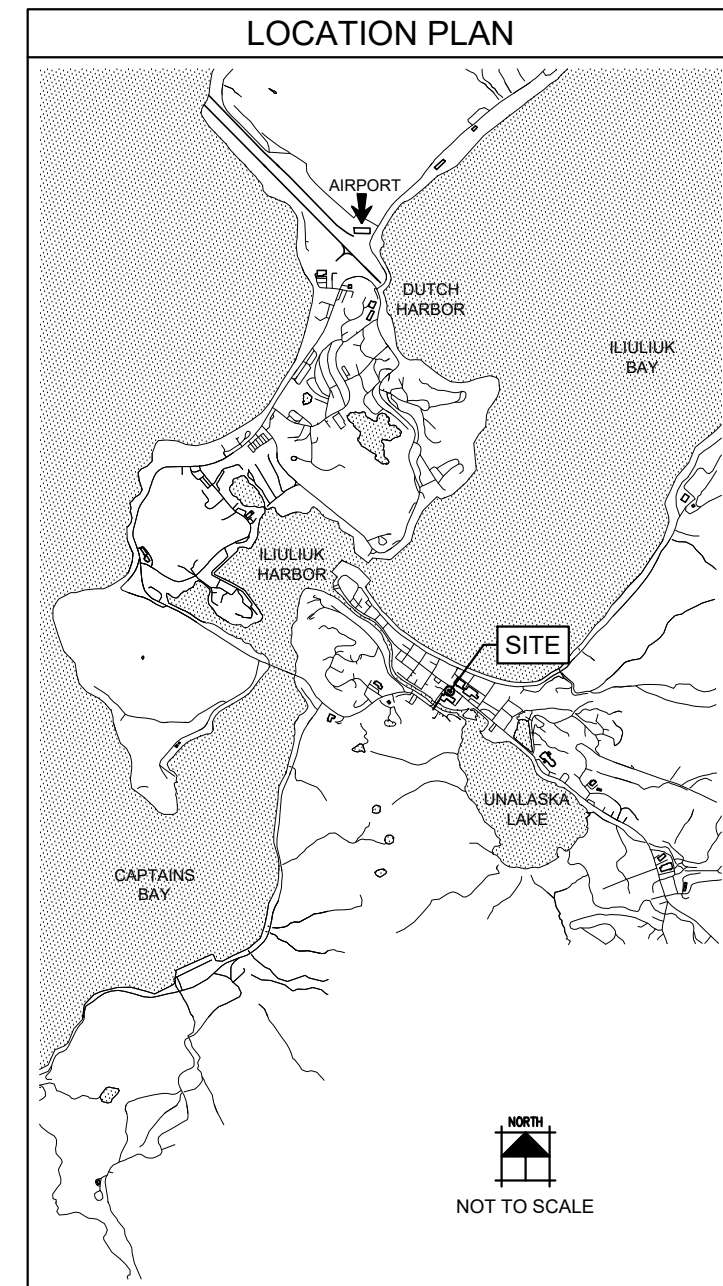
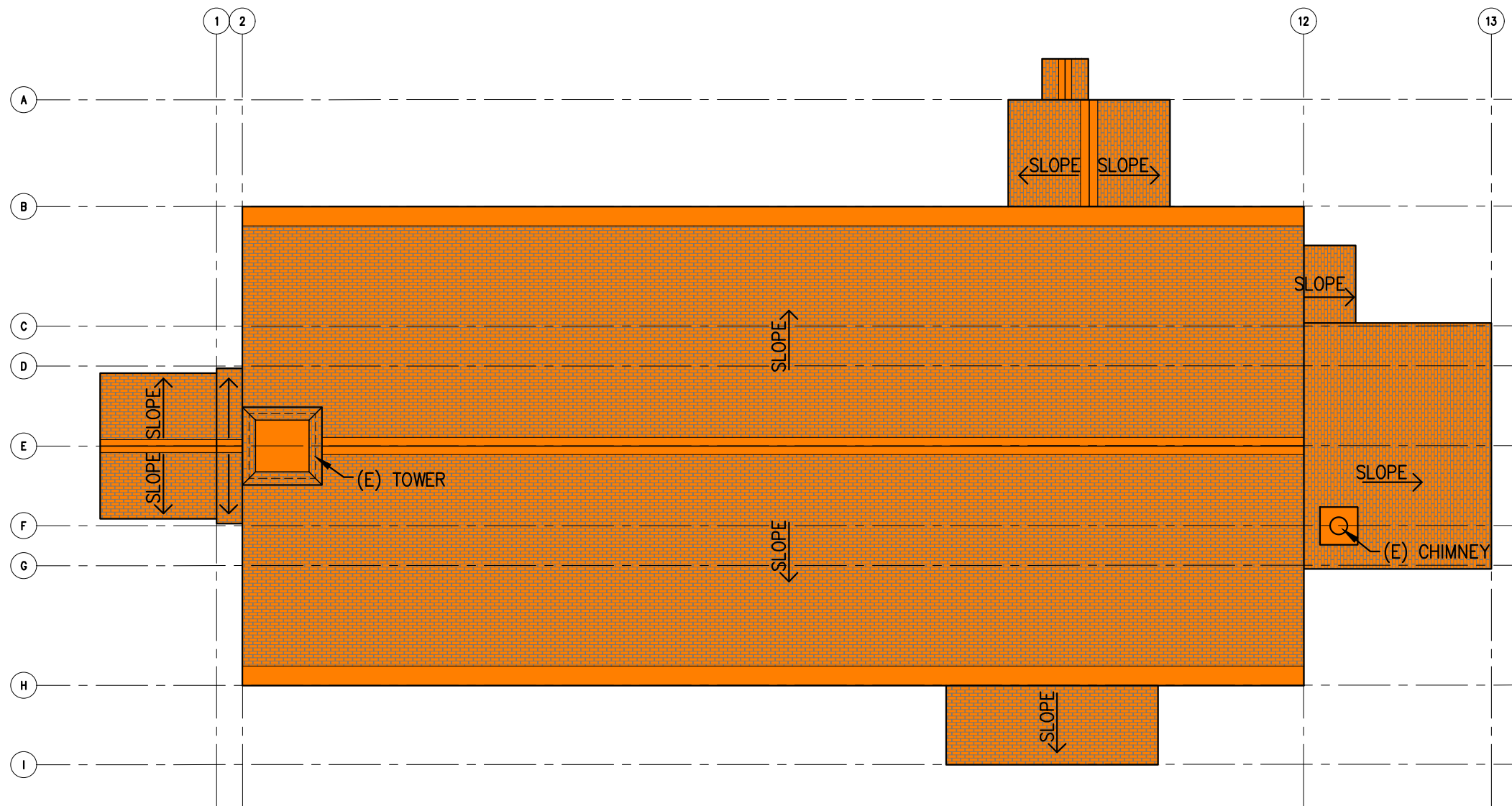
AR-9

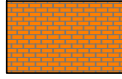
Building Name	PCR Community Center - PHOTOS [Page 1 of 2]	
		
<p><i>Photo #1: Bent, torn and damaged standing seams.</i></p>	<p><i>Photo #2: Wall to roof flashing bent in at multiple places.</i></p>	
		
<p><i>Photo #3: Gaps with no sealant where wall to roof flashing overlaps.</i></p>	<p><i>Photo #4: Flashing at seismic joint is rusting.</i></p>	
		
<p><i>Photo #5: Mechanical hood/unit rusted through.</i></p>	<p><i>Photo #6: Damaged rake closure flashing.</i></p>	

Building Name	PCR Community Center - PHOTOS [Page 2 of 2]	
		
<p><i>Photo #7: Damaged rake flashing.</i></p>	<p><i>Photo #8: Snow guard near Mech Unit rusting.</i></p>	
		
<p><i>Photo #9: Bent, torn and damaged ridge flashing.</i></p>	<p><i>Photo #10: Moss growing on roof.</i></p>	
		
<p><i>Photo #11: Flashing at seismic joints and fasteners rusting</i></p>	<p><i>Photo #12: Edge flashing is not properly fastened, causing large gaps. Moss growing in the same area.</i></p>	

Building Name	Burma Road Chapel - ASSESSMENT
Building Address	28 E. Broadway Avenue
General Building Description	<i>Main Roof:</i> Wood shingles of varying widths <i>Lower Roofs:</i> Wood shingles of varying widths <i>Walls:</i> Wood panels and lapped siding
Roof Material Observations	<i>Roofing:</i> Cedar (assumed) shingles <i>Drainage:</i> Dual slope (gable) to the exterior walls [No gutters] <i>Flashings:</i> Prefinished drip edge, ridge and highwall flashings <i>Penetrations:</i> Brick chimney & soil vent pipe penetrations
Condition Observations	<ul style="list-style-type: none"> • Generally, in “failing” condition. (See photo #4 on page 10-3) • Damaged and missing shingles (See photo #2 on page 10-3) • Large amounts of moss (See photo #3 on page 10-3) • Plants growing from the roof at rotted shingle area. (See photo #3 on page 10-3) • Severely rusted eave edge flashing. (See photo #1 on page 10-3) • Shingles at the shed roof section appear to be newer and in good condition. (See photo #5 on page 10-3) • Roof to wall flashing at entrance is missing (See photo #5 on page 10-3) • The snow melt system wires appear to be in good condition (See photo #2 on page 10-3)
General Assessment	<p>The existing shingle roofs are in a failing condition due to the observed degradation. (Except for the roof with the new shingles) A replacement project should be enacted in the next year to prevent widespread leaks.</p>
Recommendation	<p>Provide a maintenance project with the following scope of work -</p> <ol style="list-style-type: none"> 1. Replace all shingles on all roofs to have one source of warranty. 2. Replace all flashings 3. Provide step flashings at all high wall transitions
Estimated Cost of Repair & Budget	<p>Shingle Roof Area: 3,750 sf Shingle Roof Area Budget: 3,750 sf X \$130/sf = \$487,500.00</p>

September 22, 2025 - 1:20 PM - BECKY - O:\GOVERNMENT\UNALASKA\3_DRAWINGS\00_AR SHEETS - REPORT\AR-10_BURMA ROAD CHAPEL.DWG



LEGEND	
	CEDAR SHINGLE Area: 3,750 SF

BUILDING ADDRESS
28 E. Broadway Avenue Unalaska, AK 99685



AR-10 Photo A



AR-10 Photo B



AR-10 Photo C



AR-10 Photo D



ROOF PLAN – BURMA ROAD CHAPEL

SCALE: 3/32" = 1'-0"



CITY OF UNALASKA
ROOF ASSESSMENT REPORT

09/23/2025

AR-10

Building Name

Burma Road Chapel - PHOTOS [Page 1 of 1]



Photo #1: Galvanized metal eave flashing is rusting.



Photo #2: Missing Cedar shakes.



Photo #3: Roof is growing moss, grass and lichen.



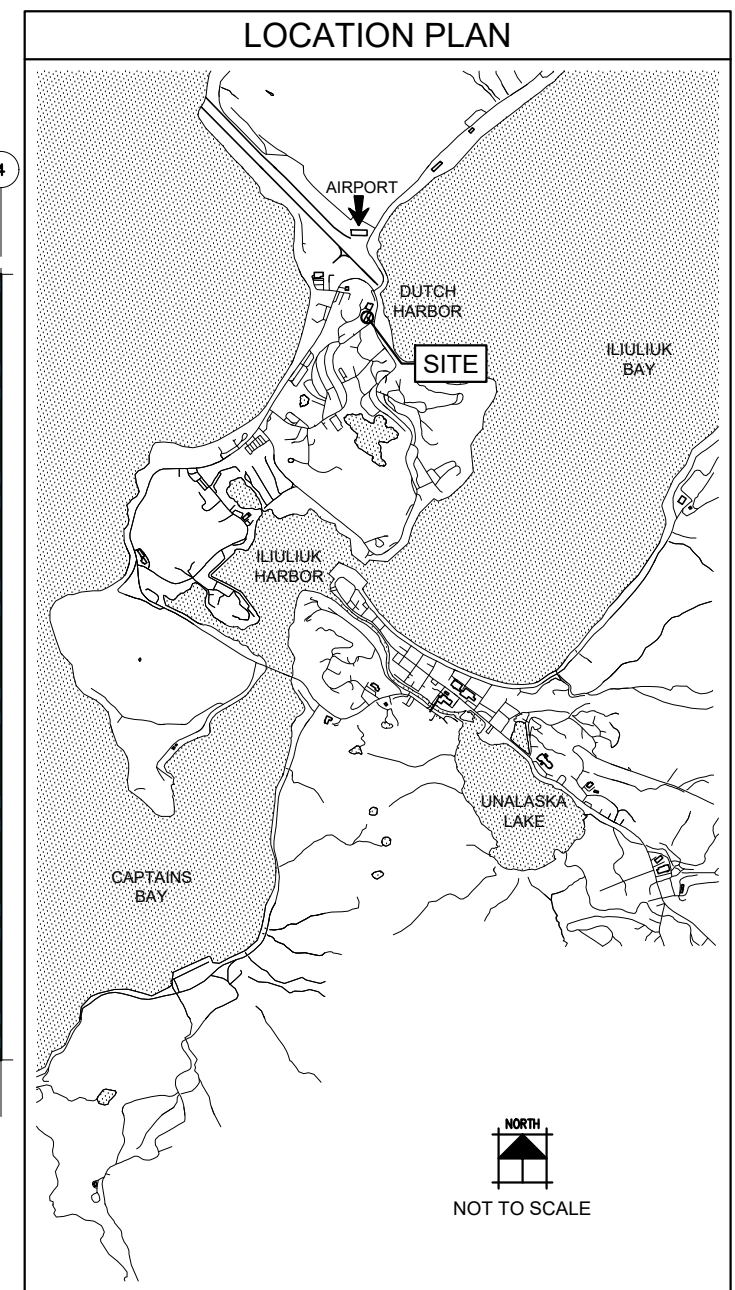
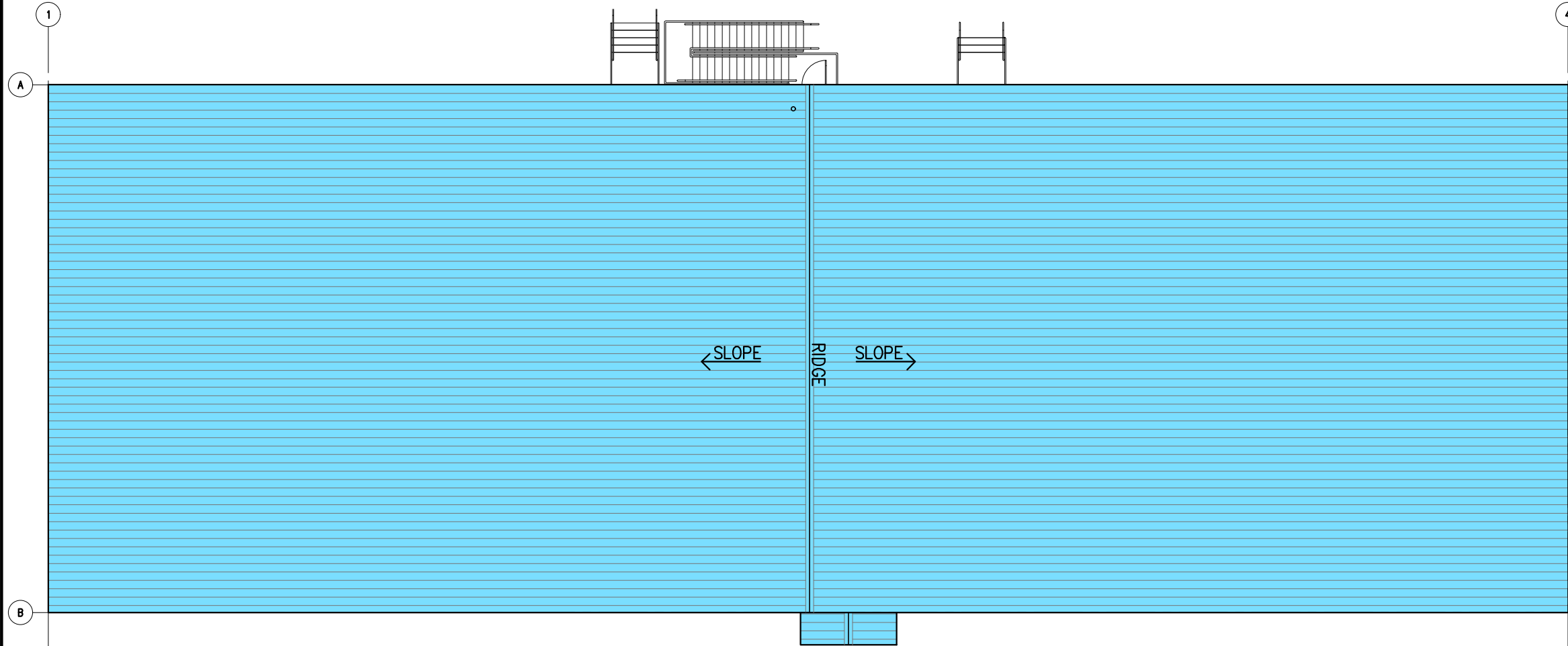
Photo #4: Roof is growing moss, grass and lichen.

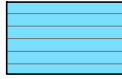


Photo #5: Roof to wall flashing at entrance is missing.

Building Name	New Powerhouse - ASSESSMENT
Building Address	1700 E. Point Road
General Building Description	<p><i>Roof:</i> Exterior fastened 12” wide corrugated metal roof panels with exterior fastened end laps. Gable roof with a low slope with a ridge line on center draining to the eaves.</p> <p><i>Walls:</i> Metal siding</p>
Roof Material Observations	<p><i>Roofing:</i> Prefabricated corrugated exterior fastened metal roofing panels</p> <p><i>Drainage:</i> Dual slope to the exterior walls [No gutters]</p> <p><i>Flashings:</i> Preformed metal ridge, rake and eave flashings</p> <p><i>Penetrations:</i> Soil vent pipe</p>
Condition Observations	<ul style="list-style-type: none"> • Panels appear generally in “good” condition, with no signs of damage or severe degradation. (See photos A & B on page AR-11) • Heavy corrosion at the panel end laps. (See photo #7 on page 11-4) • Rusting at the exterior fastener square washers. (See photo #7 on page 11-4) • Resealing the metal and foam closures. (See photo #9 on page 11-4) • Local failure of the panel seam tape was observed at a few locations. (See photo #5 on page 11-3) • Rake flashing lap failures. Evidence of previous repairs. (See photo #4 on page 11-3) • Evidence of interior leaks. (See photo C on page AR-11) • Non NRCA compliant flashing laps. (See photo #6 on page 11-3)
General Assessment	The existing metal roof system is in fair condition with some signs of degradation. If an adequate maintenance project is enacted, the roof should last another 10+ years.
Recommendation	Provide a maintenance project with the following scope of work - <ol style="list-style-type: none"> 1. Remove rust and coat washers 2. Remove rust and coat the rusted panel ends 3. Replace ridge flashing and closures
Estimated Cost of Repair & Budget	Roof Area: 50,000 sf Budget: 50,000 sf X \$32.50/sf = \$1,625,000.00

September 25, 2025 - 10:43 AM - MKORETZ - O:\GOVERNMENT\UNALASKA\3_DRAWINGS\00_AR_SHEETS - REPORT\AR-11_NEW POWERHOUSE.DWG



LEGEND	
	METAL ROOF Area: 50,000 SF

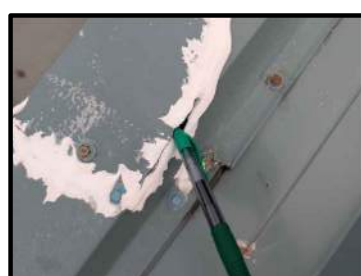
BUILDING ADDRESS
1700 E. Point Road Unalaska, AK 99685



AR-11 Photo A



AR-11 Photo B



AR-11 Photo C



AR-11 Photo D



ROOF PLAN – NEW POWERHOUSE





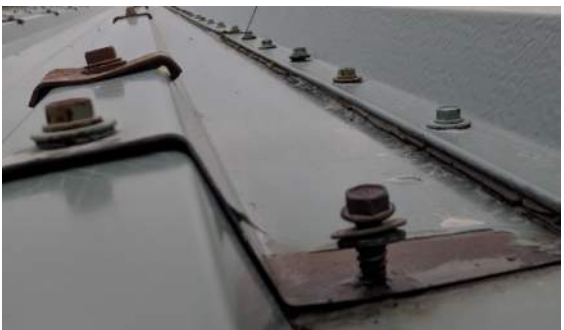

SCALE: 1/32" = 1'-0"








CITY OF UNALASKA
ROOF ASSESSMENT REPORT

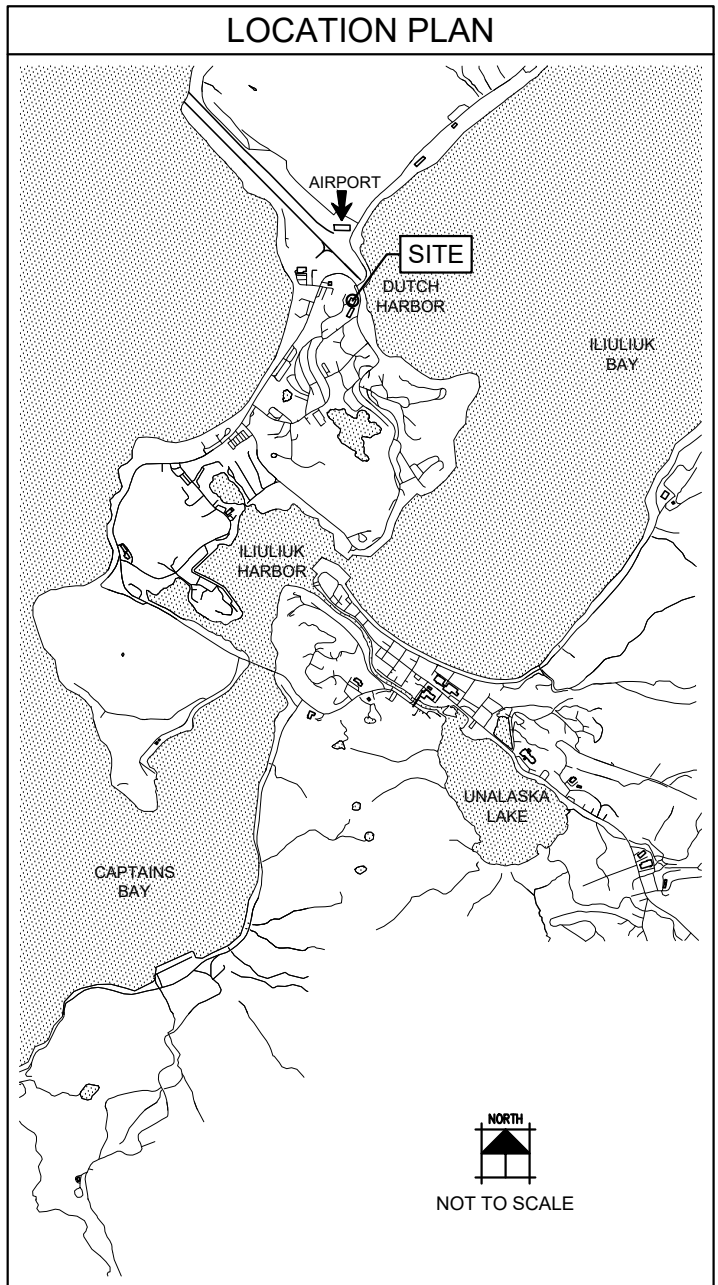
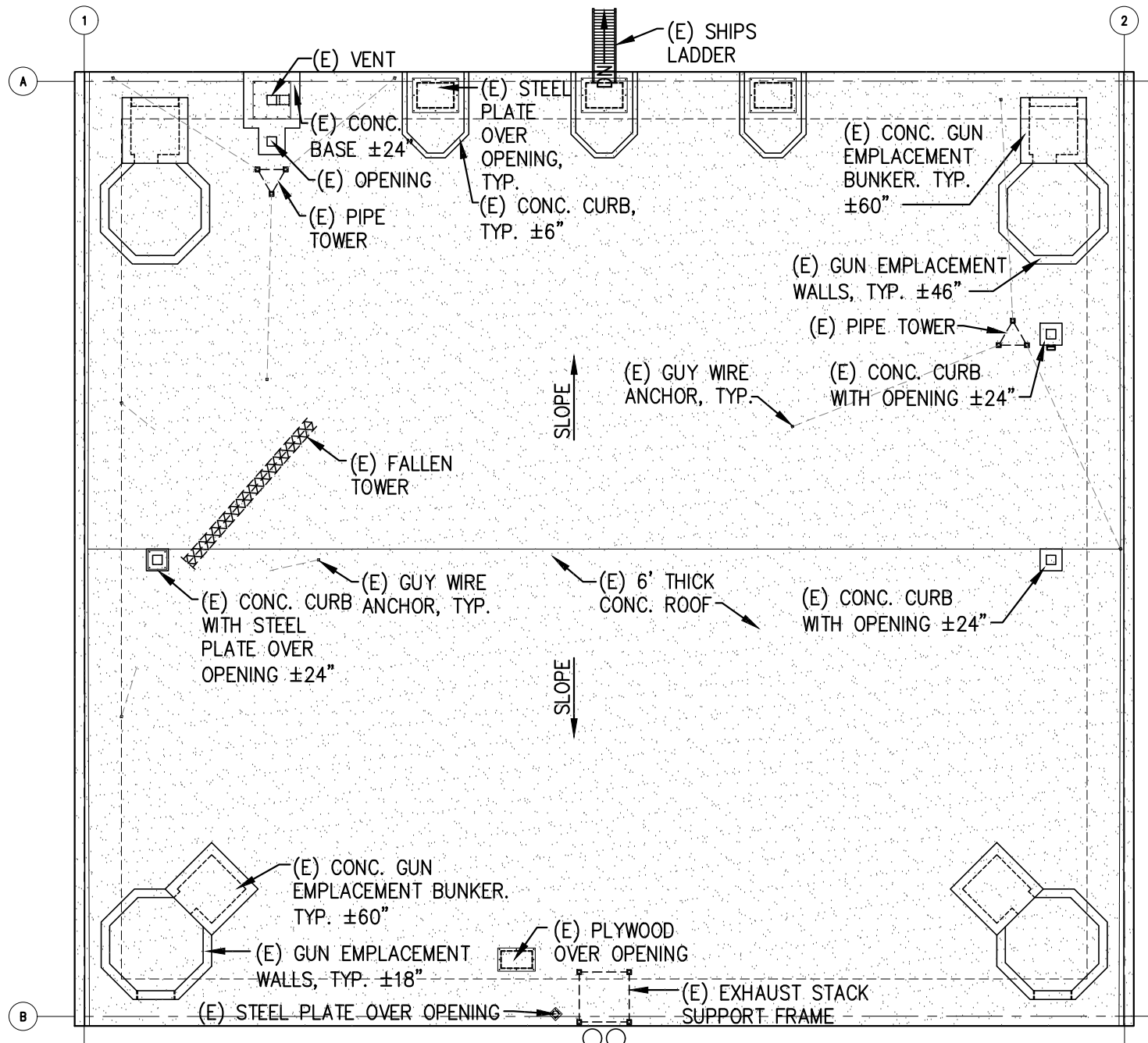
09/23/2025

