PART 1 – GENERAL

1.1 RELATED INFORMATION, DOCUMENTS AND REQUIREMENTS

1. Reference Section 00200 and the MM FY14 Project Manual dated January 4, 2013 for a complete and all inclusive summary of the project scope requirements.
2. These are unoccupied residential buildings. Surrounding private residences are occupied year round. Contractor shall be cognizant and respectful of the surrounding residences.
3. These are single family wood frame houses that require asphalt roof replacements or repairs as noted below.
4. Contractor shall coordinate the use of motorized lifts and/or heavy equipment with the Owner. Contractor shall protect existing turf, concrete walks and pavement as required. Damaged turf, concrete walks and pavement shall be repaired by the contractor at no cost to the Owner.
5. Contractor shall protect exterior building facade from damage for the duration of the project. Contractor shall utilize protective coverings.
6. Contractor shall meet or exceed all OSHA fall protection requirements. Contractor shall also adhere to all Wesleyan University fall protection requirements as outlined in the project manual.
7. Contractor shall protect exposed roof surfaces at the end of the work day as required to prevent water from entering the interior of the building. Contractor shall be responsible to restore the interior surfaces to their original condition should damage occur.
8. Prior to the start of work, Contractor shall protect attic space with plastic. Upon completion of all work, Contractor shall dispose of plastic and broom clean entire area.
9. Contractor shall use a complete roofing system utilizing all components by a single source Manufacturer.
10. Contractor shall flash all roof penetrations and vents.

1.2 HAZARDOUS MATERIAL COORDINATION

1. It is assumed that the chimney flashings are positive for asbestos and shall be properly abated and disposed of in accordance with all federal, state and city guidelines.

1.3 SCHEDULE

1. General Project Schedule
   Construction Start Date: May 28, 2013
   Project Completion Date: July 5, 2013

1.4 SCOPE REQUIREMENTS

346 WASHINGTON STREET – ASPHALT ROOF REPLACEMENT PROJECT
23AB VINE STREET – ASPHALT ROOF REPLACEMENT PROJECT

1. Contractor shall remove existing gutters and gutter leaders for installation of new. Contractor shall cut into 4’ sections and stockpile on site for pickup and recycling by Owner.
2. Contractor shall remove and dispose of the existing asphalt roof system down to the existing roof substrate. **Note:** Contractor shall perform all demolition activities in accordance with Wesleyan University’s Construction Waste Management guidelines outlined in section 01505.

3. Contractor shall notify Owner immediately if rotted or deteriorated sheathing is uncovered during the removal process. Contractor shall provide a unit price on the designated space in Proposal Form 00300 to furnish and install new 5/8” exterior grade plywood roof sheathing (Note: Locations and sheet quantities must be approved by the Owner prior to installation. Unit price shall be for one (1) 4’x8’ sheet of 5/8” exterior grade plywood sheathing).

4. Contractor shall furnish and install self adhering sheet underlayment at all low slope roofs, hips, eaves, confined rake edge, rake edges and valleys (Reference Figure 1 for location clarifications at the end of this section).

5. Contractor shall install new **30 year architectural shingles for 23AB Vine Street** as noted in the specifications. Submit manufacturer’s standard colors for Owner selection.

6. Contractor shall install new **30 year 3-Tab GAF Weathermax shingles for 346 Washington Street.** Follow manufacturer’s special installation instructions to meet ASTM’s 110 + 150mph wind test results. Provide manufacturers standard color pallet for Owner selection.

7. Starter shingle course shall extend ½” over drip edge. First row of shingle course shall also extend ½” over drip edge. Starter shingles shall also be installed along the full length of all rake edges and shall extend ½” over the rake.

8. Contractor shall provide base and step flashing to the underside of the existing siding. Remove and reinstall siding as required to complete this work to provide a watertight installation.

9. Contractor shall furnish and install a ridge vent on the main roof. Contractor shall cut roof as required to allow for proper ventilation.

10. Contractor shall furnish and install new metal flashing at all chimneys. Contractor shall saw cut into mortar joints for proper termination.

11. Contractor shall install metal flashing and boots over all vent pipes.

12. Contractor shall install metal flashing where roofing terminates at all vertical rise locations.

13. Contractor shall install new gutters and gutter leaders to replace gutters removed. Properly slope to drain and provide splash blocks.

14. If roof hatch is present, Contractor shall remove roof hatch, frame and patch opening, and install new roofing system.

**72 HOME – NORTH SIDE ROOF REPLACEMENT**

1. **The scope of this project is limited to the north side roof only (reference photo sheets).**

2. Contractor shall remove existing gutters and transitions to gutter leaders as required for new roof installation. Clean and reinstall existing gutters upon completion of the roof installation.

3. Contractor shall remove and dispose of the existing asphalt roof system on the north side down to the existing roof substrate. **Note:** Contractor shall perform all demolition activities in accordance with Wesleyan University’s Construction Waste Management guidelines outlined in section 01505.

4. Contractor shall notify Owner immediately if rotted or deteriorated sheathing is uncovered during the removal process. Contractor shall provide a unit price on the designated space in Proposal Form 00300 to furnish and install new 5/8” exterior grade plywood roof sheathing (Note: Locations and sheet quantities must be approved by the Owner prior to installation. Unit price shall be for one (1) 4’x8’ sheet of 5/8” exterior grade plywood sheathing).

