



girl scouts
of western washington

Camp Robbinswold Legacy Building Roof Project

2023



Agenda



Project Overview



Roofing Product Research & Selection



Project Timeline



Engagement Opportunities



Q&A

Legacy Building Roof Project Overview



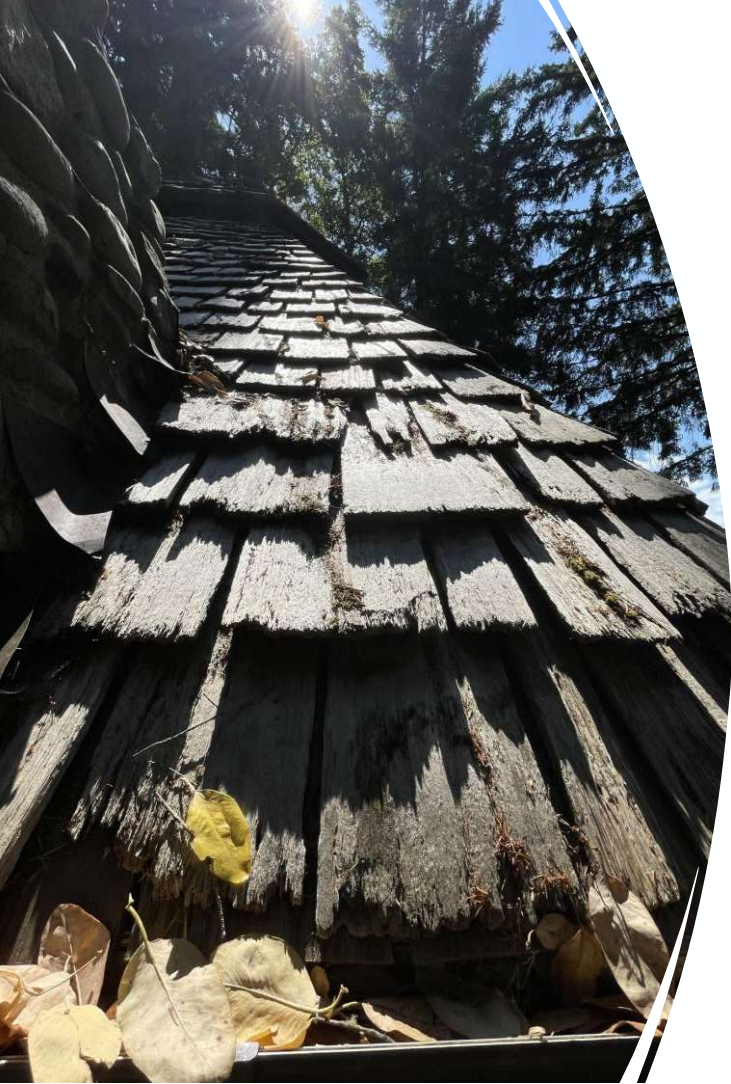


3 Legacy Buildings to get new roofs:

- Lodge
- Rotunda
- Staff House

Our Priorities Are:

- Preservation of original, historic aesthetics
- Consistency of materials
- Product Warranty & Longevity
- Responsible use of funds
- Responsible use of resources long-term



The state of our existing cedar roofs & considering options for replacement

The existing cedar roofs are 30+ years old at the end of their lives

- Shakes are brittle & many are broken
- Significant flashing has been added to prevent water intrusion inside buildings

Current materials are 36" shakes, which are no longer commercially available

Materials considered for replacement:

- Real cedar shakes
- Faux metal cedar panels
- Synthetic cedar shake

Real Cedar Shake

- Harvesting & producing our own cedar shakes from Robbinswold trees was seriously considered
- Cedar logs would have been hauled out by helicopter, transported to a manufacturing site to transform the cedar into 36" shakes, then trucked to a plant in Tacoma for chemical preservative treatment



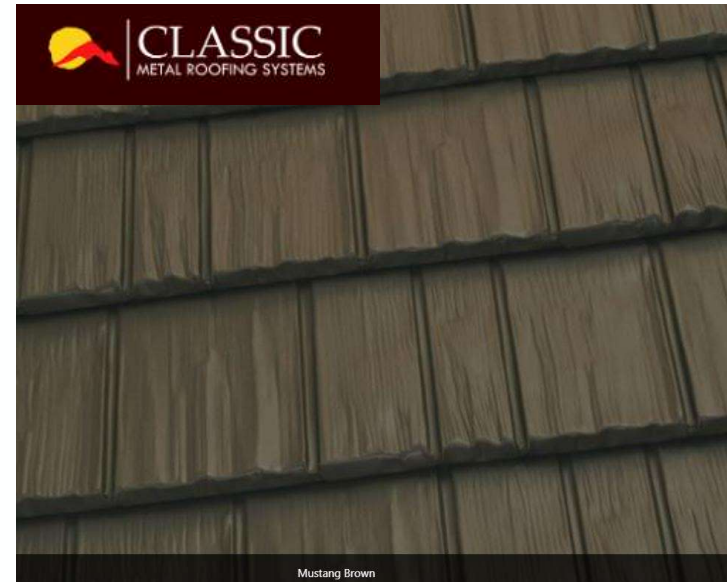


Maintaining Natural Cedar Roofs

- Requires thorough annual cleaning annually; 1-2 weeks of intensive staff labor
- Requires oiling with expensive, petroleum-based Chevron shake & shingle oil every 3-5 years
- Requires specialty spike boots & equipment