AR-11

Building Name	New Powerhouse - PHOTOS [Page 1of 2]	
		
<p><i>Photo #1: Fasteners and fastener cleats are rusting.</i></p>	<p><i>Photo #2: Sealant on possible hole is peeling.</i></p>	
		
<p><i>Photo #3: Areas on metal roofs are starting to rust.</i></p>	<p><i>Photo #4: Bent, torn and damaged edge flashing.</i></p>	
		
<p><i>Photo #5: Hex head fasteners backed out.</i></p>	<p><i>Photo #6: Hole on edge flashing. Sealant failure.</i></p>	

Building Name	New Powerhouse - PHOTOS [Page 2of 2]	
		
<p><i>Photo #7: Edge where roof sheathing overlap rusting.</i></p>	<p><i>Photo #8: Foam between ridge flashing and roofing damaged; peck or pulled out.</i></p>	
		
<p><i>Photo #9: Ridge flashing rusting at fasteners.</i></p>	<p><i>Photo #10: Eave of corrugated roof rusting.</i></p>	
		
<p><i>Photo #11: Damaged edge flashing. Appears to have blown off and reattached.</i></p>		

Building Name	Old Powerhouse - ASSESSMENT
Building Address	1700 E. Point Road
General Building Description	<p><i>Roof:</i> Concrete and deteriorated modified bitumen roof Flat roof with ridge running north to south. Drainage to the east and west.</p> <p><i>Walls:</i> Concrete</p>
Roof Material Observations	<p><i>Roofing:</i> Exposed concrete mostly with some deteriorated modified bitumen roof system.</p> <p><i>Drainage:</i> Dual slope to the exterior walls [No gutters]</p> <p><i>Copings:</i> Nil</p> <p><i>Flashings:</i> Nil</p> <p><i>Penetrations:</i> Various abandoned curbs and towers</p>
Condition Observations	<ul style="list-style-type: none"> • Deteriorated modified bitumen roofing has failed and has blown off exposing the concrete roof slab. (See photos B & C on page AR-12) • Multiple cracks in the concrete. (See photo #8 on page 12-4) • Some buildup of debris, moss and grass. (See photo #3 on page 12-4)
General Assessment	The existing concrete substrate is in <u>good</u> condition with some signs of degradation. Although the previous roof covering, modified bitumen system has <u>failed</u> . If a project is enacted in the next 2 years, the life of the roof system could be extended by at least 10+ years.
Recommendation	<p>Provide a roof project with the following scope of work -</p> <ol style="list-style-type: none"> 1. Clean and remove all debris from the roof to expose the existing concrete substrate 2. Provide a liquid applied fabric reinforced roof system 3. Insall rock ballast on the roof
Estimated Cost of Repair & Budget	<p>Roof Area: 11,750 sf</p> <p>Budget: 11,750 sf X \$130/sf = \$1,527,500.00</p>



LEGEND	
	CONCRETE ROOF Area: 11,750 SF

BUILDING ADDRESS
1700 E. Point Road Unalaska, AK 99685



AR-12 Photo A



AR-12 Photo B



AR-12 Photo C



AR-12 Photo D

September 22, 2025 - 1:24 PM - BECKY - O:\GOVERNMENT\UNALASKA\3_DRAWINGS\00_AR SHEETS - REPORT\AR-12_OLD POWERHOUSE.DWG



ROOF PLAN - OLD POWERHOUSE

SCALE: 1/16" = 1'-0"



CITY OF UNALASKA
ROOF ASSESSMENT REPORT

09/23/2025

AR-12

Building Name

Old Powerhouse - PHOTOS [Page 1 of 2]



Photo #1: Edge of concrete roof crumbling with exposed rebar.



Photo #2: Rusted steel plates over openings. Edges of openings underneath are crumbling in.



Photo #3: Moss and lichen growing on roof in spots.



Photo #4: Areas of roof have roofing material covering concrete roof. You can feel crumbling roof underneath.



Photo #5: Damaged chimney lining.

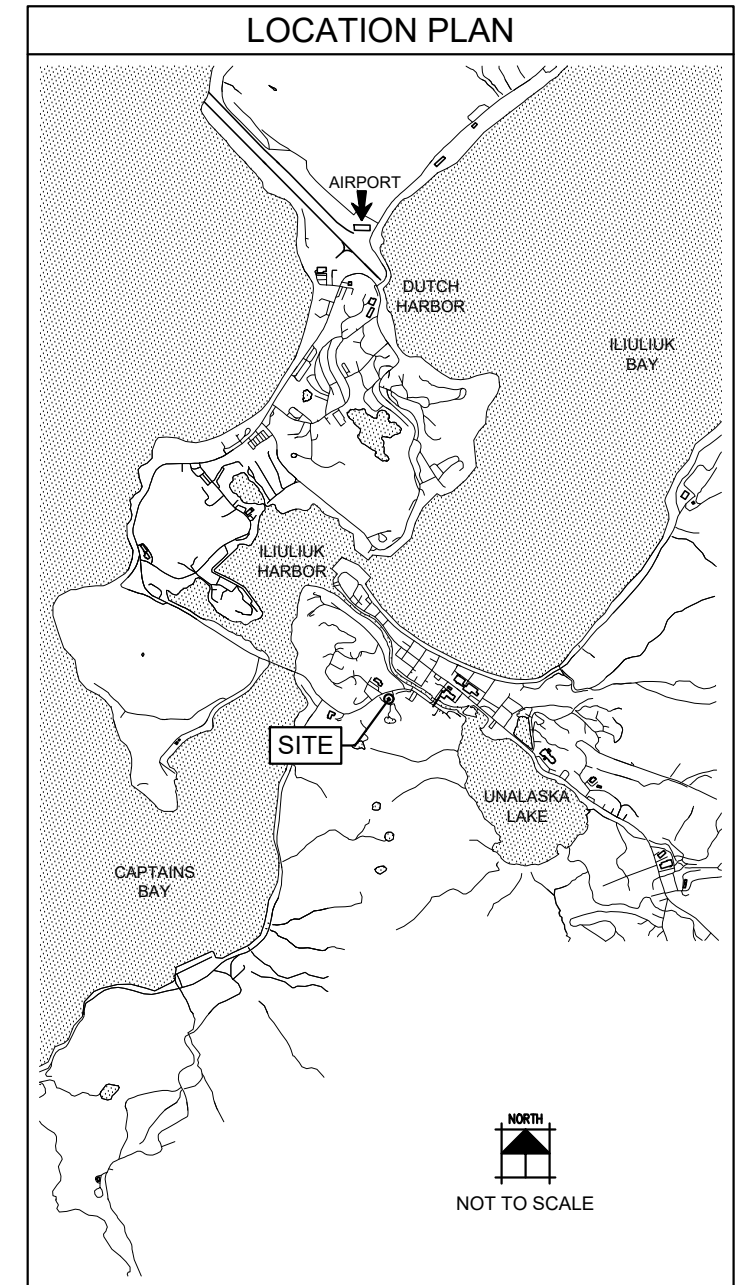
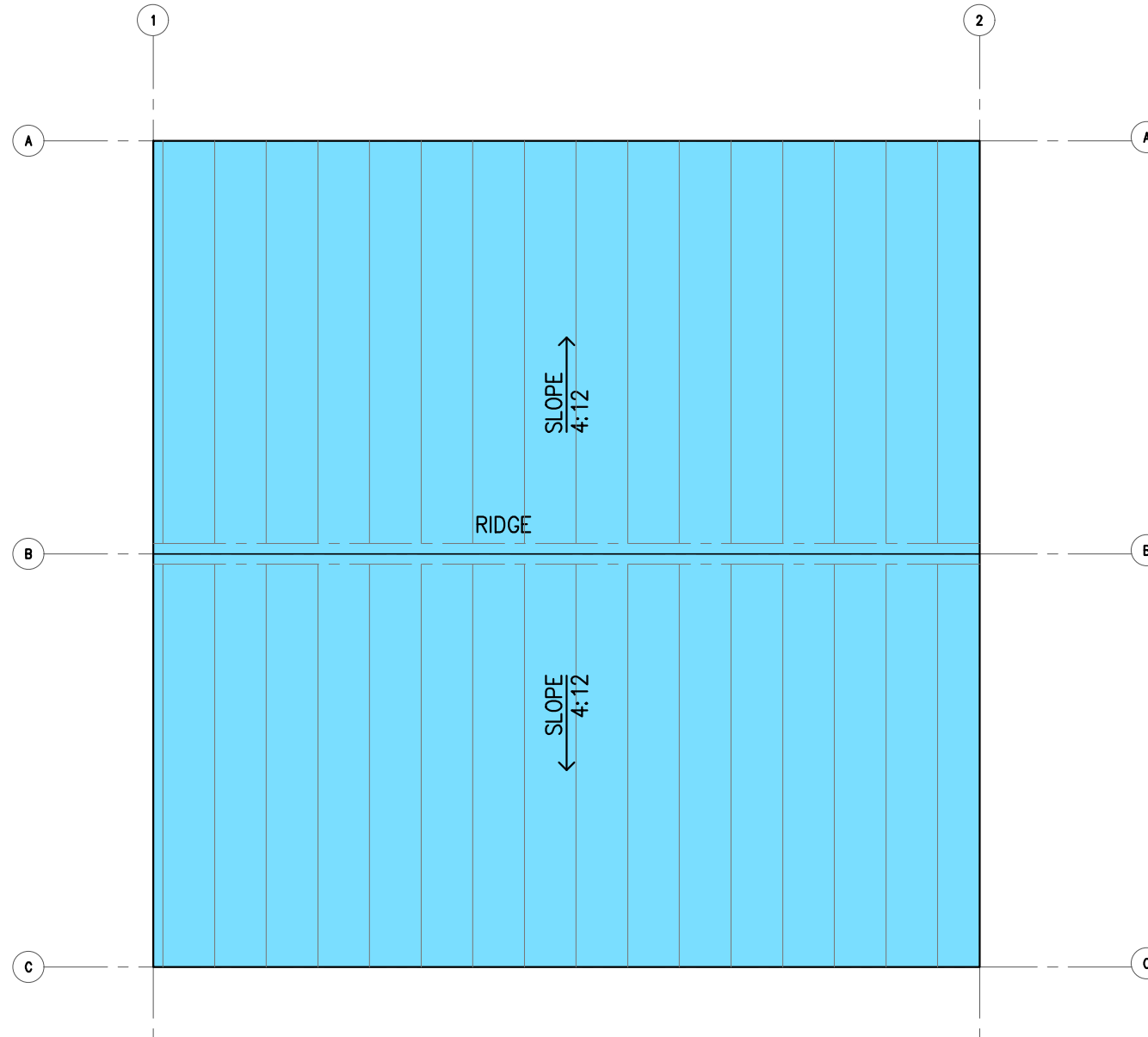


Photo #6: Roofing material damaged, holes, pulled away and destroyed.

Building Name	Old Powerhouse - PHOTOS [Page 2 of 2]	
		<p><i>Photo #7: Roof parapet crumbling.</i></p> <p><i>Photo #8: Cracks in concrete roof.</i></p>
		<p><i>Photo #9: Crumbling concrete curb and platform.</i></p> <p><i>Photo #10: Moss and Dirt in concrete gun emplacements.</i></p>
		<p><i>Photo #11: Effluence seeping through the underside of roof inside of building.</i></p> <p><i>Photo #12: Effluence seeping through the underside of roof inside of building, continued.</i></p>

Building Name	Power Sub Station - ASSESSMENT
Building Address	176 Airport Beach Road
General Building Description	<p><i>Roof:</i> 24” wide batten seam metal roof panels Gable roof at a slope of 4/12 with a ridge line centered, draining to the eaves.</p> <p><i>Walls:</i> Metal siding</p>
Roof Material Observations	<p><i>Roofing:</i> Prefabricated corrugated batten seam metal panels exterior fastened at the ridge and eave.</p> <p><i>Drainage:</i> Dual slope to the exterior walls [No gutters]</p> <p><i>Flashings:</i> Preformed metal ridge, rake and eave flashings</p> <p><i>Penetrations:</i> Nil</p>
Condition Observations	<ul style="list-style-type: none"> • Panels appear generally in “failing” condition, with multiple signs of damage and degradation. Rusting was observed on the roofing panels. <i>(See photo #1 on page 13-3)</i> • Exposed fasteners at panel batten laps are rusted. <i>(See photo #4 on page 13-3)</i> • Metal panel closures at the ridge were resealed, indicating possible avenues of previous water infiltration points. <i>(See photo #2 on page 13-3)</i> • Previous failures along the batten seams as evidenced by the resealing along battens. <i>(See photo #4 on page 13-3)</i> • Completely corroded through batten at fastener. <i>(See photo #4 on page 13-3)</i>
General Assessment	The existing metal roof is in failing condition with multiple signs of degradation. If a proper recover project is enacted, the roof should last another 10+ years.
Recommendation	Provide a recover project with the following scope of work - <ol style="list-style-type: none"> 1. Repair any corrosion and provide viable substrate 2. Install a hybrid overlay roof system
Estimated Cost of Repair & Budget	Roof Area: 16,000 sf Budget: 16,000 sf X \$65/sf = \$1,040,000.00

September 22, 2025 - 1:27 PM - BECKY - O:\GOVERNMENT\UNALASKA\3_DRAWINGS\00_AR SHEETS - REPORT\AR-13_POWER SUBSTATION.DWG



LEGEND

	METAL ROOF Area: 16,000 SF
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BUILDING ADDRESS

176 Airport Beach Road
Unalaska, AK 99685



AR-13 Photo A



AR-13 Photo B



AR-13 Photo C

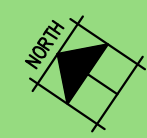


AR-13 Photo D



ROOF PLAN – POWER SUBSTATION

SCALE: 1/8" = 1'-0"



CITY OF UNALASKA
ROOF ASSESSMENT REPORT

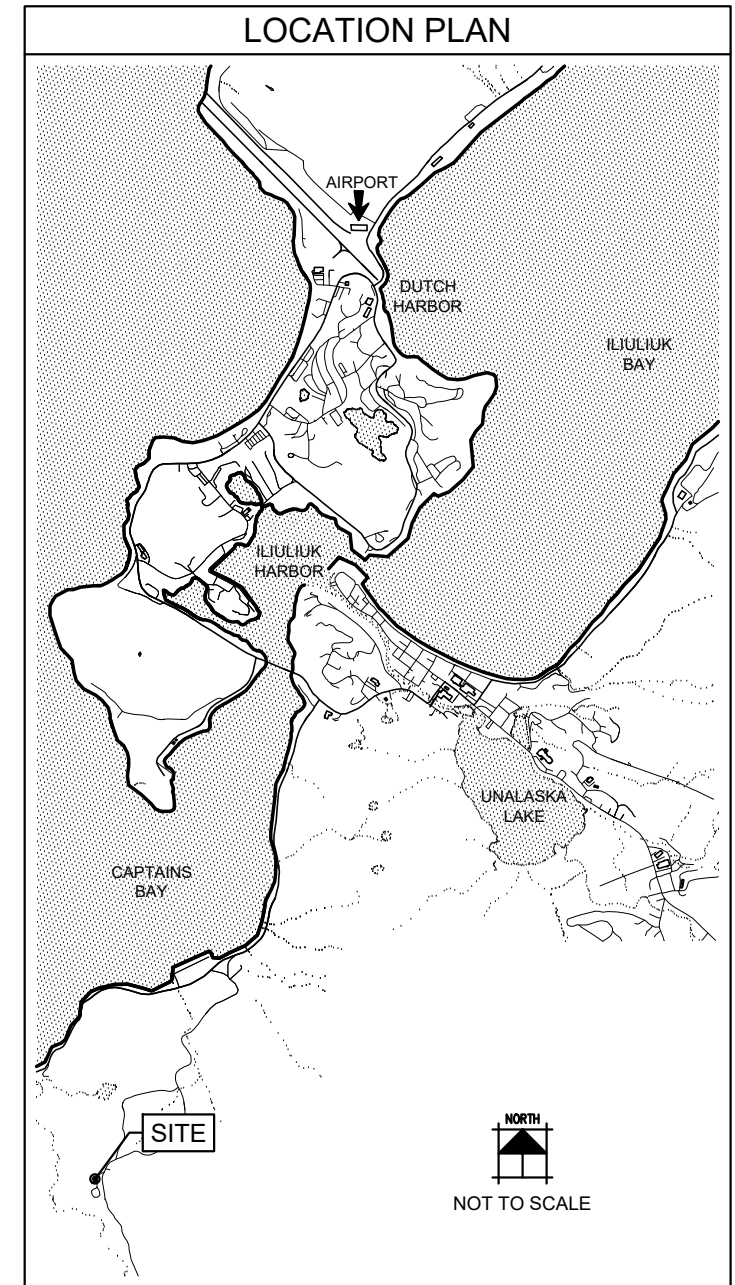
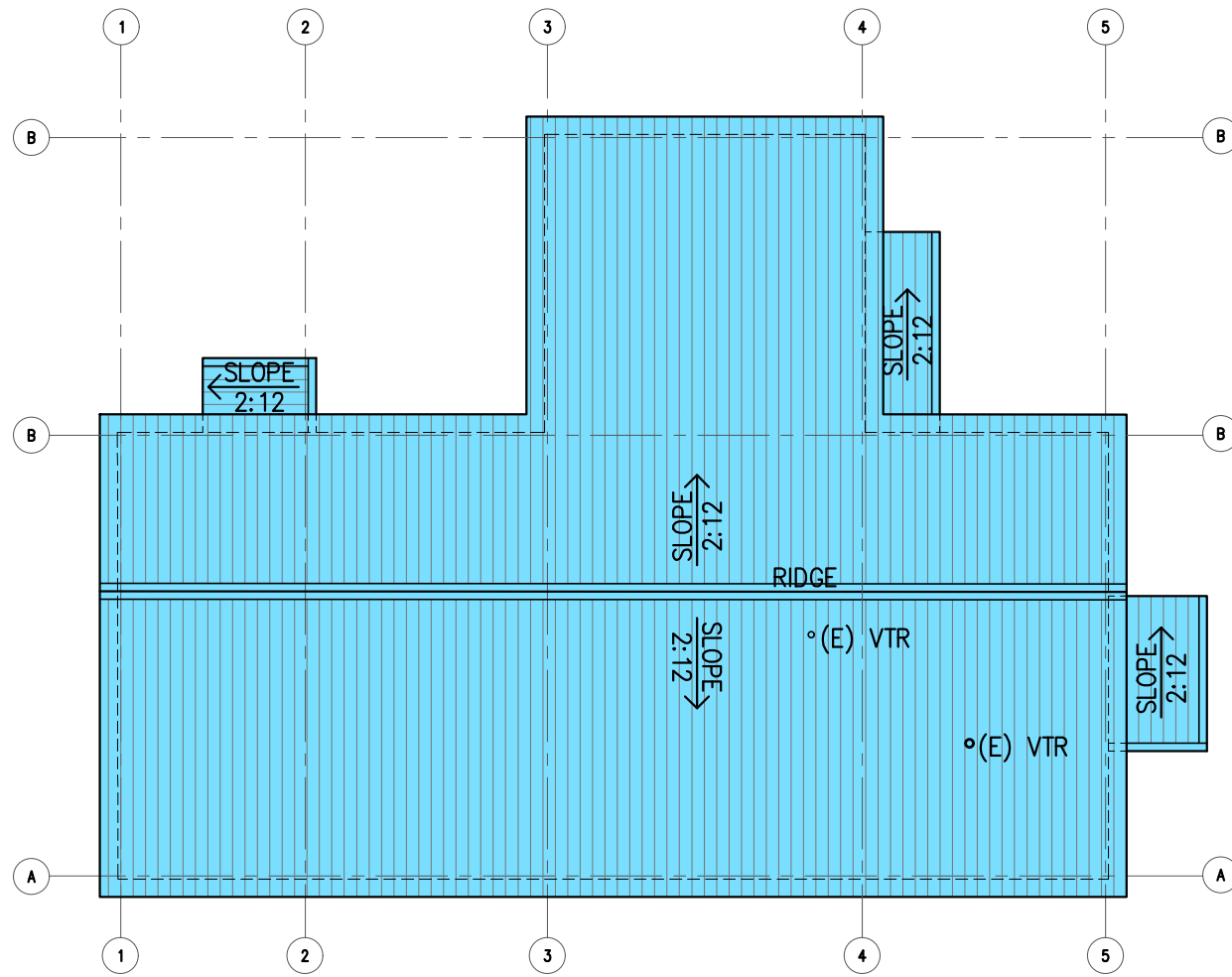
09/23/2025

AR-13

Building Name	Power Sub Station - PHOTOS [Page 1 of 1]	
		<p><i>Photo #1: Rust spots across the entire roof.</i></p> <p><i>Photo #2: Eave of roof panels are rusting.</i></p>
		<p><i>Photo #3: Some rust spots on roof panels are deeper than others.</i></p> <p><i>Photo #4: Hole with rusted fasteners, sealant not adhering.</i></p>
		<p><i>Photo #5: Ridge cap covered with rust spots.</i></p> <p><i>Photo #6: Rust spots across the entire roof and batten seams</i></p>

Building Name	Pyramid Water Treatment Building - ASSESSMENT
Building Address	1200 Pyramid Creek Road
General Building Description	<p><i>Roof:</i> 42” wide corrugated single lock standing seam metal roof</p> <p>Gable roof at a slope of 2/12 with a ridge line off centered draining to the eaves.</p> <p><i>Walls:</i> Insulated metal siding panels</p>
Roof Material Observations	<p><i>Roofing:</i> Prefabricated standing seam metal corrugated panels</p> <p><i>Drainage:</i> Dual slope to the exterior walls [No gutters]</p> <p><i>Flashings:</i> Preformed metal ridge, rake and eave flashings</p> <p><i>Penetrations:</i> Various penetrations were observed including, soil vent pipe and hot stack.</p>
Condition Observations	<ul style="list-style-type: none"> • Panels appear generally in “<u>fair</u>” condition, with some signs of degradation. Rusting was observed on the roofing panels. (See photo #5 on page 14-3) • Exterior fastened hot stack flashing vent with rivets into a reverse lapped flashing plate. This reverse lap is not aligned with accepted industry practices (See photos #1 & #4 on page 14-3) • Multiple reverse lap conditions. (See photo #1 on page 14-3)
General Assessment	The existing metal roof is in <u>fair</u> condition with some signs of degradation. With a proper maintenance project enacted, the roof should last another 10+ years.
Recommendation	Provide a maintenance project with the following scope of work - <ol style="list-style-type: none"> 1. Clean the roof 2. Remove rust and provide a coating over the entire roof 3. Replace all sealant
Estimated Cost of Repair & Budget	Roof Area: 45,000 sf Budget: 45,000 sf X \$65/sf =\$2,925,000.00

September 22, 2025 - 1:28 PM - BECKY - O:\GOVERNMENT\UNALASKA\3_DRAWINGS\00_AR SHEETS - REPORT\AR-14_PYRAMID WATER TREATMENT PLANT.DWG



LEGEND

	METAL ROOF Area: 45,000 SF
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BUILDING ADDRESS

1200 Pyramid Creek Road
Unalaska, AK 99685



AR-14 Photo A



AR-14 Photo B



AR-14 Photo C

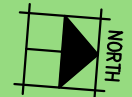


AR-14 Photo D



ROOF PLAN – PYRAMID WATER TREATMENT PLANT

SCALE: 1/16" = 1'-0"



CITY OF UNALASKA
ROOF ASSESSMENT REPORT

09/23/2025

AR-14



Photo #1: Rust spots across the entire roof.



