

Florida A and M University
Scope of work Benjamin L Perry Re-Roofing

Housekeeping and Safety

1. Materials must be stored in a secured rigid barrier area that does not impede the standard daily operation of the building.
2. All permits must be applied for and received prior to the commencement of work.
3. Inspections are required and must be called in 24 hours of advanced notice
4. 30-60-90 day schedule must be submitted with bid package.
5. Once materials arrive on site a revised schedule will be required prior to commencement of work.
6. A written safety plan must be submitted by the awarded contractor prior to the commencement of work.
7. Rigid overhead fall protection must be provided for pedestrian egress points in the area of work.
8. Rigid barriers are required for egress points that must be closed to conduct work in a safe manner for pedestrian traffic
 - a. **FLAGS nor RIBBON will be acceptable**
9. Staged materials must be stored in a rigid fence system with pedestal feet.
 - a. Post penetrating the ground will not be accepted without locate survey provided by contractor
10. Crane days, if utilized, that require disruption of paid parking (parking locations with numeric sign markers) will require 72 hour advanced notice prior to arrival.
 - a. Impact of the parking space must be approved in writing by campus police prior to scheduling

Bidding Process

1. Roof system must carry a 30 year No Dollar Limit Edge to Edge Manufacturer Warranty
2. Roof system must have a zero VOC compliant adhesive
3. Roof system manufacturer must submit wind load calculations and FBC assembly approvals
4. Manufacturer representative must provide 3 site inspections per 5 working days
 - a. Representative must be a full time employee of the manufacturer
 - b. Representative must be employed with the manufacturer a minimum of 5 years
 - c. Representative must submit weekly progress reports to FAMU project management

Demolition/Installation

1. Remove roof back to structural concrete deck
2. Clean roof surface free of all dust dirt and debris that would impact adhesion of adhesives
3. (Optional) Torch down temporary roof directly to concrete deck

4. Install taper insulation package by adhering insulation to deck with Insulock HR
 - a. 12" beads o.c
5. Insulation joints will be staggered
6. Install 1/2" Densdeck prime coverboard with Insulock HR
 - a. 12" beads o.c
7. Install Stressbase 80 base sheet set in GreenLock Plus Membrane zero VOC adhesive
 - a. Base sheet will be relaxed prior to installation
 - b. Base sheet must not exceed 18' of continuous run
 - c. Base sheet must have 8" end laps
 - d. Base sheet must have heavy roller to ensure contact with coverboard
8. Install Stressply plus FR Mineral to cap sheet
 - a. Cap sheet must straddle side lap of the base sheet
 - b. Cap sheet must be relaxed prior to installation
 - c. Cap sheet must not exceed 18' of continuous run
 - d. Cap sheet must have 8" of end laps
 - e. Heavy roller must be used to ensure full contact with base sheet
 - f. Cap sheet must have bleed out of adhesives on side and lap seams
 - i. Broadcast loose granules into bleed out immediately to minimize foot trafficking of adhesives

Flashing

1. Install Stressbase 80 base sheet up and over all coping edges, terminate on the outside of the wooden nailer.
 - a. Install Cant Strip at all 90 degree transitions
 - b. Base sheet will extend 6" onto the field of the roof
 - c. Base sheet will be install with GreenLock Plus Flashing Grade
 - i. Coverage rate will be 4 gallon per 100 sf
 - d. Used weighted hand roller to ensure full contact with substrate
2. Install Stressply Plus FR Mineral cap sheet up and over all coping edges, terminate on the outside edge of the wooden nailer using a combination termination bar.
 - a. Cap sheet will extend 9" onto the field of the roof
 - b. Cap sheet will be adhered to the base sheet with GreenLock Plus Flashing Grade
 - i. Coverage rate will be 4 gallon per 100 sf
 - c. Use weighted hand roller to ensure full contact with the base sheet
3. Install ANSI SPRI ES 1 coping edge detail to all parapets
4. Install "S" slip metal to all existing curb counter flashings

Internal Drains

1. Install internal roof drains per detail provided.
2. GreenLock Plus Flashing Grade must be used to set lead sheets
3. 4'x4' targets of Millennium Cold Tar Pitch base and cap sheet must be used as the flashing plies around the internal drain rings
4. Strainer cages will be painted orange

Skylights

1. Skylights must be replaced with units that are OHSA and NRCA approved and meet current Florida Building Code compliance