



**Roof Plan General Plan Notes:**

1. Refer to Section 07524 THERMOPLASTIC-POLYOLEFIN ROOFING (TPO) for direction on the Re-Roof of Martin Park Elementary School.
2. Bidding Information  
**Base Bid:** The Base Bid will be comprised of removal, disposal and correction of items identified in the Demolition, Clearing and Structural Repair Report prepared by Madsen, Kneppers & Associates, Inc. dated January 8, 2013. The Main Building re-roof will be included in the Base Bid per the Roofing Specifications prepared by John White, Roof Consultant.  
**Alternate No. One (Add):** Re-roofing 100% of the Gymnasium with installation of Metal Wall Panels as identified on the Roofing Plan.  
**Alternate No. Two (Add):** Re-roofing 100% of the Cafeteria as identified on the Roofing Plan.
3. As the existing roof is being removed, the Contractor is required to report any unexpected conditions to the Architect and Roof Consultant.

The Bid Form has Unit Price categories for:

- a. Replacement Treated Wood Nailers at Roof per LF
- b. Replacement of lightweight concrete deck with steel deck at Roof per SF
- c. Replacement of existing roof drains with new roof drains at Roof

The new roof installation has a full warranty requirement, if the Contractor uncovers any substrate or existing condition that will void the warranty it is the responsibility of the Contractor to bring that condition to the attention of the Architect and the Roof Consultant. Under no circumstances shall the new roof be applied in any manner deemed unwarrantable by the roofing manufacturer.

4. Any "dead" (wet, friable, cracked, etc.) lightweight concrete roof deck exposed during the demolition phase of the re-roofing shall be replaced by galvanized metal decking as specified by the structural drawings and specs, the elevation difference shall be made up by rigid ISO insulation.
5. The color of the new sheet metal fascia and trim shall be selected by the Architect. Submit three samples of the color chart to the Architect and the Owner for selection and approval.
6. Refer to Structural Sheet S7 Roof Drains and Roof Openings Location Plan for field measured locations of roof penetrations.
7. At the completion of the Re-Roof and prior to Final Inspection the roof membrane shall be broom cleaned and then power washed to rid it of traffic marks and construction debris. DO NOT wash construction debris (fasteners, sawdust, excess material, etc.) down the downspouts. ALL metallic fasteners are to be immediately removed from membrane roof when they are dropped and discarded of site.
8. New roof slope to follow existing roof slope, report any scenarios where roof does not drain to downspouts or scuppers to Architect and Roof Consultant immediately.
9. With the addition of 3 inch rigid insulation extend all existing roof penetrations up as required for manufacturer's warranty approval, proper flashing and proper equipment functioning.
10. Refer to sheet A4.02 for standard mfg's roof details.
11. Refer to sheet A4.03 for standard mfg's metal panel details.

