

Sitka School District Mission:
The Sitka School District will intentionally develop
Haa Latseení
(Our Strength of Mind, Body, and Spirit)
to inspire and prepare students to be compassionate, empowered,
and equipped critical thinkers within a global community.

School Board Meeting

Thursday, September 12, 2024 | 5:00 PM | District Office Board Room, 300 Kostrometinoff Street,
Sitka, AK 99835

Proposed Agenda

- 1. Call to Order**
- 2. Flag Salute**
- 3. Land Acknowledgment**
- 4. Roll Call**
- 5. Approval of the Proposed Agenda**
- 6. Persons to be Heard - On or Off the Agenda**
- 7. New Business**
 - 7.a. Interview Candidates for Vacant School Board Seat
 - 7.b. Appointment of School Board Vacant Seat
 - 7.c. Oath of Office
 - 7.d. Reorganize Board
 - 7.e. Tremco Blatchley Roof Assessment
 - 7.f. Executive Session - Attorney-Client Discussion
- 8. Adjournment**

Note: All items listed under Agenda & Consent Agenda are considered routine by the School Board and will be approved in one motion. Items may be removed at the request of a School Board Member.

Note: Meetings will adjourn by 10:30 p.m. Alaska Standard Time (or Alaska Daylight Standard Time) unless by a majority vote of the board the meeting is extended 30 minutes to 11:00 p.m. Further 30-minute extensions will require each a separate motion that will require a unanimous vote of those members present and constituting a quorum.

Note: The School Board reserves the right to go into executive session as and to the extent permitted by AS 44.62.310 and Board Bylaw 9321. An executive session may be called to consider the following subjects: (1) matters, the immediate knowledge of which would clearly have an adverse effect upon the finances of the District; (2) subjects that tend to prejudice the reputation and character of any person, provided the person may request a public discussion; (3) matters which by law, municipal charter, or ordinance are required to be confidential; and (4) matters involving consideration of government records that by law are not subject to public disclosure. The motion to go into executive session must

clearly specify the subject of the proposed session without defeating the purpose of addressing the subject in executive session.

Dawn Georgia

From: Paul Rioux <paulg.rioux@gmail.com>
Sent: Sunday, August 18, 2024 6:10 PM
To: Dawn Georgia; Deidre Jenson
Subject: EXTERNAL: Letter of Interest for school board vacancy

Follow Up Flag: Flag for follow up
Flag Status: Flagged

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links and beware of requests for information.]

This is my letter of interest to serve on the Sitka School Board

to fill the vacancy until the October election.

I previously served from 2019-2022 and feel my experience would allow me

be a productive board member for this time.

Sincerely,

Paul Rioux
907 738 9063

Sitka School Board
300 Kostrometinoff St
Sitka, AK 99835

Dear Board Members,

Please accept this letter as official notification of my interest in filling the vacant school board seat until the October 1st election. As an Alaska certified teacher I will bring extensive background knowledge in school operations, curriculum, teaching strategies, and student learning to the board. These practical experiences will add a beneficial perspective to board decisions and policies. I am a hard worker and am driven to make student success my priority.

Serving on the Sitka School Board will be a meaningful way to contribute to the community and advocate for the best interests of students. Thank you to the board for considering my interest in filling this vacant seat.

Sincerely,

Amanda Williams
awilliams99835@gmail.com
(907) 617-7205

To: Sitka School Board, Sitka School District Office

Date: September 4, 2024

I'd like to submit myself for consideration
to fill the vacancy on the Sitka School Board.



Elias Erickson

907-738-0000

Sitkaelias@gmail.com

To: Zitter School Board, Zitter School District Office

Date: September 1, 2004

I'd like to request myself for consideration

to fill the vacancy on the Zitter School Board.



Elias Erickson

PO Box 138-0000

Zitter@zitter.sdsd.k12.or.us

Agenda Item Details



9.12.24 – Special School

Meeting
Board Meeting

Category Action Item

Subject SSD MEMORANDUM #001 Tremco – Blatchley Roof Assessment

Type New Business

Recommended Action It is the Administration's recommendation that the School Board approve the condition and design contract for the Blatchley Middle School roof.

SITKA SCHOOL DISTRICT
SITKA, ALASKA

SSD MEMORANDUM #001 (2024-2025)

SEPTEMBER 12, 2024

TO: SCHOOL BOARD

FROM: DEIDRE JENSON, SUPERINTENDENT

SUBJECT: TREMCO BLATCHLEY ROOF ASSESSMENT

SSD Guiding Principle #9: *The District will be open, transparent, and accountable to the public.*

RECOMMENDATION:

It is the Administration's recommendation that the School Board approve the condition and design contract for the Blatchley Middle School roof.

PERTINENT FACTS:

*Consultation occurred with SERRC and DEED to determine if this could be reimbursable with a CIP application in the future, and the answer was yes, with the following requirements:

1. The project must be under \$50,000 to meet the criteria for CIP application. Tremco reworked their bid to meet that criterion.
2. Question was asked and confirmed that we would own the drawings, scopes, and specifications will be delivered and owned by the Sitka School District. This is important for the future RFP Request for Proposal required for the CIP application.
3. Having this assessment completed will score us more points on the DEED CIP application.
4. We can reallocate maintenance funds to cover this expense.

Prepared by: Dr. Deidre Jenson

Attention:

Sitka School District
300 KOSTROMETINOFF ST
SITKA, AK 99835

RE: Building Assessment Plan for Blatchley Middle School.

Date: 9/05/2024

Brief:

After a visual and moisture inspection was completed over the three main low-slope-roof buildings in the Sitka School District, preliminary roof and façade asset management plans were put into place. This included Baranof Elementary, Blatchley Middle, and Sitka High Schools totaling a combined 48 roof levels covering 219,826 square feet. With this upcoming proposal, a more in-depth plan including drawings, certifications, scopes, and specifications will be delivered to the ownership of the Sitka School district.

Both Sitka High and Baranof Elementary School roofs are nearing their twilight stage in remaining life. Wet areas were marked out on drawings, and the maintenance staff have been tasked with patching all holes and slices with purchased materials. This will stop the spread of moisture intrusion and give both schools another 2-3 years before restoration will become urgent. Generally, once a roof section passes over a threshold of 20% wet insulation, it no longer makes financial sense to restore compared to a full replacement. However, by maintaining these roof levels for a couple more years, they will remain restoration candidates and allow the school district to benefit from a 40% cost savings while still achieving another 25-year warranty on these roofs.

Blatchley Middle School is in need of the most immediate attention. The moisture scans revealed that the entire pool roof is saturated with wet insulation. This conclusion supports that the mechanically fastened roof system has allowed water to transport through condensation highways created from the fasteners that penetrate down into the open warm, humid air found inside the pool environment. The buildup of moisture has contributed to compromising the surrounding facades bordering the pool roof which upon a moisture scan proved this conclusion. Surrounding roofs near the bottom of these facades have also been saturated with water.

Note: Upon a visual inspection with Kyle from the maintenance team, the fasteners were seen beginning to corrode, and rust is seen in photos on the screws and accumulating up in the attic space. The metal structural deck is assumed to be in fair condition. With this proposal, WTI (Tremco's service division) and Certa (Architect and Engineering firm) will perform 2 by 2 square foot cutouts to verify the structural integrity before the winter season.

In summary, with this proposal from WTI, all drawings, scopes, and specifications will be delivered to the Sitka School District. These will then be owned by the Sitka School District.

WTI, with this information moving forward, will build out ROM's for the pool roof and façade replacements supplying an entire building envelope warranted solution.

Direct all questions and concerns to:

Max Osborne
M. (907) 717-9213
E. mosborne@tremcoinc.com



Weatherproofing Technologies, Inc.
3735 Green Road · Beachwood, Ohio 44122 · 216-292-5000

Effective 01/01/2024

This price is valid for 60 days. After that time, project conditions are subject to reassessment.

