



Addendum 1

Project: **RFP NUMBER 2425-02 – TROY SCHOOL DISTRICT 2025 ROOF PROGRAM**

Bid Due date: 11:00 AM Local Time, Tuesday, November 5, 2024 (UNCHANGED)

This Addendum is issued as modifications to the RFP previously issued to provide clarifications to the scope of work. This Addendum supersedes the original RFP. This along with the RFP becomes the bid documents.

I. General Information

1. For questions e-mail purchasingoffice@troy.k12.mi.us or through Buildingconnected.com.
2. Any bidder requesting to visit the site should contact Mark Paulus at lecoleplanners3@gmail.com or (248) 880-6791 to schedule a time. No bidder shall visit the building without scheduling it with Mark Paulus.
3. Addendum #1 as prepared by WeatherTech Consulting Group, Inc. dated October 31, 2024. (Enclosed)

END

ADDENDUM 1

BID NO. 2425-02
Troy School District
2025 Roof Program

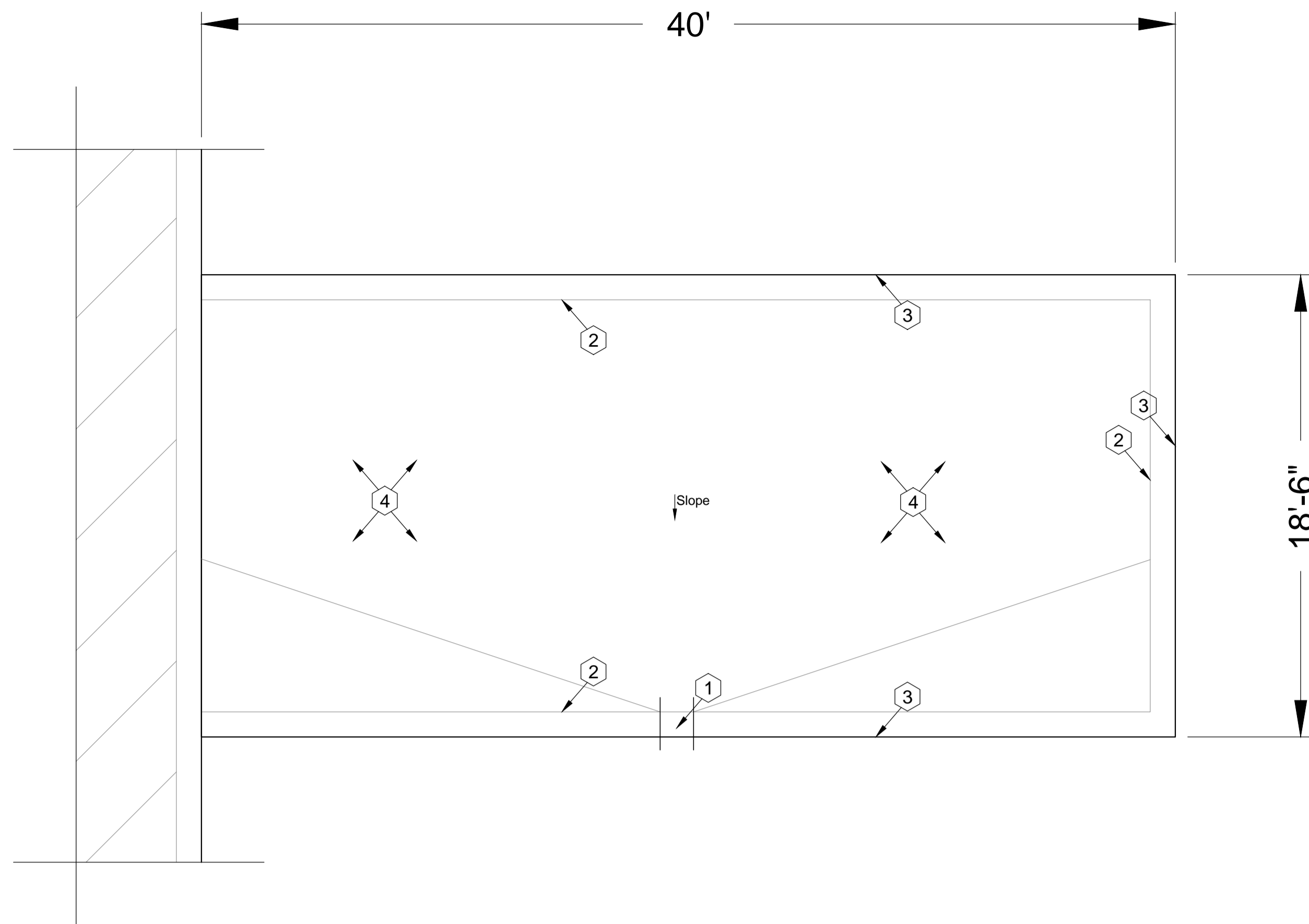
ADDENDUM NO.: <u>1</u>	DATE: <u>10/30/24</u>
PROJECT IDENTIFICATION	
PROJECT NAME:	BID NO. 2425-02 Troy School District 2025 Roof Program
SITE ADDRESS:	4400 Livernois Rd., Troy, MI 48098
ADDENDUM DESCRIPTION	
The following is a summary of changes to the Drawings and Specifications that shall be considered as a part of your Bid. Receipt of this Addendum shall be acknowledged in the Bid submission. This Addendum consists of 2 pages.	
SUMMARY OF ADDENDUM:	
Item	Description
1.	Drawing A2.1 Roof Plan – Baker Middle School, Roof Area B (<i>Ref. A2.1 revised drawing</i>) CHANGE: Shingle roof is not included.
2.	Drawing A1.0 Cover Sheet (<i>Drawing will not be reissued</i>) ADDITION: Protection and Cleaning of Installed Roof Membrane: The roofing contractor is responsible for the protection of the newly installed sections roof membrane from scuffing, staining and discoloration. Protection of newly installed membrane may include, but are not limited to, use of roof membranes with manufacturer-applied protective film, full coverage of installed membrane with sealed tarps, sequencing of roof membrane installation in a manner to limit tear-off dust, dirt and debris migration, and limiting traffic on installed membrane. Upon completion of installation, scuffed, stained or discolored membrane shall be cleaned to the satisfaction of the owner and shall maintain the manufacturer-published initial solar reflectance of the product.
3.	Drawing A4.0 Roof Plan – Troy Union Elementary School, Roof Area F (<i>Ref. A4.0 revised drawing</i>) ADDITION: Refer to revised A4.0 drawing for additional tapered saddles as noted in Key Note 4 Saddle & Crickets.
4.	Drawing A5.0 Detail Sheet (<i>Ref. A5.0 revised drawing</i>) CHANGE: Refer to revised A5.0 drawing for change to Details 1.09, 1.10, 1.11, 1.12.
5.	Ladder usage while students are in session: The roofing contractor should have a spotter at the bottom of the ladder, while working, when students are in session. (During non-summer work.)
6.	RFI Questions from Roofing Contractors: <ol style="list-style-type: none"> 1. Service Building – Can we leave the existing fascia metal in place and install new gravel stop metal over top of it? No. The new metal is to match the existing metal profile. 2. The roofing notes call for (SHT. A4.0) FA epdm over (2) lyrs R-30, bottom layer MA, top layer set in insulation adhesive, however the detail that is referencing (SHT. A5.0) Det. 1.01b shows SA vapor barrier on deck, all layers of insulation to be in insulation adhesive with FA epdm and 6” seam tape in the laps. What roof assembly should we use? Detail 1.01a CHANGE: Detail 1.01b removed from Detail Page A5.0. (<i>Ref. A5.0 revised drawing</i>) CHANGE: Detail 1.01b omitted from drawings A2.0, A2.1, A2.2 and A4.0; Detail 1.01a to be referenced. (<i>Ref. A2.0, A2.1, A2.2, A4.0 revised drawings.</i>) 3. The roof construction note (3) on SHT. A4 says that Roof Section F1 is flat metal decking where F2 is called out to be structurally sloped, if this is the case where is the dividing line for both roof areas? The dividing line is at the west center drains.



