

SUMMARY OF THE WORK

This contract is to remove and replace the herein specified components located at the Mobile County Health Department, 251 N Bayou St. Mobile, AL.

GENERAL

It is the responsibility of the Contractor to investigate to the fullest extent the existing conditions and scope recommendations associated with this project prior to submitting a bid. All construction and construction actions shall comply with any and all Mobile County, local and state safety codes/requirements. Contractor shall supply, receive, off-load and maintain all materials and equipment needed to support and achieve the work described below.

All equipment necessary to perform the work shall be provided by the Contractor. The use of Mobile County's equipment and personnel are not permitted.

The Contractor shall protect the building components and surrounding property from any damage directly or indirectly related to the construction activities and provide all construction barriers required by this work to protect the Contractors and Mobile County's property and personnel. The Contractors bid should include all mobilization, safety, overhead equipment, materials installation equipment, personnel and profit fees to perform the work described.

The contractor is required to verify all existing conditions referred to in the document and take steps necessary for compliance with the recommendations and specific drawing details.

GABLE ROOF

EXISTING CONDITIONS -

The current roof assemblies are two (2) **approximately** 3,200 sqft, gable roof's. The layers appeared to be; multiple layers of liquid applied coating, standing seam metal panels and lumber deck. The roof drained via scupper drains at each perimeter corner and in the center of the parapet.

The roof perimeter had a 60" high parapet wall around the entire perimeter of the roof with the exception the abutting West perimeter.

Both roof's abut concrete or CMU of an adjacent building that will likely require complex detailing due to the historic nature of the Mobile County Health Department.

Existing roof penetrations included the following each: Six (6) scupper drains at the base of the parapet wall, Five (5) pipe vents, Two (2) large HVAC vents and Two (2) concrete columns atop the parapet on the East perimeter and West perimeter.

The existing roof system's were observed to have numerous blisters, indicating potential moisture intrusion within the system. The contractor should make all preparations for potentially wet existing roof components.

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Note- Contractor is required to perform a bid walkthrough of the roof area to field measure and verify all documented dimensions and component counts. Estimated square footages above are not sufficient for material bid numbers.

WORK DESCRIPTION-

Work includes furnishing all materials, labor and equipment necessary and required for the completion of the application of roofing as indicated on the construction drawings and specified herein. The scope of work includes but is not necessarily limited to the following items:

1. Proper staging of materials. Materials shall arrive onsite in their manufacturers labeling and be kept in a watertight/temperature safe environment prior to installation as per all manufacturers' recommendations that apply.
2. The existing roof system should be removed down to the structural lumber decking. Remove all debris and roof materials from the roof area and properly dispose of. Retaining proper cleanliness while retaining all loose debris from becoming airborne is required. Once removed the lumber deck should be assessed for adverse moisture damages. Any lumber decking with significant moisture damage should be removed and replaced with like kind and quality. Bid lumber as a unit price.
3. Proper transportation of the roofing materials from the staging area to the work area must be performed in a manner where no damage to the materials or Mobile County property occurs during relocation. ***The building's roof height is approximately 40' feet from the ground at its highest point. Only personnel access is available via boom lift or ladder. It is anticipated that material transport to the roof area will be performed from N Bayou St.*** Bid accordingly for overhead safety. Remove all transportable Mobile County property from below the work area to prevent damage. Employee/pedestrian access should be rerouted or provide a temporary safety enclosure if directly below or toward the perimeter of work area(s).
4. The replacement roof system shall be from Johns Manville or a comparable roofing manufacturer. All relevant roofing components shall be provided from the same manufacturer and approved by said manufacturer.
5. Install poly-isocyanurate per manufacturer recommendations. Per the Alabama Building Code, 7th Addition a minimum R-value of R-25 is required (approx. 4.5" of polyiso insulation). Ensure insulation joints (horizontal and vertical) are properly staggered a minimum of 6" to prevent thermal bridging. Design drainage/taper system to ensure positive drainage with no standing water occurrence within a 48-hour period following a rain event. Cricket length to width ratio should not exceed 3:1. Adjust **flashing heights as needed to ensure 8" minimum flashing heights throughout the roof area.**
6. Install fiberglass faced gypsum substrate boards per manufacturer recommendations. Ensure board joints are staggered a minimum of 6". Any boards cracked or broken during the installation process should be removed and replaced.
7. Roof insulation and cover board should be attached to the lumber deck via mechanical fasteners. The roof assembly number and fastener spacing patterns should be provided by the roofing manufacturer to meet required wind loads. Ensure fastener shanks accommodate for additional

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insulation heights where insulation crickets are present.