Photo #2: Eave of roof panels are rusting.



Photo #3: Gaps between edge flashings.



Photo #4: Sealant pulling away from chimney flashing.



Photo #5: Pitted rust spots at chimney flashing to roof.



Photo #5: Fastener backing out.



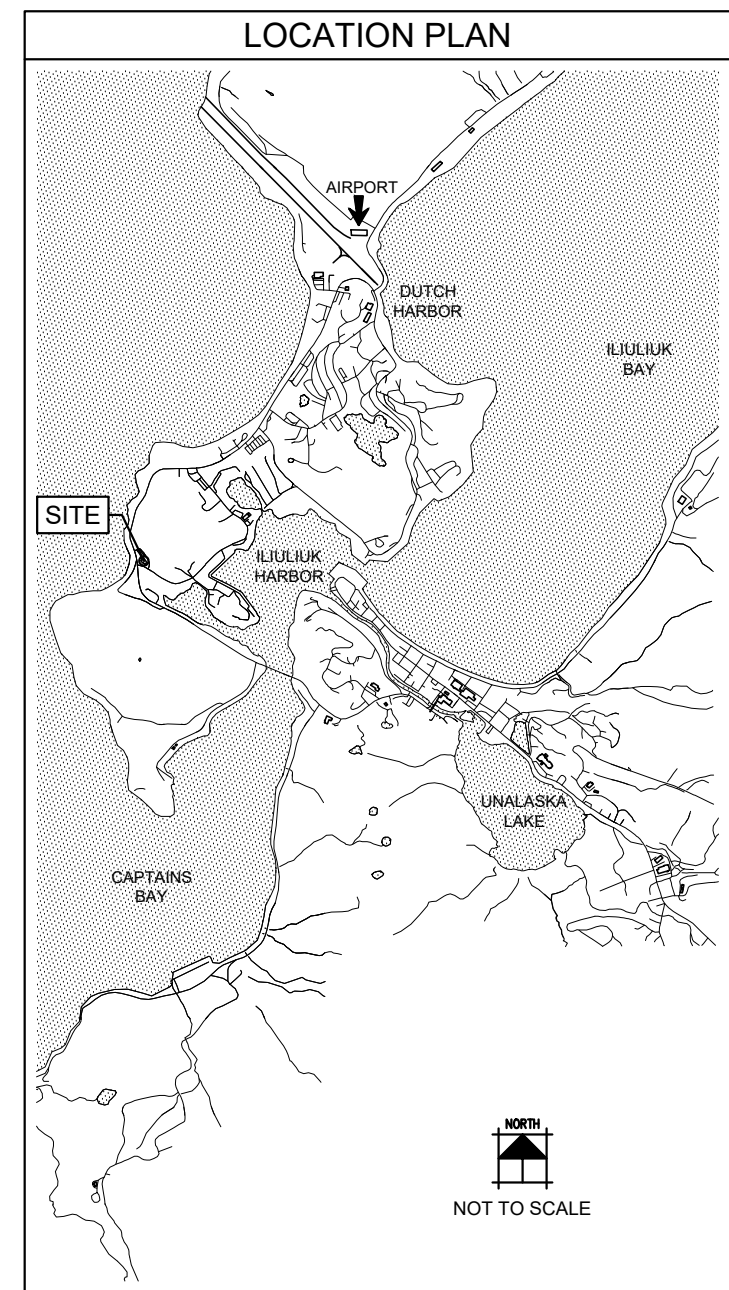
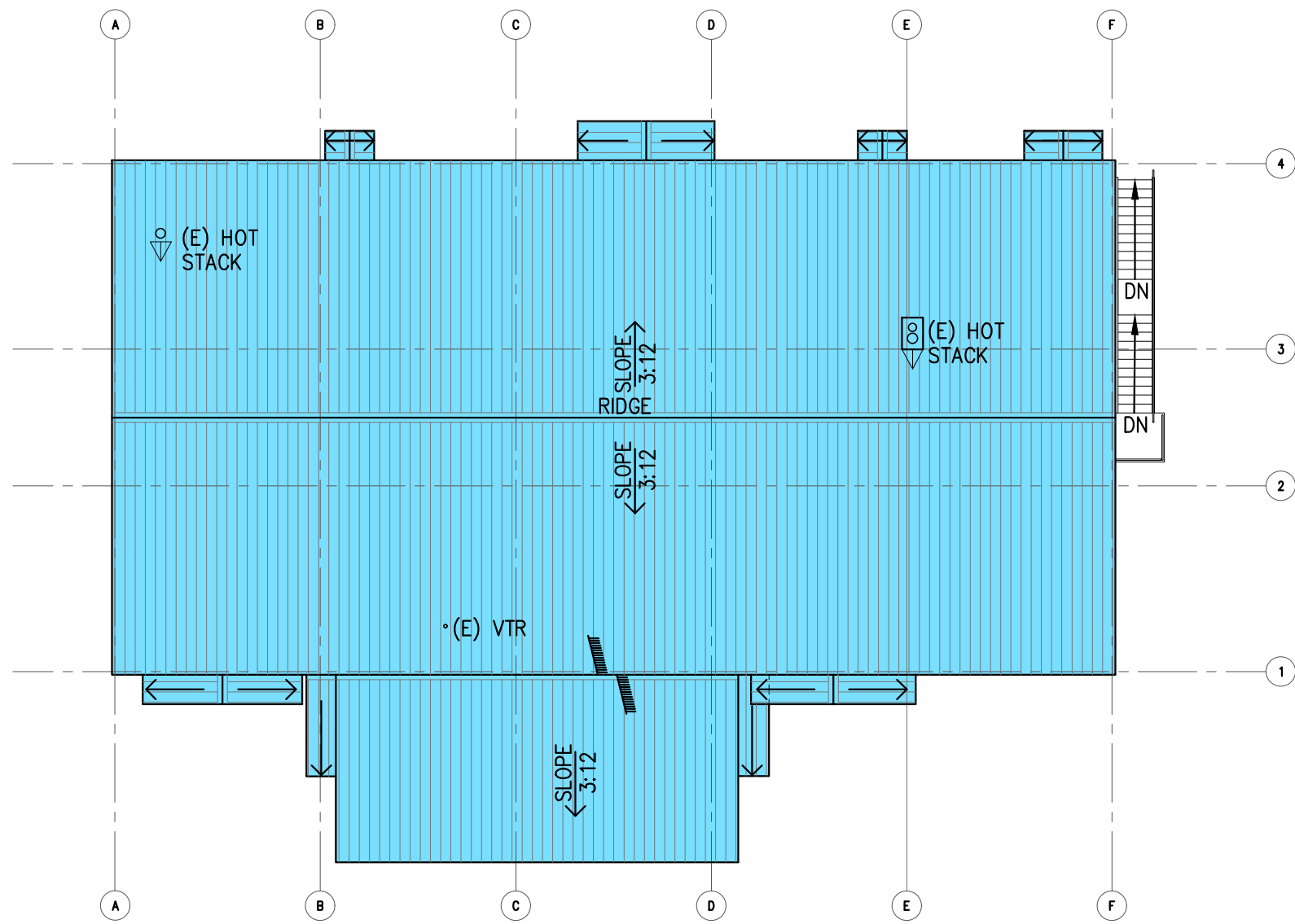
Photo #6: Rust spots across the entire roof, continued



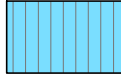
Photo #7: Fastener backing out.

Building Name	Wastewater Treatment Plant - ASSESSMENT
Building Address	19 Gillman Road
General Building Description	<p><i>Roof:</i> 12” wide corrugated snap-on batten seam metal roof panels. Gable roof at a slope of 3/12 with a ridge line on center draining to the eaves.</p> <p><i>Walls:</i> Insulated metal panels</p>
Roof Material Observations	<p><i>Roofing:</i> Prefabricated snap-on batten seam corrugated metal roof system</p> <p><i>Drainage:</i> Dual slope to the exterior walls [No gutters]</p> <p><i>Flashings:</i> Preformed metal ridge, rake and eave flashings</p> <p><i>Penetrations:</i> Various penetrations were observed including, soil vent pipes and multiple chimney stacks.</p>
Condition Observations	<ul style="list-style-type: none"> • Panels appear generally in “fair” condition, with some signs of damage and degradation. The snap-on battens were sliding off and could be potential projectiles during high wind events. (See photo #11 on page 15-4) • Degraded panel foam closures at the ridge and eave. (See photos #7 & #8 on page 15-4) • Evidence of a previous coating on the roof failing. The coating is beginning to chip. (See photo #9 on page 15-4) • Hole in the roof from severe corrosion. (See photo #10 on page 15-4) • Multiple failed sealant repairs at rubber flashing for hot stacks. (See photo #5 on page 15-3) • Chimney flashing box top is degraded. (See photo #6 on page 15-3)
General Assessment	The existing metal roof is in fair to failing condition with some signs of degradation. With a well-scoped maintenance project, the roof should last another 10+ years.
Recommendation	Provide a maintenance project with the following scope of work - <ol style="list-style-type: none"> 1. Replace all missing battens and ensure all are secured 2. Replace all penetration flashings 3. Repair rusted areas 4. Provide new closures 5. Coat the roof
Estimated Cost of Repair & Budget	Roof Area: 6,500 sf Budget: 6,500 sf X \$32.50/sf =\$211,250.00

September 25, 2025 - 10:43 AM - MKORETZ - O:\GOVERNMENT\UNALASKA\3_DRAWINGS\00_AR_SHEETS - REPORT\AR-15_WASTEWATER TREATMENT PLANT.DWG



LEGEND

 METAL ROOF
Area: 6,500 SF

BUILDING ADDRESS

19 Gillman Road
Unalaska, AK 99685



AR-15 Photo A



AR-15 Photo B



AR-15 Photo C



AR-15 Photo D



ROOF PLAN – WASTEWATER TREATMENT PLANT

SCALE: 1/16" = 1'-0"



CITY OF UNALASKA
ROOF ASSESSMENT REPORT

09/23/2025

AR-15

Building Name	Wastewater Treatment Plant - PHOTOS [Page 1 of 2]	
		<p>Photo #2: Metal roofing rib rusting.</p>
<p>Photo #1: Seismic joint flashing paint peeling and rusting.</p>		
<p>Photo #3: Rib covers are rusting where they overlap.</p>	<p>Photo #4: Galvanized snow guard at chimney is rusting along edges.</p>	
		<p>Photo #6: At double chimney curb, the flashing is rusted and there is a hole where hood and flashing meet.</p>
<p>Photo #5: Sealant at chimney boot is cracking and falling apart.</p>		

Building Name

Wastewater Treatment Plant - PHOTOS [Page 2 of 2]



Photo #7: Foam closer in multiple locations has been picked out by birds leaving holes that provide no protection



Photo #8: Ridge cap is dented and collapsed at joint, providing gaps for water to get in.



Photo #9: Rib cover is rusting and causing paint to peel.



Photo #10: Roof panel at eave has hole rusted into it.



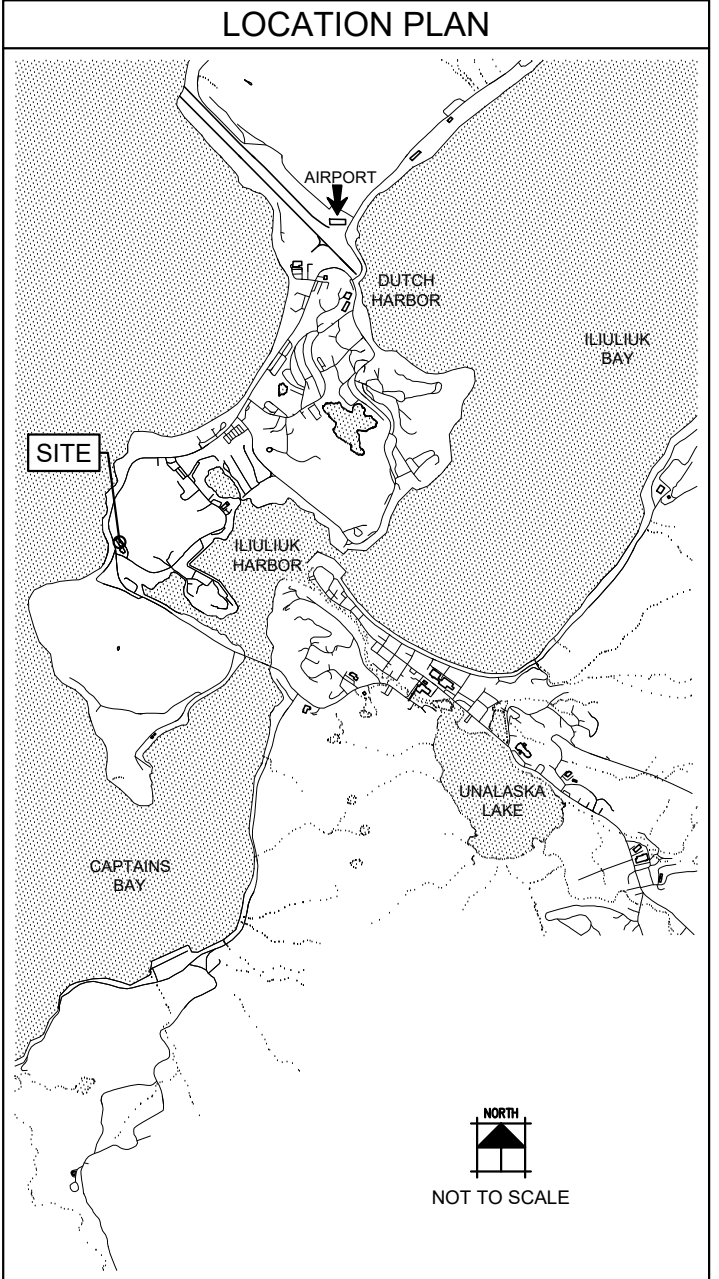
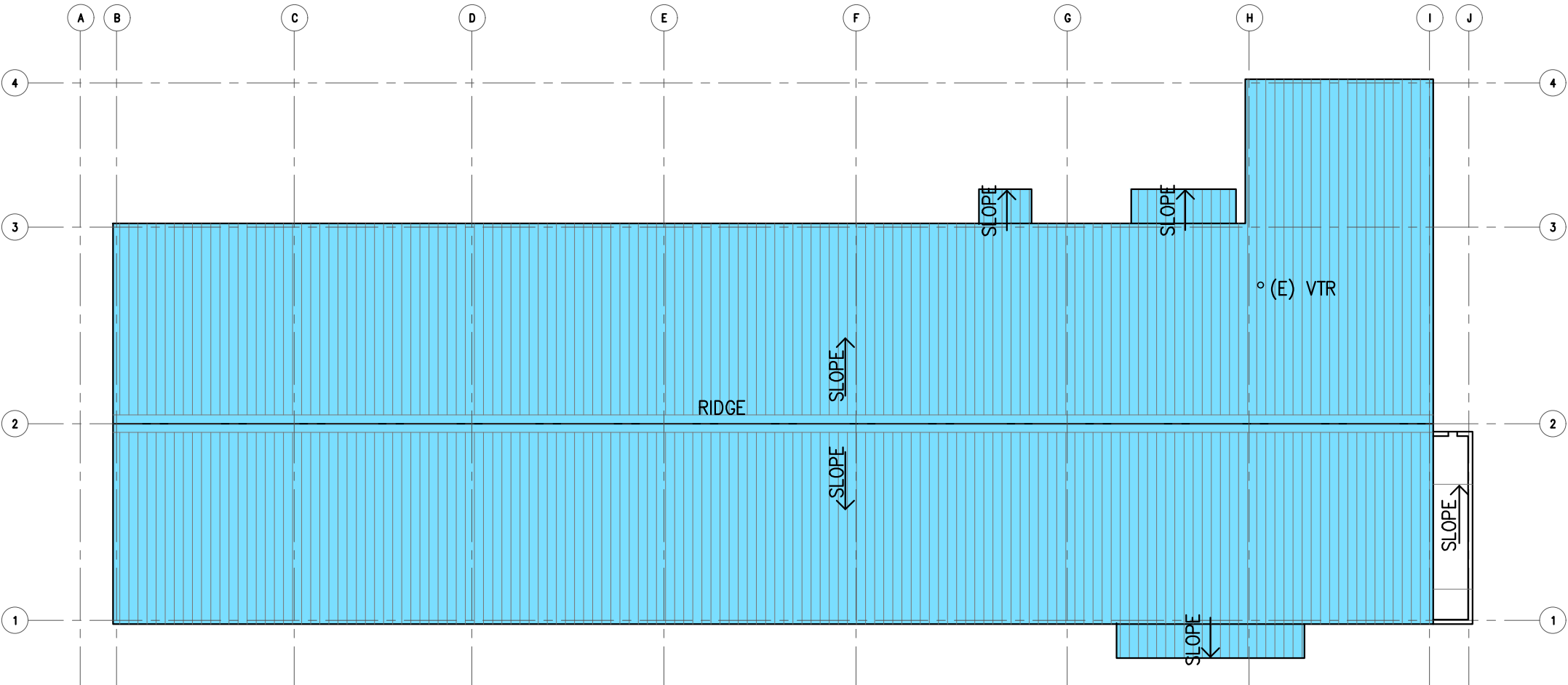
Photo #11: Multiple roofing rib covers missing, shifting or coming off.



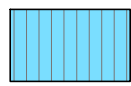
Photo #12: At missing rib cover, the rib and fastener are heavily rusted.

Building Name	Liquid Stream Building - ASSESSMENT
Building Address	17 Gillman Road
General Building Description	<p><i>Roof:</i> 12” wide corrugated snap-on batten standing seam metal roof panels. (Battens Missing) Gable roof with a ridge line centered draining to the eaves.</p> <p><i>Walls:</i> Metal siding</p>
Roof Material Observations	<p><i>Roofing:</i> Prefabricated snap-on batten standing seam corrugated metal roof system</p> <p><i>Drainage:</i> Dual slope to the exterior walls [No gutters]</p> <p><i>Flashings:</i> Preformed metal ridge, rake and eave flashings</p> <p><i>Penetrations:</i> Soil vent pipe</p>
Condition Observations	<ul style="list-style-type: none"> • Panels appear generally in “<u>good</u>” condition, with minimal signs of damage or degradation. No widespread rusting was observed on the roofing panels. (See photo B on page AR-16) • Exposed fasteners with batten clips at panel laps are in good condition, with some beginning to show signs of rust and degradation. (See photo #1 on page 16-3) • Metal panel edges show coating delamination and some rust. (See photos #5 & #6 on page 16-3) • Degradation of ridge panel foam closures. (See photo #2 on page 16-3) • Torn rubber penetration flashing. (See photo #4 on page 16-3)
General Assessment	The existing metal roof is in <u>good</u> condition with minimal signs of degradation. With proper maintenance enacted, the roof should last another 10+ years.
Recommendation	Provide a maintenance project with the following scope of work - <ol style="list-style-type: none"> 1. Replace sealant at all ridge closures 2. Replace all penetration flashing 3. Recoat the panel edges
Estimated Cost of Repair & Budget	Roof Area: 7,500 sf Budget: 7,500 sf X \$32.50/sf = \$243,750.00

September 22, 2025 - 2:17 PM - BECKY - 0:\GOVERNMENT\UNALASKA\3_DRAWINGS\00_AR SHEETS - REPORT\AR-16_LIQUID STREAM BUILDING.DWG



LEGEND

 METAL ROOF
Area: 7,500 SF

BUILDING ADDRESS

17 Gillman Road
Unalaska, AK 99685



AR-16 Photo A



AR-16 Photo B



AR-16 Photo C

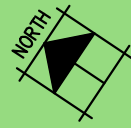


AR-16 Photo D



ROOF PLAN – LIQUID STREAM BUILDING

SCALE: 1/16" = 1'-0"



CITY OF UNALASKA
ROOF ASSESSMENT REPORT

09/23/2025

AR-16

Building Name

Liquid Stream Building - PHOTOS [Page 1 of 1]



Photo #1: Some square head fasteners gasketed are starting to root.



Photo #2: Rib fasteners and clamps are starting to rust.



Photo #3: Rib fasteners and clamps are starting to rust. Ridge cap paint is starting to chip at fasteners.



Photo #4: At PVC vent the boot is torn apart and no longer provides water protection.