ADDENDUM 1

BID NO. 2425-02
Troy School District
2025 Roof Program

DESIGN TEAM LEAD:		
COMPANY:	WeatherTech Consulting Group, Inc.	
NAME:	Ann Crippen	
ADDRESS:	7747 Auburn Road	
	Utica, MI 48317	
TELEPHONE:	(586) 731-3095 x12	FAX: (586) 731-6863
E-MAIL:	acrippen@wtcg.net	



Baker Middle School
Front Entrance Canopy
Scale: 1/4" = 1'

Photos



1746

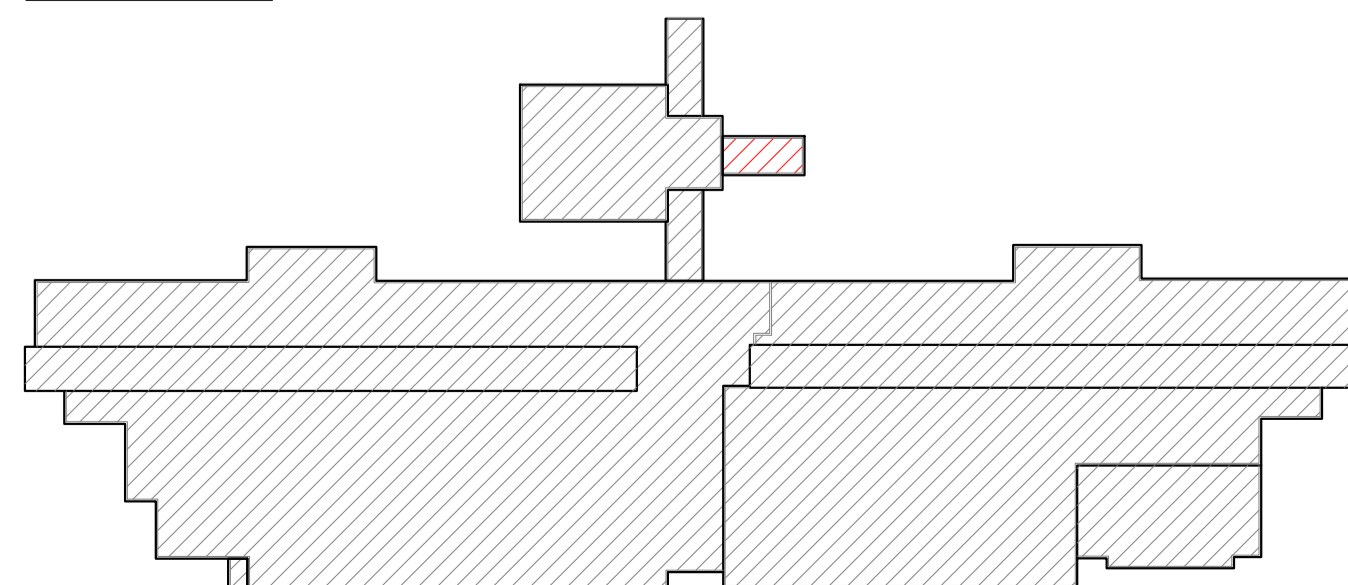


1748



1753

KEY PLAN



Baker Middle School - Troy School District
Sheet Notes - Front Entrance Canopy

Schedule:
WORK DESCRIPTION - ROOF REPLACEMENT

1. Existing Roof System Construction

All existing roof system constructions were determined by limited test cuts and observation; conditions may vary. Contractor responsible for confirming all existing roof system constructions and conditions.

Front Entrance Canopy Core Sample Results

- A. Roof Membrane: Gravel, Cap sheet, Base Plies with asphalt
- B. Insulation:
 - 1) Top Layer: Insulation 1/2" Fiberboard Insulation
 - 2) Base Layer: Approx. 5 1/2 -inch polyisocyanurate insulation.
- C. Deck: Metal: Flat

2. Roof System Construction

Work includes removal and disposal of existing roofing, insulation, flashing systems and all sheet metal flashings down to the surface of the deck, repair deteriorated decking, install new roof insulation, fully adhered EPDM single ply roof membrane including all flashing, new roof related sheet metal, and accessories as detailed in the specifications and drawings. **Approx. 648 sq. ft.**

3. New Roof System: Front Entrance Canopy - Ref. Detail 1.01a.

- a. Roof Membrane: EPDM, 60 mil, adhered to insulation.
- b. Insulation: R30:
 - 1) Top layer set-in low-rise foam adhesive.
 - 2) Bottom layer mechanically attached to metal deck.
- c. Tapered Insulation: Roof Drains, see roof plan and details
- d. Deck: Metal: Repair as necessary to comply w/ building codes.
- e. Interior Ceiling: N/A
- f. Building Height: Ground to building edge: 15 ft.

4. Warranty/Guarantee:

- a. Manufacturer to provide a 20 year "No-Dollar-Limit" material and installation warranty covering the roof system, flashings and manufacturer's accessories.
- b. Roofing installer to provide a five (5) year Performance Agreement - see Specification Attachment C.

5. Allowances: \$1000.00 to be added to Base Bid.

6. Asbestos: Ref. to Section 024119 and Appendix 1: Asbestos testing results to be supplied by TSD selected 3rd party firm and will be incorporated into Appendix 1. Refer to Appendix 1 for asbestos testing results.

General Construction Details: Ref. A1.0

Use the General Construction Details on Sheet A1.0 for detail construction description as applicable when any detail is not specifically called out in Key Notes for the applicable Roof Area and Section. Detail drawings called out in General Construction Details can be found on Sheets A5.0 to A5.2. Contractor to provide Shop Drawing as necessary for field conditions not directly identified in Contract Documents.

Key Notes:

All detail references in Key Notes are considered typical and applicable to like conditions except as specifically amended on this Sheet. Refer to Sheet A1.0 General Construction Detail Notes for applicable construction detail descriptions and Sheets A5.0 to A5.2 for construction detail drawings. Contractor to provide Shop Drawing as necessary for field conditions not directly identified in Contract Documents.

- 1. Scupper Drain, Leader Box and Downspout: Remove existing scupper drain, leader box and downspout; Replace with new to match with existing metal profile. Ref. Photos 1746 and 1748.
- 2. Perimeter Wood Nailers: Furnish and install new wood nailers on perimeter edges to level wall cap and provide base flashing required heights. Ref. Detail 1.05.
- 3. Edge Metal: Install new continuous cleat 24-gauge clear anodized aluminum edge metal. Ref. Detail 1.14; Photo 1753.
- 4. Deck Flutes: All debris to be removed from deck flutes.

Symbol Legend

Symbol	Notes	Symbol	Notes	Symbol	Notes
●	Conduit, Vent Pipe or	⊙	Insulated Pipe or Heat Stack Penetration	■	Pitch Pan Pocket
⊗	Equipment Unit on Curb	□	Ductwork or Flanged	⊞	Equip. on Wood Sleeper or Support Curb
H	Roof Hatch on Curb	A	Abandoned Equipment	S	Skylight on Curb
⋈	Roof Ladder	W	Walkway Pad	☼	Satellite Dish
—○—	Screen Support	—○—	Railing or Fencing	—EJ—	Pipe or Conduit on
—GAS—	Gas Line	—AD—	Area Divider	—EJ—	Expansion Joint
---	Roof Ridges and Valleys	Slope	Roof Slope	—L—	Elevation Change
⊗	Roof Drain	⊕	New Roof Drain		Scupper
	Overflow Scupper	#	Key Notes	△	Revision
▲	Tapered Insulation or Saddles	▨	Metal Roof	▧	Shingles or Clay Tiles

PROFESSIONAL



WeatherTech

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Roofing/Waterproofing Consultants
Corporate Office:
7747 Auburn Road
Utica, MI 48317

