

**TREMCO INCORPORATED
WEATHERPROOFING TECHNOLOGIES, INC.
WEATHER EVENT SURVEY AND ASSESSMENT**

DATE: November 21, 2008

OWNER: County of Hidalgo
100 E. Cano Street
Edinburg, Texas 78539

WEATHER EVENT: Hurricane Dolly
WEATHER EVENT DATE: July 23, 2008

1. San Juan CRC, 509 Earling Road, San Juan

Shingles damaged and blown off by wind storm.
EIFS system damaged by wind storm at south end of south wing.

Findings:

The shingle roof areas have been severely damaged by high winds and/or cyclonic activity.
The exterior insulated finish system at the south end on the south wing has been severely damaged by high winds and/or cyclonic activity.
The low slope portion of the roof exhibits no visible sign of wind damage.

Recommendation:

Replace the existing shingle roof system with:
Option #1 – New Architectural Standing Seam Metal Roofing
Option #2 - New Shingle Roofing System.
Repair/replace EIFS at south end of south wing.
Investigate remainder of building envelope and provide information and budgets for additional work as required.

Estimated budget cost through WTI/ Tremco Inc. TCPN Contract #4812:

Option #1 (includes EIFS repairs): \$ 126,964.94
Option #2 (includes EIFS repairs): \$ 128,085.43
(See attached budget proposal)

2. McAllen Health Department, 300 E. Hackberry, McAllen

Multiple leaks throughout building.

Findings:

The existing foam and gravel surfaced roofing is deteriorated and failing with cracks, splits tears, blisters and surface erosion. The high winds and cyclonic action associated with the hurricane have accelerated the deterioration of the roof membrane.

Recommendation:

The existing roof system has failed. There are also numerous defects in the perimeter and penetration flashings. Immediate roof replacement is recommended. Investigate remainder of building envelope and provide information and budgets for additional work as required.

Estimated cost through WTI/ Tremco Inc. TCPN Contract #4812:

Roof Replacement: \$162,488.20.
(See attached budget proposal)

3. **McAllen Tax & Auto License Office, 300 E. Hackberry, McAllen**

Multiple leaks throughout building.

Findings:

The existing foam roofing is deteriorated and failing with cracks, splits tears, blisters and surface erosion. The old built-up roofing under the foam roofing is severely deteriorated. The perimeter metal flashing is rusted and failing. The high winds and cyclonic action associated with the hurricane have accelerated the deterioration of the roof membrane.

Recommendation:

The existing roof system has failed. There are also numerous defects in the perimeter and penetration flashings. Based on the observed conditions, I would recommend immediate roof replacement. Investigate remainder of building envelope and provide information and budgets for additional work as required.

Estimated cost through WTI/ Tremco Inc. TCPN Contract #4812:

Roof Replacement: \$111,651.33.

(See attached budget proposal)

4. **Elsa Multi-Service Center, 708 E. Edinburg, Elsa**

Multiple leaks throughout building.

Findings:

The existing standing seam metal panels appear to be in good condition. The flashings at the hips, ridges, valleys, eaves and other connections are poorly installed. Several attempts have been made to repair and/or seal the flashings with caulking and sheet metal. Wind pressures associated with the hurricane may have caused further damage to the deteriorated flashings.

Recommendation:

The multiple convergences of the various roof planes create numerous opportunities for water infiltration as the entire roof system expands and contracts. The flashings at the hips, ridges, valleys eaves and other connections should be repaired or replaced. Investigate remainder of building envelope and provide information and budgets for additional work as required.

Estimated cost through WTI/ Tremco Inc. TCPN Contract #4812:

Metal Roof Repairs: \$ 78,526.58.

(See attached budget proposal)

5. **Pct. 1, Pl.1 JP & Constable Office, 1902 Joe Stephens, Weslaco**

Water damage to offices in Judges areas and Constables area.

Findings:

The existing metal panels appear to be in good condition. The flashings at the rakes, ridges, eaves and other connections are deteriorating. Wind pressures associated with the hurricane may have caused further damage to the deteriorating flashings.

Recommendation:

The flashings at the rakes, ridges, valleys eaves and other connections should be repaired or replaced. Investigate remainder of building envelope and provide information and budgets for additional work as required.

Estimated cost through WTI/ Tremco Inc. TCPN Contract #4812:

Metal Roof Repairs: \$ 42,882.70.

(See attached budget proposal)

6. Pct. 1, Pl.1 Administration, Tax & Auto License Office, 1902 Joe Stephens, Weslaco

Water damage to offices in Administration, Tax Office and Auto License Office.

Findings:

The existing metal panels appear to be in good condition. The flashings at the rakes, ridges, eaves and other connections are deteriorating. Wind pressures associated with the hurricane may have caused further damage to the deteriorating flashings.

Recommendation:

The flashings at the rakes, ridges, valleys, eaves and other connections should be repaired or replaced. Investigate remainder of building envelope and provide information and budgets for additional work as required.

Estimated cost through WTI/ Tremco Inc. TCPN Contract #4812:

Metal Roof Repairs: \$ 61,920.07.

(See attached budget proposal)

7. Head Start, 601 Earling Road, San Juan

Multiple leaks throughout the building. Shingles and metal flashing damaged and blown off by wind storm.

Findings:

The shingle roof areas have been severely damaged by high winds and/or cyclonic activity. The metal flashings at the low slope portion of the roof exhibit signs of wind damage where the coping metal was blown off.