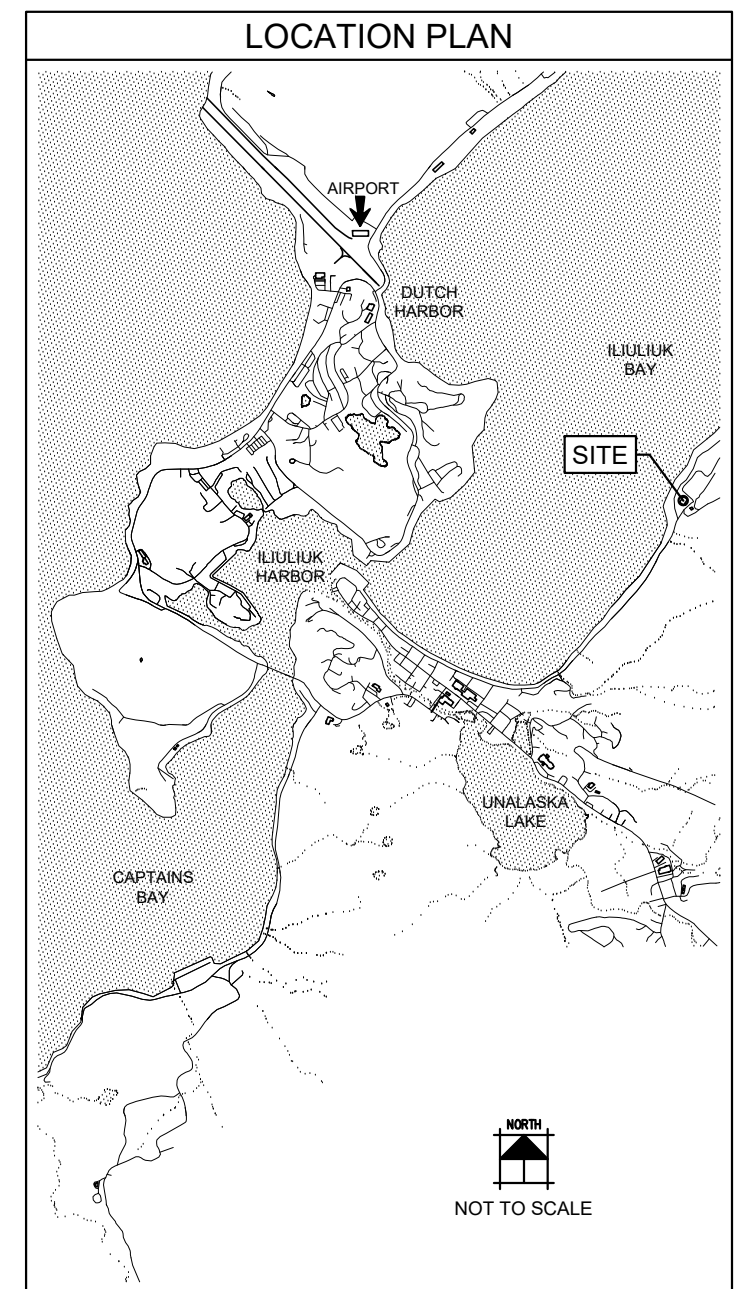
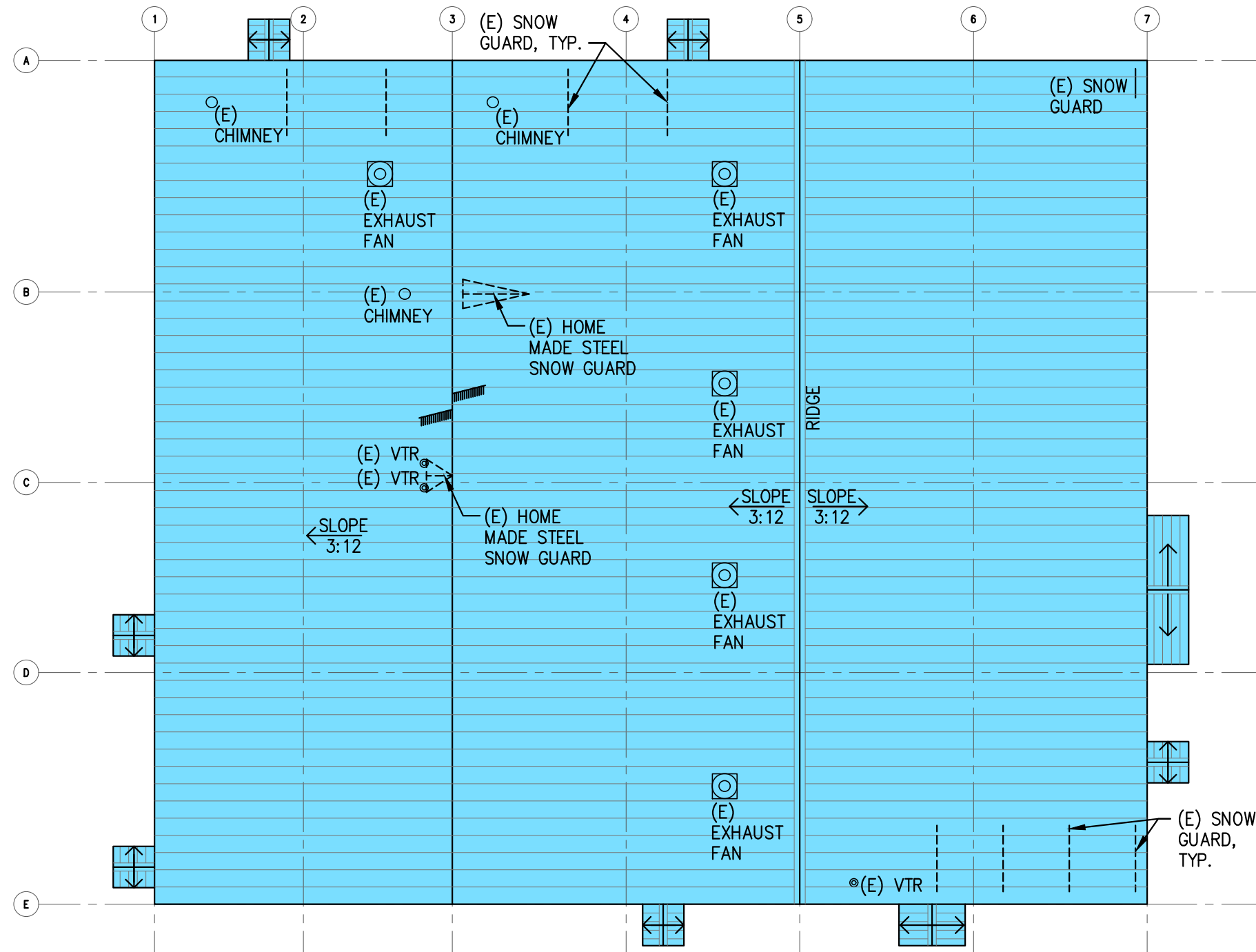
Photo #5: Roof eave paint is peeling away and starting to rust.



Photo #6: Roof eave paint is peeling away and starting to rust, continued.

Building Name	Baler Building - ASSESSMENT
Building Address	1156 Summer Bay Road
General Building Description	<p><i>Roof:</i> 24” wide corrugated trapezoidal standing seam metal roof panels with exterior fastened end laps. Gable roof at a slope of 3/12 with a symmetrical ridge line centered draining to the eaves. Shed roof to the west at a slope of 3/12</p> <p><i>Walls:</i> Corrugated metal siding</p>
Roof Material Observations	<p><i>Roofing:</i> Prefabricated trapezoidal standing seam metal corrugated panels</p> <p><i>Drainage:</i> Dual slope to the exterior walls [No gutters]</p> <p><i>Flashings:</i> Preformed metal ridge flashing</p> <p><i>Penetrations:</i> (5) exhaust fans, (3) chimneys and multiple soil vent pipes</p>
Condition Observations	<ul style="list-style-type: none"> • Panels appear generally in “<u>fair</u>” condition, with signs of damage and degradation. Some rust was observed on a few of the roofing panels. (See photo #9-11 on page 17-4) • <u>Multiple holes in roof. Active leaks.</u> (See photo #4 on page 17-3) • Severe corrosion that could lead to a leak. (See photo #5 on page 17-3) • Reverse laps at chimney flashings (non-industry standard lapping of copings and flashings). (See photo #8 on page 17-4) • Debris on roof to support plant/grass life. (See photo #2 on page 17-3)
General Assessment	The existing metal roof system is in <u>fair</u> condition with a small number of issues on the roof. With an adequate repair project enacted, the roof should last another 10+ years.
Recommendation	Provide a maintenance project with the following scope of work - <ol style="list-style-type: none"> 1. Clean roof 2. Repair rusted areas and patch holes 3. Replace flashings and repair sealant joints.
Estimated Cost of Repair & Budget	Roof Area: 12,600 square feet Budget: 12,600 sf X \$32.50/sf = \$409,500.00

September 25, 2025 - 10:43 AM - MKOPRETZ - O:\GOVERNMENT\UNALASKA\3_DRAWINGS\00_AR SHEETS - REPORT\AR-17_BALER BUILDING.DWG



LEGEND	
	METAL ROOF Area: 12,600 SF

BUILDING ADDRESS

1156 Summer Bay Road
Unalaska, AK 99685



AR-17 Photo A



AR-17 Photo B



AR-17 Photo C



AR-17 Photo D



ROOF PLAN – BALER BUILDING



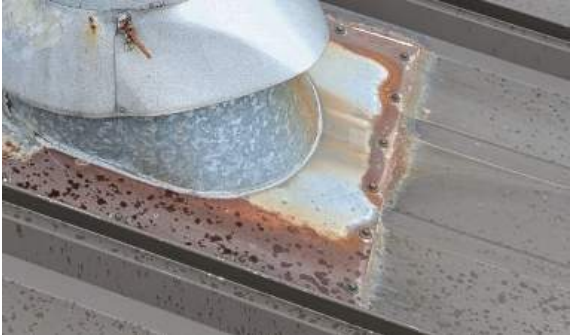



SCALE: 1/16" = 1'-0"









CITY OF UNALASKA ROOF ASSESSMENT REPORT

09/23/2025

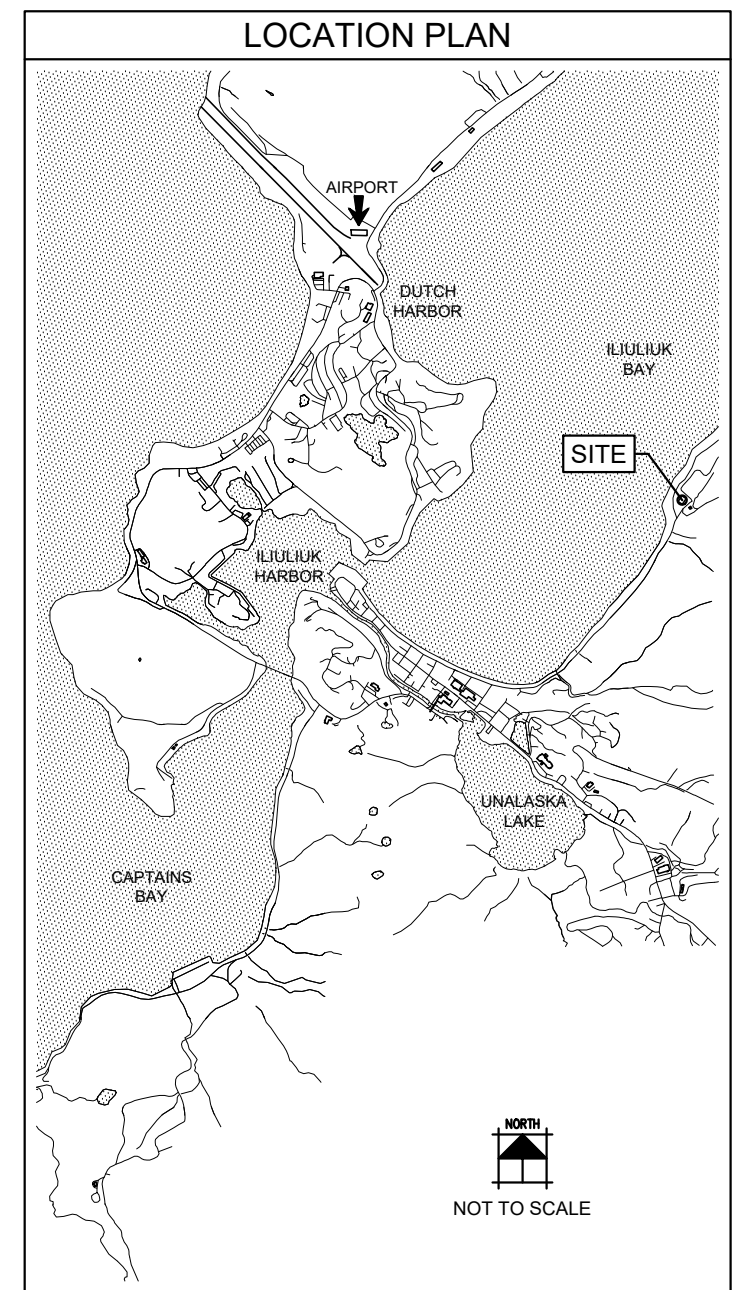
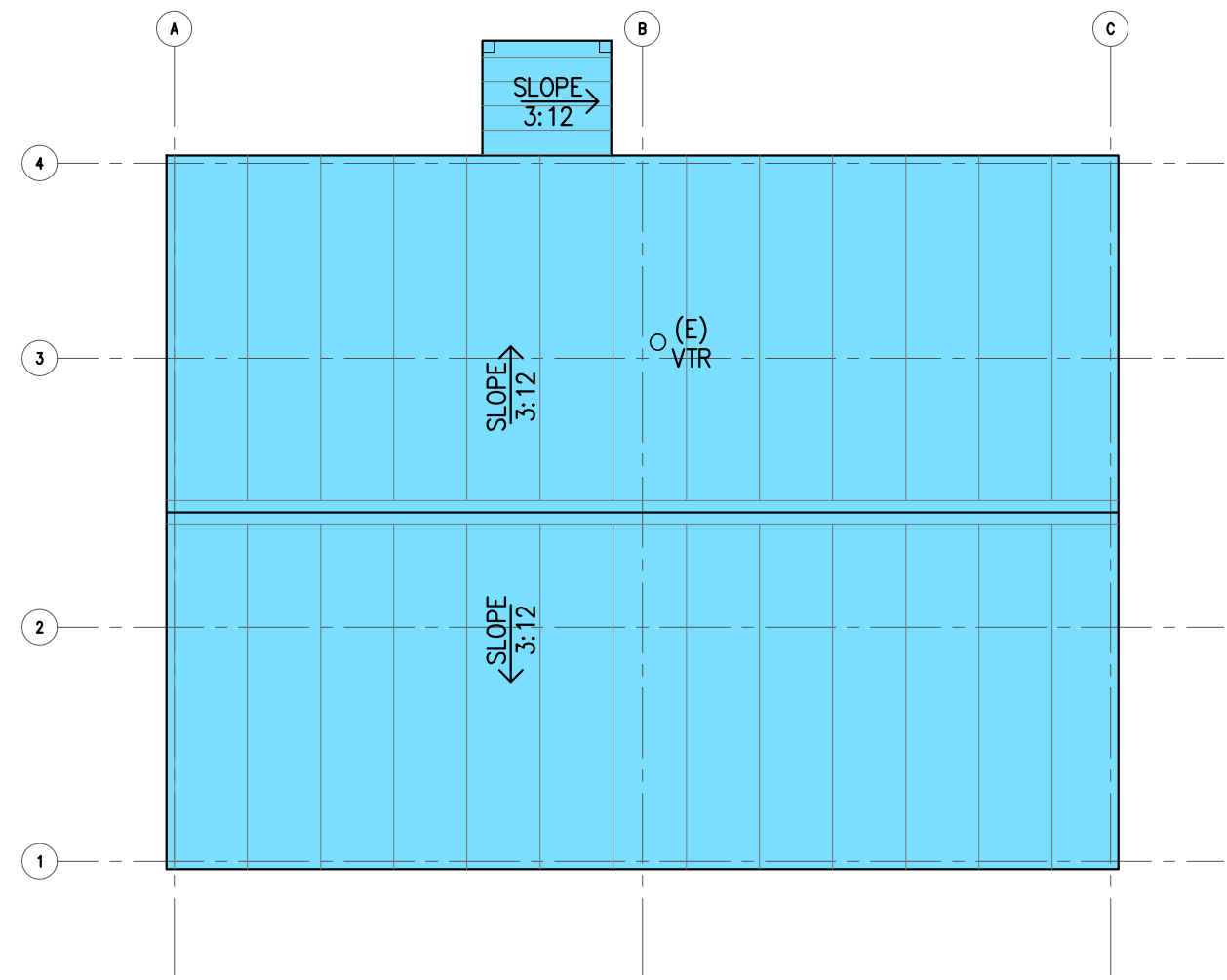
AR-17

Building Name	Baler Building - PHOTOS [Page 1 of 2]	
		<p><i>Photo #1: Bent standing seam metal roof. Missing gasketed hex head fasteners.</i></p> <p><i>Photo #2: Grass is growing on roof.</i></p>
		<p><i>Photo #3: Flashing at vent is rusty. Rust has spread to roof panel around the flashing.</i></p> <p><i>Photo #4: Two holes in roof panel; looks like something heavy was dropped on it.</i></p>
		<p><i>Photo #5: Roof panel has multiple rust holes.</i></p> <p><i>Photo #6: Moss growing on ventilation rubber boot.</i></p>

Building Name	Baler Building - PHOTOS [Page 2 of 2]	
		<p><i>Photo #7: Moss growing on roof, dented exhaust hood.</i></p> <p><i>Photo #8: Chimney mounts are rusting at roof connections.</i></p>
		<p><i>Photo #9: Ridge flashing is rusting at the end where the eagles like to sit.</i></p> <p><i>Photo #10: Ridge flashing is rusting at the end where the eagles like to sit, continued.</i></p>
		<p><i>Photo #11: Ridge Flashing is rusting at the end where the eagles like to sit, continued.</i></p> <p><i>Photo #12: Moss and grass are growing at exhaust vents.</i></p>

Building Name	Leachate Building - ASSESSMENT
Building Address	1156 Summer Bay Road
General Building Description	<p><i>Roof:</i> 48” wide corrugated trapezoidal standing seam metal roof panels. Gable roof at a slope of 3/12 with a ridge line centered draining to the eaves.</p> <p><i>Walls:</i> Metal siding & concrete</p>
Roof Material Observations	<p><i>Roofing:</i> Prefabricated trapezoidal standing seam metal corrugated panels</p> <p><i>Drainage:</i> Dual slope to the exterior walls [No gutters]</p> <p><i>Flashings:</i> Preformed metal ridge, rake and eave flashings</p> <p><i>Penetrations:</i> Soil vent pipe</p>
Condition Observations	<ul style="list-style-type: none"> • Panels appear generally in “<u>good</u>” condition, with minimal signs of degradation. Some small areas of rusting were observed on the roofing panels. (See photo #2 on page 18-3) • Fasteners all appear in good condition. (See photo #4 on page 18-3) • Ridge seam closures appear to have some gaps at the standing seam. (See photo #4 on page 18-3) • Panel edges at the eaves are beginning to show signs of degradation with paint chipping and rust. (See photo #2 on page 18-3)
General Assessment	The existing metal roof is in <u>good</u> condition with minimal signs of degradation. With proper maintenance exacted, the roof should last another 10+ years.
Recommendation	Provide a maintenance project with the following scope of work - <ol style="list-style-type: none"> 1. Clean roof 2. Repair rusted areas and patch holes 3. Replace flashings and repair sealant joints.
Estimated Cost of Repair & Budget	Roof Area: 1,300 square feet Budget: 1,300 sf X \$32.50/sf = \$42,250.00

September 22, 2025 - 2:19 PM - BECKY - O:\GOVERNMENT\UNALASKA\3_DRAWINGS\00_AR_SHEETS - REPORT\AR-18_LEACHATE BUILDING.DWG



LEGEND

METAL ROOF
Area: 1,300 SF

BUILDING ADDRESS

1156 Summer Bay Road
Unalaska, AK 99685



AR-18 Photo A

AR-18 Photo B

AR-18 Photo C

AR-18 Photo D



ROOF PLAN – LEACHATE BUILDING





SCALE: 1/8" = 1'-0"



**CITY OF UNALASKA
ROOF ASSESSMENT REPORT**

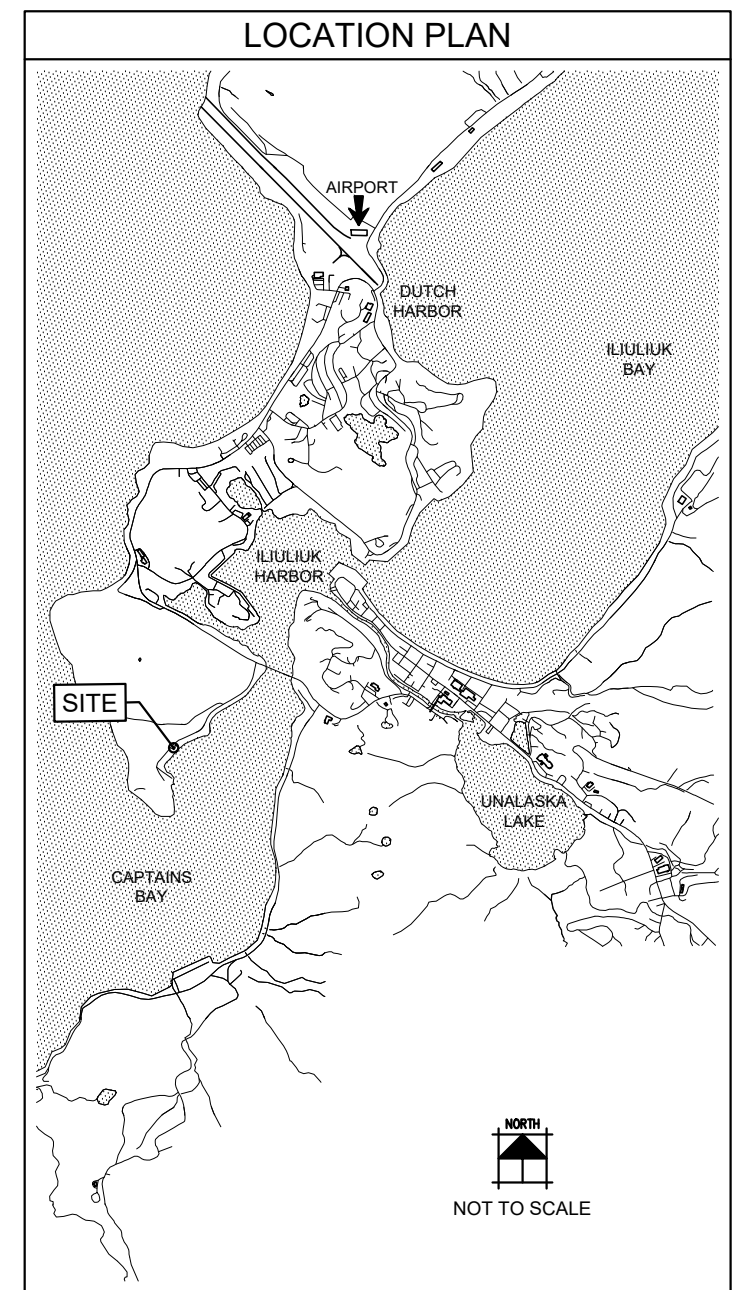
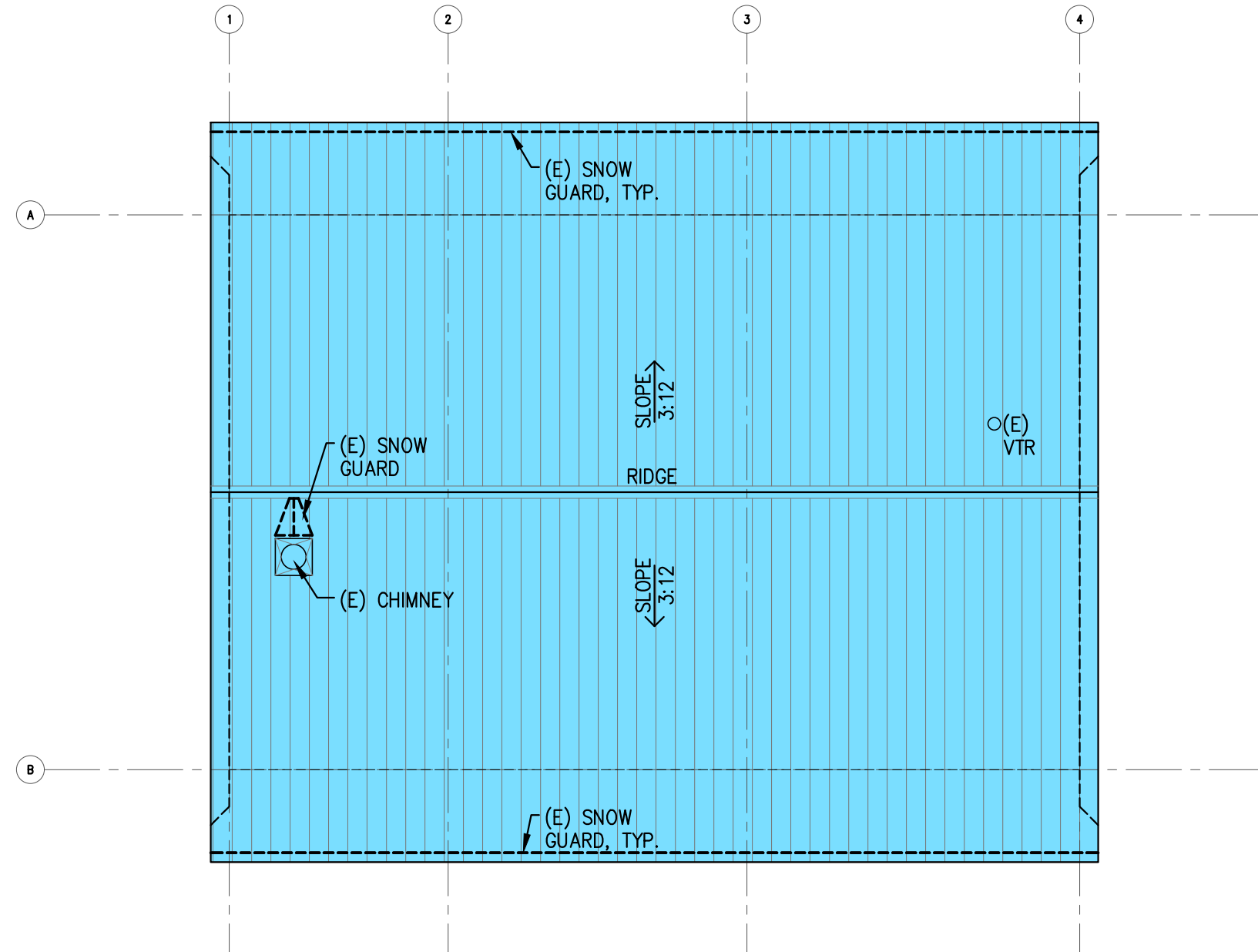
09/23/2025

AR-18

Building Name	Leachate Building - PHOTOS [Page 1 of 1]	
		