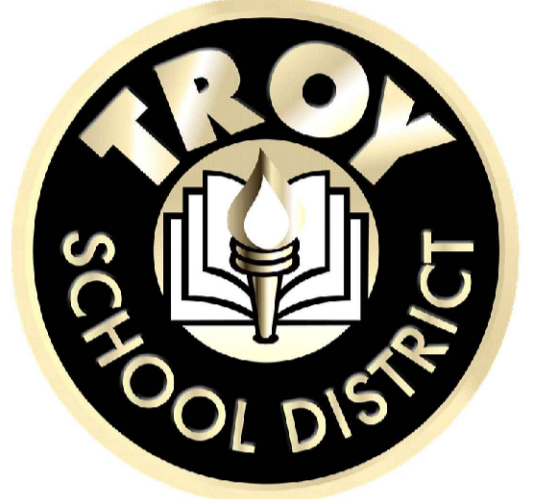
Phone #: 586-731-3095

Fax #: 586-731-6863

Email: weathertech@wtcg.net

Web Site: www.wtcg.net

CLIENT



Troy School District
4400 Livernois
Troy, MI 48098

PROJECT



Baker Middle School
1359 Torpey Rd.
Troy, MI 48083

Troy School District
BID No. 2425-02
2025 Roofing Program

WTPProject No: TSD-R102-25

ISSUE

DATE	DESCRIPTION
10/14/2024	Review
10/17/2024	OTB
10/30/2024	Addendum 1

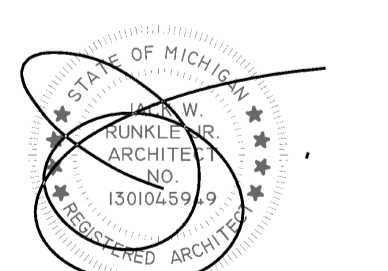
TSD 2025 - A2.0 Baker Middle School

Drawn By: MD

Checked By: PD, AC, AW, JM

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ELECTRONIC STAMP



SHEET TITLE

Roof Plan
Baker Middle School
Front Entrance Canopy

A2.0

SHEET 2 OF 9

Photos



1791



1797



1798



1835



1855



1883



1885



1890



1898



1899

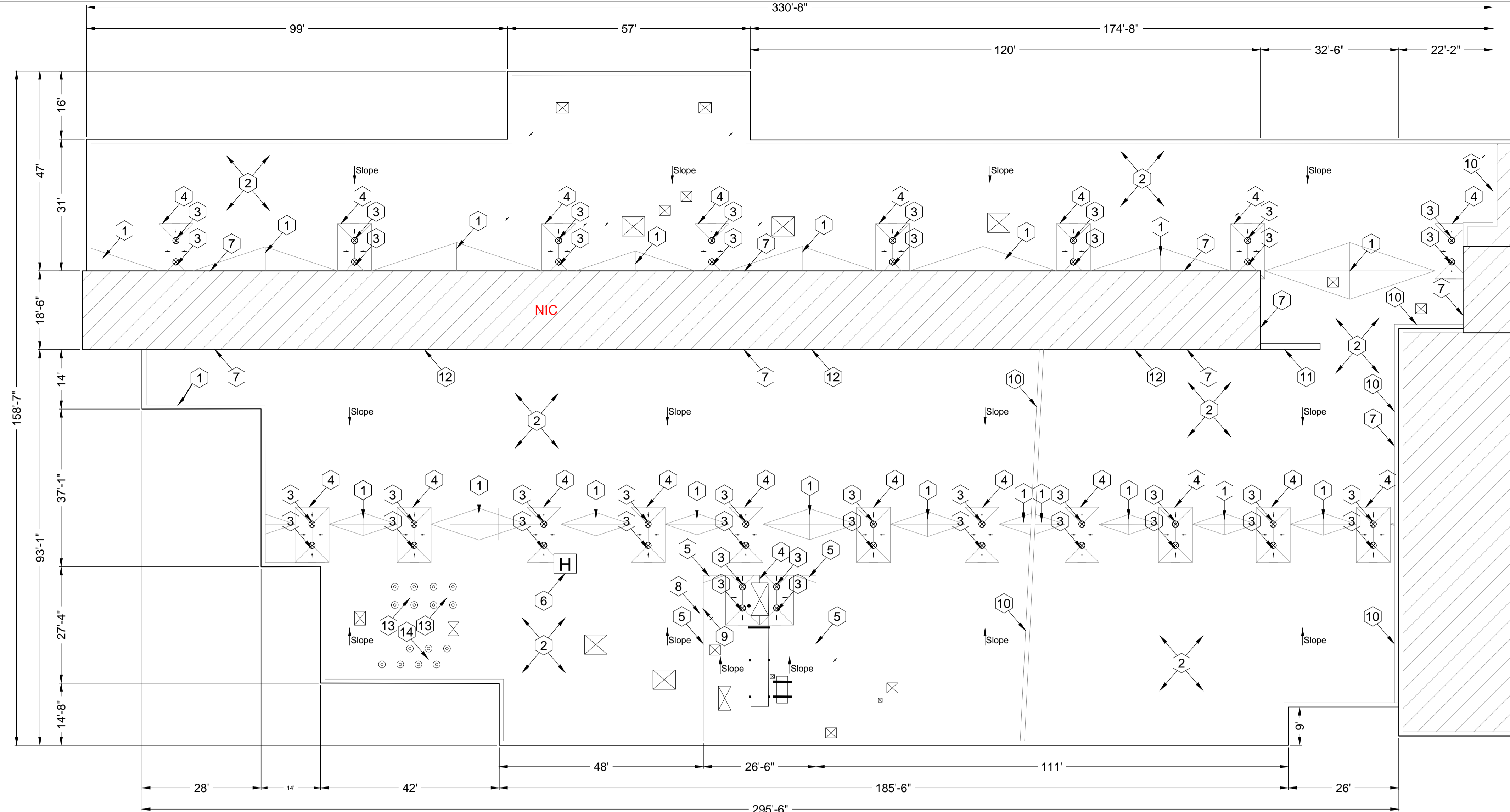
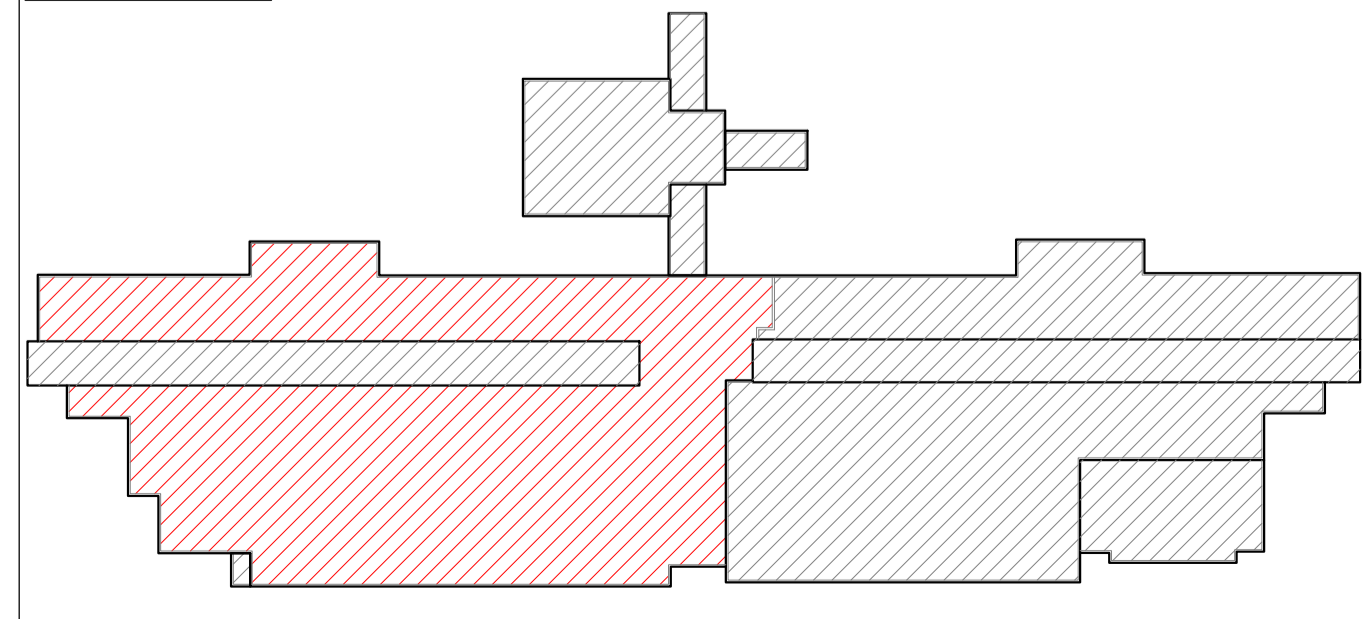