WEATHERPROOFING TECHNOLOGIES, INC. LINE ITEM PRICING

Contract #: IFB #021-D

PROJECT COST PROPOSAL THROUGH KCDA BID #021-D

PROPOSAL

5064176

CUSTOMER SITKA SCHOOL DISTRICT

DATE

8/16/2024

1000 LAKE STREET, SITKA ALASKA, 99835

PROJECT BLATCHLEY MIDDLE SCHOOL ROOF CONSULTATION SERVICES 601 HALIBUT POINT ROAD, SITKA ALASKA, 99835

SCOPE Produce contract documents including drawings and specifications that will form the basis of the contract between the owner and the contractor. Also provide period oversight and assist with contract administration throughout construction.

Bid Item Number	Description of Cost Factors	Unit of Measure	Price	Quantity	Project Amount
532	Design	Hour	\$ 111.25	40	\$ 4,450.00
523	Building/Construction Manager	Hour	\$ 218.44	16	\$ 3,495.04
507	Building Envelope Assessment	Day	\$ 7,637.11	4.0	\$ 30,548.44
375	Field/shop drawings, over 50,000 sq ft	SF	\$ 0.030	307,004	\$ 9,210.12
				SUBTOTAL	\$ 47,703.60
546	R.S. Means Multiplier/Factor - Normal Hours - Prevailing Wage Rates	%	\$ 0.92	\$ 2,400.00	\$ 2,208.00
				FREIGHT PREPAID & ADD:	\$ -
				SUBTOTAL	\$ 49,911.60
509	Performance and payment bond - bonding rate (percent of project)	%	0.40%		\$ -
				TOTAL PROJECT COST	\$ 49,911.60

* The pricing contained in this proposal is based in part on individual site-specific conditions and unique circumstances presented on each individual project, where applicable.

* Multiple proposals may not be combined into one Purchase Order or Contract due to Prevailing Wage Laws. Separate Purchase Orders or Contracts will need to be issued for each Line Item Proposal.

Cost Estimate Report

Date: 09/04/2024

5064176 Sitka Blatchley MS Consulting

Prepared By: David Bloodsaw WTI

Unit Detail Report

Year 2024 Quarter 3

Unit Line Number	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
Division 00					
0001113101	Travel Cost to Alaska for Pre Construction. Includes flight, transportation and Boarding cost.	1.00	Total	\$2,400.00	\$2,400.00
Division 00	Subtotal				\$2,400.00
Subtotal					\$2,400.00
General Contractor's Markup on Subs				0.00%	\$0.00
Subtotal					\$2,400.00
General Conditions				0.00%	\$0.00
Subtotal					\$2,400.00
General Contractor's Overhead and Profit				0.00%	\$0.00
Unit Cost Total					\$2,400.00

Assembly Detail Report

Assembly Number	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl.O&P
Subtotal					
General Contractor's Markup on Subs					
Subtotal					
General Conditions					
Subtotal					
General Contractor's Overhead and Profit					
Assembly Cost Total					
Grand Total					\$2,400.00

Low-Slope Roofing Consultation Proposal

Blatchley Middle School

Sitka School District



Blatchley Middle School
c/o Mr. Larry Lehrke
Senior Field Advisor
Tremco Roofing & Building Maintenance

August 16, 2024

CBS Ref.: AK24-001.00-99

Blatchley Middle School
c/o Mr. Larry Lehrke
Senior Field Advisor
Tremco Roofing & Building Maintenance

Re: Low-Slope Roofing Consultation Proposal
Blatchley Middle School
601 Halibut Point Road B, Sitka, AK 99835

Dear Mr. Lehrke:

Certa Building Solutions (Certa) is pleased to provide Tremco Roofing & Building Maintenance (Tremco) with this proposal for roofing consultation services related to Blatchley Middle School, part of the Sitka School District. Thank you for requesting this proposal.

Background

The subject property is a public middle school with multiple low-slope roof zones. Per our initial correspondence, Certa understands that due to water ingress issues, an upcoming renewal of the low-slope roofing areas is anticipated. The total area related to the assumed renewals is in excess of 87,000 square feet.

Certa understands that there is a need for a qualified professional experienced in roofing consultation and building science to provide an approach for the envelope renewals strategy. Certa has extensive experience assisting school districts with envelope-related analysis, design, and construction oversight, with active projects in Oregon, Washington, and Florida. In addition to our active project roster, Certa has assisted Tremco on past facilities in Alaska, namely the Kodiak Island Borough School District.

Scope of Services

Certa will produce contract documents including drawings and specifications that will form the basis of the contract between the owner and the contractor. Certa will also provide period oversight and assist with contract administration throughout construction.

Pre-Construction Stage

Based on our understanding of the project's needs and our ongoing correspondence, we propose the following scope:

Building Envelope Design

Prepare a concise set of project documents (drawings and specifications) that will define the extent and scope of the roofing renewals and envelope renewals program. Our documents will include general arrangement sheets (notes, plans, etc.) as well as project-specific details. Our package will also include specifications related to the products necessary to complete the work.

- Our documents will be issued to Tremco and the school district for a final review.
- As part of the design process, Certa has assumed two meetings to review the design in progress.

Bidding

Certa will work with Tremco during the bidding process to ensure that the basis-of-design system(s) are adequately captured and understood.

- Certa is available as part of the bidding process to answer questions related to the roofing system.

Permitting

Certa will provide drawings on stamped sheets for submission to the Authority Having Jurisdiction (assumed to be the City of Sitka Building Department) for permit procurement, with Certa acting in the capacity of the Architect of Record (AOR) for the envelope renewals.

Construction Stage

Pre-Construction Meetings

We will attend pre-construction meetings before the commencement of roofing renewals. The purpose of these meetings is to discuss the design intent and the assemblies to be constructed with the trades before starting their work. The meetings help to ensure that the design intent is understood and that constructability issues and areas where there are overlaps between trades are addressed.

Review of Material Submittals

We will review material submittals for each of the building envelope trades. We have assumed that each trade will provide one complete set of materials submittals per the specifications, including materials relevant to the scope of the work. We will review submittals for compliance with the project documents.

Observations of Initial Assemblies (Mock-ups)

Review select in-situ mock-ups of pertinent transitions and assemblies before the start of production construction. These installations will be used to confirm that the construction of the building envelope components is in general conformance with the contract documents.

Periodic Site Visits

We will conduct periodic field reviews to help confirm that the construction of the building envelope is in general conformance with the standards established by the project documents. Certa will provide a written report, including photos, documenting each visit.

Construction Correspondence

Throughout the construction stage, Certa will respond to building envelope-specific RFI's (Requests for Information) and general email correspondence throughout the construction stage.

Description of Firm

Certa Building Solutions is a leader in building envelope consulting with established operations in Oregon, Washington, and Florida. Our practice is grounded in finding practical and creative solutions to achieve our client's goals. We use the latest techniques and building science research to guide our decision-making, leading our clients to excellent results. We pride ourselves on our collaborative approach, collaborating with Owners, Owner's Representatives, Architects, and Contractors to add value to the team. As a collective group, we have a breadth of building science expertise and construction observation experience, involving challenging renewals and new construction projects in the region.

Experience

Dan Rundle, a registered Architect in Washington, Oregon, New Mexico, and Florida will be integrally involved in the technical execution of the work throughout the project. Dan has provided a multitude of services in his two decades of industry experience, focusing on enclosure design, construction-defect remediation, and expert witness testimony. He is an active member of the AIA (American Institute of Architects), International Institute of Building Enclosure Consultants (IIBEC), a voting member on four ASTM technical committees, and an NCARB Certificate holder. Dan is a recognized enclosure expert among his peers, and in addition to being licensed in several jurisdictions, has also earned the Registered Roof Consultant (RRC), Registered Waterproofing Consultant (RWC), and Registered Roof Observer (RRO) designations through IIBEC. Dan's past roles include senior-level mentorship, project management, and design for firms specializing in a broad spectrum of building science and enclosure consulting, including new construction and rehabilitative services.

Anson Chen is a licensed Building Science Engineer whose work has included numerous projects with technically challenging glazing, cladding, and roofing assemblies. She is highly skilled at assessing the condition of in-service building envelope assemblies, identifying failure mechanisms within, and providing a wide range of enclosure design, repair, and consultation services to our clients, achieving excellent results. With her ability to work through complex project issues, draw on her experience, and utilize effective communication skills, Anson consistently provides technically sound and practical solutions to our clients.