<p><i>Photo #1: Paint coating has worn through at spots and has started to rust.</i></p>	<p><i>Photo #2: Paint coating has worn through at edges and has started to rust.</i></p>	
		
<p><i>Photo #3: Moss growing in sealant.</i></p>	<p><i>Photo #4: Gaps at ridge seam closures.</i></p>	

Building Name	C.E.M. Boat Harbor Office - ASSESSMENT
Building Address	570 Henry Swanson Drive
General Building Description	<p><i>Roof:</i> 16” wide corrugated single lock standing seam metal roof panels with snow guards Gable roof at a slope of 3/12 with a ridge line centered draining to the eaves.</p> <p><i>Walls:</i> Painted lapped fiber cement siding</p>
Roof Material Observations	<p><i>Roofing:</i> Prefabricated 90-degree single lock standing seam metal corrugated panels</p> <p><i>Drainage:</i> Dual slope to the exterior walls [No gutters]</p> <p><i>Flashings:</i> Preformed metal ridge, rake and eave flashings</p> <p><i>Penetrations:</i> Soil vent pipes and boiler chimney</p>
Condition Observations	<ul style="list-style-type: none"> • Panels appear generally in “<u>good</u>” condition, with no signs of damage or degradation. No rusting was observed on the roofing panels. (See photos A & B on page AR-19) • Exposed fasteners at the ridge and chimney are rusted with degraded and washers. (See photo C on page AR-19 & photo #3 on page 19-3) • Replaced rake flashing indicative of damage caused by a wind event. (See photo #4 on page 19-3)
General Assessment	The existing metal roof is in <u>good</u> condition with minimal signs of degradation. With proper maintenance exacted, the roof should last another 10+ years.
Recommendation	Provide a maintenance project with the following scope of work - 1. Replace all fasteners with upgraded washers
Estimated Cost of Repair & Budget	Roof Area: 2,000 square feet Budget: 2,000 sf X \$32.50/sf = \$65,000.00

September 22, 2025 - 2:28 PM - BECKY - O:\GOVERNMENT\UNALASKA\3_DRAWINGS\00_AR SHEETS - REPORT\AR-19_CEM BOAT HARBOR OFFICE.DWG



LEGEND	
	METAL ROOF Area: 2,000 SF

BUILDING ADDRESS
570 Henry Swanson Drive Unalaska, AK 99685



AR-19 Photo A



AR-19 Photo B



AR-19 Photo C



AR-19 Photo D



ROOF PLAN – C.E.M. BOAT HARBOR OFFICE







SCALE: 1/8" = 1'-0"



CITY OF UNALASKA ROOF ASSESSMENT REPORT

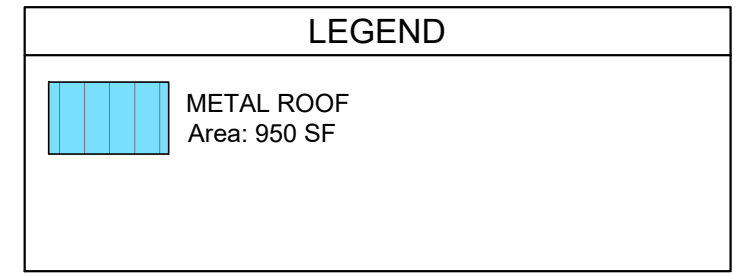
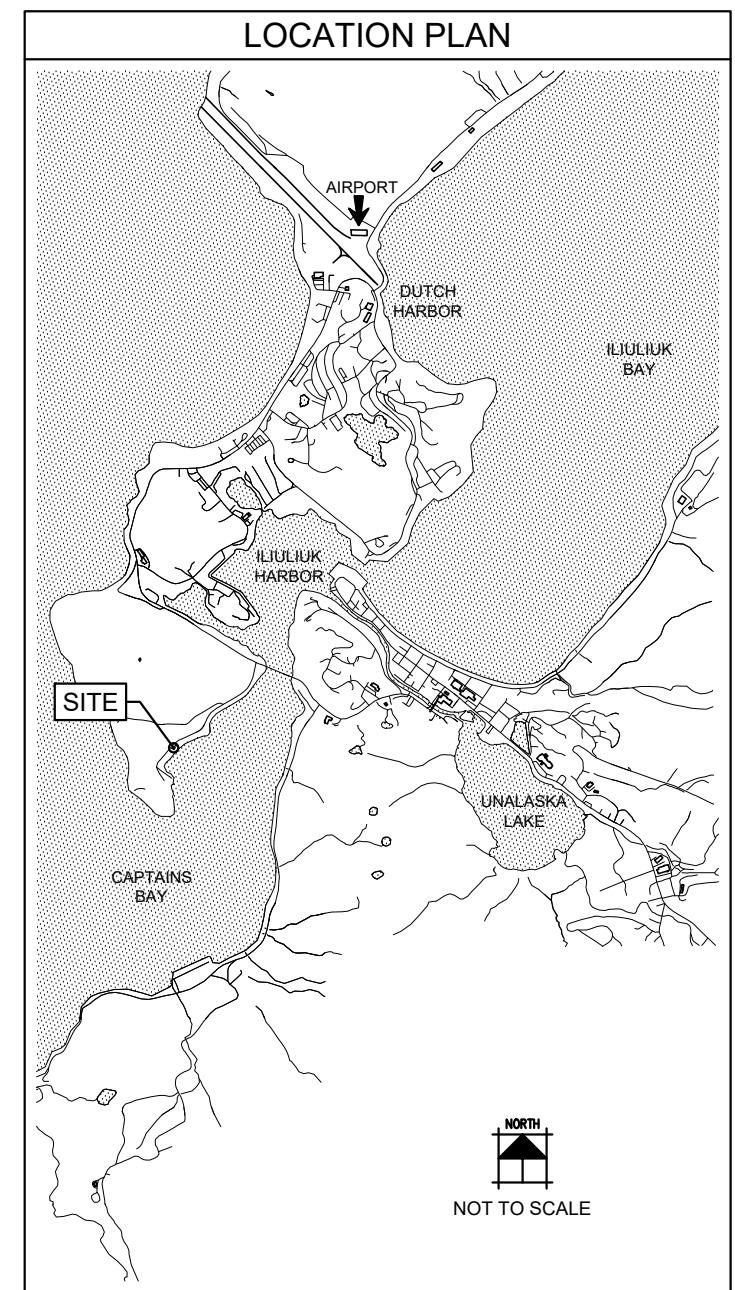
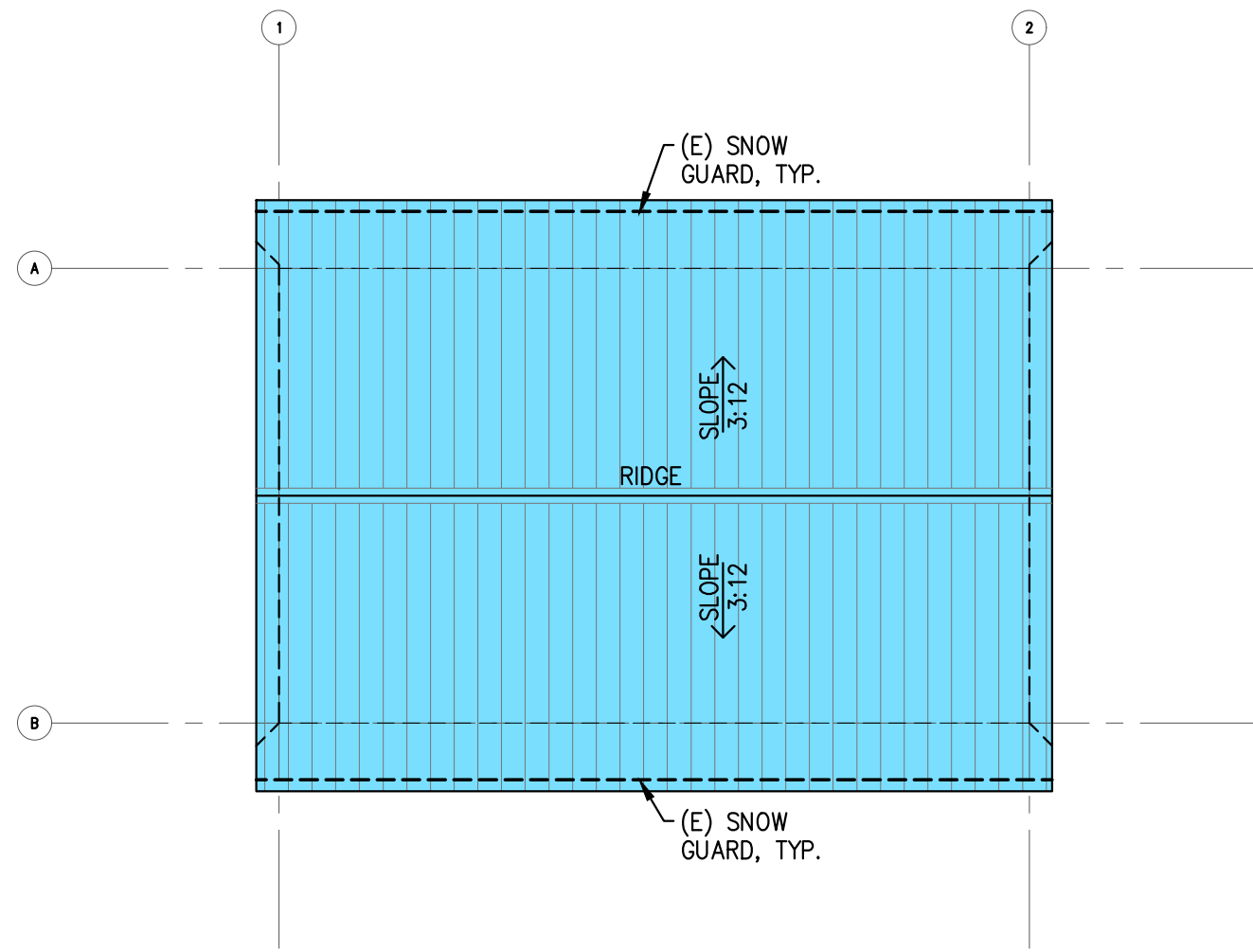
09/23/2025

AR-19

Building Name	C.E.M. Boat Harbor Office - PHOTOS [Page 1 of 1]	
		
<p><i>Photo #1: Rusted gasketed hex head fasteners.</i></p>	<p><i>Photo #2: Some gasketed hex head fasteners are loose or have cracked gaskets.</i></p>	
		
<p><i>Photo #3: Sealant around chimney hood is cracking and pulling away from flashing.</i></p>	<p><i>Photo #4: Rake flashing replacement due to wind event.</i></p>	
		
<p><i>Photo #5: Snowguard at roof eave.</i></p>	<p><i>Photo #6: Snowguard measurement.</i></p>	

Building Name	C.E.M. Boat Harbor Waste Oil Building - ASSESSMENT
Building Address	562 Henry Swanson Drive
General Building Description	<p><i>Roof:</i> 16” wide corrugated single lock standing seam metal roof panels with snow guards Gable roof at a slope of 3/12 with a ridge line centered draining to the eaves.</p> <p><i>Walls:</i> Painted lapped fiber cement siding</p>
Roof Material Observations	<p><i>Roofing:</i> Prefabricated 90-degree single lock standing seam metal corrugated panels</p> <p><i>Drainage:</i> Dual slope to the exterior walls [No gutters]</p> <p><i>Flashings:</i> Preformed metal ridge, rake and eave flashings</p> <p><i>Penetrations:</i> Nil</p>
Condition Observations	<ul style="list-style-type: none"> • Panels appear generally in “<u>good</u>” condition, with no signs of damage or degradation. No rusting was observed on the roofing panels. (See photo B on page AR-20) • Exposed fasteners at the ridge are rusted with degraded and washers. (See photos #1 & #2 on page 20-3)
General Assessment	The existing metal roof is in <u>good</u> condition with minimal signs of degradation. With proper maintenance enacted, the roof should last another 10+ years.
Recommendation	Provide a maintenance project with the following scope of work - 1. Replace all fasteners with upgraded washers
Estimated Cost of Repair & Budget	Roof Area: 950 square feet Budget: 950 sf X \$32.50/sf = \$30,875.00

September 22, 2025 - 2:28 PM - BECKY - O:\GOVERNMENT\UNALASKA\3_DRAWINGS\00_AR SHEETS - REPORT\AR-20_CEM BOAT HARBOR WASTE OIL BLDG.DWG



BUILDING ADDRESS

562 Henry Swanson Drive
Unalaska, AK 99685



AR-20 Photo A



AR-20 Photo B



AR-20 Photo C



AR-20 Photo D



ROOF PLAN – C.E.M. BOAT HARBOR WASTE OIL BUILDING

SCALE: 1/8" = 1'-0"



CITY OF UNALASKA
ROOF ASSESSMENT REPORT

09/23/2025

AR-20

Building Name

C.E.M. Boat Harbor Waste Oil Building - PHOTO [Page 1 of 1]

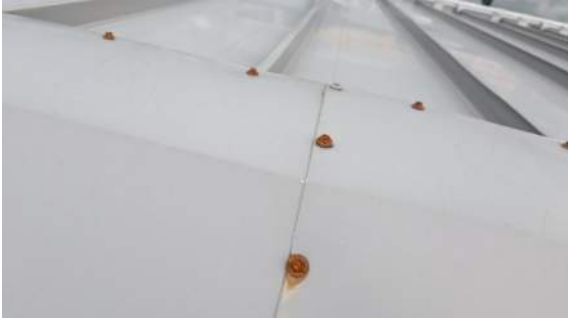


Photo #1: Rusted gasketed hex head fasteners.

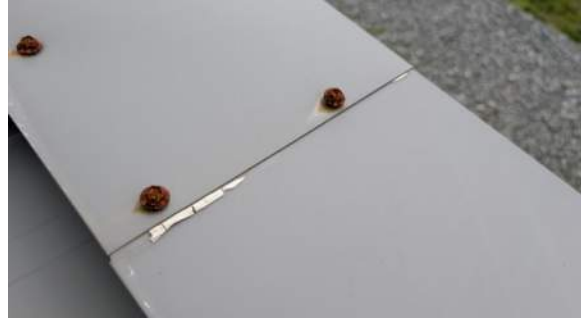
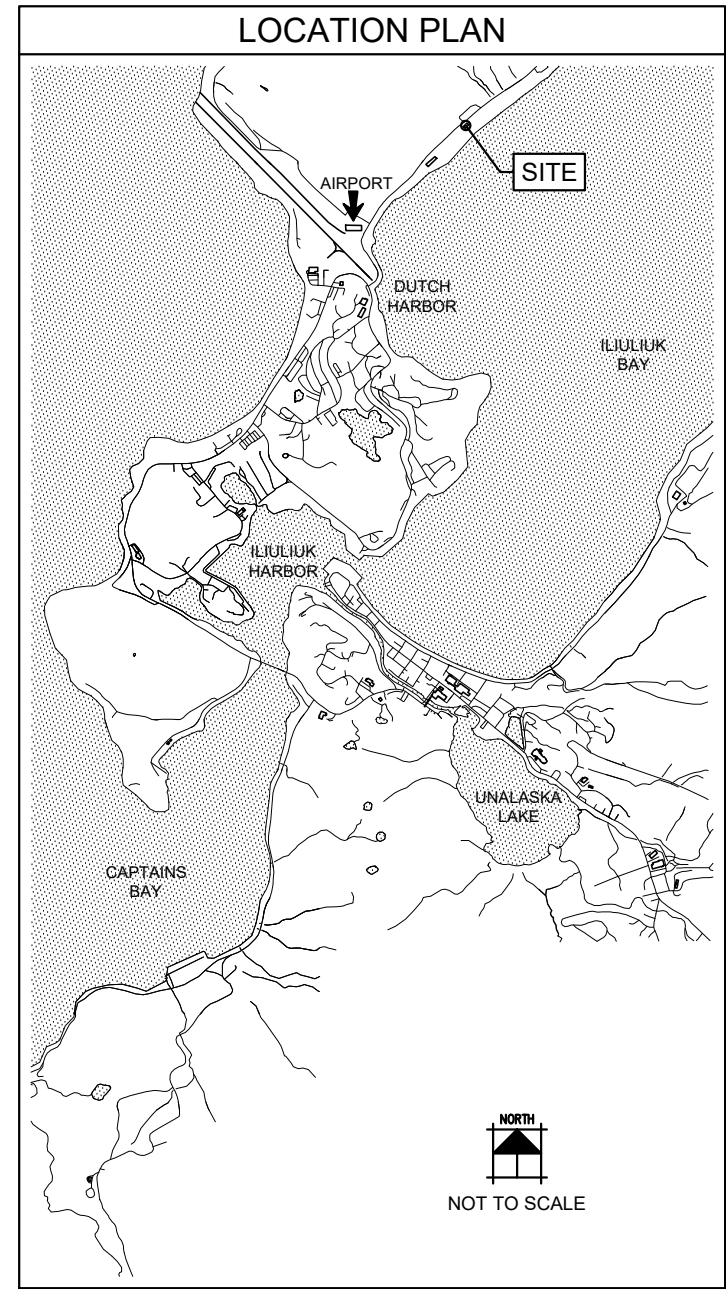
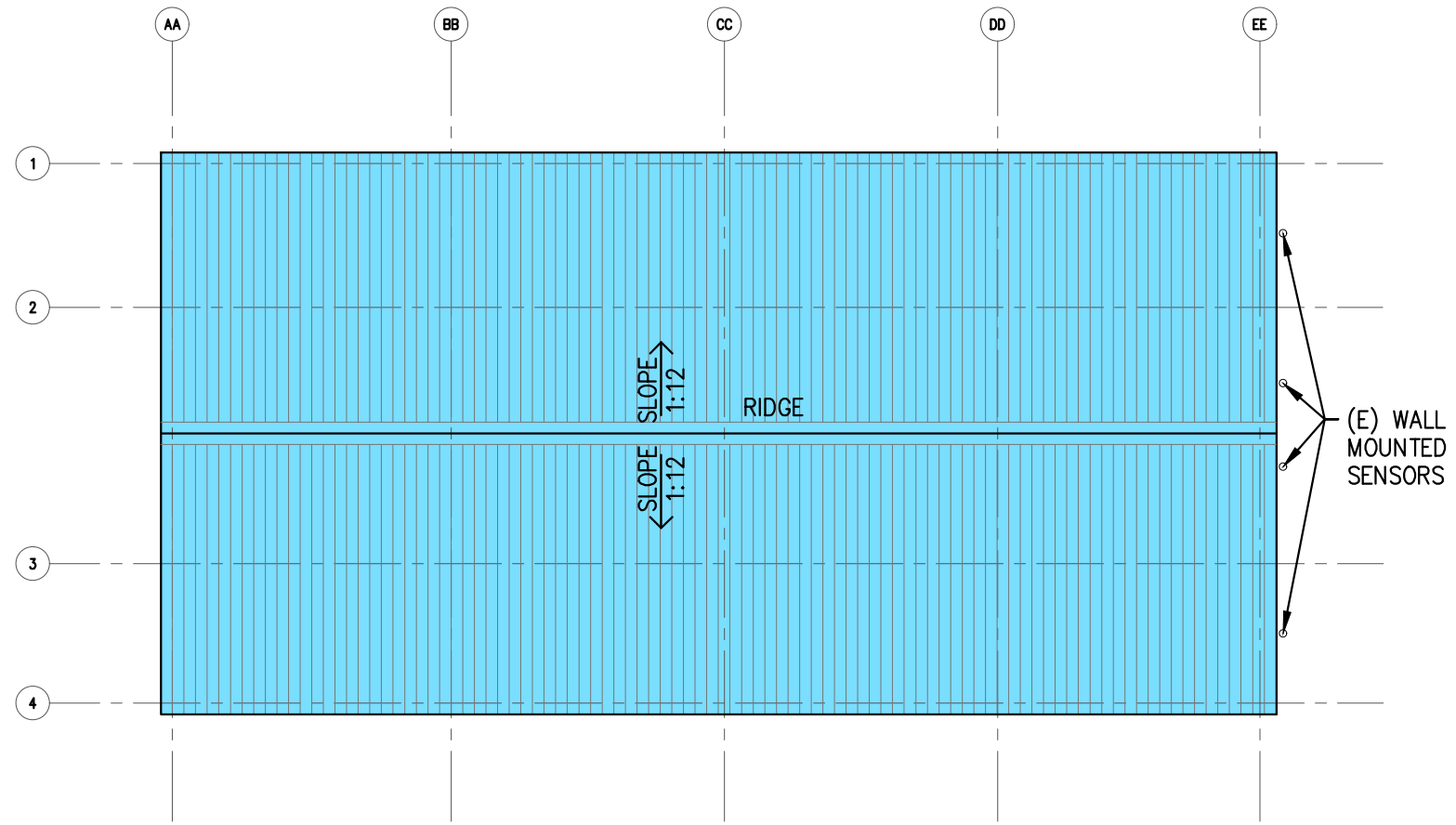


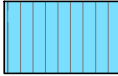
Photo #2: Sealant between lapped flashing is cracked and falling away.