1902



1905

KEY PLAN



Baker Middle School
Roof Area B
Scale: 1/16" = 1'

- 5. Allowances: \$15,000.00 to be added to Base Bid.
- 6. Asbestos: Ref. to Section 024119 and Appendix 1; Asbestos testing results to be supplied by TSD selected 3rd party firm and will be incorporated into Appendix 1. Refer to Appendix 1 for asbestos testing results.

General Construction Details: Ref. A1.0
Use the General Construction Details on Sheet A1.0 for detail construction description as applicable when any detail is not specifically called out in Key Notes for the applicable Roof Area and Section. Detail drawings called out in General Construction Details can be found on Sheets A5.0 to A5.2. Contractor to provide Shop Drawing as necessary for field conditions not directly identified in Contract Documents.

Key Notes:
All detail references in Key Notes are considered typical and applicable to like conditions except as specifically amended on this Sheet. Refer to Sheet A1.0 General Construction Detail Notes for applicable construction detail descriptions and Sheets A5.0 to A5.2 for construction detail drawings. Contractor to provide Shop Drawing as necessary for field conditions not directly identified in Contract Documents.

- Saddle & Crickets: Contractor to provide saddle and crickets where indicated on roof plan and other areas as required by the roofing membrane system manufacturer. Ref. Photo 1797.
- Deck Flutes: All debris to be removed from deck flutes.
- Metal Roof Strainers: Furnish and install correct metal strainers, where needed.
- Drain Sumps: Furnish and install tapered roof sumps (8ft X 8ft Min.) to assure proper drainage. Ref. Details 1.09 and 1.11.
- Perimeter Wood Nailers: Furnish and install new wood nailers on parapet walls, as needed where needed.
- Roof Hatch: Furnish and install new roof hatch, safety rails, ladder up pole and ladder rung grips. Ref. Photo 1902.
- Metal Counter Flashing: Install new termination bar and new 24-gauge clear anodized aluminum counter flashings. Ref. Detail 1.14; Ref. Photo 1791.
- Walkway Pads: Add walkway pads at west side shingle roof perimeter edge run off and at all RTU access doors, wall ladder and roof hatch. Ref. Photo 1855.
- Wall Ladder: Furnish and install new roof access ladder required at east side drop down roof. Ref. Photo 1905.
- Expansion Joint: Furnish and install new aluminum expansion joints, where required. Ref. Photos 1883 and 1885.
- North Side Extension Wall: Furnish and install new wood nailer, base flashing and anodized aluminum coping cap on extension wall. Ref. Photo 1890.
- Penthouse Walls: Add new plywood at wall flashing locations on penthouse. Ref. Photos 1798 and 1835.
- Hot Stacks: Remove and replace existing pipe sleeves. Reuse the existing stainless-steel umbrellas on hot stacks and seal with heat resistant ceramic sealant. Ref. Photo 1898.
- Exhaust Pipes: Remove and replace existing pipe sleeves. Flash as required. Install new metal pipe umbrellas. Ref. Photo 1899.

Baker Middle School - Troy School District
Sheet Notes - Roof Area B

Schedule:
WORK DESCRIPTION - ROOF REPLACEMENT
1. Existing Roof System Construction

All existing roof system constructions were determined by limited test-cuts and observation; conditions may vary. Contractor responsible for confirming all existing roof system constructions and conditions.

Roof Area B Core Sample Results

- A. Roof Membrane: Gravel BUR with cap and plies with asphalt
- B. Insulation:
 - Top Layer: Insulation 1/2" Fiberboard Insulation
 - Base Layer: Approx. 3-inch polyisocyanurate insulation.
- C. Deck: Metal B; Slope in deck

2. Roof System Construction

Work includes removal and disposal of existing roofing, insulation, flashing systems and all sheet metal flashings down to the surface of the deck, repair deteriorated decking, install new roof insulation, fully adhered EPDM single ply roof membrane including all flashing, new roof related sheet metal, and accessories as detailed in the specifications and drawings. Approx. Roof Area B 35,350 sq. ft.

3. New Roof System: Roof Area B - Ref. Detail 1.01a.

- a. Roof Membrane: EPDM, 60 mil, adhered to insulation.
- b. Insulation: R30:
 - Top layer set-in low-rise foam adhesive.
 - Bottom layer mechanically attached to metal deck.
- c. Deck: Metal B; Repair as necessary to comply w/ building codes.
- d. Interior Ceiling: As needed, drop ceiling
- e. Building Height: Ground to building edge: 60 ft.

4. Warranty/Guarantee:

- a. Manufacturer to provide a 20 year "No-Dollar-Limit" material and installation warranty covering the roof system, flashings and manufacturer's accessories.
- b. Roofing installer to provide a five (5) year Performance Agreement - see Specification Attachment C.

Symbol Legend			
Symbol	Notes	Symbol	Notes
●	Conduit, Vent Pipe or Other Penetration	⊙	Insulated Pipe or Heat Stack Penetration
⊠	Equipment Unit on Curb	□	Ductwork or Flanged
H	Roof Hatch on Curb	A	Abandoned Equipment Curb
†	Roof Ladder	W	Walkway Pad
— —	Screen Support Stanchion	— —	Railing or Fencing
— —	Gas Line	— —	Area Divider
— —	Roof Ridges and Valleys	— —	Roof Slope
⊗	Roof Drain	⊕	New Roof Drain
	Overflow Scupper	⊕	Key Notes
▲	Tapered Insulation or Saddles	⊕	Metal Roof
■	Pitch-Pan Pocket	⊕	Equip. on Wood Sleeper or Support Curb
⊠	Equip. on Wood Sleeper or Support Curb	S	Skylight on Curb
⊕	Satellite Dish	— —	Expansion Joint
— —	Elevation Change	— —	Pipe or Conduit on Support Block
⊕	Scupper	⊕	Revision
⊕	Shingles or Clay Tiles		

PROFESSIONAL

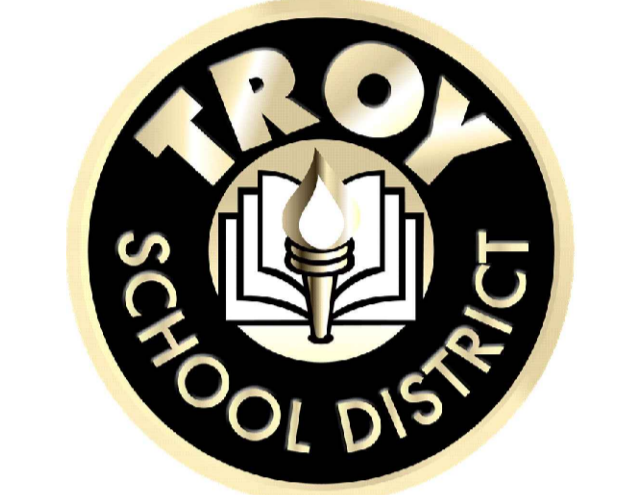


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CLIENT



Troy School District
4400 Livernois
Troy, MI 48098

PROJECT



Baker Middle School
1359 Torpey Rd.
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Troy School District
BID No. 2425-02
2025 Roofing Program

