

AGENDA ITEM FOR ADMINISTRATIVE MEETING

( ) Discussion only  
(X) Action

FROM (DEPT/ DIVISION): Dan Lonai, Administrative Services

PROGRAM: Building Maintenance

SUBJECT: Replace courthouse main roof

The Courthouse roof needs to be replaced. The county can utilize the IMESD/Association of Educational Purchasing Agencies contract for roofing and related services with Weatherproofing Technologies, Inc./Tremco. The company obtained four bids for the replacement of the roof, from Griffith Roofing, Anderson Roofing, Umpqua Roofing and Carlson Roofing, as detailed in the attached estimate. The scope of work includes the total removal of the existing roofing, down to the deck, then seal and install new roofing. The recommendation is to have the lowest bidder provide the services.

ACTION REQUESTED:

Authorize contract through AEPA-025D with Anderson Roofing to replace the courthouse roof for an amount not to exceed \$1,246,640.

ATTACHMENTS: Bid Tabulation

Date: (04/29/2025) Submitted By: (Dan Lonai)

\*\*\*\*\*For Internal Use Only\*\*\*\*\*

Checkoffs:

- ( ) Dept. Head (copy)  
( ) Human Resources (copy)  
( ) Fiscal  
( ) Legal (copy)  
( ) (Other - List:

To be notified of Meeting: Martie McQuain

Needed at Meeting:

\*\*\*\*\*

Scheduled for meeting on: May 7, 2025

Action taken:

\*\*\*\*\*

Follow-up:

## Umatilla County Roof Replacement Bid Tabulation

Company	Price	Concrete Deck Repair sqft	Uplift Strapping plft	Work days	Score
Griffith Roofing	\$1,297,069.00	\$36.50	\$22.00	70	
Anderson Roofing	\$1,246,640.00	\$35.00	\$21.60	55	
Umpqua Roofing	\$1,386,900.00	\$30.00	\$22.00	30	
Carlson Roofing	\$1,427,653.00	\$85.97	\$24.00	90	

4/28/25

# Umatilla Courthouse

216 SE Fourth St Pendleton, OR 97801



Date Wed 26/03/2025

Job # Roof Cores

Prepared By Max Osborne

## Weather

6:00 AM

52° 

Clear

Wind: 6 MPH | Precipitation: .0" | Humidity: 69%

12:00 PM

72° 

Clear

Wind: 8 MPH | Precipitation: .0" | Humidity: 55%

4:00 PM

81° 

Partially cloudy

Wind: 7 MPH | Precipitation: .0" | Humidity: 38%

## General Notes

### 1. Penthouse Roof Cores/Pictures

Middle of Roof Core:

Fully adhered white single ply

1/4" Gypsum Board

1 1/2" Polyiso

Granulated Cap BUR

4 ply BUR

Concrete Deck

Side of Roof Core:

Fully adhered white single ply

1/4" Gypsum Board

1 1/2" Polyiso

Granulated Cap BUR

4 ply BUR

Concrete Deck

No tapered package with gutters on all four sides.





## 2. Cage Roof Cores

### Field Core:

Fully adhered white single ply  
Concrete Coating  
Hard Concrete Deck

### Transition Core:

Adhered white single ply  
Adhered EPDM  
High step is Concrete.  
Low step has wood blocking with a term bar in the middle.

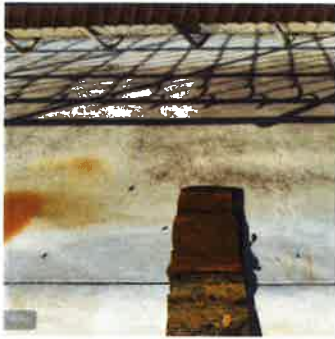
### Field of roof:

- 1/4" gyp
- 1 1/2" polyiso
- granulated cap BUT
- 4 ply BUR
- lightweight concrete deck

There is yellow fiberglass insulation on the base of the lower wall as well.

Completely saturated with wood block rotting.





### 3. Wall Core:

Intentionally glued white single ply that is losing adhesion.  
Concrete parapet wall.

Moisture present on back of membrane and concrete wall.



#### 4. HVAC Curb Core

Fully adhered white single ply  
1 1/2" Polyiso  
Metal Curb



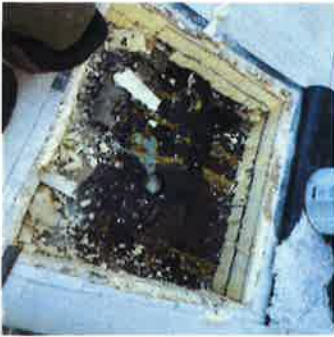
#### 5. Main Roof Field Cut Out 1 (High side)

2'x2' Cut Out:  
Fully adhered white single ply  
1/4" Gypsum Board  
2 layers of 2" Polyiso (With Tapered Package)  
3 ply BUR  
Lightweight Concrete Deck that is 4" deep

In this area there is also a squared off section of hard concrete.







**6. Main Roof Field Cut Out 2 (Low side)**  
20 feet lower on roof level.  
(You go from 4.5" to 2" of insulation)

2'x2' Cut Out:  
Fully adhered white single ply  
1/4" Gypsum Board  
2 layers of 2" Polyiso (With Tapered Package)  
3 ply BUR  
Lightweight Concrete Deck in the entire area 4" deep





A handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the end.

---

I, Max Osborne, have reviewed and completed this report.