Adam Di Placido has been actively engaged with new and existing construction projects throughout the Pacific Northwest since 2015. With projects of varying size, complexity, and delivery models, Adam has consulted on an incredibly wide range of enclosure systems for a variety of building typologies including commercial, large-scale residential, and specialty construction projects. As a licensed engineer and Certified Passive House Consultant (CPHC®), Adam uses his professional experience and analytical skills to perform Certa's energy code compliance analysis and translate required efficiency standards, or the more stringent voluntary energy efficiency standards like Passive House, into creative construction solutions. Adam has been an industry leader, making numerous contributions to building science research, and has co-authored several publications and guidelines focused on designing and building durable and energy-efficient enclosures.

Roman Lechner is a Building Science Consultant with over five years of experience related to enclosure consultation in North America and Europe. He provides a wide range of consulting services to owners, architects, and contractors on both new construction and existing building projects. Roman is highly skilled in building enclosure design and commissioning (BECx), condition assessments, and developing innovative rehabilitation and repair strategies. Roman is an ITC Level 1 Certified Infrared Thermographer, a CSI Certified Construction Document Technologist, and a SPRAT Level 1 Certified Rope Access Technician.

Phil Corah is a Building Science Consultant with extensive and diverse work experience in the greater Portland Metro area. Phil's experience includes working on new construction and existing buildings where he regularly consults with owners, architects, and contractors to successfully deliver projects from early design phases all the way through construction. Phil's background in architecture, construction and project management brings a firsthand understanding and insight of how buildings function. His area of expertise in environmental design allows him to maximize the building's performance pertaining to weatherization, air leakage and thermal efficiency while maintaining a strong focus on practical and cost-effective solutions. In existing buildings, Phil has strong skills investigating in-service building enclosure assemblies, identifying their failure mechanisms, and developing innovative, effective, and durable envelope repair and rehabilitation strategies. Phil is SPRAT Level 1 Certified Rope Access Technician

The curriculum Vitae for each member of our team is included in Appendix C.

Closing

We look forward to continuing to provide critical envelope and roofing consultation services to Tremco and assisting the Sitka School District with its current and future envelope-related needs.

Please do not hesitate to contact the author with any questions.

Yours truly,

Certa Building Solutions



Dan Rundle
AIA, NCARB, RRC, RWC, RRO, CDT
Senior Building Science Specialist

Enclosures:

- Appendix A: Authorization Form
- Appendix B: Certa Standard Terms and Conditions
- Appendix C: Certa Standard Hourly Rates
- Appendix D: Certa CVs

Authorization

To accept this proposal, dated August 16, 2024, (CBS Ref.: AK24-001.00-99), and authorize Certa Building Solutions to commence the work described herein, please sign below and return via email. Upon signature by the Authorized Client Representative, this document becomes a binding Agreement.

Date of Acceptance

Signature of Authorized Client Representative

Printed Name and Title of Authorized Representative

Remittance

Certa issues electronic invoices monthly via email unless a previous agreement has been established. Contact information specific to the client's accounting department or other financially responsible party, including email, is required to be provided below upon acceptance of this proposal.

Accounting Contact

Accounting Email

2024 Certa Standard Terms and Conditions

1. STANDARD OF CARE

Services performed by Certa will be conducted in a manner consistent with that level of care and skill ordinarily exercised by other members of the consulting professions currently practicing under similar conditions subject to the time limits and financial, physical, or any other constraints applicable to the Services. No other warranty, express or implied, is made or intended, and the same are specifically disclaimed, including the implied warranties of merchantability and fitness for a particular purpose.

2. SCOPE OF SERVICES

The Client, as used herein, shall be inclusive and apply to all parties equally, be they individuals, corporations, partnerships, associations, government agencies, or other entities, whether acting alone or collectively as a group where the services of this Agreement are being provided to, or on behalf of, the group.

Certa will perform the services set forth in the Agreement to which these Terms and Conditions are attached. Certa's services will be referred to herein as "Services." Additional services not identified in the Agreement to which these Terms and Conditions are attached must be authorized in writing and signed by an authorized Certa representative before any additional services will commence.

Certa shall perform its duties as an independent contractor and not as an employee of Client. Neither Certa nor any agent or employee of Certa shall be or shall be deemed to be an agent or employee of Client. Certa shall pay, when due all required employment taxes and income tax withholding, including all federal and state income tax on any monies paid pursuant to this Agreement. Certa acknowledges its employees are not entitled to tax withholding, worker's compensation, unemployment compensation, or any employee benefits statutory or otherwise from Client. Certa shall have no authorization, express or implied, to bind Client to any agreements, liability, or understanding except as expressly set forth in their executed Agreements.

3. INVOICES AND PAYMENT TERMS

Certa will submit invoices to the Client that describe the nature of the billing relative to this Agreements Fee Schedule with a final bill issued upon completion of Services. Invoices submitted for hourly work will describe, in itemized detail, the work performed, the date the work was performed and by whom the work was performed. Invoices will clearly identify the project phases against which billing is being made.

Invoices will be issued to the Client via email and be sent to the Remittance Email address provided by the Client OR via certified mail sent to the Remittance Address provided by the Client. In the event invoices are sent via email, invoices are deemed received by Client on the date that Certa emails the invoice to the Client. In the event invoices are mailed via certified mail to the Client, invoices are deemed received on the day the postal service delivers the invoice to the Client. Payment is due within ten (10) days of the date the Client receives Certa's invoice. In the event Certa does not receive payment on a monthly invoice within forty (40) days of the date Client receives the invoice, Client agrees to pay 5% interest charge for each month the invoice is not paid. In the event Client does not pay a monthly invoice within forty (40) days of the date Client receives the invoice, Client agrees Certa may suspend all pending work without financial penalty from the Client and Certa may withhold any documents, including Construction Documents or other design documents, until Client makes payment in full on any outstanding invoices. In the event Certa suspends work under this Paragraph, then Client agrees to pay all reasonable demobilization and suspension costs Certa may incur. Client agrees to pay all attorney's fees, costs, and expenses incurred by Certa in pursuing any past due payments from Client.

4. CHANGES

Client and Certa recognize that Certa may believe it is appropriate to modify the Scope of Services provided by Certa under this Agreement. In the event Certa believes a change to the Scope of Services or schedule is necessary, Certa shall prepare an Additional Services Request (ASR) outlining the changes to the Scope of Services or the schedule. The Client shall promptly consider the Additional Services Request and advise Certa in writing on how to proceed within five (5) business days of receipt of the Additional Services Request. Certa and Client shall confer in good faith regarding any proposed Additional Services Request. Certa will not initiate services associated with an Additional Services Request until a properly executed version of that request has been received by Certa. If the Client and Certa are unable to agree to the terms of any proposed Additional Services Request (ASR), then Certa may terminate this Agreement without financial penalty. In the event Certa seeks to terminate the Agreement under this Paragraph, Certa shall provide written notice to Client advising that it is terminating the Agreement pursuant to this Paragraph and Certa shall be entitled to recover all costs outlined in section TERMINATION herein.

5. DELAYS AND FORCE MAJEURE

In the event unknown site conditions or hazardous waste materials prevent or inhibit the performance of Certa's Scope of Services, Certa shall be entitled to an equitable adjustment in the schedule and shall be entitled to an adjustment of the Services and Fees under this Agreement. Client shall not hold Certa responsible for damages or delays in performance caused by acts of God, acts and/or omissions of Federal, State and local governmental authorities and regulatory agencies or other events that are beyond the reasonable control of Certa, including, but not be limited to, storms, floods, epidemics, war, riot, strikes, lockouts or other industrial disturbances. In the event Client's contractor delays the construction, then Certa's services may also be delayed. In such circumstances, Certa is entitled to an equitable adjustment to the schedule and an adjustment of the Fee for additional administrative or comparable costs, if applicable. Client shall not hold Certa responsible for delays resulting from Contractor's performance or non-performance.