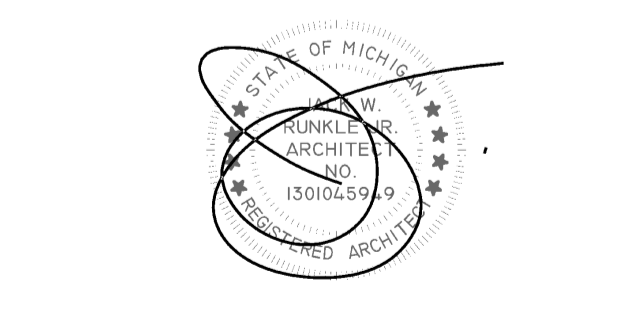
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ISSUE	
DATE	DESCRIPTION
10/14/2024	Review
10/17/2024	OTB
10/30/2024	Addendum 1

File Name: TSD 2025 - A2.0 Baker Middle School
Drawn By: MD
Checked By: PD, AC, AW, JM

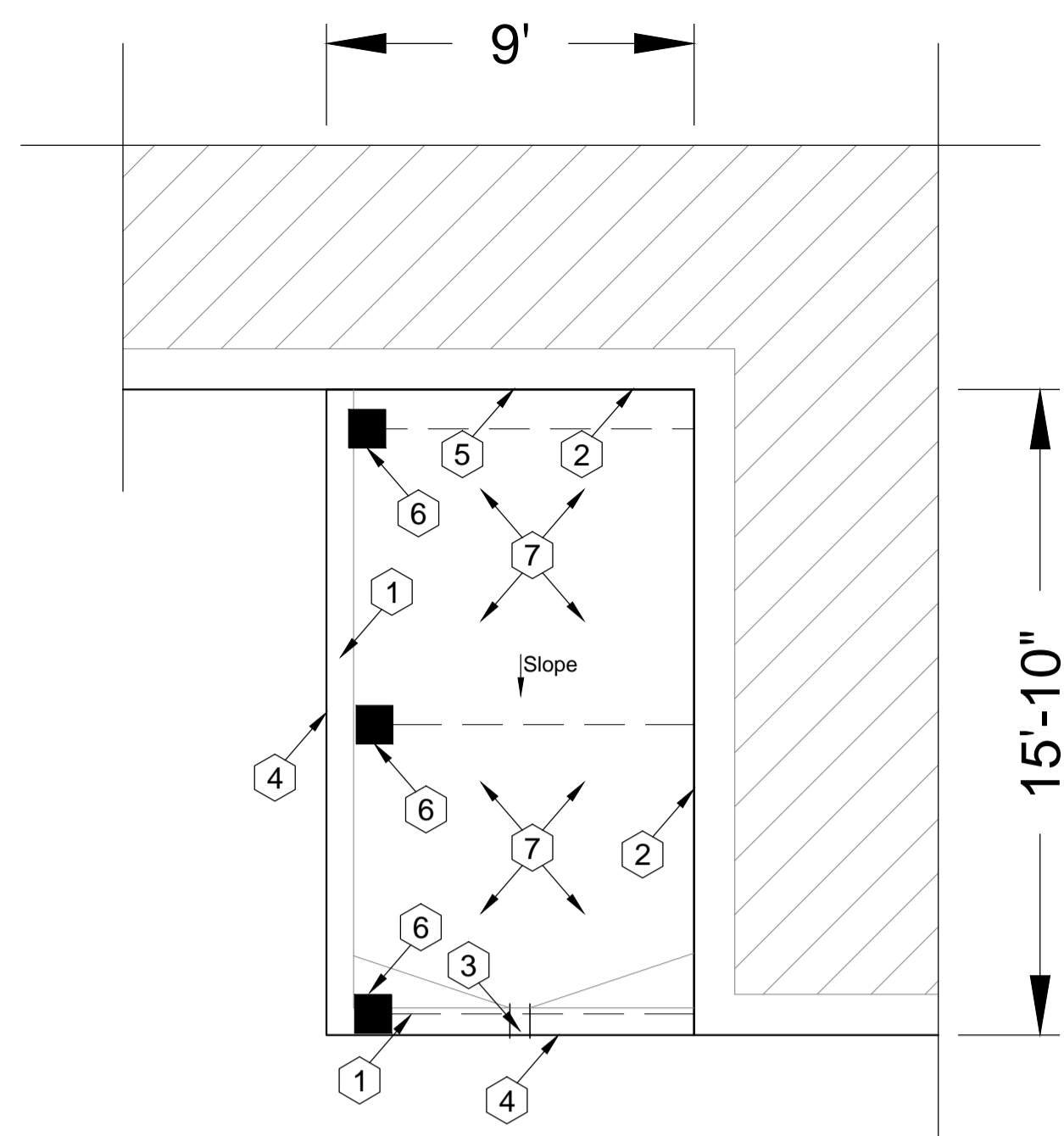
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ELECTRONIC STAMP



SHEET TITLE
Roof Plan
Baker Middle School
Roof Area B

A2.1
SHEET 3 OF 9



Baker Middle School
Roof Area E
Scale: 1/4" = 1'

Photos



1769



1770



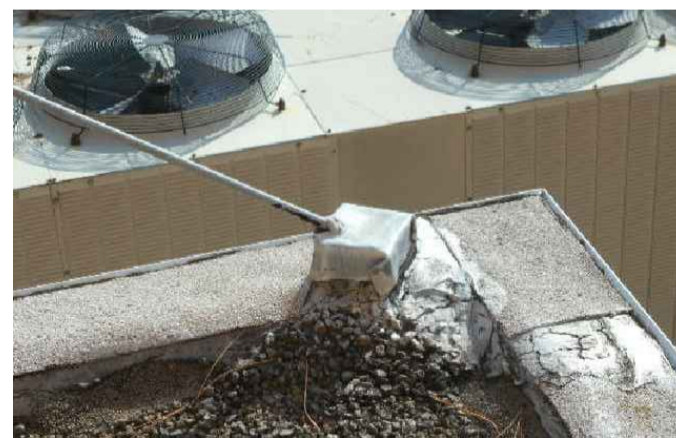
1772



1774



1775



1778

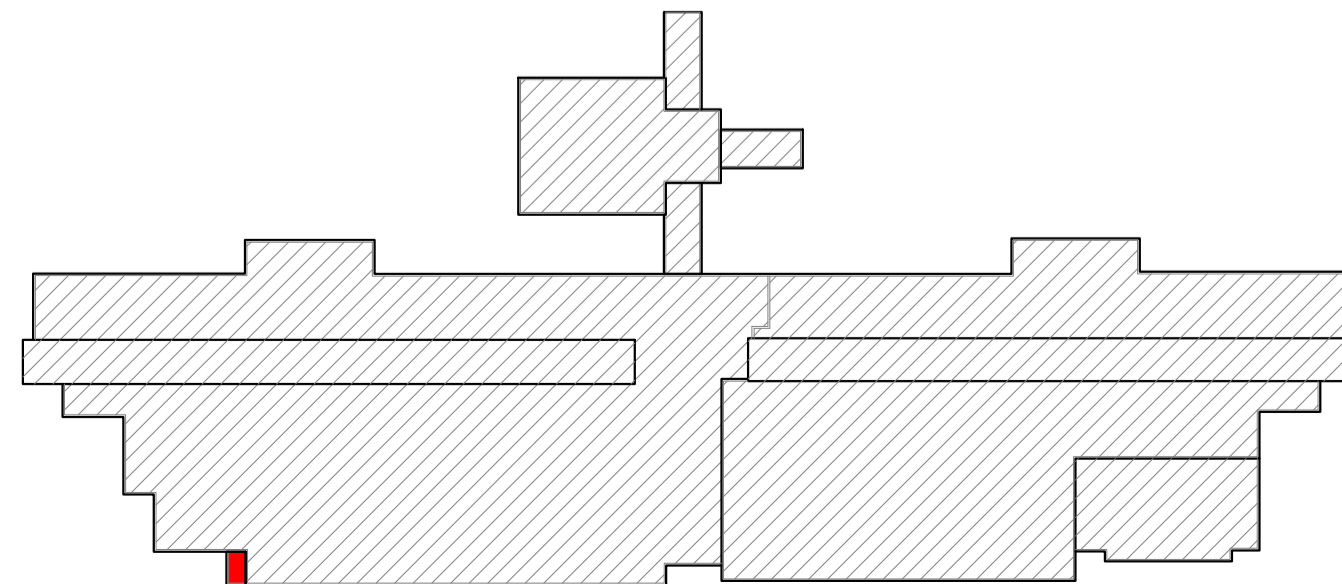


1780



1783

KEY PLAN



Baker Middle School - Troy School District
Sheet Notes - Roof Area E

Schedule:
WORK DESCRIPTION - ROOF REPLACEMENT

1. Existing Roof System Construction

All existing roof system constructions were determined by **limited test-cuts** and observation; conditions may vary. Contractor responsible for confirming all existing roof system constructions and conditions.