8. Install new 60 mil PVC membrane per manufacturer installation recommendations. Ensure proper membrane lapping so that water flows over membrane laps rather than into them. Ensure a minimum 1 ½" wide heat weld at laps.
9. Install pressure treated lumber nailers if/where applicable to repair/replace any damaged lumber. Nailers should be at proper height to accommodate ¼" per 12" taper design. Utilize 316 stainless steel fasteners for nailer attachment. Install a self-adhered bond break between pressure treated wood if required by the manufacturer. High copper volume in the pressure treated wood could cause galvanic action (corrosion). Include unit price for lumber in bid to accommodate any unforeseen need for additional lumber.
10. Install new Galvalume coping cleat along all parapet perimeters. A Kynar coated aluminum coping cap should then be installed/fastened atop the cleat. Ensure the new roof membrane saddles the parapet wall prior to coping cleat cap installation. Ensure proper overlap and commercial grade low modulus sealant application at coping cap joints. Apply commercial grade low modulus sealant at all coping fastener penetrations
11. Remove and replace all roof to masonry wall flashing with new 316 stainless steel counter-flashing. The reglet flashing should be cut into the masonry wall a minimum of ¾" and sealed with a compatible, industry standard low modulus sealant application. Ensure flashing heights are a minimum of 8" above the roof plane.
12. The four (4) verified drain conditions appeared to be corroded but in working order. Bid to install retrofit drains at all verified existing drain locations within the roof area. This will be to accommodate the new roof elevation required to meet R-Value code, as the retrofit drain should have a 12" minimum insert depth.
13. All vertical through roof penetrations including pipe vents should be flashed utilizing a properly sized PVC boot. Ensure application adheres to all manufacturer recommendations.
14. After completion of new roof installation, a walkthrough of the roof shall be performed in an attempt to locate or remediate any observed deficiencies.

- END OF SECTION -

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QUALITY CONTROL

The individual designated as the roofing job foreman or superintendent must have a minimum of five (5) years' experience in the roofing trade with specific experience and certification from the manufacturer of the approved roofing system. The designated person must be familiar with the Plans and Specifications, and other documents affecting the technical portion of the work. Copies of these documents must be on the job site and available for reference at all times.

Proceed with work only when existing and forecasted weather conditions are favorable to permit a unit of work to be installed in accordance with manufacturers and warranty requirements. Do not expose vulnerable materials or building structure components subject to water, temperature, or ultra violet damage in quantities greater than what can be weatherproofed during the same day of exposure.

The Contractor shall establish and maintain an inspection procedure to assure compliance of the work with the plans and specifications.

The Quality Control individual shall provide the Owner and Consultant with daily reports in numerical sequence for all calendar days worked during the project.

The reports shall be transmitted to the Owner and Consultant no later than 24hrs after each work shift. Each report should contain a minimum of:

1. Schedule and weather; shifts start/end time for the day; number, craft and skill level of workers on site.
2. Compliance of material verification before installation.
3. Inspection of substrates and equipment before application work.
4. Physical condition inspection of all drains, walls and curbs before application work.
5. Inspection of membrane placement, sheets, stagger of insulation, and laps.
6. Other comments or special occurrences.

Any work or material not in compliance with the plans, specifications, and change orders shall be marked and be immediately removed from the project.

QUALITY ASSURANCE

The Owner has the right to provide Quality Assurance Inspections. The Owner shall be fully responsible for the cost of Quality Assurance.

The contractor is responsible for providing a manufacturer's representative to observe the roof at substantial completion.