Building Name	Marine Center Warehouse - ASSESSMENT
Building Address	731 Ballyhoo Road
General Building Description	<p><i>Roof:</i> metal 18” wide corrugated trapezoidal standing seam roof panels Gable roof at a slope of 1/12 with a symmetrical ridge line centered draining to the eaves.</p> <p><i>Walls:</i> Corrugated metal siding</p>
Roof Material Observations	<p><i>Roofing:</i> Prefabricated trapezoidal standing seam metal corrugated panels</p> <p><i>Drainage:</i> Dual slope to the exterior walls [No gutters]</p> <p><i>Flashings:</i> Preformed metal ridge, rake and eave flashings</p> <p><i>Penetrations:</i> Nil</p>
Condition Observations	<ul style="list-style-type: none"> • Panels appear generally in “<u>failing</u>” condition, with signs of damage and degradation. Areas of severe corrosion with holes were observed. (See photos C & D on page AR-21) • <u>Active leaks in the building at rusted areas.</u> (See photos C & D on page AR-21) • Wind damage at two main areas of the roof as evidenced by the wood battens and sandbags. (See photo #5 on page 21-3) • Metal panel closures at the ridge were resealed, indicating avenues of previous water infiltration points. (See photo #4 on page 21-3) • Roof panel overhang damage. (See photo #1 on page 21-3)
General Assessment	The existing metal roof is in failing condition with major signs of degradation. Due to the wind failure and corrosion leading to holes in the roof, we recommend that an overlay project be enacted in the next 2 years.
Recommendation	Provide a repair project with the following scope of work - <ol style="list-style-type: none"> 1. Provide a single ply roof overlay over the existing metal roofing.
Estimated Cost of Repair & Budget	Roof Area: 5,100 square feet Budget: 5,100 sf X \$65/sf = \$331,500.00

September 22, 2025 - 2:29 PM - BECKY - O:\GOVERNMENT\UNALASKA\3_DRAWINGS\00_AR_SHEETS - REPORT\AR-21_UNALASKA MARINE CENTER WAREHOUSE.DWG



LEGEND

 METAL ROOF
Area: 5,100 SF

BUILDING ADDRESS

731 Ballyhoo Road
Unalaska, AK 99685



AR-21 Photo A



AR-21 Photo B



AR-21 Photo C



AR-21 Photo D



ROOF PLAN – MARINE CENTER WAREHOUSE






SCALE: 1/16" = 1'-0"







CITY OF UNALASKA ROOF ASSESSMENT REPORT

09/23/2025

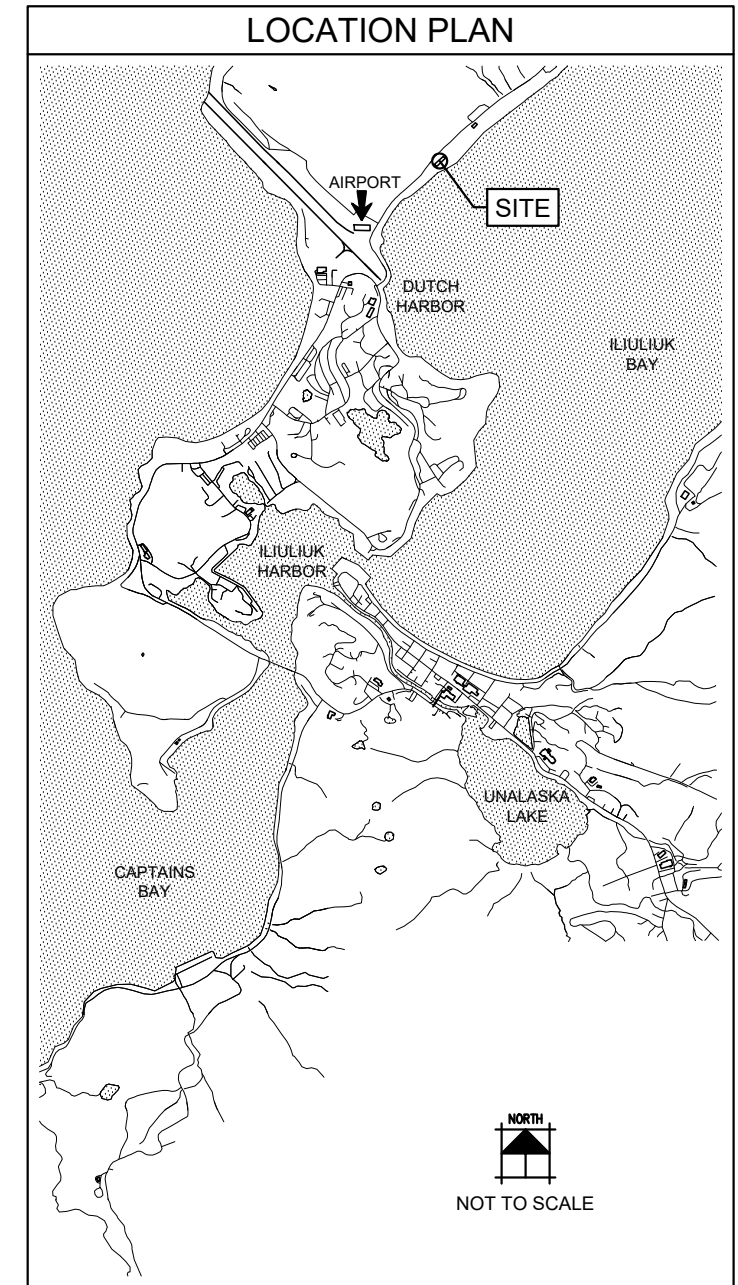
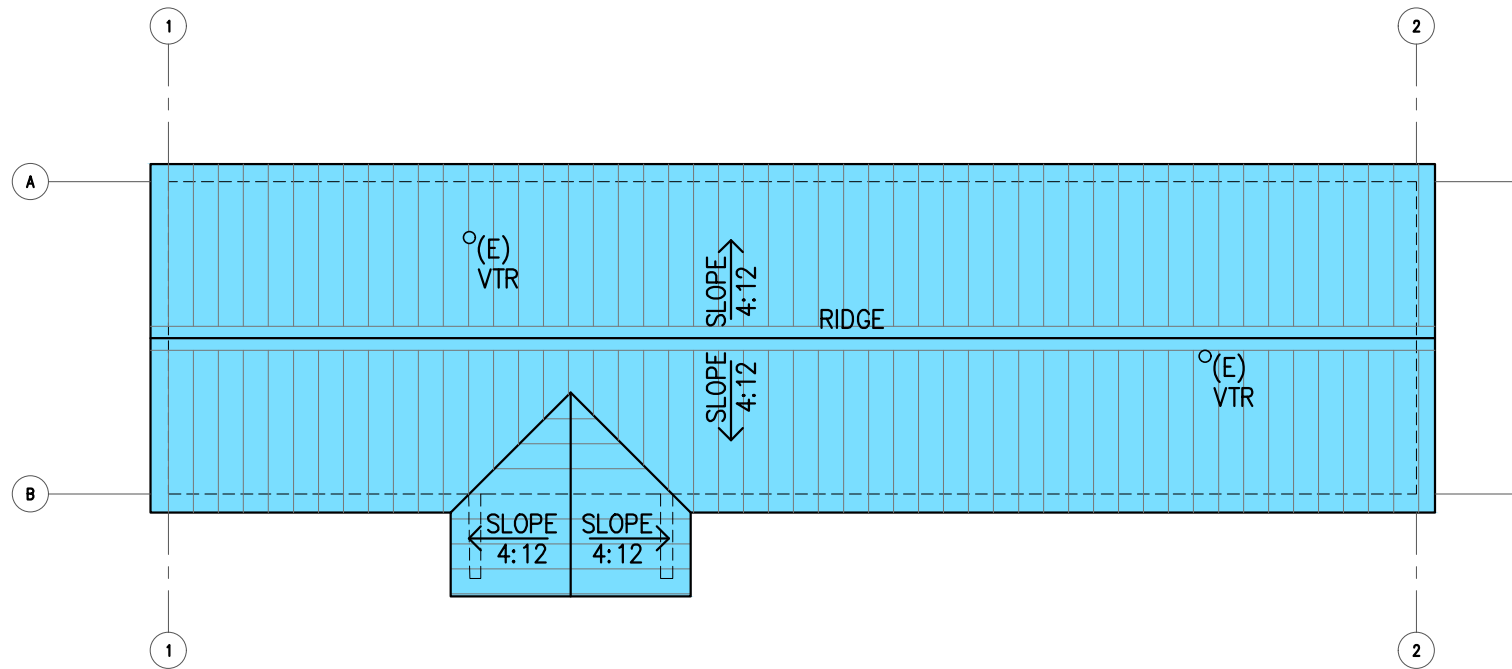
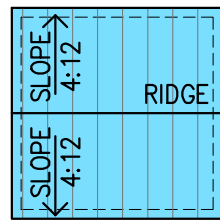
AR-21

Building Name	Marine Center Warehouse - PHOTOS [Page 1 of 2]	
		<p><i>Photo #1: Roof at eave is rusted through at fasteners, multiple locations.</i></p> <p><i>Photo #2: Roof has been repaired in multiple locations with non-matching roof material.</i></p>
		<p><i>Photo #3: Sealant at ridge closer is no longer adhering at multiple locations.</i></p> <p><i>Photo #4: Multiple holes in metal roof have been patched with sealant.</i></p>
		<p><i>Photo #5: Damaged area of roof from wind damage being held down with sandbags and other materials.</i></p> <p><i>Photo #6: Multiple holes in metal roof have been patched with sealant.</i></p>

Building Name	Marine Center Warehouse - PHOTOS [Page 2 of 2]		
			
<i>Photo #7: Patched Hole</i>	<i>Photo #8: Patched Holes</i>		
			
<i>Photo #9: Corroded hole in metal roof</i>	<i>Photo #10: Corroded hole in metal roof</i>		

Building Name	USCG Dock Building - ASSESSMENT
Building Address	941 Ballyhoo Road
General Building Description	<p><i>Roof:</i> 16” wide corrugated snap lock standing seam metal roof panels. Gable roof at a slope of 4/12 with a ridge line centered draining to the eaves.</p> <p><i>Walls:</i> Fiber cement</p>
Roof Material Observations	<p><i>Roofing:</i> Prefabricated snap lock standing seam metal corrugated panels</p> <p><i>Drainage:</i> Dual slope to the exterior walls [No gutters]</p> <p><i>Flashings:</i> Preformed metal ridge flashing</p> <p><i>Penetrations:</i> Soil vent pipes</p>
Condition Observations	<ul style="list-style-type: none"> • Panels appear generally in “<u>good</u>” condition, with no signs of damage and minimal degradation. Small areas of rusting observed on some roofing panels. (See photo B on page AR-22) • Degraded foam panel closures. (See photo D on page AR-22) • Metal panel eave edges show. (See photo #3 on page 22-3)
General Assessment	The existing metal roof is in <u>good</u> condition with minimal signs of degradation. With a proper maintenance project enacted, the roof should last another 10+ years.
Recommendation	Provide a maintenance project with the following scope of work - <ol style="list-style-type: none"> 1. Replace all ridge closures with metal 2. Repair rusted panel ends
Estimated Cost of Repair & Budget	Roof Area: 900 square feet Budget: 900 sf X \$32.50/sf = \$29,250.00

September 22, 2025 - 2:35 PM - BECKY - O:\GOVERNMENT\UNALASKA\3_DRAWINGS\00_AR SHEETS - REPORT\AR-22_USCG DOCK BUILDING.DWG



LEGEND	
	METAL ROOF Area: 900 SF

BUILDING ADDRESS
941 Ballyhoo Road Unalaska, AK 99685



AR-22 Photo A



AR-22 Photo B



AR-22 Photo C



AR-22 Photo D



ROOF PLAN – USCG DOCK BUILDING

SCALE: 1/8" = 1'-0"



CITY OF UNALASKA
ROOF ASSESSMENT REPORT

09/23/2025

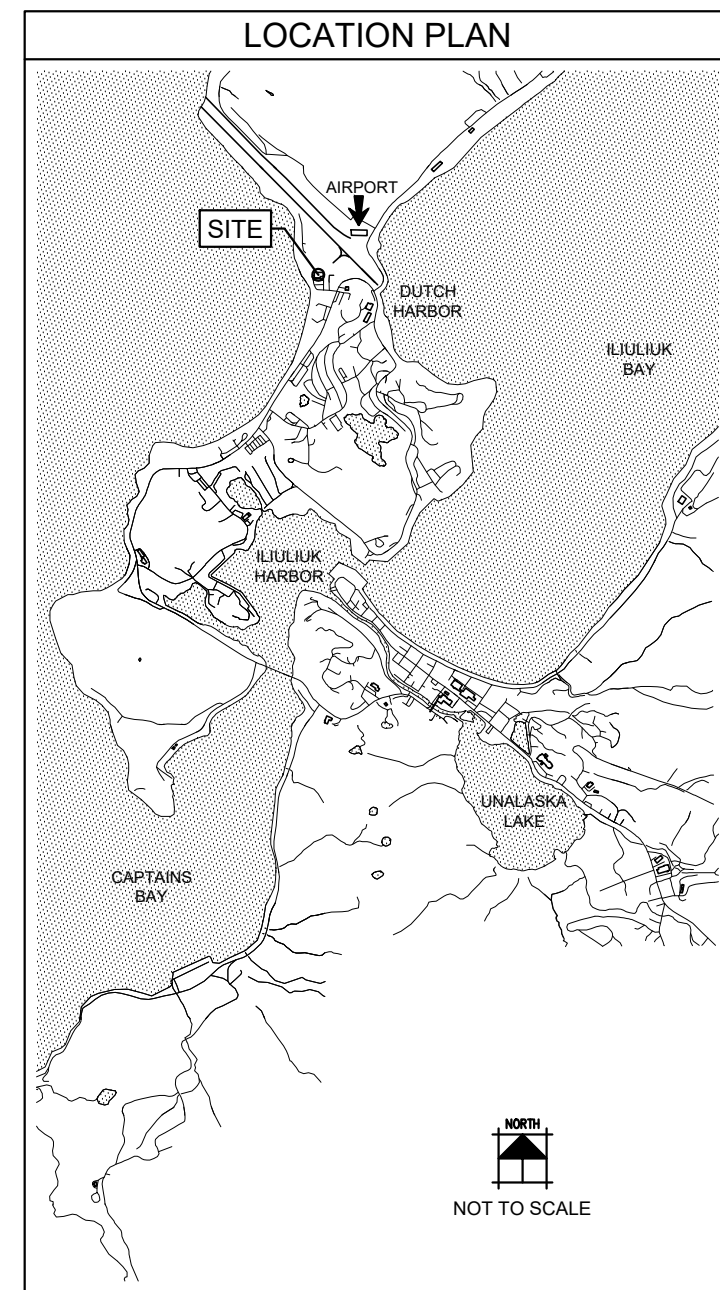
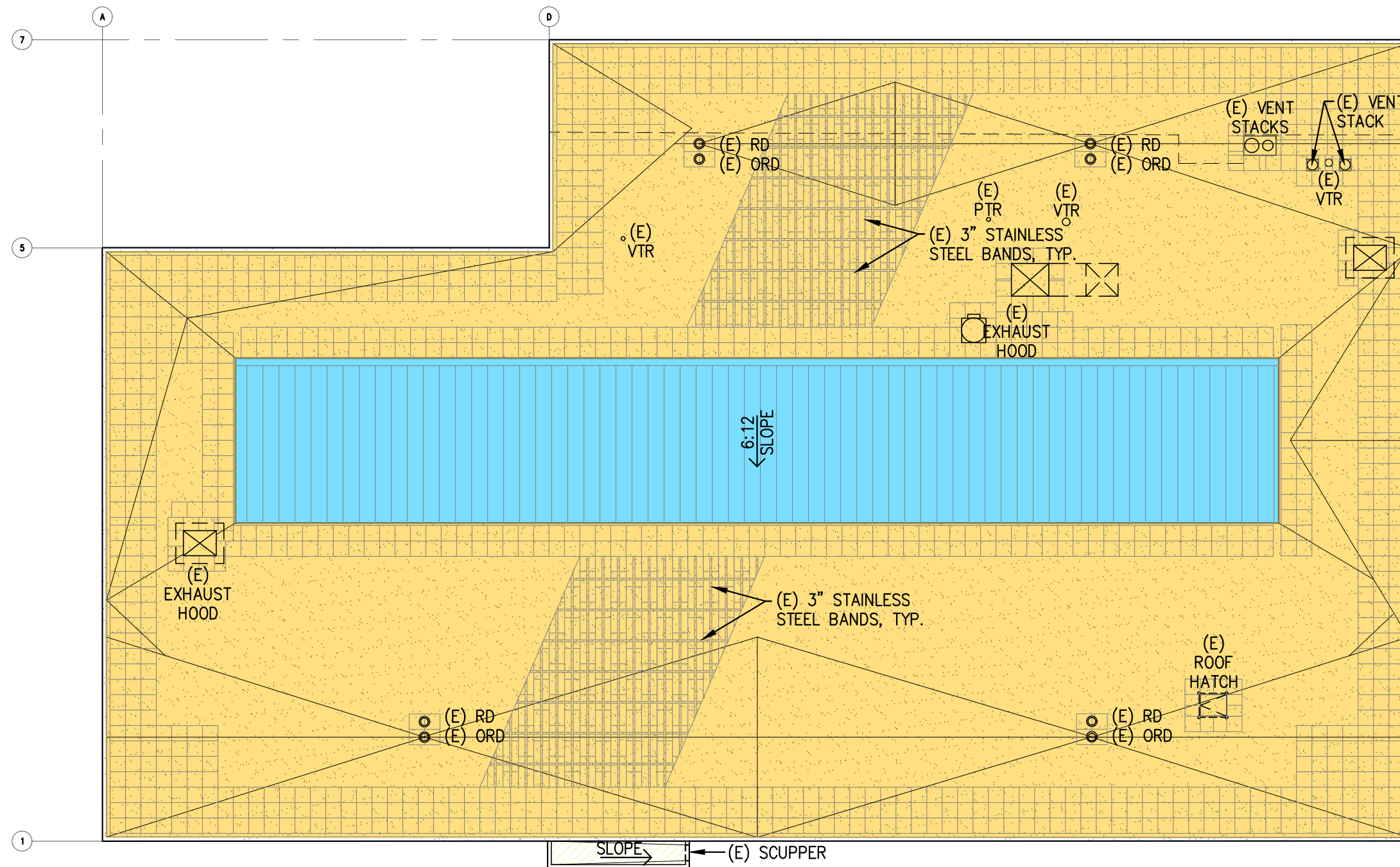
AR-22

Building Name	USCG Dock Building - PHOTO [Page 1 of 1]	
		
<p><i>Photo #1: Closer in multiple locations is not properly seated.</i></p>	<p><i>Photo #2: Moss growing on roof at closers.</i></p>	
		
<p><i>Photo #3: Eave of the roof is rusting.</i></p>	<p><i>Photo #4: Foam picked out by wildlife.</i></p>	

Building Name	Tom Madsen Airport - ASSESSMENT
Building Address	429 Airport Beach Road
General Building Description	<p><i>Roofs:</i> Low Slope Roof</p> <ul style="list-style-type: none"> Inverted roof membrane assembly (IRMA) system. The EPDM roof membrane was installed directly over the roof sheathing, with insulation and concrete pavers over the top. <p>Metal Roof</p> <ul style="list-style-type: none"> 9" wide prefab. snap lock standing seam <p><i>Walls:</i> Concrete (lower level) and exterior insulation finish systems for the main floor.</p>
Roof Material Observations	<p><i>Roofing:</i> Low Slope Roof (N/A) - Observation of the membrane did not occur.</p> <p>Metal Roofing Prefabricated snap lock standing seam metal corrugated panels</p> <p><i>Drainage:</i> Internal drains</p> <p><i>Copings:</i> Preformed metal copings</p> <p><i>Flashings:</i> Preformed metal counter-flashings</p> <p><i>Penetrations:</i> Various penetrations were observed including, soil vent pipes, exhaust vents, mechanical curbs and drains.</p>
Condition Observations	<p>Low Slope Roof</p> <ul style="list-style-type: none"> Roof membrane is protected from the weather under layers of concrete pavers and insulation Multiple locations of plants growing on the roof - from grass to natural sedums. (See photo #12 on page 23-4) Degraded concrete pavers. (See photo #2 on page 23-4) <p>Metal Roof</p> <ul style="list-style-type: none"> Panels appear generally in "good" condition, with a few signs of damage (See photo B on page AR-23) Damage to panels. (See photo #20 on page 23-7) Rusted fasteners. (See photo #18 on page 23-6)

<p>General Assessment</p>	<p>Low Slope Roof</p> <p>The existing IRMA is in fair condition with signs of degradation in the concrete pavers as well as multiple locations of plants. With a proper roof upgrade project enacted, the roof should last another 10+ years.</p> <p>Metal Roof</p> <p>The existing metal roof is in good condition with minimal signs of degradation. With a proper maintenance project enacted, the roof should last another 10+ years.</p>
<p>Recommendation</p>	<p>Provide a roof upgrade project with the following scope of work -</p> <p>Low Slope Roof</p> <ol style="list-style-type: none"> 1. Remove all pavers and insulation to expose the roof membrane 2. Repair membrane as required 3. Reinstall insulation and provide new concrete pavers <p>Metal Roof</p> <ol style="list-style-type: none"> 1. Repair damage 2. Replace fasteners 3. Replace sealant
<p>Estimated Cost of Repair & Budget</p>	<p>Low Slope Roof</p> <p>Roof Area: 13,500 square feet Budget: 13,500 sf X \$130.00/sf = \$1,755,000.00</p> <p>Metal Roof</p> <p>Roof Area: 2,900 square feet Budget: 2,900 sf X \$130.00/sf = \$377,000.00</p>

September 24, 2025 - 9:19 PM - BECKY - O:\GOVERNMENT\UNALASKA\3_DRAWINGS\00_AR SHEETS - REPORT\AR-23_AIRPORT.DWG



LEGEND	
	METAL ROOF Area: 2,900 SF
	INVERTED ROOF MEMBER ASSEMBLY Area: 13,500 SF
	PAVERS OVER INVERTED ROOF MEMBER ASSEMBLY
	EPDM ROOF Area: 1,500 SF



AR-23 Photo A



AR-23 Photo B



AR-23 Photo C



AR-23 Photo D

BUILDING ADDRESS

429 Airport Beach Road
Unalaska, AK 99692



ROOF PLAN – TOM MADSEN AIRPORT

SCALE: 1/16" = 1'-0"



CITY OF UNALASKA
ROOF ASSESSMENT REPORT

09/23/2025

AR-23

Building Name

Tom Madsen Airport - PHOTOS [Page 1 of 4]



Photo #1: Moss and grasses growing between coping and pavers along entire roof.



Photo #2: Broken pavers in multiple locations across entire roof.



Photo #3: Moss and grass growing between pavers.



Photo #4: Moss and grass growing between pavers, continued.





Photo #5: Exposed flashing.



Photo #6: Broken sealant.

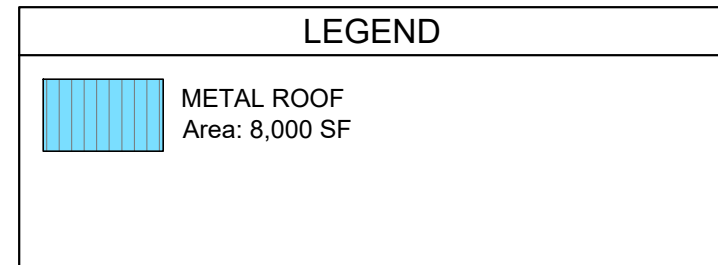
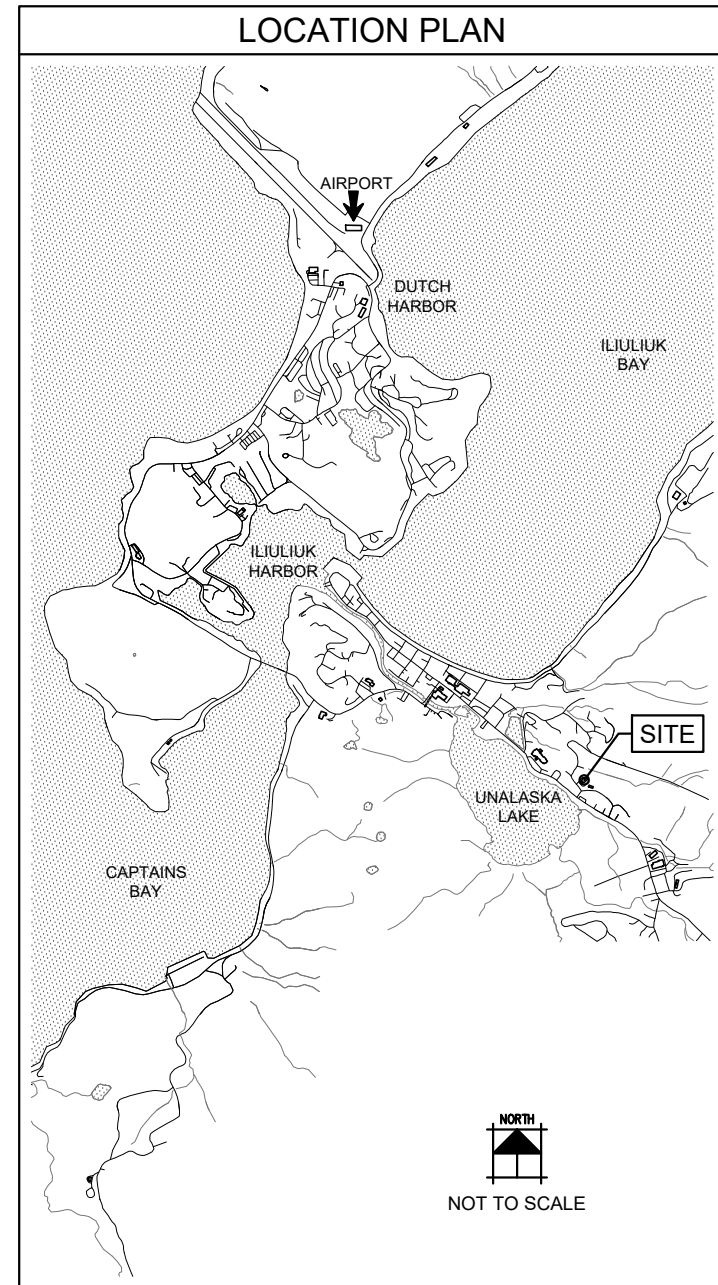
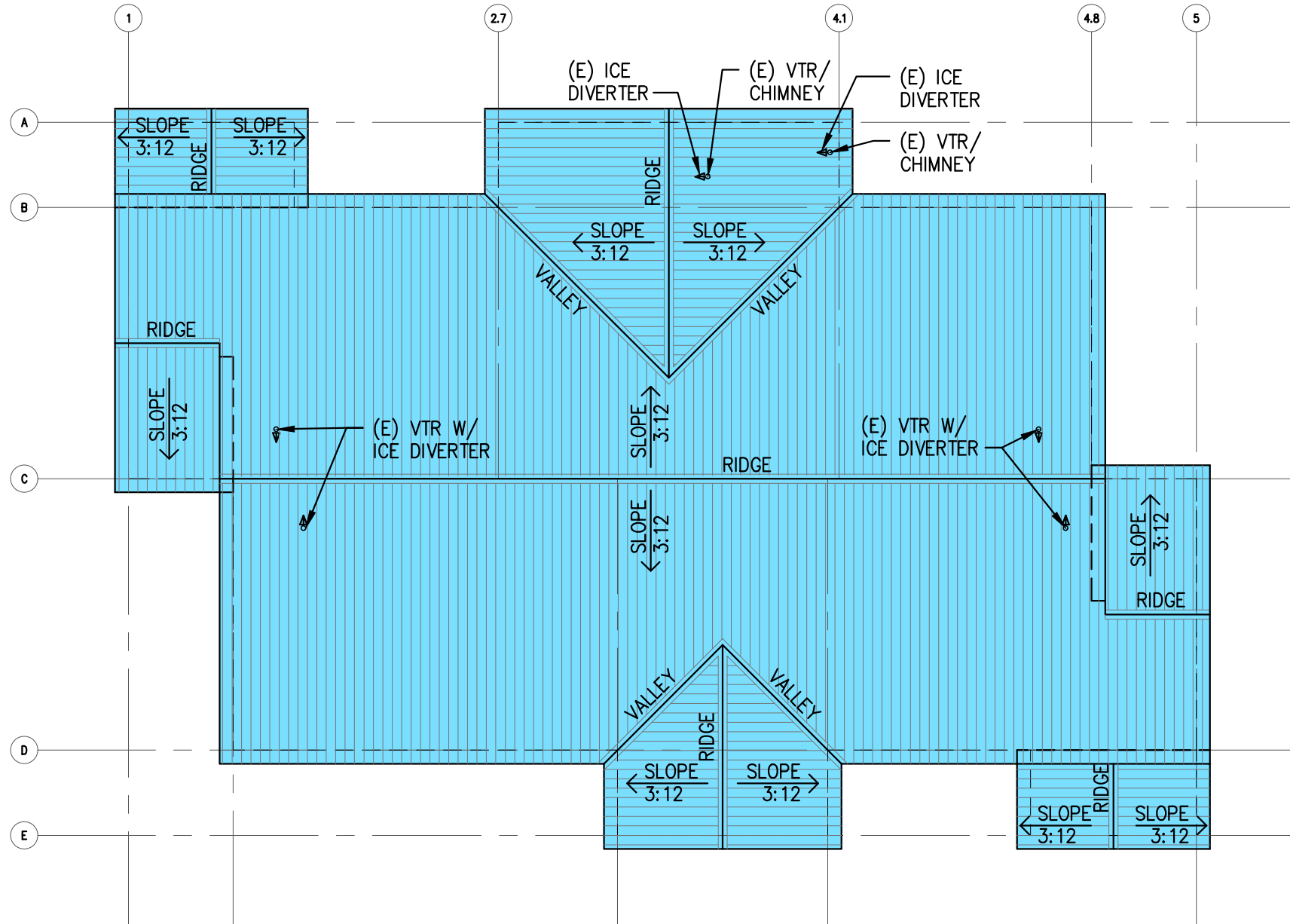
Building Name	Tom Madsen Airport - PHOTOS [Page 2 of 4]	
		