Roof Area E Core Sample Results

- A. Roof Membrane: Gravel BUR with cap and plies with asphalt
- B. Insulation:
 - 1) Top Layer: Insulation 1/2" Fiberboard Insulation
 - 2) Base Layer: Approx. 5 1/2 -inch polyisocyanurate insulation.
- C. Deck: Metal: Flat Deck

2. Roof System Construction

Work includes removal and disposal of existing roofing, insulation, flashing systems and all sheet metal flashings down to the surface of the deck, repair deteriorated decking, install new roof insulation, fully adhered EPDM single ply roof membrane including all flashing, new roof related sheet metal, and accessories as detailed in the specifications and drawings. **Approx. Roof Area E 105 sq. ft.**

3. New Roof System: Roof Area E - Ref. Detail 1.01a.

- a. Roof Membrane: EPDM, 60 mil, adhered to insulation.
- b. Insulation: R30:
 - 1) Top layer set-in low-rise foam adhesive.
 - 2) Bottom layer mechanically attached to metal deck.
- c. Tapered Insulation: Roof Drains, see roof plan and details
- d. Deck: Metal: Repair as necessary to comply w/ building codes.
- e. Interior Ceiling: N/A
- f. Building Height: Ground to building edge: 12 ft.

4. Warranty/Guarantee:

- a. Manufacturer to provide a 20 year "No-Dollar-Limit" material and installation warranty covering the roof system, flashings and manufacturer's accessories.
- b. Roofing installer to provide a five (5) year Performance Agreement - see Specification Attachment C.

5. Allowances: \$1000.00 to be added to Base Bid.

6. Asbestos: Ref. to Section 024119 and Appendix 1: Asbestos testing results to be supplied by TSD selected 3rd party firm and will be incorporated into Appendix 1. Refer to Appendix 1 for asbestos testing results.

General Construction Details: Ref. A1.0

Use the General Construction Details on Sheet A1.0 for detail construction description as applicable when any detail is not specifically called out in Key Notes for the applicable Roof Area and Section. Detail drawings called out in General Construction Details can be found on Sheets A5.0 to A5.2. Contractor to provide Shop Drawing as necessary for field conditions not directly identified in Contract Documents.

Key Notes:

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- 1. Perimeter Wood Nailers: Furnish and install new wood nailers on perimeter edges to level wall cap and provide base flashing required heights. Ref. Detail 1.05.
- 2. Metal Counter Flashing: Install new termination bar and new 24-gauge clear anodized aluminum counter flashings. Ref. Detail 1.14; Ref. Photos 1772 and 1774.
- 3. Scupper Drain, Leader Box and Downspout: Remove existing scupper drain, leader box and downspout; Replace with new to match with existing metal profile. Photos 1769 and 1770.
- 4. Fascia: Remove and replace damaged fascia metal and edge metal to match existing anodized aluminum metal and profile. Ref. Photos 1780 and 1783.
- 5. Walkway Pad and Splash Block: Add new walkway pad and splash block below upper roof drainage. Ref. Photo 1775.
- 6. Support Rods: Furnish and install new pitch pans and metal covers, as needed, for the canopy support rods. Ref. Photo 1778.
- 7. Deck Flutes: All debris to be removed from deck flutes.

Symbol Legend					
Symbol	Notes	Symbol	Notes	Symbol	Notes
●	Conduit, Vent Pipe or Other Penetration	⊙	Insulated Pipe or Heat Stack Penetration	■	Pitch-Pan Pocket
⊗	Equipment Unit on Curb	□	Ductwork or Flanged	⊞	Equip. on Wood Sleeper or Support Curb
H	Roof Hatch on Curb	A	Abandoned Equipment Curb	S	Skylight on Curb
†	Roof Ladder	W	Walkway Pad	⊙	Satellite Dish
⊞	Screen Support Stanchion	⊞	Railing or Fencing	⊞	Pipe or Conduit on Support Block
---	Gas Line	---	Area Divider	---	Expansion Joint
---	Roof Ridges and Valleys	---	Roof Slope	---	Elevation Change
⊗	Roof Drain	⊕	New Roof Drain		Scupper
	Overflow Scupper	⊕	Key Notes	⊕	Revision
▲	Tapered Insulation or Saddles	▨	Metal Roof	▨	Shingles or Clay Tiles

PROFESSIONAL



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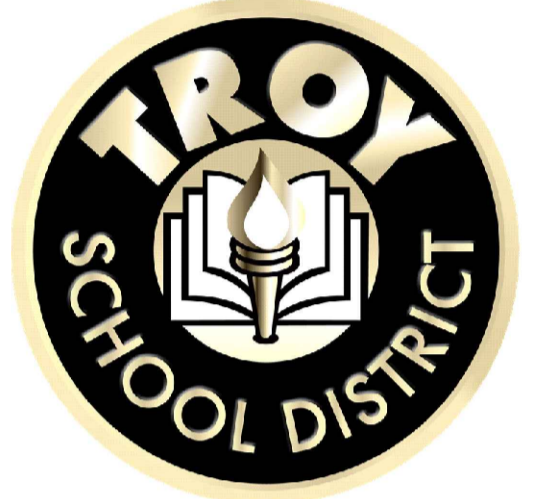
Phone #: 586-731-3095