6. DATA AND INFORMATION

Certa shall be entitled to rely upon the reports, data, studies, plans, specifications, documents, and other information provided by Client or Client's contractor, subcontractors, employees, or other representatives ("Client Provided Information") in performing the Services and Certa assumes no liability for the accuracy or completeness of such Client Provided Information. Client waives any claim against Certa and agrees to defend, indemnify and hold Certa harmless from any claim or liability for injury or loss allegedly arising from errors, omissions, or inaccuracies in any Client Provided Information that Certa relies upon. Certa is not responsible for any interpretations or recommendations generated or made by others, which are based, whole or in part, on Certa's data, interpretations or recommendations.

The Client shall not withhold information about the objectives, schedule, constraints, and existing conditions of the Project with applicable records provided for Certa's review, use, and reliance upon for our Services. The Client shall establish a project budget that includes reasonable contingencies, allowances, or other financial means to meet the Project requirements with such information made available to Certa for our use and reliance upon in delivery of our services. The Client shall provide such data and information promptly to maintain orderly progress to the Project. If necessary, the Owner shall furnish consulting services not provided by Certa but required for the Project. Should the Client fail to provide such data, information, appropriate consultant services, or fail to provide any or all promptly, Certa maintains the right to terminate this Agreement per section TERMINATION upon written notice to the Client or seek Additional Services due to the Delay(s) per section CHANGES.

7. OWNERSHIP OF DELIVERABLES AND RELATED DOCUMENTS

All reports, drawings, plans, designs, and other documents prepared by Certa according to this Agreement (collectively, "Deliverables") including all intellectual property rights therein, remain the property of Certa. Client agrees that the Deliverables (i) are intended for Client's exclusive use and benefit and (ii) will not be used as a Site or for a Project not expressly provided for in this Agreement. The Client does not require Certa's permission for regulatory submittal of the Deliverables or, subject to all terms and conditions contained in this Agreement, reliance on the Deliverables provided to Client's design team, of which Certa is a member, solely for the design of the Project for which the Deliverables were intended. Client agrees that any prospective lender, buyer, seller or another third party who wishes to rely on any Deliverables must first sign Certa's Agreement. Client will defend, indemnify and hold harmless Certa, its parent, subsidiaries, affiliates and subcontractors, including their respective officers, directors, employees, agents, successors and assigns, (collectively, "Indemnitees") from and against all claims, settlements, costs, expenses, liabilities, damages, penalties and interest, including attorneys' fees and litigation expenses, (collectively, "Liabilities") asserted against or incurred by Indemnitees as a result of any unauthorized use of, or reliance on, the Deliverables. Client further agrees that (i) the Deliverables may be based in part or in whole on Client Provided Information (as defined in Paragraph 6), and that Certa is under no obligation to independently verify any Client Provided Information, (ii) the Deliverables will reflect Certa's findings as to conditions that existed only at the time the Services were performed and (iii) Certa makes no representations as to any facts or assumptions provided to, but not independently verified by, Certa.

8. LIMITATION OF LIABILITY

In recognition of the relative risks and benefits of the Project to both Client and Certa, the risks have been allocated such that Client agrees that to the fullest extent permitted by law, Certa's total liability in the aggregate to Client (and any persons or entities claiming by, through or under Client), for any and all injuries, claims, losses, expenses, or damages whatsoever arising out of or in any way related to the Project, Certa's Services, the Agreement, Certa's negligence, errors, omissions, strict liability, statutory liability, indemnity obligation, breach of contract or breach of warranty, shall not exceed \$150,000.00 OR fifty (50) percent of the compensation actually paid to Certa, whichever is less. Client and Certa may agree to a higher limitation of liability for an increased fee. The Parties acknowledge that in exchange for the mutual promises and premises hereunder, and for good and valuable consideration, the sufficiency of which is acknowledged, they have entered and agreed to the terms of this provision voluntarily and have been given the opportunity to confer with counsel on the terms hereunder if they so choose.

9. INSURANCE

Certa shall maintain the following minimum Insurance limits during the Project:

Professional Liability (Errors and Omissions)

\$1,000,000.00 per claim

\$1,000,000.00 in the aggregate

General Liability

\$1,000,000.00 in the aggregate

Certa shall maintain worker's compensation coverage, automobile insurance coverage, and employer liability coverage as required by law.

10. DAMAGES

Each party hereby waives its rights to recover from the other party any consequential, indirect, or incidental damages (including, but not limited to, loss of use, income, profits, financing or reputation), arising out of, or related to, this Agreement or the performance of the Services.

11. SUB-CONSULTANT SERVICES

At the request of the Client, Certa will engage the services of independent sub-consultant(s) for services not provided by Certa, but which are necessary for completion of the project. As applicable, Certa will provide coordination services for the Work done by the sub-consultant. Certa/Sub-consultant agreements will be bound to the Terms and Conditions of this Agreement unless otherwise agreed to by the Client. Fees for Sub-consultants will be billed as a reimbursable expense.

Should the Owner engage the services of independent sub-consultant(s) for services not provided by Certa, but which are necessary for completion of the project, Certa will provide coordination services for work done by that sub-consultant as outlined in the Agreement or, if not specifically defined or identified in the Agreement, as Additional Services.

12. SERVICES DURING CONSTRUCTION

During the Construction Phase, where Certa is to provide Construction Administration Services per this Agreement, Certa shall function as the Owner's representative and provide administration of the Contract between the Client and Contractor. The extent of Certa's authority and responsibility during construction is to be fully and accurately described in the Agreement between the Client and Contractor but shall not alter or modify Certa's services provided by this Agreement, unless mutually agreed to in writing by the Client and Certa as an amendment to this Agreement.

The Client is to employ a Contractor with appropriate experience and skill to complete the type of Work to be constructed. The Client is to provide Certa appropriate documentation, and the applicable financial information needed by Certa to execute Construction Administration Services as delineated in this Agreement.

Revisions to the Project scope, quality, or budget, and Owner-requested changes in the approved design, evaluation of Contractors' requests for substitutions of materials or systems, evaluation of changes in the Work or services required due to the Contractor's failure to perform, shall be considered Additional Services per section CHANGES of this Agreement.

13. SITE RESPONSIBILITY

If Certa is providing services at the physical site of the Project, Client will provide Certa with access to the site. Client will provide Certa with all information regarding the condition of the site that Certa deems necessary to provide its Services. Client acknowledges and agrees that Certa is not responsible for supervising or directing the construction practices, for the condition of the actual as built construction, contractor or subcontractor's means, methods, or procedures for construction, contractor or subcontractor's job site safety practices, procedures or standards, or contractor or subcontractor's compliance or noncompliance with applicable health and safety laws, including but not limited to OSHA.

Certa's construction administration services may include reviewing the construction conditions at the Project site; however, Client acknowledges and agrees that Certa's review of the construction conditions does not require Certa to review the adequacy of any party's job site safety practices, procedures, or standards or any party's compliance or noncompliance with applicable health and safety laws, including but not limited to OSHA. Client agrees that Certa shall not be responsible in any way for ensuring safety or security at the Project site, other than for Certa's own employees. Client acknowledges and agrees that Certa does not have the authority, right, or duty to stop or change the work of others, including Client's contractors or subcontractors.

Client acknowledges that Certa's performance of construction administration services does not require Certa to make exhaustive or continuous on-site inspections to check the quality or quantity of the construction. Certa will not be responsible for any contractor or subcontractor's failure to perform its construction services in accordance with the requirements of the plans or contracts it may have with the Client or any other party. Certa does not have control over or charge of and will not be responsible for acts or omissions of, any contractor, subcontractor or their agents or employees, or any other persons or entities performing construction services for the Project.

Certa is not responsible for identifying defective work by any contractor or subcontractor. If Certa is responsible for approval of pay applications, Client agrees that it will not hold Certa liable for approving a pay application that includes construction work that Client deems defective or incomplete. Certa is in no way responsible for inspecting contractor or subcontractor's work for defects. Certa is not responsible for any damages resulting from contractor or subcontractor's deviations from the approved plans prepared by Certa or Certa's subconsultants.