5. Contractor shall furnish and install self adhering sheet underlayment at all low slope roofs, hips, eaves, confined rake edge, rake edges and valleys (Reference Figure 1 for location clarifications at the end of this section).

6. Contractor shall install new **30 year 3-Tab GAF Weathermax shingles for 72 Home Avenue.** Follow manufacturer’s special installation instructions to meet ASTM’s 110 + 150mph wind test results. Provide manufacturers standard color pallet for Owner selection. Seamlessly transition new shingles into existing.
7. Starter shingle course shall extend \( \frac{1}{2} \)" over drip edge. First row of shingle course shall also extend \( \frac{1}{2} \)" over drip edge. Starter shingles shall also be installed along the full length of all rake edges and shall extend \( \frac{1}{2} \)" over the rake.

64 FOUNTAIN AVE – ROOF REPAIR / PATCH

1. The scope of this project is limited to the damaged portion of the south roof only.
2. Remove / reinstall existing gutter as required to complete the work. Install additional gutter fasteners to match existing to ensure gutter is adequately secured upon completion of the work.
3. Contractor shall remove and dispose of the existing asphalt roof system at the damaged area on the south side down to the existing roof substrate. Prior to the start of work, protect attic space with poly. Assume replacing 4 sheets of plywood and installing enough shingles to cover the new plywood installed in addition to any shingles required to transition into the existing. Note: Contractor shall perform all demolition activities in accordance with Wesleyan University’s Construction Waste Management guidelines outlined in section 01505.
4. Contractor shall notify Owner immediately if any rotted and delaminated sheathing in addition to the 4 sheets being replaced is uncovered during the removal process. Contractor shall provide a unit price on the designated space in Proposal Form 00300 to furnish and install new 5/8” exterior grade plywood roof sheathing (Note: Locations and sheet quantities must be approved by the Owner prior to installation. Unit price shall be for one (1) 4’x8’ sheet of 5/8” exterior grade plywood sheathing).
5. Contractor shall furnish and install self adhering sheet underlayment at all low slope roofs, hips, eaves, confined rake edge, rake edges and valleys (Reference Figure 1 for location clarifications at the end of this section).
6. Contractor shall install new **30 year 3-Tab GAF Weathermax shingles for 64 Fountain Avenue.** Follow manufacturer’s special installation instructions to meet ASTM’s 110 + 150mph wind test results. Provide manufacturers standard color pallet for Owner selection. Seamlessly transition new shingles into existing.

Figure 1
NOTE: REFERENCE PROJECT MANUAl DATED 01/04/13 FOR THE BALANCE OF PROJECT REQUIREMENTS (THIS NOTE APPLIES TO ALL PHOTO SHEETS).

PHOTO. NO. 05/08/13

REVISIONS

MAJOR MAINTENANCE FY 14

WOODFRAME ROOFING REPLACEMENT PROJECTS
SECTION 00020 - EXISTING CONDITION PHOTOS

346 WASHINGTON STREET

NEW 3-TAB ASPHALT SHINGLES TO REPLACE ALL PREVIOUS SHINGLED AREAS

NEW 3-TAB ASPHALT SHINGLES TO REPLACE ALL PREVIOUS SHINGLED AREAS

NEW VENT AND CHIMNEY FLASHING (TYP.)

NOTE: REFERENCE SECTION 00200A FOR A COMPLETE SCOPE OF WORK REQUIRED FOR EACH ROOFING PROJECT – TYPICAL FOR ALL PHOTO SHEETS.

NOTE: REFERENCE PROJECT MANUAL DATED 01/04/13 FOR THE BALANCE OF PROJECT REQUIREMENTS (THIS NOTE APPLIES TO ALL PHOTO SHEETS).
NEW ARCHITECTURAL ASPHALT SHINGLES TO REPLACE ALL PREVIOUS SHINGLED AREAS

NEW VENT AND CHIMNEY FLASHING (TYP.)

23AB VINE STREET

NOTE: REFERENCE SECTION 00200A FOR A COMPLETE SCOPE OF WORK REQUIRED FOR EACH ROOFING PROJECT – TYPICAL FOR ALL PHOTO SHEETS.
THE SCOPE OF THIS PROJECT IS LIMITED TO THE NORTH ROOF ONLY. MAINTAIN THE 3-TAB ASPHALT SHINGLES ON THE SOUTH ROOF. NEW NORTH ROOF 3-TAB SHINGLES SHALL MATCH SHINGLES ON SOUTH ROOF.

SOUTH ROOF – MAINTAIN IN PLACE

72 HOME AVENUE – NORTH SIDE ROOF REPLACEMENT
THE SCOPE OF THIS PROJECT IS LIMITED TO THE NORTH ROOF ONLY. INSPECT SUBSTRATE AND REVIEW WITH OWNER. SEAMLESSLY TRANSITION NEW 3-TAB SHINGLES INTO EXISTING AS REQUIRED.

72 HOME AVENUE – NORTH SIDE ROOF REPLACEMENT

WOODFRAME ROOFING REPLACEMENT PROJECTS
SECTION 00020 - EXISTING CONDITION PHOTOS
THE SCOPE OF THIS PROJECT IS LIMITED TO THE DAMAGED PORTION OF THE SOUTH ROOF ONLY – REFERENCE SCOPE FOR LIMITS OF WORK. SEAMLESSLY TRANSITION NEW 3-TAB SHINGLES INTO EXISTING AS REQUIRED.