Fax #: 586-731-6863

Email: weathertech@wtcg.net

Web Site: www.wtcg.net

CLIENT



Troy School District
4400 Livernois
Troy, MI 48098

PROJECT



Baker Middle School
1359 Torpey Rd.
Troy, MI 48083

Troy School District
BID No. 2425-02
2025 Roofing Program

WTPProject No: TSD-R102-25

ISSUE

DATE	DESCRIPTION
10/14/2024	Review
10/17/2024	OTB
10/30/2024	Addendum 1

File Name: TSD 2025 - A2.0 Baker Middle School

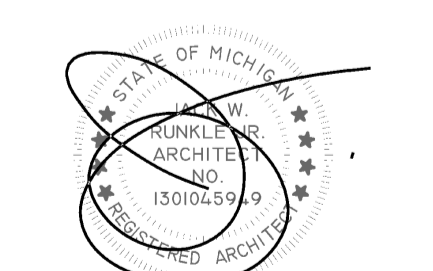
Drawn By: MD

Checked By: PD, AC, AW, JM

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ELECTRONIC STAMP



SHEET TITLE

Roof Plan
Baker Middle School
Roof Area E

A2.2

SHEET 4 OF 9

Photos



1615



1619



1643



1664



1671



1672



1676



1675



1679



1684



1686



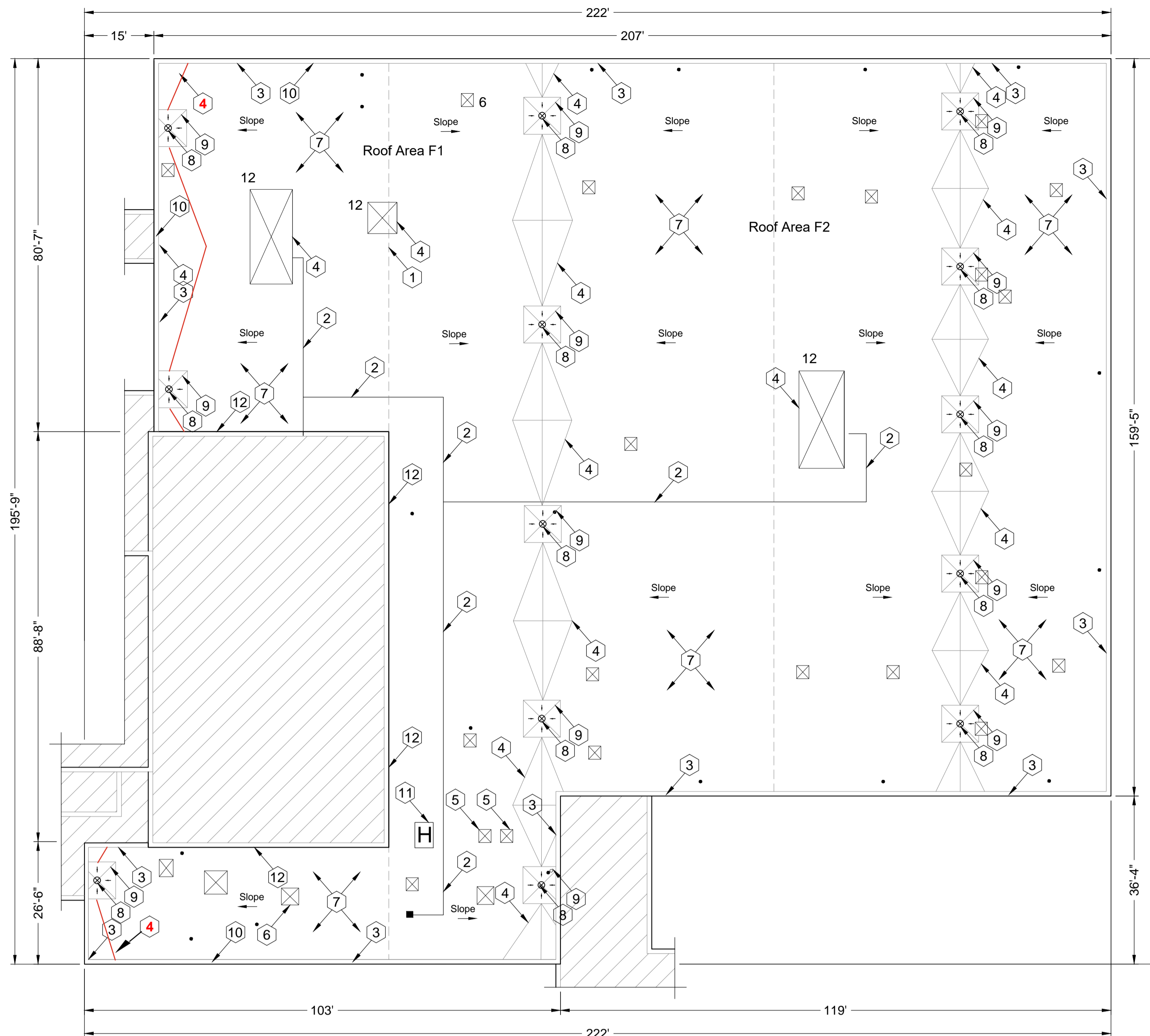
1687



1694

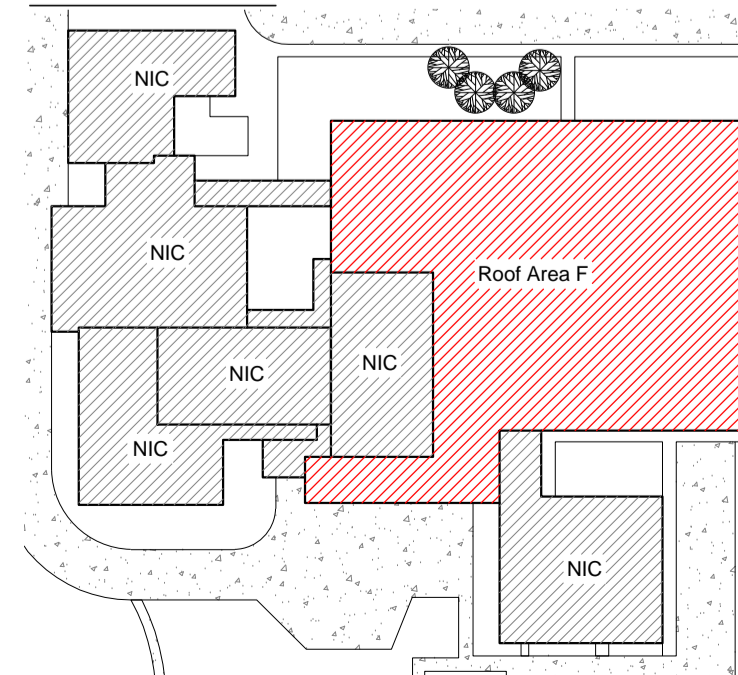


1696



Troy Union Elementary School
Roof Area F
Scale: 1/16" = 1'

KEY PLAN



1673

Troy Union Elementary School - Troy School District
Sheet Notes - Roof Area F
Schedule
WORK DESCRIPTION - ROOF REPLACEMENT

- EXISTING ROOF SYSTEM CONSTRUCTION**
All existing roof system constructions were determined by limited test cuts and observation; conditions may vary. Contractor responsible for confirming all existing roof system constructions and conditions.
Roof Area F Core Sample Results
A. Sample F2 1-2: Roof Membrane: Gravel BUR with caps and plies
B. Insulation:
1) **Top Layer:** Insulation 1/2" Fiberboard Insulation
2) **Base Layer:** Approx. 2-inch polyisocyanurate insulation.
C. Deck: Metal B: Slope in deck (Contractor to verify)
D. Sample F1 3, 4 & 5: Roof Membrane: Gravel BUR with caps and plies
E. Insulation:
3) **Top Layer:** Insulation 1/2" Fiberglass Insulation
4) **Base Layer:** Approx. 1 1/2" - Perlite
F. Deck: Metal B: (Contractor to verify)
- ROOF SYSTEM CONSTRUCTION**
Work includes: Removal and disposal of existing roofing, insulation, flashing systems and all sheet metal flashings down to the surface of the deck, repair deteriorated decking, install new roof insulation, fully adhered EPDM single ply roof membrane including all flashing, new roof related sheet metal, and accessories as detailed in the specifications and drawings. **Approx. Roof Area F 31,284 sq. ft.**
- New Roof System: Roof Area F - Ref. Detail 1.01a.**
a. Roof Membrane: EPDM, 60 mil, adhered to insulation.
b. Insulation: R30:
1) Top layer set-in low-rise foam adhesive.
2) Bottom layer mechanically attached to metal deck.
c. Tapered Insulation: Roof Drains, see roof plan and details (Ref. Roof Area F1 - Flat Deck; Roof Area F2- Sloped Deck)
d. Deck: Metal B: Repair as necessary to comply w/ building codes.
e. Interior Ceiling: As needed, drop ceiling
f. Building Height: Ground to building edge: 30 ft.
- Warranty/Guarantee:**
a. Manufacturer to provide a 20 year "No-Dollar-Limit" material and installation warranty covering the roof system, flashings and manufacturer's accessories.
b. Roofing installer to provide a five (5) year Performance Agreement - see Specification Attachment C.
- Allowances:** \$15,000.00 to be added to Base Bid.
- Asbestos:** Ref. to Section 024119 and Appendix 1: Asbestos testing results to be supplied by TSD selected 3rd party firm and will be incorporated into Appendix 1. Refer to Appendix 1 for asbestos testing results.