14. NOTIFICATION AND DISCOVERY OF HAZARDOUS MATERIALS

Before commencing the Services, Client shall furnish to Certa all documents and information known to Client that relate to the identity, location, quantity, nature or characteristics of any hazardous materials or suspected hazardous materials, on or under the site. Client hereby represents and warrants that it has provided Certa with written notice of any information that relates to the existence of hazardous materials at the project site.

Client recognizes that hazardous materials or suspected hazardous materials may be discovered on the project site property or any adjacent property to the site. Certa will inform the Client in the event Certa discovers any hazardous or suspected hazardous materials at the site, and Client shall be responsible for notifying any owner(s) of the property, in the event the Client does not own the property. Client waives any claim against Certa and agrees to defend, indemnify and hold harmless Certa from any claim or liability for injury or loss of any type arising from the discovery of hazardous materials or suspected hazardous materials on Client's property or property not owned by Client. Client agrees that the discovery of anticipated hazardous materials shall constitute a changed condition for which Certa shall be compensated as outlined in section CHANGES of this Agreement.

Prior to commencing the Services, Client shall furnish to Certa all documents and information known to Client that relate to the identity, location, quantity, nature, or characteristics of any hazardous materials or suspected hazardous materials on or under the site. Client hereby warrants that, if it knows or has any reason to assume or suspect that hazardous materials may exist at the project site, it has so informed Certa.

15. UNANTICIPATED CONDITIONS

If Certa is providing services at the physical site of the Project Site, Client will inform Certa in writing of all known and identifiable contaminants or other conditions existing on or near the Site that are known to present a potential danger to health, the environment, or Certa's equipment or personnel prior to the commencement of the Services. Should Certa encounter such conditions which were not reasonably anticipated, or which increase the risk or cost, or both, involved in Certa's performance of the Services, upon notice to Client, and only to the extent that such unanticipated conditions substantially affect Certa's performance of its obligations under this Agreement, Certa, in its sole discretion, may (i) suspend the performance of Services and submit a change order as outlined in section CHANGES to be signed by Client prior to proceeding or (ii) discontinue the performance of Services and terminate this Agreement in accordance with section TERMINATION of this Agreement and recover all costs outlined in section TERMINATION of this Agreement. If the unanticipated condition presents an immediate or potential threat to health, safety, the environment, or Certa's equipment or personnel, Certa will immediately inform Client, so that Client can notify the appropriate government authorities. If the Client fails to do so, the Client will hold Certa harmless if Certa provides such notice.

16. TERMINATION

Either party may terminate this Agreement without cause upon giving ten (10) days written notice to the other party. In the event Client terminates the Agreement without cause, then Client shall pay Certa for all Services rendered, all outstanding monthly invoices, any costs or expenses Certa incurs in closing out the work. In the event Client terminates the Agreement without cause and fails to pay the outstanding monthly invoices, Certa may assess a 10% interest charge for every month the invoice remains unpaid.

In the event either party fails to substantially perform its obligations hereunder, the party shall provide written notice identifying how the party has failed to substantially perform and shall provide the party at least seven (7) days to cure the issue. If the party fails to cure the issue within seven (7) days, either party may terminate the Agreement. In the event Client terminates Certa for cause, Client shall pay Certa for all services rendered up to the date of the termination.

The Client acknowledges that Certa makes no representation or warranty with respect to in-process and/or draft work product. The Client agrees to pay Certa for its time to assemble and review such information prior to issuance to the Client. The cost for this Work shall be billed per our time and expense rates and the Agreement terms but shall not be less than \$1,000 per document request. Payment will be due within one (1) business day of receipt of the documents.

17. DISPUTES

If a dispute arises out of or relates to this Agreement, Certa's Services, or payment for Certa's Services, Certa and Client agree to endeavor to settle the dispute first through direct discussions.

All disputes, claims and causes one party makes against the other, at law or otherwise, including third-party or "pass-through" claims for indemnification and/or contribution, shall be initiated, determined, and resolved by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association, and judgment upon the award rendered by the Arbitrator(s) may be enforced in any court having jurisdiction thereof.

If Certa or Client initiates arbitration under this section, then the prevailing party in any arbitration action shall be entitled to recover all attorneys' fees, costs, and expenses incurred in the action from the other party.

18. INTELLECTUAL PROPERTY

All rights to patents, trademarks, copyrights, and trade secrets owned by Certa (hereinafter "Intellectual Property") as well as any modifications, updates or enhancements to said Intellectual Property during the performance of the Services remain the property of Certa, and Certa does not grant the Client any right or license to such Intellectual Property.

19. MISCELLANEOUS

- a. This Agreement supersedes all other agreements, oral or written, and contains the entire agreement of the parties. No cancellation, modification, amendment, deletion, addition, waiver, or other change in this Agreement shall have effect unless specifically outlined in writing signed by both Certa and Client. Headings in this Agreement are for convenience of reference only, and shall in no way define, limit or expand the meaning or construction of any provision of this Agreement.
- b. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns if it may not be assigned by either party without the written consent of the other. It is expressly intended and agreed that no third-party beneficiaries are created by this Agreement and that the rights and remedies provided herein shall inure only to the benefit of the parties to this Agreement.
- c. No waiver of any right or remedy in respect of any occurrence on one occasion shall be deemed a waiver of such right or remedy in respect of such occurrence on any other occasion.
- d. All representations and obligations shall survive indefinitely the termination of the Agreement.

- e. If any term, provision, covenant or condition of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, or contrary to public policy or any law, the remainder of the Agreement shall not be affected thereby and shall remain in full force and effect. Moreover, the provision shall be modified or interpreted, if possible, to be enforceable to the fullest extent allowed by law, as was intended by the Parties.
- f. The Parties acknowledge and agree that each Party has had the opportunity to consult with such professionals and legal counsel of its choice regarding the Agreement, each Party has participated fully in the negotiation and preparation of this Agreement; and each Party has carefully reviewed this Agreement and is entering into the same freely and voluntarily with full knowledge of the Agreement's terms and conditions. Accordingly, this Agreement shall not be more strictly construed against any Party.

Dan Rundle

Director of New Construction
AIA, NCARB, RRC, RWC, RRO, CDT
Building Science Specialist

Experience

Dan Rundle is a registered architect in Oregon, Washington, New Mexico, and Florida who has provided a multitude of services over his two decades of industry experience, focusing on enclosure design and construction-defect remediation. He is an active member of the AIA, IIBEC, and ASTM International. Dan's roles and responsibilities include the full spectrum of enclosure consultation on both new and existing buildings, as well as experience related to legal support, deposition, and expert witness testimony.



Example Projects

Mr. Rundle's portfolio of work includes numerous multifamily housing, affordable housing, public schools, office buildings, envelope rehabilitation, and preservation projects. Examples include:

- Alta Amberglen II, Hillsboro, OR - Consultant to Architect
- The Waterfront at Parker's Landing, Washougal, WA - Consultant to Architect
- Grande Ronde Hospital Surgery Addition, La Grande, OR - Consultant to Architect
- Lam Research Corporation, Tualatin, OR - Consultant to Owner
- Lam Research Corporation, Fremont, CA - Consultant to Owner
- Intel Corporation, Folsom, CA - Consultant to Owner
- Beaverton School District, Beaverton, OR - Consultant to Architect
- Cannery Lofts Condominiums, Astoria, OR - Architect of Record
- Tumalo Community School, Redmond, OR - Architect of Record
- Dayton High School, Dayton, OR - Architect of Record
- Woodside Park Apartments, Newberg, OR - Architect of Record
- Meadow Ridge Elementary School, Albany, OR - Consultant to Owner
- South Albany High School, Albany, OR - Consultant to Owner
- West Albany High School, Albany, OR - Consultant to Owner
- Phoenix High School, Phoenix, OR - Consultant to Owner
- Greater Albany Public Schools 2020 Reroofing Projects - Architect of Record
- Blocks 5, 12, 16 & 24 Various Mixed-Use, Spring District, Bellevue WA - Consultant to Owner
- Port of Seattle Terminal 5, Seattle, WA - Consultant to Architect
- YRP Communication Center, Camp Humphries, South Korea - Consultant to Engineer of Record