<p><i>Photo #7: Strap fastener pulling away.</i></p>	<p><i>Photo #8: Grasses growing between pavers and along clerestory wall.</i></p>	
		
<p><i>Photo #9: Heavy rust on exhaust hood.</i></p>	<p><i>Photo #10: No sealant, solder or fasteners</i></p>	
		
<p><i>Photo #11: Moss is growing everywhere.</i></p>	<p><i>Photo #12: Shrub growing on roof.</i></p>	

Building Name	Tom Madsen Airport - PHOTOS [Page 3 of 4]	
		<p><i>Photo #13: Missing fasteners on clerestory ridge.</i></p> <p><i>Photo #14: Fire damage.</i></p>
		<p><i>Photo #15: Flashing at mechanical unit.</i></p> <p><i>Photo #16: Vent hood rusting. Sealant is attached to rust and not the hood.</i></p>
		<p><i>Photo #17: Vegetation at clerestory wall.</i></p> <p><i>Photo #18: Fasteners are rusted and failing gaskets.</i></p>

Building Name	Tom Madsen Airport - PHOTOS [Page 4 of 4]		
		<p><i>Photo #19: Damaged roof ridges.</i></p>	<p><i>Photo #20: Damaged roof ridges, continued.</i></p>
		<p><i>Photo #21: Rust forming around fasteners at clerestory eave.</i></p>	<p><i>Photo #22: Rust forming around fasteners at awning.</i></p>

Building Name	8-Plex Housing - ASSESSMENT
Building Address	18 Ptarmigan Road
General Building Description	<p><i>Roof:</i> 12” wide corrugated single lock standing seam metal roof panels with snow guards Main roof is a gable roof running north to south with side gables all at a slope of 3/12 with a ridge line centered along the main roof all draining to the eaves.</p> <p><i>Walls:</i> Painted lapped and shingle fiber cement siding</p>
Roof Material Observations	<p><i>Roofing:</i> Prefabricated 90-degree single lock standing seam metal corrugated panels</p> <p><i>Drainage:</i> Multiple slopes to the exterior walls [No gutters]</p> <p><i>Flashings:</i> Preformed metal ridge, rake, valley and eave flashings</p> <p><i>Penetrations:</i> Soil vent pipes and boiler chimneys</p>
Condition Observations	<ul style="list-style-type: none"> • Panels appear generally in “<u>good</u>” condition, with minimal signs of damage. No rusting was observed on the roofing panels. (See photo B on page AR-24) • Exposed fasteners over the entire roof are rusted with degraded washers. (See photo #4 on page 24-3) • Fasteners are being deformed and pulled out due to differential thermal movement of the metal. (See photo C on page AR-24) • Ridge closures are in great condition and performing well. (See photo #3 on page 24-3)
General Assessment	The existing metal roof is in <u>good</u> condition with minimal signs of degradation. With proper maintenance exacted, the roof should last another 10+ years.
Recommendation	Provide a maintenance project with the following scope of work - 1. Reseat all fasteners to ensure engagement
Estimated Cost of Repair & Budget	Roof Area: 8,000 square feet Budget: 8,000 sf X \$32.50/sf = \$260,000.00

September 23, 2025 - 12:51 PM - BECKY - O:\GOVERNMENT\UNALASKA\3_DRAWINGS\00_AR SHEETS - REPORT\AR-24_8-PLEX HOUSING.DWG



BUILDING ADDRESS

18 Ptarmigan Road
Unalaska, AK 99685



AR-24 Photo A



AR-24 Photo B



AR-24 Photo C



AR-24 Photo D



ROOF PLAN - 8-PLEX HOUSING





SCALE: 1/16" = 1'-0"



CITY OF UNALASKA
ROOF ASSESSMENT REPORT

09/23/2025

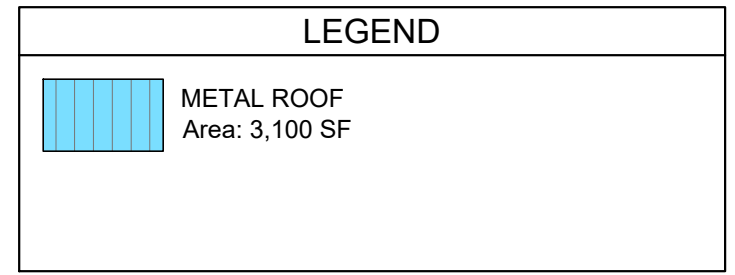
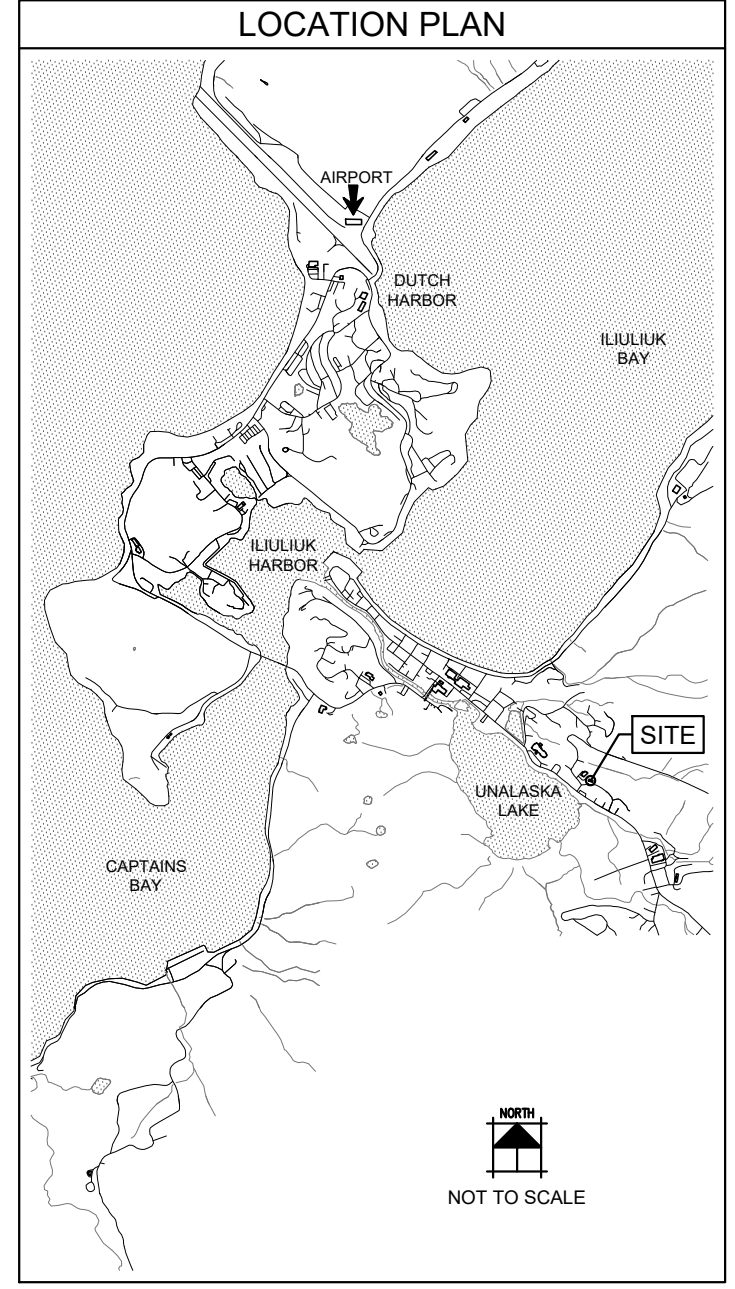
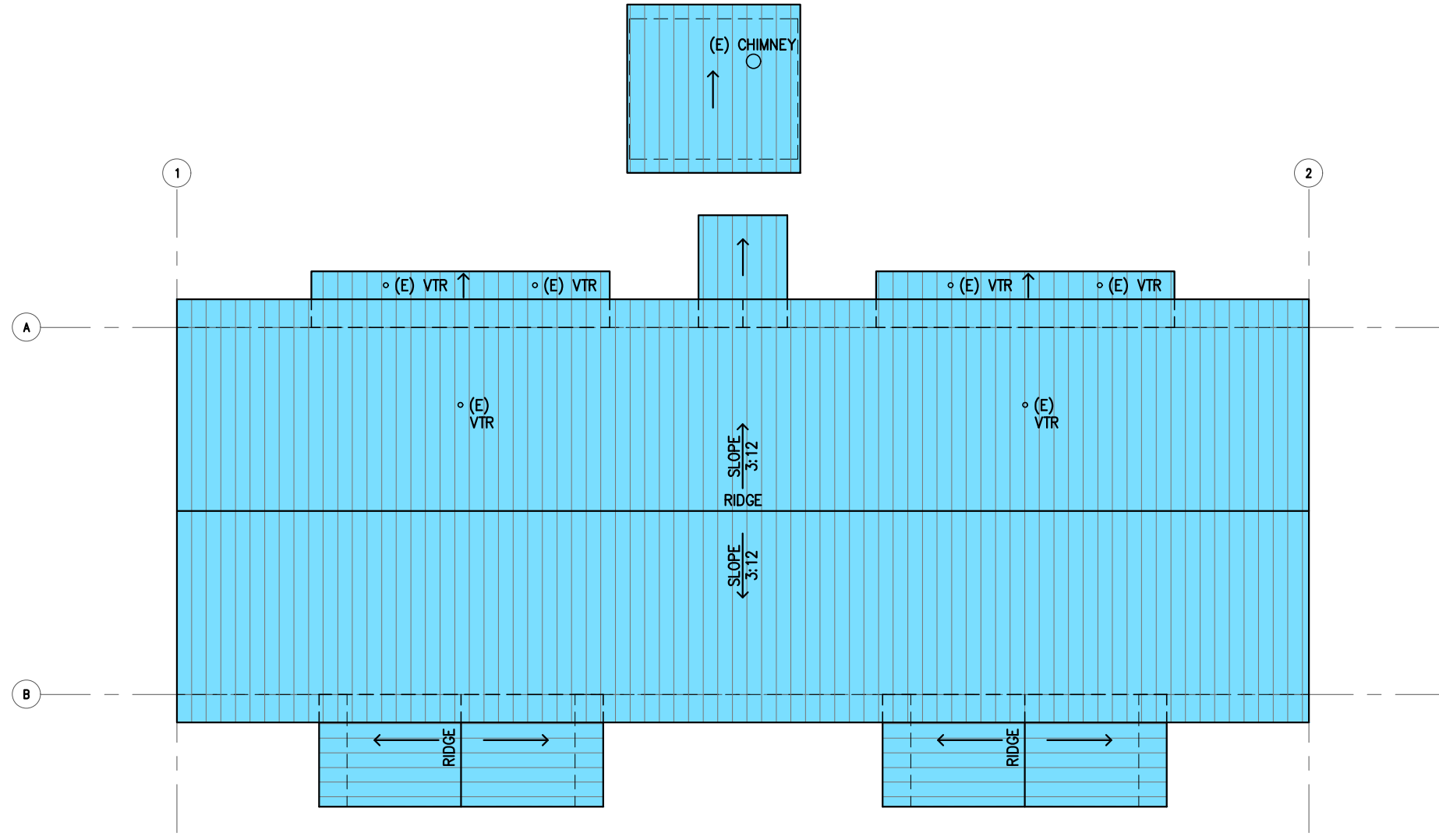
AR-24

Building Name	8-Plex Housing - PHOTOS [Page 1 of 2]	
		
<p><i>Photo #1: Patch over damaged roof panel.</i></p>	<p><i>Photo #2: Paint layer on roof has started to peel off.</i></p>	
		
<p><i>Photo #3: Roof cut or torn at this location.</i></p>	<p><i>Photo #4: Sealant is old and cracking at valley flashing.</i></p>	
		
<p><i>Photo #5: Sealant is old and cracked. Sealant has separated from roof.</i></p>	<p><i>Photo #6: Gasketed hex head fasteners are not seated properly. Holes not sealed.</i></p>	

Building Name	8-Plex Housing - PHOTOS [Page 2 of 2]	
		
<p><i>Photo #7: Gasketed hex head fasteners are not seated properly. Holes not sealed.</i></p>	<p><i>Photo #8: Gasketed hex head fasteners are not seated properly. Holes not sealed, continued.</i></p>	
		
<p><i>Photo #9: Support mount rusting. Rust leaking into roof panel.</i></p>	<p><i>Photo #10: Snow guard rusting.</i></p>	

Building Name	4-Plex Housing - ASSESSMENT
Building Address	63 Loop Road
General Building Description	<p><i>Roof:</i> 12” wide corrugated snap lock standing seam metal roof panels Gable roof running north to east to west with side entry gables and shed roofs all at a slope of 3/12 with a ridge line centered along the main roof all draining to the eaves.</p> <p><i>Walls:</i> Painted T1-11 siding</p>
Roof Material Observations	<p><i>Roofing:</i> Prefabricated exterior fastened snap lock standing seam metal corrugated panels</p> <p><i>Drainage:</i> Multiple slopes to the exterior walls [No gutters]</p> <p><i>Flashings:</i> Preformed metal ridge, rake and eave flashings</p> <p><i>Penetrations:</i> Soil vent pipes and boiler chimneys</p>
Condition Observations	<ul style="list-style-type: none"> • Panels appear generally in “good” condition, with minimal signs of damage. No rusting was observed on the roofing panels. (See photo B on page AR-25) • Exposed fasteners over the entire roof are rusted with degraded washers. (See photo C on page AR-25) • Ridge closures are in great condition and performing well. (See photo #1 on page 25-3)
General Assessment	The existing metal roof is in good condition with minimal signs of degradation. With proper maintenance exacted, the roof should last another 10+ years.
Recommendation	Provide a maintenance project with the following scope of work - 1. Reseat all fasteners to ensure engagement
Estimated Cost of Repair & Budget	Roof Area: 3,100 square feet Budget: 3,100 sf X \$32.50/sf = \$100,750.00

September 22, 2025 - 2:40 PM - BECKY - 0:\GOVERNMENT\UNALASKA\3_DRAWINGS\00_AR SHEETS - REPORT\AR-25_4-PLEX HOUSING.DWG



BUILDING ADDRESS
 63 Loop Road
 Unalaska, AK 99685



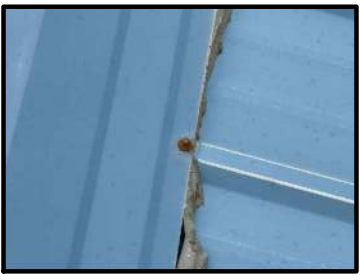
AR-25 Photo A



AR-25 Photo B



AR-25 Photo C



AR-25 Photo D



ROOF PLAN - 4-PLEX HOUSING

SCALE: 3/32" = 1'-0"



CITY OF UNALASKA ROOF ASSESSMENT REPORT

09/23/2025

AR-25

Building Name

4-Plex Housing - PHOTO [Page 1 of 1]



Photo #1: Warped ridge flashing.



Photo #2: Ridge closer is missing. Fasteners are heavily rusted. Flashing rusting beneath.



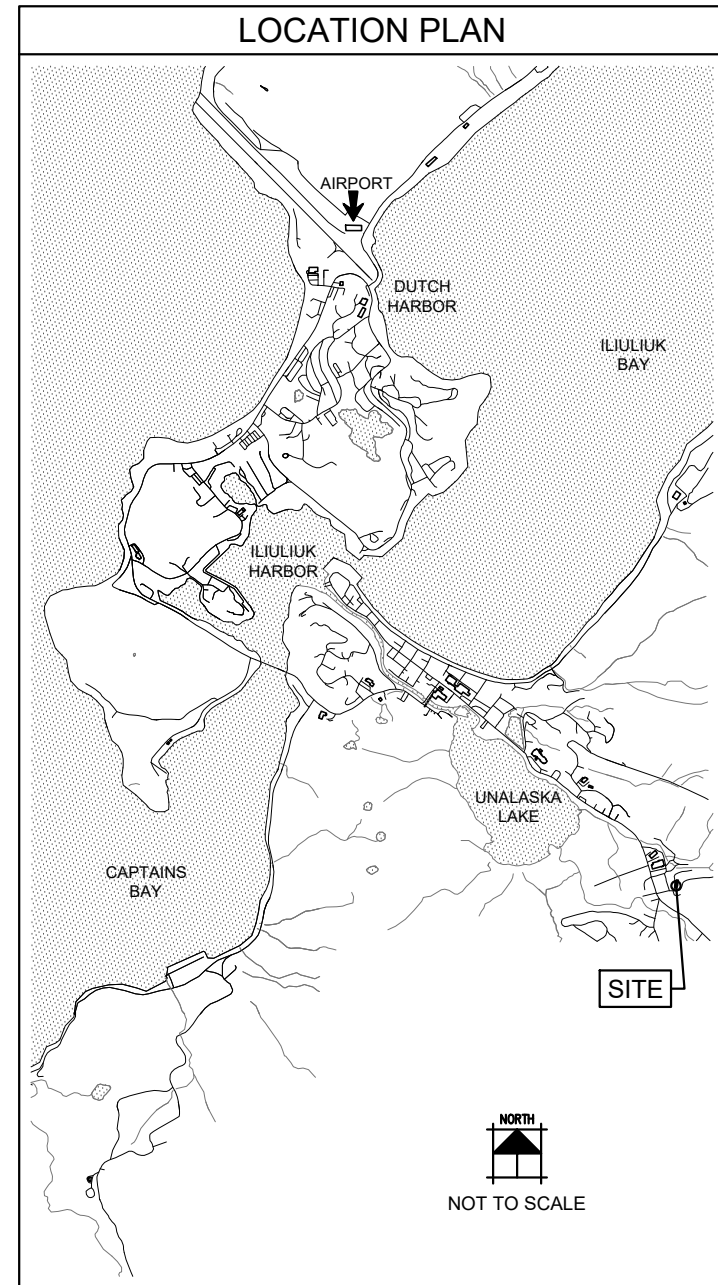
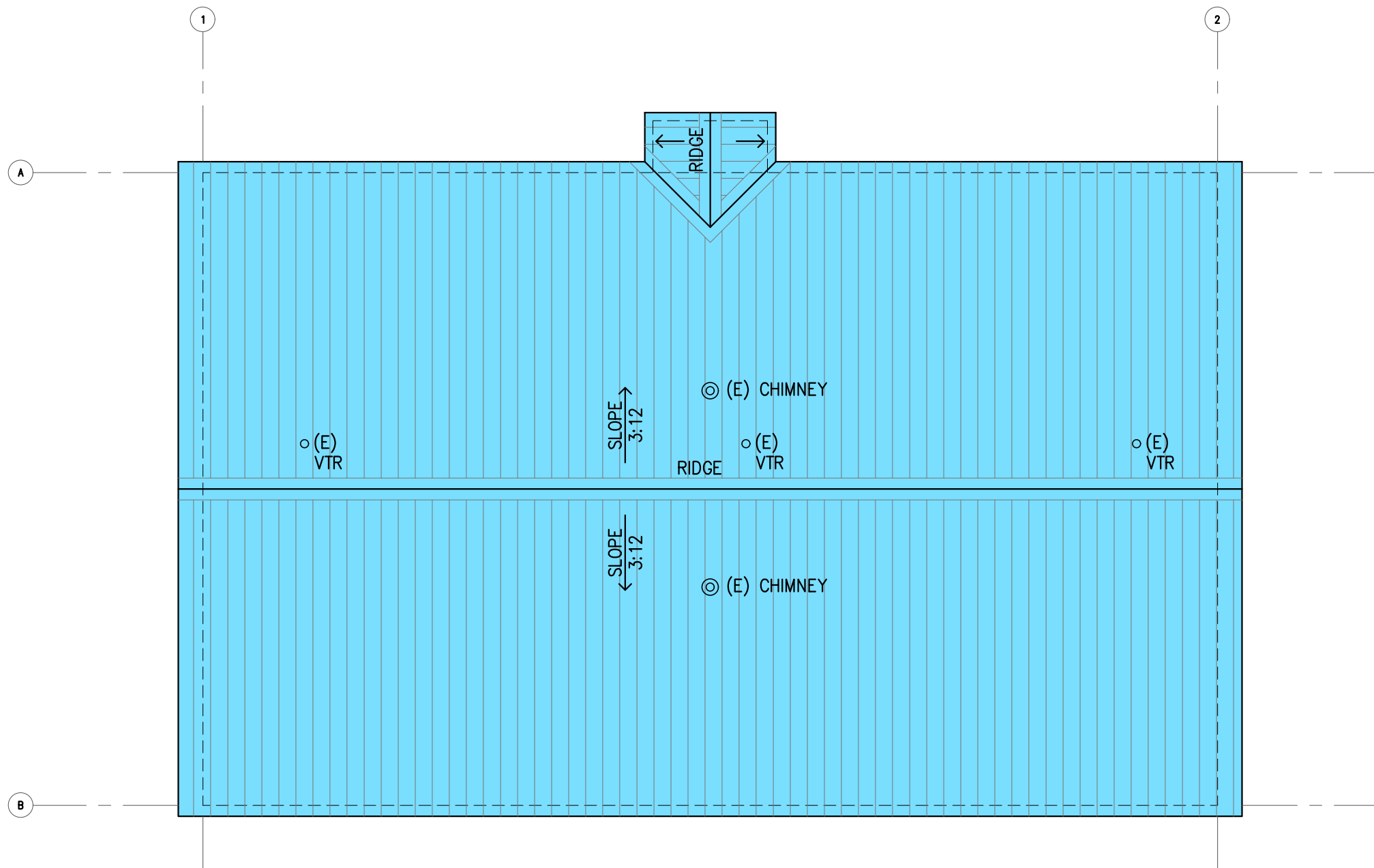
Photo #3: Ridge closer is missing. Fasteners are heavily rusted. Flashing rusting beneath. Gaskets are missing or deteriorating.




Photo #4: Ridge closer is missing. Fasteners are heavily rusted. Flashing rusting beneath. Gaskets are missing or deteriorating. Spots on the eave are starting to form rust.