Faux Cedar Metal Panels

- Not a convincing replica of real cedar
- May not be as durable in the marine environment as other materials
- Would require plywood underlayment
- Not possible to retain the aesthetics of lodge & Rotunda interiors

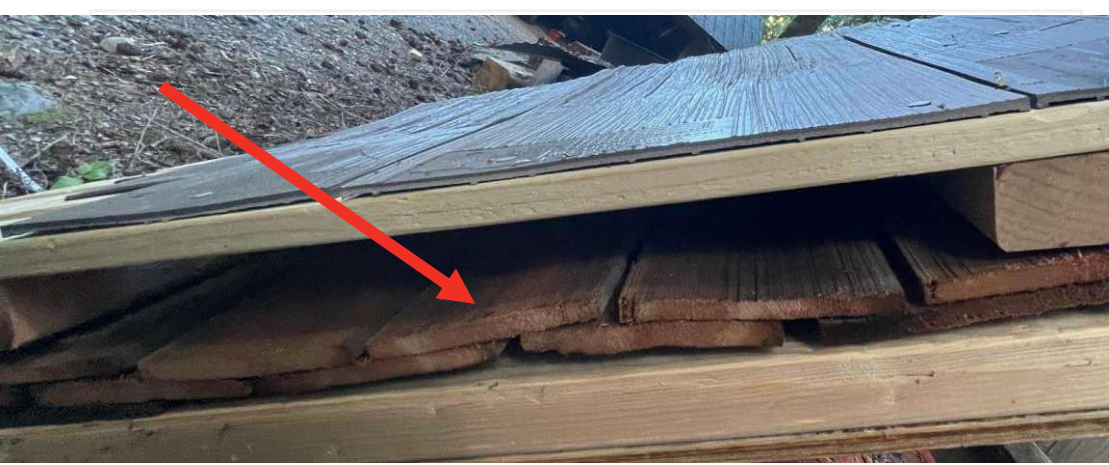


Brava Synthetic Shake

- This product can be installed over the top of the existing cedar shakes on all 3 Legacy Buildings
- The aesthetic of the lodge & Rotunda interiors can be preserved
- The synthetic material has the look of hand-split cedar shake with the long-lasting durability of a composite material
- Manufactured from recycled materials & can be recycled again if the roof is ever replaced
- Color selection is 'Aged'







Did you know:
Robbinswold's cabins
already have faux
shake roofs?



Options Analysis

| Product | Cost | Life Span | Pros | Cons |
|---|--|-----------|--|---|
| Real Cedar Shake (Cogent Construction) | \$332,400 (\$11,080 per year plus maintenance costs) | 30 years | -Defining characteristic of Robbinswold -Harvested from downed 'old growth' cedar on camp property | -Unknown if we have enough material on site -Transportation & logistics unknowns -Low confidence in bid estimate & vendor availability -Limited warranty |
| Brava Synthetic Cedar Shake (State Roofing) | \$465,484 (\$9,310 per year) | 50 years | -Can be constructed over existing cedar roof -50 year warranty -Low maintenance -Long life span | -Highest cost -Will slightly increase the height of the buildings |
| Davinci Synthetic Cedar Shake (Patriot Roofing) | \$389,436 <i>(does not include secondary lodge roof structure)</i> (\$7,789 per year) | 50 years | -Lower cost then Brava | -Tear-off of roof & installation of plywood required -Lose interior aesthetics -Less durable product |
| Classic Metal Shake (Four Seasons Roofing) | Did not Proceed with Bid | NA | | -Product does not maintain the exterior or interior aesthetic of buildings |

Project Timeline

March-May

- Research Product Options
- Identify Vendors
- Collect Bids

May-June

- Decide on Product
- Identify engagement opportunities

July

- Secure Vendor

August

- Complete engineering inspections & design
- Begin permitting process
- Virtual engagement opportunity (this presentation)

September-
October

- Engagement opportunity @ Robbinswold
- Complete permitting
- Begin construction

November-
May

Camp Partial Closure
Construction continues until the project is completed



Opportunities to
interact with
samples, see the
Brava mock-up, &
learn more about
the project:

Saturday, Sept. 9th, 10AM - 12PM

Please email me by 9/6 to confirm your attendance.



Questions?

Contact GRIZZ at agould@girlscoutsw.org