Education

- Bachelor of Science, Architecture, Fairmont State University

Memberships and Licenses

- Registered Architect: WA (12032), OR (ARI-13015), NM (6598), FL (AR100907)
- NCARB Certificate (98729)
- Registered Roof Consultant (#0799)
- Registered Waterproofing Consultant (#0048)
- Registered Roof Observer (#0895)
- ASTM International Committees: C11, C24, D08, E6 (active voting status)

Roman Lechner

Project Manager | Building Science Consultant | MSc | CDT

Experience

With over eight years of experience, Roman is recognized for his expertise in the Pacific Northwest since 2016. Specializing in both new construction and existing building projects, Roman collaborates closely with stakeholders to ensure successful project delivery. His skill set includes demonstrated proficiency in implementing innovative and cost-effective design solutions, particularly focusing on reducing air infiltration, integrating low-energy design principles, and implementing effective water management strategies to enhance sustainability. Roman's transparent approach and commitment to long-lasting solutions tailored to each project's needs set him apart in the industry. Additionally, he actively contributes to the industry as an active board member of the IIBEC Portland Chapter.



Example Projects - New Construction

- The Windward Apartments - Lake Oswego, OR; Design Peer Review and Oversight
- McLoughlin Middle | Marshall Elementary School - Vancouver, WA; Design Peer Review
- Helman Elementary School – Ashland, OR; Design Peer Review and Construction Oversight
- Ashland Middle School – Ashland, OR; Design Peer Review and Construction Oversight
- Mission Critical Data Centers in TX, IA, NE, NM, OR; New Construction Enclosure Design, Building Enclosure Commissioning (BECx) Services, Construction Oversight
- Walker Elementary School – Ashland, OR; Design Peer Review and Construction Oversight
- Phoenix Government Center – Phoenix, OR – Design Peer Review and Construction Oversight
- North Valley Music School – Whitefish, MT; Design Peer Review
- Samaritan House – Kalispell, MT; Design Peer Review
- PDX Airport Concourse B Expansion - Portland, OR; Design Peer Review

Example Projects - Existing Building

- OHSU Robertson Life Sciences Building – Portland, OR; Building Envelope Rehabilitation
- Streetcar Lofts Condominiums – Portland, OR; Building Envelope Rehabilitation
- Park Place Pearl Condominiums – Portland, OR; Building Envelope Rehabilitation
- Macadam Village Condominiums - Portland, OR; Building Envelope Rehabilitation
- Johnson Street Townhomes - Portland, OR; Building Envelope Rehabilitation, Litigation Support

Education

- MSc; Energy-Efficient and Environmental Building Design, Lund University, Sweden, 2015
- BSc; Energy Engineering, University of Applied Sciences Upper Austria, Austria, 2013

Memberships and Licenses

- CSI Certified Construction Document Technologist
- SPRAT Level 2 Certified Rope Access Technician
- ITC Level 1 Certified Infrared Thermographer

Phil Corah

Building Science Consultant/ NCARB

Experience

Phil Corah is an experienced Building Science Consultant whose work largely comprises in the Portland Metro area. Phil's work experience includes work on new construction and existing buildings where he regularly consults with owners, architects, and contractors to successfully deliver projects from early design phases all the way through construction. Phil's background in architecture, construction and project management brings a hands-on understanding and insight of how a building functions. His area of expertise in environmental design allows him to maximize the building's performance pertaining to weatherization, air leakage and thermal efficiency while maintaining a strong focus on practical and cost-effective solutions. In existing buildings, Phil has strong skills investigating in-service building enclosure assemblies, identifying their failure mechanisms, and developing innovative, effective, and durable envelope repair and rehabilitation strategies.



Example Projects

- OHSU South Waterfront Campus – Portland, OR; Building Envelope Rehabilitation Design
- Streetcar Lofts Condominiums – Portland, OR; Building Envelope Rehabilitation Design
- Park Place Pearl Condominiums – Portland, OR, Building Envelope Rehabilitation Design
- Banfield Veterinary Clinics – Various Locations, Design Services
- Rose Villa Senior Living Community – Portland, OR; Design Services
- Reynolds Elementary Schools – Portland, OR; LEED Certification, Consultant Support
- Reynolds High School – Portland, OR; LEED Certification, Consultant Support
- Franklin High School - Portland, OR; LEED Certification, Consultant Support
- Multnomah County Courthouse - Portland, OR; LEED Certification, Consultant Support

Education

- Master of Architecture; Montana State University. 2019
- Bachelor of Arts; Environmental Design, Montana State University 2018

Memberships and Licenses

- National Council of Architectural Registration Board (NCARB)

Anson Chen

Building Science Engineer

Experience

Anson Chen is a Building Science Consultant with experience in Oregon, Washington and British Columbia. She brings her extensive knowledge of how buildings function and her depth of consulting experience to each of her new construction and existing building projects. Anson believes in combining excellent communication skills, technical expertise and a thorough understanding of the project's needs in order to deliver high quality services to our clients.

Anson's technical experience includes glazing systems, roofing and waterproofing consultation, building enclosure condition assessments, and construction oversight. Anson provides building enclosure design, construction document development, and field review oversight on a variety of projects.



Example Projects

- Adidas East Village Expansion, Portland, OR - Enclosure peer review, contract administration support, field observations.
- Vanport Building and Neuberger Hall Renovation - Portland State University, OR - General consultation, contract administration support, field observations.
- Indigo @ 12W, Portland, OR - Curtain wall spandrel glass replacement. Field oversight and construction administration support.
- Fremont Apartments - Below-grade waterproofing review, contract administration support.
- KOIN Tower and Fountain Plaza, Portland, OR - Masonry repairs. Field oversight and construction administration support.
- Tanner Point, Portland, OR - General consultation, contract administration support, field observations.
- Riverplace Parcel 3, Portland, OR - Enclosure peer review, contract administration support, field observations.
- Waterfront Pearl, Portland, OR - Litigation Support.
- The Cosmopolitan, Portland, OR - Building enclosure condition assessment.
- The Metropolitan, Portland, OR - Building enclosure condition assessment.

Education

- Bachelor of Applied Science, Civil Engineering, University of Waterloo, Canada.

Membership and Licenses

- Professional Engineer, Oregon State Board of Examiners for Engineering and Land Surveying (OSBEELS).
- Certified Passive House Consultant, Passive House Institute.

Adam Di Placido

Building Science Engineer, M.A.Sc., P.E. (WA)

Experience

Adam is a licensed engineer in Washington State and has been actively engaged with building enclosure consulting on new and existing construction projects throughout the Pacific Northwest since 2015. With projects of varying size, complexity, and delivery models, Adam has consulted on a wide range of enclosure systems for a variety of building typologies including commercial, large-scale residential, and institutional construction projects.

As a licensed engineer, Adam uses his professional experience and technical expertise to perform Certa's thermal and energy analyses to translate energy code requirements, or other voluntary energy efficiency standards like Passive House, into creative construction solutions. Adam has made numerous contributions to building science research, co-authoring several publications and guidelines focused on durable and energy efficient enclosures.