Recommendation:

Replace the existing shingle roof system with:

Option #1 – New Architectural Standing Seam Metal Roofing

Option #2 - New Shingle Roofing System.

Replace metal coping and repairs minor damage the low slope roofing.

Investigate remainder of building envelope and provide information and budgets for additional work as required.

Estimated budget cost through WTI/ Tremco Inc. TCPN Contract #4812:

Option #1 (includes low slope roof repairs) \$ 145,808.03

Option #2 (includes low slope roof repairs). \$ 138,750.72

(See attached budget proposal)

8. Hidalgo County Health Department, 1304 S. 15th Street, Edinburg

Multiple leaks throughout building.

Findings:

The existing single ply roof membrane is in fair condition. The roof insulation under the single ply roof membrane is loose in many areas and obviously un-attached on the upper level roof. This indicates that up-lift pressures during the wind storm lifted and compromised the entire roof system. The high winds and cyclonic action associated with the hurricane have accelerated the deterioration of the roof membrane.

Ph#: (956) 292-7025 Ext. 5406

---Original Message---

From: "Sergio Cruz" <sergio.cruz@co.hidalgo.tx.us>
Sent 12/4/2008 10:46:16 AM
To: "Dale O. Kennan" <dale.kennan@co.hidalgo.tx.us>
Subject: FW: Post hurricane roof repairs

Dale,

Please check with Daniel if these items are being done in-house or outsourced? If in-house, find out how much he needs 'til the end of the year (we are running low on contingency funds). If outsourced, we can appropriate from fund balance under the emergency declaration due to Hurricane Dolly. We can put the appropriation the same week the contract gets awarded or on the following week (with copy of AI to Auditors).

Let me know what the plan is.

Thanks,

Sergio Cruz
Manager, Strategic Planning Section
Department of Budget & Management - Budget Division
2818 South Business Highway 281
Edinburg, TX 78539
(956) 292-7025 phone
(956) 292-7035 fax
sergio.cruz@co.hidalgo.tx.us

From: Daniel Flores [mailto:daniel.flores@co.hidalgo.tx.us]
Sent: Friday, November 21, 2008 2:22 PM
To: 'Sergio Cruz'
Cc: javier carreon; Gabriel H Garza; rey.salazar@co.hidalgo.tx.us; charlie; Humberto Garza
Subject: RE: Post hurricane roof repairs

Sergio, the break down of funds and priority is as follows:
This is only the first six (6) and it equals to \$585,554.58 (These are the areas with the worse damage)
Will forward more info later.

1. San Juan CRC – shingles damaged and blown off, south wing damaged exterior wall. / Start date: ASAP, Completion date: 60-90 days after start date. Approx. amount need needed is \$128,085.43 shingles or \$126,964.94 standing seam (metal)
2. McAllen Health Department – Multiple leaks throughout building, roofing deteriorated and failing. / Start date: ASAP, Completion date: 60-90 days after start date. Approx. amount needed is \$162,488.20 for build up roof.

12/4/2008

3. McAllen Tax & Auto License Office – Multiple leaks throughout building. / Start date: ASAP, Completions date: 60-90 days after start date. Approx. amount needed is \$111,651.33 for build up roof.
4. Elsa Multi-Service Center – Multiple leaks throughout building (flashing at the hips, ridges, valleys, eaves and other connections. / Start date: ASAP. Completion date; 60-90 days after start date. Approx. amount needed is \$78,526.58 to replace all flashes.
5. Pct. 1, Pl. 1 JP & Constables Offices – Deteriorated flashings at the rakes, ridges, valleys, eaves and other connections. / Start date: ASAP, Completion date: 60-90 days after start date. Approx. amount needed is \$42,882.70 to replace flashings.
6. Pct. 1, Pl. 1 Administration, Tax & Auto License Office – Deteriorated flashings at the rakes, ridges, valley, eaves and other connections. / Start date: ASAP, Completion date: 60-90 days after start date. Approx. amount needed is \$61,920.07 to replace all flashes.

From: Sergio Cruz [mailto:sergio.cruz@co.hidalgo.tx.us]
Sent: Wednesday, November 19, 2008 2:19 PM
To: daniel.flores@co.hidalgo.tx.us
Cc: Dale O. Kennan; rey.salazar@co.hidalgo.tx.us
Subject: FW: Post hurricane roof repairs

Mr. Flores,

If not already provided to our office, please forward me a breakdown of the funds necessary by site, a brief description of the repairs to be made, and the anticipated start/completion date of the repairs. Also, please indicate the funding priority of each project (1 - #?) in the event DBM is unable to appropriate "all" funds at this time.

Thank you,

Sergio Cruz

From: Dale Kennan [mailto:dale.kennan@co.hidalgo.tx.us]
Sent: Wednesday, November 19, 2008 1:48 PM
To: sergio.cruz@co.hidalgo.tx.us
Subject: Fw: Post hurricane roof repairs

-----Original Message-----

From: "Daniel Flores" <daniel.flores@co.hidalgo.tx.us>
Sent: 11/14/2008 5:01:57 PM
To: raul.silguero@co.hidalgo.tx.us
Cc: "Dale Kennan" <dale.kennan@co.hidalgo.tx.us>, rey.salazar@co.hidalgo.tx.us
Subject: Post hurricane roof repairs

12/4/2008