

“Retrofit Roof Scope of Work”

1. Clear all debris from roof surface and gutters and remove any unused roof penetrations at the direction of Public Works.
2. Prepare the existing roof for acceptance of the new roof system by attaching wood nailer around perimeter to accept additional height of insulation. Cut back metal panels as needed.
3. At front of building, fill the built-in gutter with insulation and sleeve in new downspouts through soffit. Custom retrofit drains flashed into the new downspouts. Provide and install transition from downspouts into underground piping. *Built-in gutter will be bypassed and included into the new roof- no exceptions.*
4. Mechanically attach a 1.25PSI EPS square cut flute fill insulation and a ½” High Density ISO coverboard over entire roof surface within scope area.
5. On walls adjacent to roof areas, fasten EPS flute fill insulation and ¾” CDX plywood to studs. Account for wood nailer along all walls and at roof transitions.
6. Fully adhere a 60mil white TPO membrane to the new coverboard.
7. Run membrane up and over the plywood walls, then install a shop fabricated 24ga gravel stop in a standard color of choice with continuous 22ga lock strip.
8. Prime and strip in gravel stop with manufacturer materials.
9. All coping, gutters, and downspouts fabricated and installed to SMACNA standards.
10. Flash all penetrations appropriately with manufacturer’s materials.
11. Fabricate and install new flanged 24ga 7” box gutters and 3x4 downspouts in a standard color.
12. Prime and strip in any trim as needed with manufacturer’s materials.
13. 2-year contractor workmanship warranty and 20-year 55MPH manufacturer roof system warranty.

Acknowledge the following are included in base bid:

- All labor, materials, disposal, safety, and equipment required to perform the work**
- No subcontracting or subletting any part of scope**
- Built-in gutter bypassed, insulated, included in roof warranty**
- Downspout transition to underground pipe**
- 3/4" CDX plywood on walls and wood nailer around perimeter and at roof transitions**
- 1.25# EPS**
- 1/2" HD ISO coverboard**
- Fully adhered 60mil TPO membrane**
- Membrane manufacturer accessories and flashings**
- SMACNA based fabrication and installation**
- 24ga flanged gutter and 3x4 downspouts**
- 24ga gravel stop with continuous 22ga lockstrip**
- 2-year contractor workmanship warranty**
- 20-year 55MPH manufacturer roof system warranty**