Example Projects

Adam's portfolio of work includes design, assessment, commissioning, construction oversight, and testing for numerous multi-family, institutional, and commercial projects. Examples include:

- Hyas Point, Washougal, WA - Design peer review and energy code consulting for a new four building, multi-family complex.
- 800 E Denny Way, Seattle, WA - Construction oversight and administration support for a mid-rise apartment complex
- Block 5 & Block 6, Spring District, Bellevue, WA - Design peer review, construction oversight and administration support for new mid-rise office buildings with Class A office space
- The University of Washington Health Sciences Education Building, Seattle, WA - Building enclosure commissioning services through design and construction for a low-rise university structure
- The Hans Rosling Center for Population Health at UW, Seattle, WA - Building enclosure commissioning services through design and construction for a unitized curtain wall clad high-rise
- Bellevue Plaza, Bellevue, WA - Building enclosure design review and assessment for conformance with the 2015 Washington State Energy Code
- FERRO FAST System Thermal Analysis - Thermal analysis of a proprietary masonry support system calibrated with laboratory testing
- Totem Lake Phase II (Athene), Kirkland, WA - Energy assessment to demonstrate compliance with the Evergreen Sustainable Development Standard.
- Western and University, Seattle, WA - Construction oversight and administration support, field verification, and testing for a window wall clad multi-family high-rise.
- Aegis Ravenna, Seattle, WA - Hygrothermal assessment of a wood-framed roof assembly

Education

- B.A.Sc., Civil Engineering, University of Toronto
- M.A.Sc., Civil Engineering (Building Science), University of Toronto

Memberships and Licenses

- Registered Professional Engineer (WA)
- Seattle Building Enclosures Council (SEABEC)

Joseph Cordes

M.Arch, M.Eng, Building Science Consultant

Experience

Joseph (Joe) is a Building Science Consultant in the Seattle office. He has been practicing building science since 2012. In his consulting role at Certa, he is involved on a number of our larger rehabilitation and new construction projects with his involvement typically focused on field evaluation of installed systems for conformance with the design documents and code requirements. He has a specialty in below grade waterproofing systems and is a leading team member for geotechnical and civil engineering coordination. He manages the Certa below grade waterproofing system quality review team in addition to his work on existing building field investigation and building enclosure component testing oversight.



In his role, Joseph is an integral member of the Certa construction administration team, working his projects as the project manager responsible for site reviews for quality assurance, design peer review and feedback to in house designers and outside Architects, performing code analysis on below grade waterproofing systems and all above grade cladding systems, as well as working with our design team for permit procurement for our rehabilitation projects. Joseph's projects have ranged from small recladding and reroofing of residential buildings, leak investigations on mid-rise and high-rise projects, to new lead enclosure oversight of new high-rise construction projects, waterfront laboratories, and convention centers.

Example Projects

- Island Homestead Rehabilitation Project, Bainbridge Island, WA
- Blocks 5 and 6, Spring District, Bellevue, WA
- 333 Dexter, Seattle, WA (with former employer)
- Washington State Convention Center, Seattle, WA (with former employer)
- 700 Dexter, Seattle, WA (with former employer)
- Harrison Hospital - Below grade tunnel, Seattle, WA (with former employer)
- Lakeview Student Housing, Seattle, WA (with former employer)
- 4732 Brooklyn Ave NE, Seattle, WA (with former employer)

Education

- Master of Architecture, University of Detroit Mercy, 2010
- Master of Engineering, University of Detroit Mercy, 2010

Memberships and Licenses

- American Institute of Architects, Associate

Hiroki Ota

M.S., P.E., Building Science Engineer

Experience

Hiroki is a Building Science Engineer in the Seattle office. He is a licensed Professional Engineer in the state of Washington and has been practicing building science since 2011. He performs a wide variety of tasks; on rehabilitation and new construction projects, Hiroki's involvement typically includes field review of the building enclosure and ensuring that construction is undertaken in conformance with the contract documents as well as carrying out building enclosure condition assessments. This involves field investigation and testing building enclosure components and assemblies and documenting field findings. Hiroki's particular building science interests include rehabilitation techniques, glazing systems design, and emerging building enclosure technologies.



Hiroki has a wide range of experience with the implementation of enclosure construction technologies and techniques which has helped him lead and manage numerous low and high rise commercial new construction projects in the greater Seattle region and has extensive experience consulting in the construction of high-performance building enclosures that meet the most stringent of energy codes and performance metrics.

Example Projects

- South Lake Union Block 43, 44, 52, Seattle, WA - mid- and high-rise Class A commercial office buildings (with former employer)
- Bothell City Hall, Bothell, WA (with former employer)
- Northwest Kidney Centers Burien Campus, Burien, WA (with former employer)
- Seattle Children's Research Institute Jack R. MacDonald Building, Seattle, WA (with former employer)
- 2200 Westlake, Seattle, WA (with former employer)
- Seattle Housing Authority, Seattle, WA (with former employer)
- University of Washington Liberal Arts Quadrangle Buildings Seismic Retrofit, Seattle, WA (with former employer)

Education

- M.S., Architectural Engineering (Structural Option), The Pennsylvania State University
- B.A.E., Architectural Engineering (Structural Option), The Pennsylvania State University

Memberships and Licenses

- Registered Professional Engineer (WA, #56214)

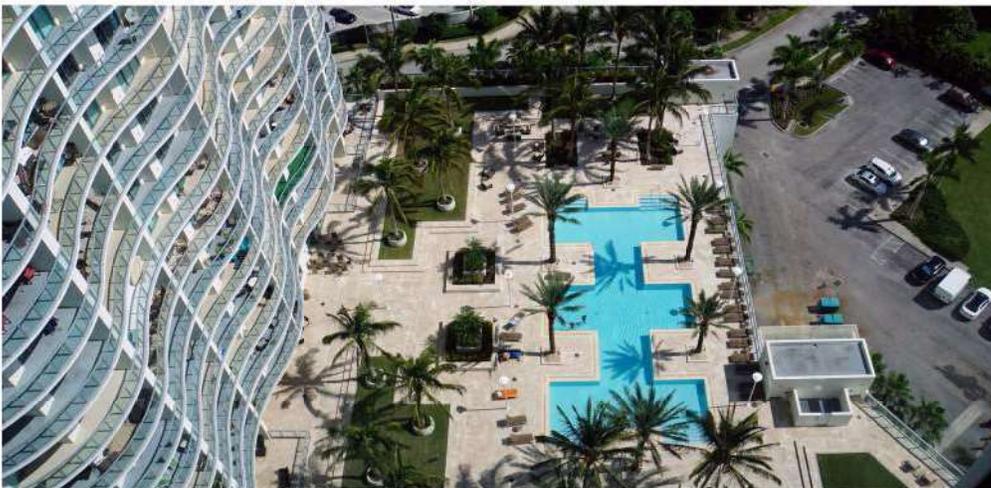


Harvard Denny Apartments Seattle - Under Construction



Sorrento Bluffs Apartments Repositioning Beaverton Oregon

Certa Building Solutions is a team of highly skilled professionals who specialize in building envelope architecture and facade engineering. With a strong history for delivering exceptional quality projects with creative, economical solutions rooted in the fundamentals of building science, Certa is a recognized industry leader with a broad portfolio of experience. With Owners, Owners Representatives, Developers, Design Professionals, Contractors and Manufacturers among our many clients, we pride ourselves in our ability to collaborate with all members of a project team and continuously exceed expectations.



Oasis Condominium Towers Assessment Fort Myers Florida

Our team of experts provide pragmatic solutions and in-depth guidance on a multitude of building enclosure systems. Our experience related to failure analysis, code consulting, material properties assessment, enclosure monitoring, performance testing, project planning, budget review, building envelope design, value engineering, construction management, maintenance planning, reserve analysis, and legal claims lets you be assured you're getting exceptional advice from experienced professionals who love what they do.



421 Belmont Apartments Seattle - Under Construction



Harvard Denny Apartments Seattle - Under Construction

Our goal is to provide the Northwest's building community a proven systems approach to designing and constructing durable, healthy, energy-efficient and beautiful buildings. Our team is committed to providing our clients with innovative solutions to address the wide range of building envelope issues specific to our region. Our teamwork approach brings value to every project through increased efficiencies, reduced liability, potential construction costs savings and, what we've come to expect of our projects - better buildings. Through collaboration and consistent communication, we strive to be integral partners in our clients' success on every project. We have founded our practice on the highest standards of ethics and technical excellence. This is the hallmark of Certa Building Solutions and we look forward to bringing our skills, capabilities and knowledge to your team and project.



