

SUMMARY OF WORK

Project # 023-102

4/17/2023

The following information summarizes the scope of Roof work to be performed at the Wellsboro High School, 227 Nichols Street, Wellsboro, PA 16901

Information in this section is provided as a general overview of the Project Scope and as such, does not grant authority for deviation from the Specifications for products, execution, or quality assurance. The Contractor shall remain solely responsible for comprehensive review of the entire Project Documents, to include in his Base Bid all costs associated with manufacturer warranty required, detail modifications or general assembly alteration for that specified herein.

PART ONE - GENERAL PROJECT REQUIREMENTS

The following paragraphs are generally applicable requirements for performance of work on this project.

- 1.1 Construction details for the work of these Specifications are as noted on the Contract Drawings. The project details shall govern product installation unless the product manufacturer requires more stringent detail for purposes of proper product performance or system warranty, in which case, the manufacturer's detail will govern. In instances where specific conditions exist that vary from the Project Specifications, Construction details or the manufacturer's standard details, the Contractor shall submit a manufacturer-approved shop drawing for consideration by the Owner. Installation shall not begin until approval by the Owner has been given.
- 1.2. Unless otherwise shown or noted on the Contract Drawings, existing, functional and salvageable, sheet metal counterflashing or coping metals shall be carefully handled to allow reuse after the specified roofing work is complete. Damage done to otherwise salvageable metal flashings shall be repaired via replacement with new metal in the damaged area or section.
- 1.3 As stated elsewhere in the Contract Documents, all safety, health, and environmental regulations of either local or national legislative bodies, as well as those of the product manufacturer's, shall be complied with by the successful Bidder for the project work. The cost of compliance with such regulations shall be included in the Bidders Base Bid without expectations for compliance waiver or Change Order.

- 1.4 The Contractor shall exercise all due precaution to prevent disruption to the occupancy of the facility interior or grounds. Every effort must be employed to prevent causing additional damage to the existing roofing assembly while working in an adjacent area, point overloading of the roof deck, damage to roof areas not in this Contract. In the event that new leaks or other such disruptive or damaging conditions are brought on as result of the Contractor's negligence, poor judgement, or failure to comply with the Project Specification requirements, the Contractor shall promptly report these damages in writing, **to the appropriate Director** and repair such damage to the satisfaction of the Owner at no additional cost to the Owner.
- 1.5 During periods of precipitation, the Contractor shall be responsible for performing, at least daily; interior building inspections for leaks in the area of his work. Contractor's representative shall report to the Owner's Director to inquire about known building roof leaks. Should there be any such leaks, the Contractor shall repair them immediately to prevent interior building damage. All leak-related damage to the building under areas the Contractor has worked on or is working on shall be repaired to the satisfaction of the Owner at no cost to the Owner.
- 1.6 The Contractor shall maintain a copy of Project Scope of Work on the rooftop during the course of the work on this facility. Failure of proper installations by Contractor, due to unavailability of the project Scope of Work on the roof, will constitute negligence and a material breach of Contract.

PART TWO - GENERAL DESCRIPTION OF WORK

- 2.1 Generally, the work to be performed on the High School consists of removal of the existing shingle roofs, plywood deck and lathe and installing a new Versico Rapid Lock Contour Rib PVC roof system.
 - 2.1.1 Existing roof assembly consists of Architectural shingles over Isocyanurate insulation on steel roof deck. The existing Iso insulation shall be inspected for undamaged condition. Any unsound insulation areas, identified by the Owner and/or the Owners representative, shall be replaced per the Contract Documents and Specifications. Roof insulation that is replaced will be calculated and paid for on a square foot basis per the Bid Documents.
 - 2.1.2 When removing the existing shingles and plywood, care must be taken on the roof and surrounding grounds. Protection for the existing roof and the exterior of the building is **top priority**.
 - 2.1.3 Roof Contractor is responsible to keep the roof and walls temporarily in a

- water-tight condition during daily construction.
- 2.2 Remove and properly dispose of the existing shingles, underlayment, plywood and lathe.
 - 2.3 Inspect and replace any damaged or deteriorated existing Isocyanurate roof insulation.
 - 2.4 Mechanically fasten new Versico Rapid Lock 2" Iso insulation with Secure Shield facer.
 - 2.5 Supply and install a new Versico Rapid Lock PVC 135 Contour Rib roof system over the new Rapid Lock 2" Iso. The color to be selected by the Owner.
 - 2.6 Install the new wood blocking, where required around all outside perimeters.
 - 2.7 Fabricate and install new Versico PVC clad edge metal around all outside perimeters.
 - 2.8 Strip in all perimeter metal with PVC stripping per the manufacturer's specifications.
 - 2.9 Install Versico PVC flashing on all rising walls and roof penetrations.
 - 2.10 Install new Versico termination bar and counterflashing where required.
 - 2.11 For the Alternate price, supply and install a new Pipe rail snow guard system over all man doors and entrances using the Alpine PVC roof mounting system.
 - 2.12 This new Versico roof system will receive a 30 Year manufacturer's warranty.
 - 2.13 On the low flat roof, clean all the dirt and debris from the roof surface.
 - 2.14 Slice the existing membrane and mechanically fasten 1/2" Dens Deck Prime or 1/2" HD cover board over top the existing membrane.
 - 2.15 Install a fully adhered Versico 80 mil PVC roof system over the entire area per the manufacturer's specifications.
 - 2.16 Install new PVC flashing on all rising walls and roof penetrations per the manufacturer's specifications.
 - 2.17 Terminate all flashings with approved termination bar and counterflashing where applicable.
 - 2.18 Clean all roof drain rings and reseal with cutoff mastic.

3.0 Caulking as noted on drawing shall be installed at all points of termination or other locations necessary to render the entire roofing/sheet metal surfaces watertight. Additional points of installation shall be based on field conditions as necessary per good roofing practices to include door frames, lintels and other such wall related appurtenances where roofing membrane is terminated. Caulking and sealant products shall be DOW 790 or SIKA silicone.

3.1 Jobsite and rooftop cleaning procedures shall be employed as follows:

3.1.1 General Debris

- A. The Contractor shall keep all staging and work areas free of stock piled debris by policing these areas daily. This includes perimeter of dumpsters or trash containers.
- B. Dumpsters used for work generated debris collection shall be covered nightly to prevent wind blown trash from leaving the container. Dumpsters shall not be filled to overflowing nor shall they be allowed to remain on site, in a filled condition, more than 24 hours before dumping.
- C. Upon completion or change in the stage of work in an area, all trash and debris shall be removed prior to departure.

3.1.2 Protection Mats

- A. Disposable, tacky dirt-collection mats with tear-off sheets. Product:
 - 1. "Pro Tect Tacky Mats," Pro Tect Corp., 1-800-545-0826, www.pro-TECT.com or approved equal.
 - 2. "Pro Tect Runners," Pro Tect Corp., 1-800-545-0826 www.pro-TECT.com or approved equal.

3.1.3 Restoration of Project Grounds

- A. Repairs or restoration to the project grounds, sidewalks, driveways, parking lots, trees, shrubs and lawn, where damage due to construction activity, shall be performed to the complete satisfaction of the Owner.