Building Name	69 & 73 Lear Road Housing - ASSESSMENT
Building Address	69/73 Lear Road
General Building Description	<p><i>Roof:</i> 12” wide corrugated snap lock standing seam metal roof panels Gable roof running north to east to west with side entry gables and shed roofs all at a slope of 3/12 with a ridge line centered along the main roof all draining to the eaves.</p> <p><i>Walls:</i> Painted T1-11 siding</p>
Roof Material Observations	<p><i>Roofing:</i> Prefabricated exterior snap lock standing seam metal corrugated panels</p> <p><i>Drainage:</i> Slopes to the exterior walls [No gutters]</p> <p><i>Flashings:</i> Preformed metal ridge, rake and eave flashings</p> <p><i>Penetrations:</i> Soil vent pipes and boiler chimneys</p>
Condition Observations	<ul style="list-style-type: none"> • Panels appear generally in “<u>good</u>” condition, with minimal signs of damage. Some rusting was observed on the roofing panels at the eave edge. (See photo #1 on page 26-3) • Exposed fasteners at the ridge are rusted with degraded washers. (See photo D on page AR-26) • Ridge closures were not detailed with sealant, which could eventually lead to a leak. (See photo #2 on page 26-3) • Chimney flashings are a little degraded and are causing damming of water. (See photo #3 on 26-3) • Degraded chimney stay rods. They are rusted and one broke loose. (See photo #8 on 26-3)
General Assessment	The existing metal roof is in <u>good</u> condition with minimal signs of degradation. With proper maintenance exacted, the roof should last another 10+ years.
Recommendation	Provide a maintenance project with the following scope of work - <ol style="list-style-type: none"> 1. Replace all ridge and eave fasteners 2. Install ridge cap sealant 3. Replace all penetration flashings 4. Repair rust and recoat the panel ends.
Estimated Cost of Repair & Budget	Roof Area: 2,700 square feet Budget: 2,700 sf X \$32.50/sf = \$87,750.00

September 22, 2025 - 2:42 PM - BECKY - 0:\GOVERNMENT\UNALASKA\3_DRAWINGS\00_AR SHEETS - REPORT\AR-26_69&73 LEAR ROAD HOUSING.DWG



LEGEND

 METAL ROOF
Area: 2,700 SF

BUILDING ADDRESS

69/73 Lear Road
Unalaska, AK 99685



AR-26 Photo A



AR-26 Photo B



AR-26 Photo C



AR-26 Photo D



ROOF PLAN - 69 & 73 LEAR ROAD HOUSING

SCALE: 1/8" = 1'-0"



CITY OF UNALASKA
ROOF ASSESSMENT REPORT

09/23/2025

AR-26

Building Name

69 & 73 Lear Road Housing - PHOTO [Page 1 of 1]



Photo #1: Roof eave is rusting. Fasteners are rusting.



Photo #2: Rust forming where edge flashing overlaps.



Photo #3: Heavy rust. Sealant is no longer providing any protection.



Photo #4: Rusty support has leached onto roof. Rust has formed beneath.



Photo #5: Rusty support has leached onto roof. Rust has formed beneath.

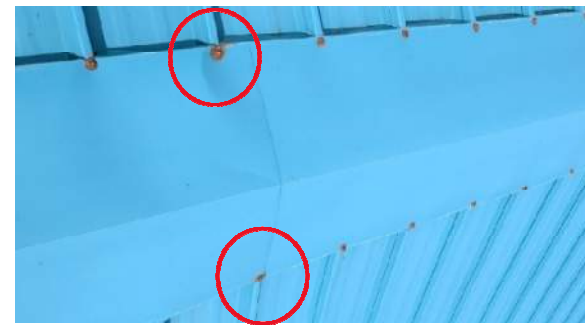


Photo #6: Dented ridge flashing. Rust forming under fastener. All ridge fasteners are rustin.



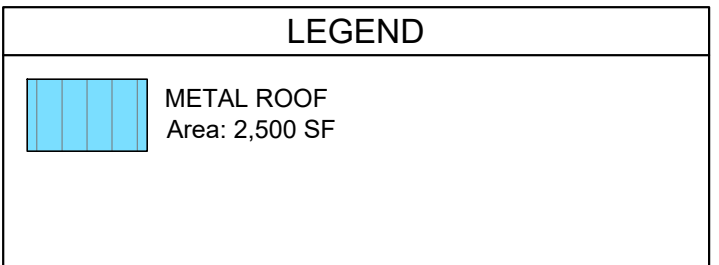
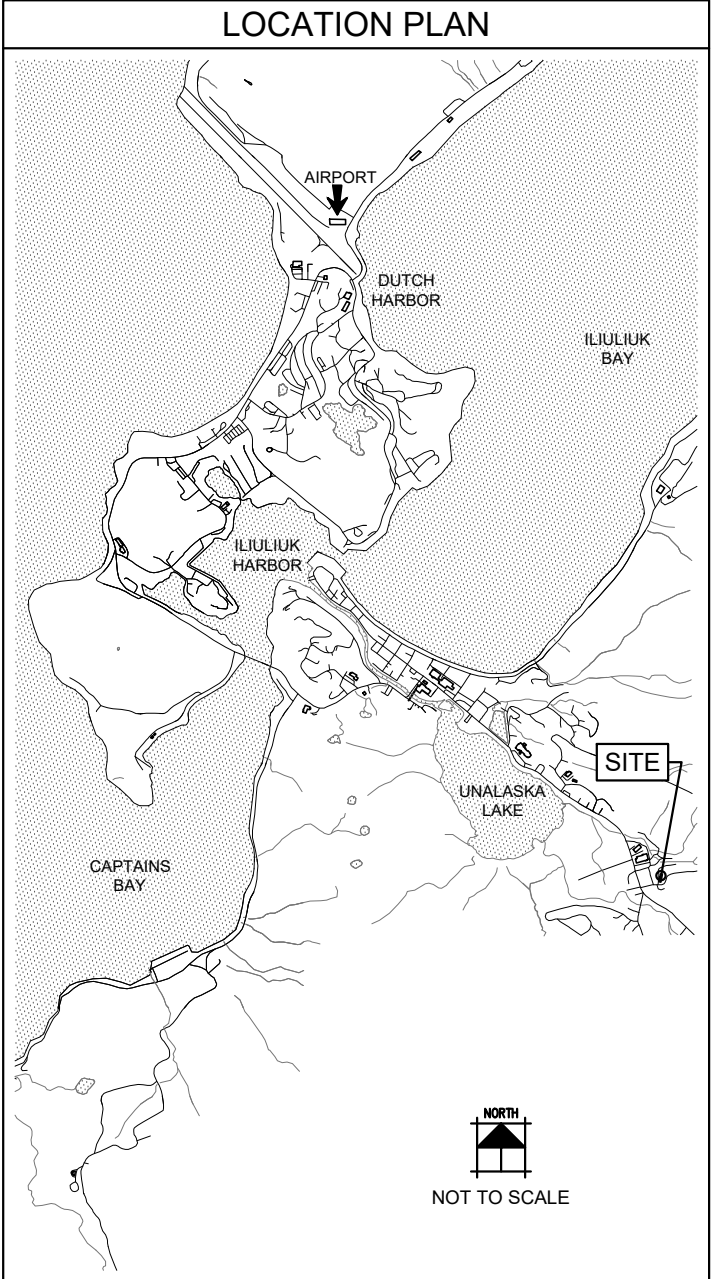
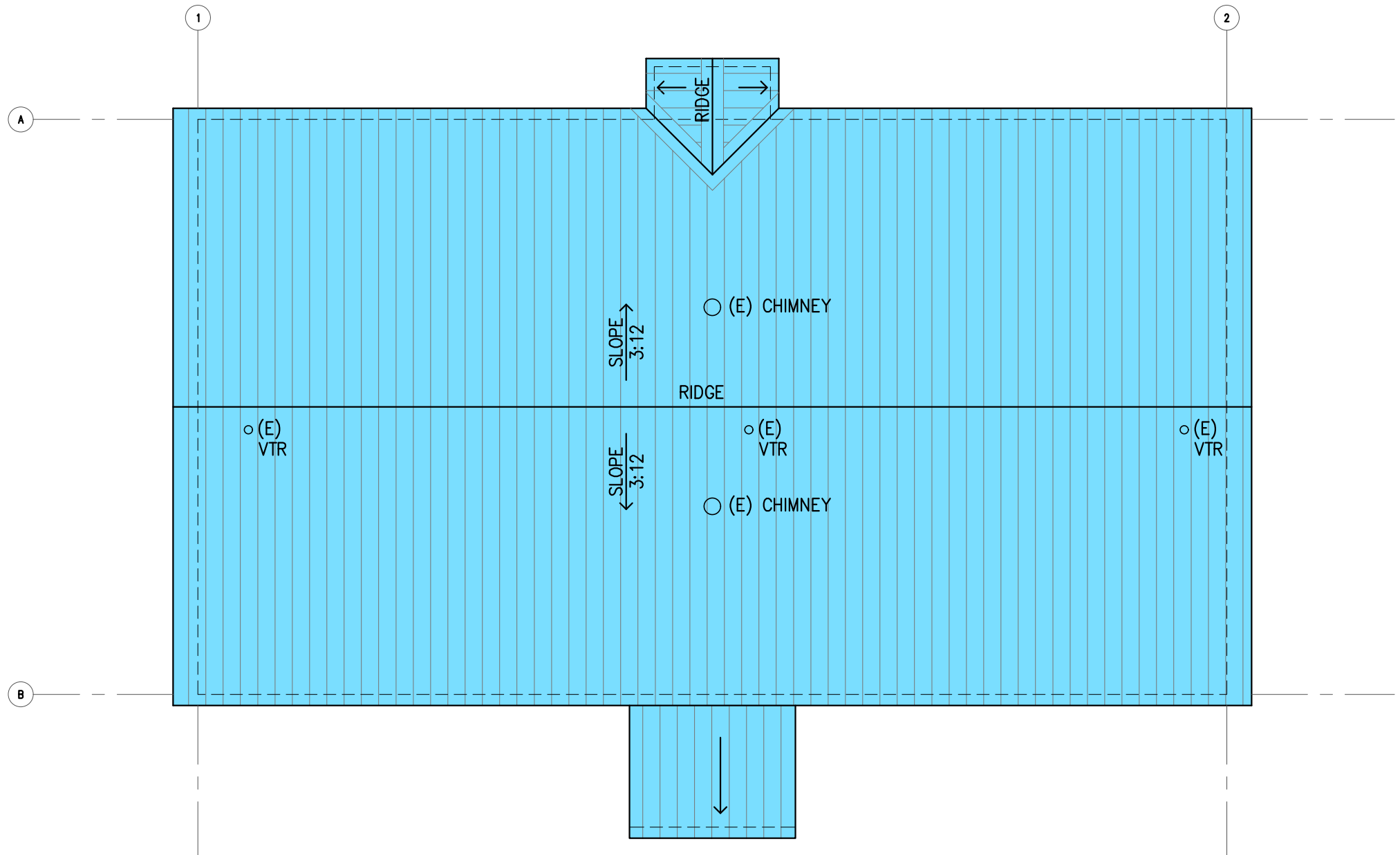
Photo #7: Moss growing on sealant.



Photo #8: Broken and rusted chimney stay rods.

Building Name	81 & 85 Lear Road Housing - ASSESSMENT
Building Address	69/73 Lear Road
General Building Description	<p><i>Roof:</i> 12” wide corrugated snap lock standing seam metal roof panels Gable roof running north to east to west with side entry gables and shed roofs all at a slope of 3/12 with a ridge line centered along the main roof all draining to the eaves.</p> <p><i>Walls:</i> Painted T1-11 siding</p>
Roof Material Observations	<p><i>Roofing:</i> Prefabricated exterior snap lock standing seam metal corrugated panels</p> <p><i>Drainage:</i> Slopes to the exterior walls [No gutters]</p> <p><i>Flashings:</i> Preformed metal ridge, rake and eave flashings</p> <p><i>Penetrations:</i> Soil vent pipes and boiler chimneys</p>
Condition Observations	<ul style="list-style-type: none"> • Panels appear generally in “good” condition, with minimal signs of damage. Some rusting was observed on the roofing panels at the eave edge. <i>(See photo #7 on page 27-4)</i> • Exposed fasteners at the ridge are rusted with degraded washers. <i>(See photo #3 on page 27-3)</i> • Some ridge closures were detailed with sealant after construction as a repair measure. <i>(See photo #1 on page 27-3)</i> • Chimney flashings are a little degraded and are causing damming of water. <i>(See photo #6 on 27-3)</i>
General Assessment	The existing metal roof is in <u>good</u> condition with minimal signs of degradation. With proper maintenance exacted, the roof should last another 10+ years.
Recommendation	Provide a maintenance project with the following scope of work - <ol style="list-style-type: none"> 1. Replace all ridge and eave fasteners 2. Install ridge closure sealant 3. Replace all penetration flashings 4. Repair rust and recoat the panel ends.
Estimated Cost of Repair & Budget	Roof Area: 2,500 square feet Budget: 2,500 sf X \$32.50/sf = \$81,250.00

September 22, 2025 - 2:43 PM - BECKY - C:\GOVERNMENT\UNALASKA\3_DRAWINGS\00_AR_SHEETS - REPORT\AR-27_81&85 LEAR ROAD HOUSING.DWG



BUILDING ADDRESS

69/73 Lear Road
Unalaska, AK 99685



AR-27 Photo A



AR-27 Photo B



AR-27 Photo C



AR-27 Photo D



ROOF PLAN - 81 & 85 LEAR ROAD HOUSING







SCALE: 1/8" = 1'-0"



CITY OF UNALASKA
ROOF ASSESSMENT REPORT

09/23/2025

AR-27

Building Name	81 & 85 Lear Road Housing - PHOTOS [Page 1 or 2]	
		<p><i>Photo #1: Ridge caps are rusting at ribs.</i></p> <p><i>Photo #2: Supports are rusting and leaching onto roof. Roof is rusting beneath.</i></p>
		<p><i>Photo #3: Roof edge along valley is rusting along with valley flashing and fasteners.</i></p> <p><i>Photo #4: Roof edge along valley is rusting along with valley flashing and fasteners, continued.</i></p>
		<p><i>Photo #5: Ridge cap is warped and not sealed.</i></p> <p><i>Photo #6: Sealant along chimney has failed providing gaps.</i></p>

Building Name

81 & 85 Lear Road Housing - PHOTO [Page 2 of 2]



Photo #7: Roof and fasteners are rusting. Rust along main roof edge.



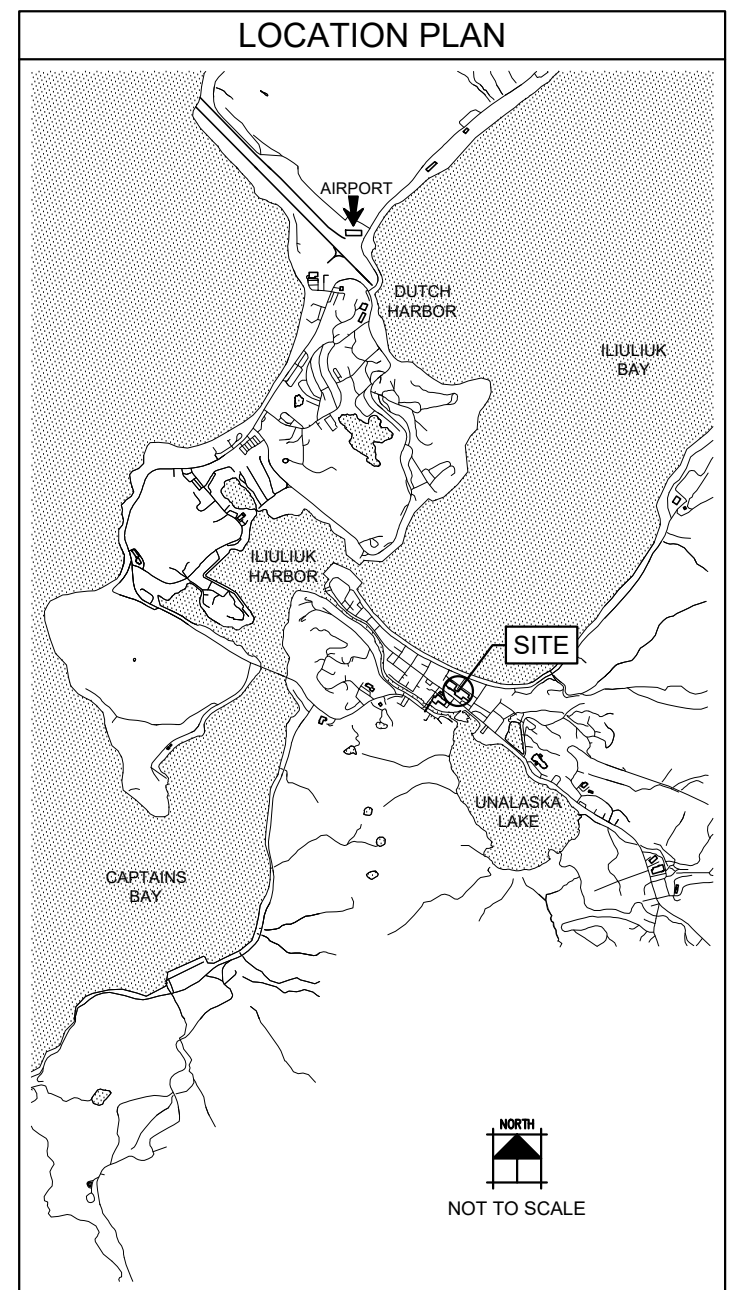
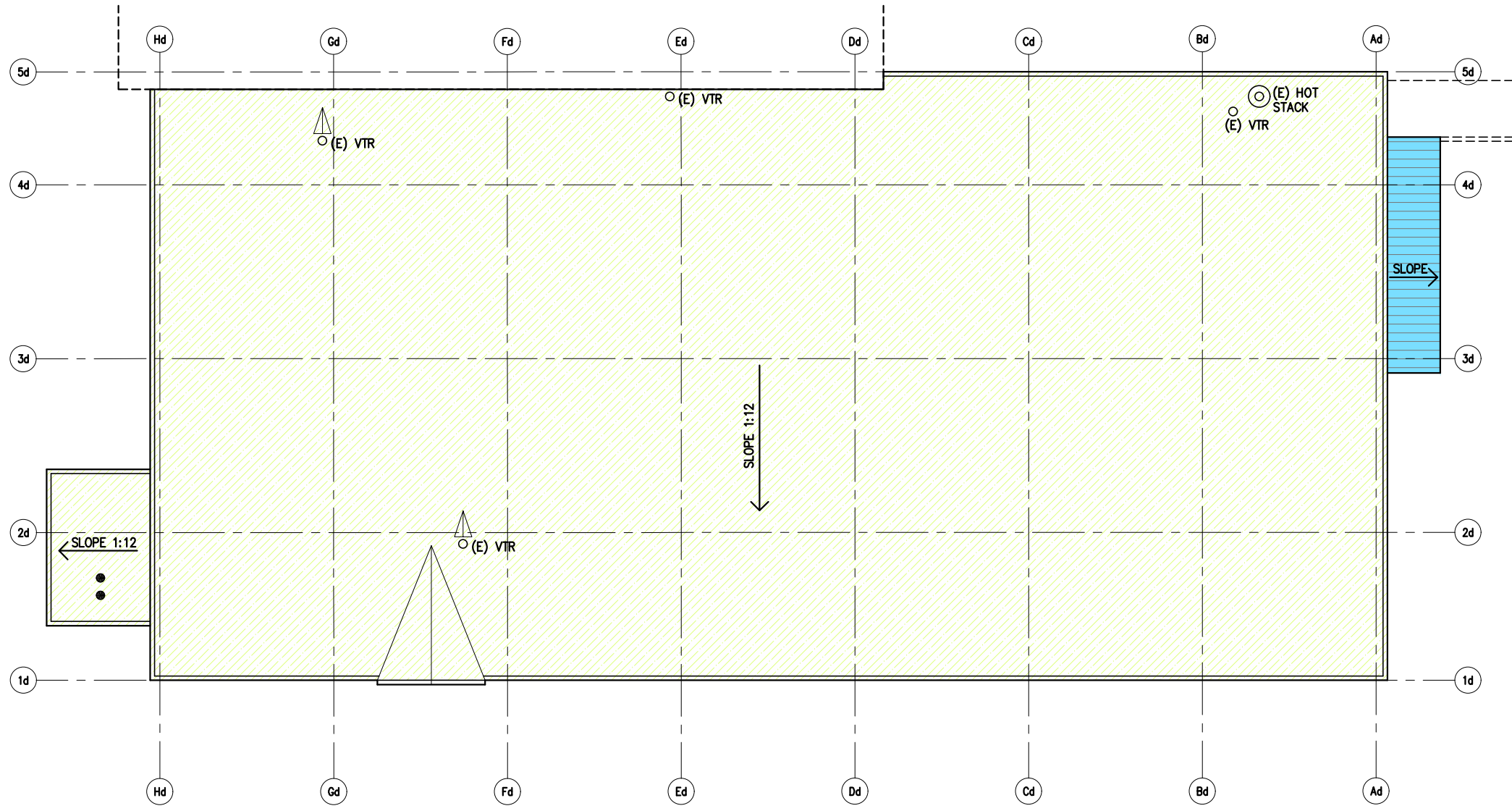
Photo #8: Roof and fasteners are rusting. Rust along main roof edge, continued.

APPENDIX A

Aquatic Center Roof Assessment

Building Name	Aquatic Center - ASSESSMENT
Building Address	55 E. Broadway Avenue
General Building Description	<p><i>Roofs:</i> Low slope white single ply membrane and small area of metal roof</p> <p><i>Walls:</i> Wood lapped siding with exposed fasteners</p>
Roof Material Observations	<p><i>Roofing:</i> Low Slope Membrane Roofing</p> <ul style="list-style-type: none"> • EPDM [White factory coated and non-coated] <p><i>Drainage:</i> Mono slope - from expansion joint with High School to exterior wall</p> <p><i>Flashings:</i> Preformed metal rake/gravel stop flashings</p> <p><i>Penetrations:</i> Soil vent pipes and hot stack</p>
Condition Observations	<ul style="list-style-type: none"> • Previous wind blow-off failure now being held in place with surface fastened battens. The fasteners into the battens and roofing is causing leaks to occur into the roof system. (See photo #3 on page 4.1-3) • Unadhered seams (See photo #5 on page 4.1-3) • Multiple previous repairs (See photo #6 on page 4.1-3) • Degraded edge flashing strips (See photo #10 on page 4.1-3) • Degrade penetration flashings and failed sealant. (See photo #9 on page 4.1-3) • Hole in membrane from the installation of the batten strips. (See photo #4 on page 4.1-3)
General Assessment	The existing roof has failed as evidence of extensive wind damage and leaks.
Recommendation	<ol style="list-style-type: none"> 1. Demolish the entire roof system to expose the substrate 2. Replace substrate boards as required (provide an allowance) 3. Install roof insulation and coverboard as code required. 4. Install a hybrid roof system with a torch applied base sheet and hot asphalt fleece back single ply membrane
Estimated Cost of Repair & Budget	<p>Roof Area: 10,000 square feet</p> <p>Budget (Low Slope): 9,800 sf X \$125/sf = \$1,225,000.00</p> <p>Budget (Metal Roof): 200 sf X 25/sf = \$5,000.00</p>

September 24, 2025 - 4:21 PM - MKORETZ - 0:\GOVERNMENT\UNALASKA\3_DRAWINGS\00_AR SHEETS - REPORT\AR-4.1_AQUATICS CENTER.DWG



LEGEND	
	EPDM ROOF Area: 9,800 SF
	METAL ROOF Area: 200 SF

BUILDING ADDRESS

55 E. Broadway Avenue
Unalaska, AK 99685



AR-4.1 Photo A



AR-4.1 Photo B



AR-4.1 Photo C

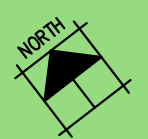


AR-4.1 Photo D



ROOF PLAN – AQUATIC CENTER

SCALE: 1/16" = 1'



**CITY OF UNALASKA
ROOF ASSESSMENT REPORT**

09/23/2025

AR-4.1

Building Name	Aquatic Center - PHOTOS [Page 1 of 2]	
		<p><i>Photo #1: Water ponding at the edge of the roof membrane</i></p> <p><i>Photo #2: Water ponding at the edge of the roof membrane, continued</i></p>
		<p><i>Photo #3: Moss growing on roof</i></p> <p><i>Photo #4: Moss growing on roof, continued</i></p>
		<p><i>Photo #5: Roof membrane covered in lichen</i></p> <p><i>Photo #6: Roof membrane covered in lichen, continued</i></p>

Building Name	Aquatic Center - PHOTOS [Page 2 of 2]	
		
<p><i>Photo #7: Roof membrane is thin in large portions; the scrim is visible through membrane</i></p>	<p><i>Photo #8: Roof membrane is thin in large portions; the scrim is visible through membrane, continued</i></p>	
		
<p><i>Photo #9: Roof membrane has been patched in several locations; many are peeling away</i></p>	<p><i>Photo #10: Roof membrane has been patched in several locations; many are peeling away, continued</i></p>	