157 12th Apartments Seattle - Under Construction



Retail Pavilion Spring District Bellevue - Under Construction



Block 24 Spring District Bellevue - Under Construction



Avalon Alderwood Mixed Use - Under Construction



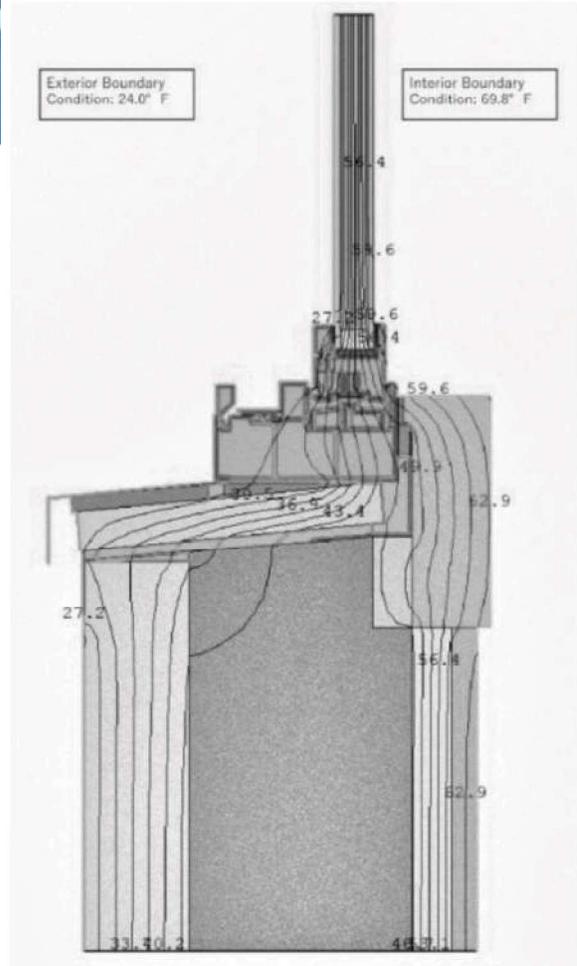
Block 6 Spring District Bellevue - Under Construction



Icon at Silverleaf Arizona



Helman School - Under Construction



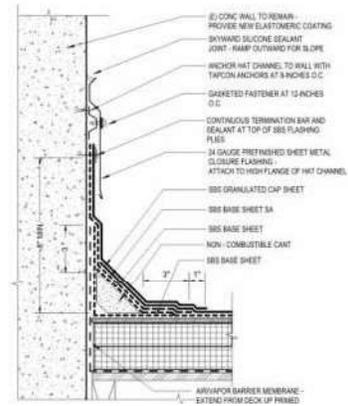
Window Energy Retrofit Analysis

Certa Building Solutions - Roofing Consultation

Certa Building Solutions is a recognized leader in roofing consultation. Our roofing services division is led by Dan Rundle, who has provided a multitude of services in his two decades of industry experience. Mr. Rundle is one of few professionals in the Pacific Northwest that has achieved the Registered Roof Consultant (RRC) title through the International Institute of Building Enclosure Consultants (IIBEC). In addition to this rare designation in the roofing consultation community, Mr. Rundle is one of only a few members of this elite group in our region that is also a registered design professional.

In addition to our work here in the Northwest, we regularly consult on roofing projects across North America and have traveled as far as South Korea to investigate high-profile projects. This presence in the industry and expertise differs markedly from local consultants, who rarely diagnose or provide guidance on roofs outside of our climate zone.

Certa is routinely engaged to perform roofing consultation on a wide range of project types, employing all major types of roofing systems and assemblies. We commonly serve as the designer of record to the owner on re-roofing and renewals projects, providing professional services complete with stamped drawings and specifications. On new construction projects, Certa serves as the enclosure consultant to the design team, providing peer review, attendance at interface mockups, and site observations during construction. Our efforts in the field ensure that the standard of care established during design is carried through to completion. We serve as critical technical liaisons to a multitude of facilities directors for early design guidance, both in the private sector and large educational districts.



Project-specific interface details

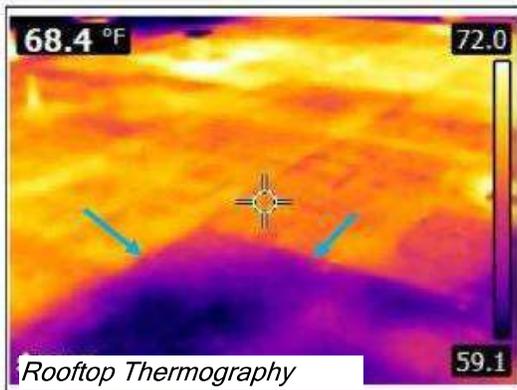


Photo 10
Thermal anomaly present within the assembly at the location depicted in photo 9.
Sharp variations in temperature (blue arrows) are common when water is absorbed into roof board materials under the membrane (insulation, perlite, etc.).

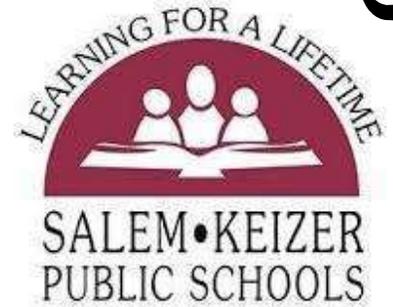
Certa offers rooftop thermography as an effective tool to assist in the diagnosis of in-service roofing systems before undertaking more destructive exploratory openings is performed. We have used this technique to our advantage to formulate a greater understanding of an existing assembly during the exploratory phase of many projects.

With owners, owners' representatives, developers, design professionals, contractors, and manufacturers among our many clients, we pride ourselves in our ability to collaborate effectively with all members of the project team and continuously exceed expectations. We are the undisputed leader in roofing consultation in the Pacific Northwest, adding value to each project through increased efficiencies, reduced liability, potential construction cost savings, and what we have come to expect of our projects - better buildings.

We have founded our practice on the highest standards of ethics and technical excellence. This is the hallmark of Certa Building Solutions, and we look forward to bringing our skills, capabilities, and knowledge to your team and project.

Educational Institutions History

To date, Certa Building Solutions has provided a multitude of enclosure-related services for public school districts (K-12) and higher education clients, including:



Est. 1883





CERTA[®]
building solutions





Core Values and Principles

Established in 2015, Certa Building Solutions was founded on unwavering principles of ethics and technical excellence, setting a precedent for the highest standards within the consulting industry. These principles form the bedrock of our organization, guiding our interactions with the public, clients, and colleagues. At the heart of Certa Building Solutions are core values and principles that shape our organizational behavior and define the operating culture to which we are steadfastly committed. These principles serve as our compass in decision-making, the standard for hiring, and the criteria for ongoing performance. We believe that the application of these values, in conjunction with practical and cost-effective deliverables, is the key to achieving our goals and those of our partner clients. Our commitment extends to the timely delivery of work that mirrors our dedication to accuracy, quality, and cost-effectiveness. Certa Building Solutions is unwavering in its adherence to these values and principles, ensuring a consistent and reliable approach in all endeavors.

TO THE PUBLIC we will show:

- **Responsibility, Duty, Ethical Standards**
We acknowledge that our every endeavor must prioritize the safety and long-term welfare of the public. We diligently carry out our responsibilities and duties, adhering unwaveringly to the highest ethical standards.

TO OUR CLIENTS we will show:

- **Honesty, Integrity**
We cultivate respect through fair and transparent interactions. Our commitment is evident in every action, assuring each partner client that they can trust both us and our work.
- **Creativeness, Resourcefulness**
Our commitment is to find creative and resourceful solutions.
- **Responsiveness, Cooperation, Enthusiasm, Dedication**
We strive relentlessly to empower our partner clients in achieving their goals. Our unwavering focus is on providing exceptional client service.
- **Reliability, Dependability**
Our partner clients can count on our commitment to deliver.

TO EACH OTHER we will show:

- **Cooperation, Supportiveness, Teamwork**
Collective excellence defines our superior performance. Our most invaluable resource is a united team comprising diverse talents.
- **Fairness, Respect, Trust**
Mutual success is rooted in the trust we place in each other and the fundamental honesty that underpins our interactions.
- **Accountability, Responsibility**
We share common goals, and each of us honors our commitments. Mutual accountability binds us together as a cohesive team.