

**PROJECT: Elkton School 2017 Roofing Specification**

**SCOPE OF WORK:**

- Remove the existing rock ballast and save for redistribution.
- Remove the existing sheet metal flashing & trim and dispose of.
- Remove the existing EPDM membrane and dispose of.
- Inspect the existing wood blocking for any wet or deteriorated wood blocking. Any wet or deteriorated wood blocking is to be replaced per the unit cost listed in the bid form.
- Inspect the existing roof insulation for any wet or deteriorated roof insulation. Any wet or deteriorated roof insulation is to be replaced per the unit cost listed in the bid form.
- If rusted or deteriorated metal decking is encountered it is to be replaced per the unit cost listed in the bid form.
- Fill any gaps exceeding ¼" in the existing roof insulation.
- Remove existing abandoned roof penetrations as directed by the owner, patch the existing roof deck and infill openings with roof insulation.
- Install a 60 Mil Non-reinforced Black EPDM roof membrane over the existing roof insulation.
- Install all wall, pipe and curb flashings per the manufacturer's requirements.
- Re-distribute existing rock ballast.
- Fabricate and install new 24 gauge prefinished flashings with 22 gauge continuous galvanized keeper.
- Replace damaged or broken skylights
- Provide 15 year manufacturer's total system warranty for the new roof system.
- Provide a copy of the manufacturer's inspection report and make any corrections required in the inspection report.
- Roofing contractor is responsible for all sales, use & excise taxes.
- Roofing contractor is responsible for the costs associated with obtaining a building permit.
- Roofing contractor must provide a performance and payment bond for the value of the contract.
- Roofing contractor is responsible for providing temporary power and toilet facilities for the duration of the project.
- Roofing contractor is responsible for all project safety in conformance with OSHA regulations & guidelines.
- Roofing contractor is responsible for providing and maintaining insurance for the duration of the project.
- Roofing contractor is to provide a bid bond in the amount of 10% of the bid.

**ALTERNATES:**

1. In lieu of replacing the existing ballasted EPDM roof membrane included in the base bid, list the additional cost to dispose of existing rock ballast, fill any gaps exceeding ¼ inch in existing insulation, provide a layer of ½" High-Density Iso cover board over the existing insulation assembly, mechanically fasten the new cover board insulation to the existing metal deck and install a new 60 Mil Fully Adhered Black EPDM roof system with the same warranty requirements included in the Base Bid.

**UNIT COST:**

- 1. Replacement of wet or deteriorated wood blocking- \_\_\_\_\_/Board Foot
- 2. Replacement of wet or deteriorated existing roof insulation- \_\_\_\_\_/Board Foot
- 3. Replacement of deteriorated metal decking- \_\_\_\_\_/Square Foot