General Construction Details: Ref. A1.0
Use the General Construction Details on Sheet A1.0 for detail construction description as applicable when any detail is not specifically called out in Key Notes for the applicable Roof Area and Section. Detail drawings called out in General Construction Details can be found on Sheets A5.0 to A5.2. Contractor to provide Shop Drawing as necessary for field conditions not directly identified in Contract Documents.

Key Notes:
All detail references in Key Notes are considered typical and applicable to like conditions except as specifically amended on this Sheet. Refer to Sheet A1.0 General Construction Detail Notes for applicable construction detail descriptions and Sheets A5.0 to A5.2 for construction detail drawings. Contractor to provide Shop Drawing as necessary for field conditions not directly identified in Contract Documents.

- Broken Condensation Line:** Ref. General Notes "M". Ref. Photo 1675.
- New Pipe Supports:** New gas blocking, minimum 6"X6" and wrapped, over walk pad. No more than 10ft apart, per code. Ref. Photos 1671 and 1672.
- Metal Coping:** Remove existing metal coping and install new 24 gauge prefinished galvanized metal with continuous face cleat and standing seam joints; color as selected by Owner. Ref. Details 1.04 and 1.08; Photos 1679 and 1684.
- Saddle & Crickets:** Contractor to provide saddle and crickets where indicated on roof plan and other areas as required by the roofing membrane system manufacturer. Ref. Photo 1619.
- Deleted Curbs:** Remove deleted items, as marked by TSD, fill-in deck and roof over. Ref. Photos 1676 and 1694.
- Curbs Raised:** Raise penetrations to achieve required base flashing height. Ref. Detail 1.18; Photos 1643 and 1686.
- Deck Flutes:** All debris to be removed from deck flutes.
- Metal Roof Strainers:** Furnish and install correct metal strainers, where needed. Ref. Photo 1687.
- Drain Sumps:** Furnish and install tapered roof sumps (8ft X 8ft Min.) to assure proper drainage. Ref. Details 1.09 and 1.11; Ref. Photo 1615.
- Perimeter Wood Nailers:** Furnish and install new wood nailers on perimeter edges to level wall cap and provide base flashing required heights. Ref. Detail 1.05.
- Roof Hatch:** Furnish and install new roof hatch, safety rails, ladder up pole and ladder rung grips. Ref. Photo 1696.
- Metal Counter Flashing:** Install new termination bar and new 24-gauge prefinished counter flashings. Ref. Detail 1.14; Ref. Photos 1664 and 1673.

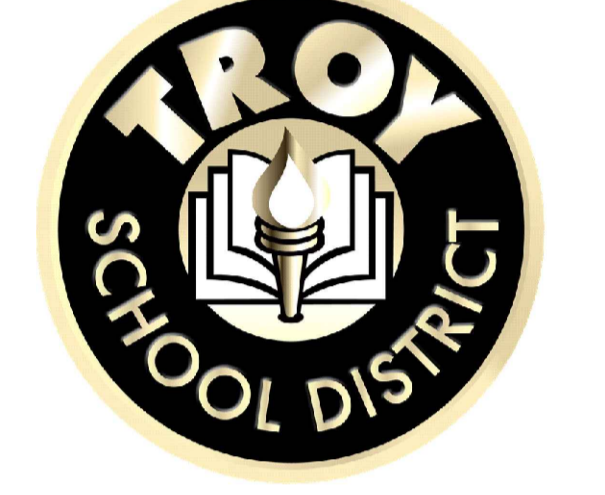
Symbol Legend					
Symbol	Notes	Symbol	Notes	Symbol	Notes
●	Conduit, Vent Pipe or Other Penetration	⊙	Insulated Pipe or Heat Stack Penetration	■	Pitch-Pan Pocket
⊗	Equipment Unit on Curb	□	Ductwork or Flanged	⊞	Equip. on Wood Sleeper or Support Curb
H	Roof Hatch on Curb	A	Abandoned Equipment Curb	S	Skylight on Curb
†	Roof Ladder	W	Walkway Pad	☑	Satellite Dish
⊞	Screen Support Stanchion	⊞	Railing or Fencing	⊞	Pipe or Conduit on Support Block
—	Gas Line	—	Area Divider	—	Expansion Joint
---	Roof Ridges and Valleys	↘	Roof Slope	⊞	Elevation Change
⊗	Roof Drain	⊕	New Roof Drain		Scupper
	Overflow Scupper	#	Key Notes	⊞	Revision
▲	Tapered Insulation or Saddles	▨	Metal Roof	▨	Shingles or Clay Tiles

PROFESSIONAL



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CLIENT



Troy School District
4400 Livernois
Troy, MI 48098

PROJECT



Troy Union Elementary School
1340 E Square Lake Rd.
Troy, MI 48085

Troy School District
BID No. 2425-02
2025 Roofing Program

WTProject No: TSD-R102-25

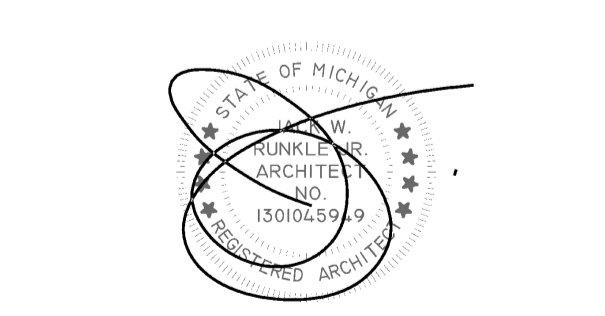
ISSUE

DATE	DESCRIPTION
10/14/2024	Review
10/17/2024	OTB
10/30/2024	Addendum 1

File Name: TSD 2025 - A4.0 Troy Union Elementary School
Drawn By: MD
Checked By: PD, AC, AW, JM

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ELECTRONIC STAMP



SHEET TITLE
Roof Plan
Troy Union Elementary School
Roof Area F

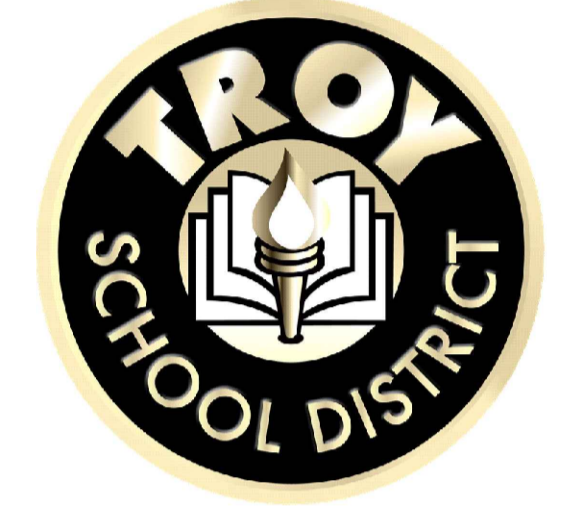
A4.0
SHEET 6 OF 9



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CLIENT



Troy School District 4400 Livernois Troy, MI 48098

PROJECT

Troy School District BID No. 2425-02 2025 Roofing Program

WTProject No: TSD-R102-25

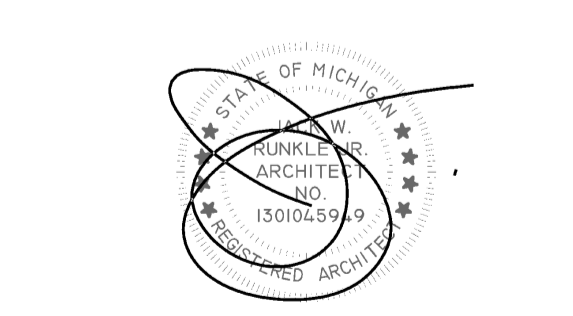
ISSUE

Table with 2 columns: DATE, DESCRIPTION. Rows: 10/14/2024 Review, 10/17/2024 OTB, 10/30/2024 Addendum 1

File Name: TSD 2025 - A8.0 Detail Sheet Drawn By: MD Checked By: PD, AC, AW, JM

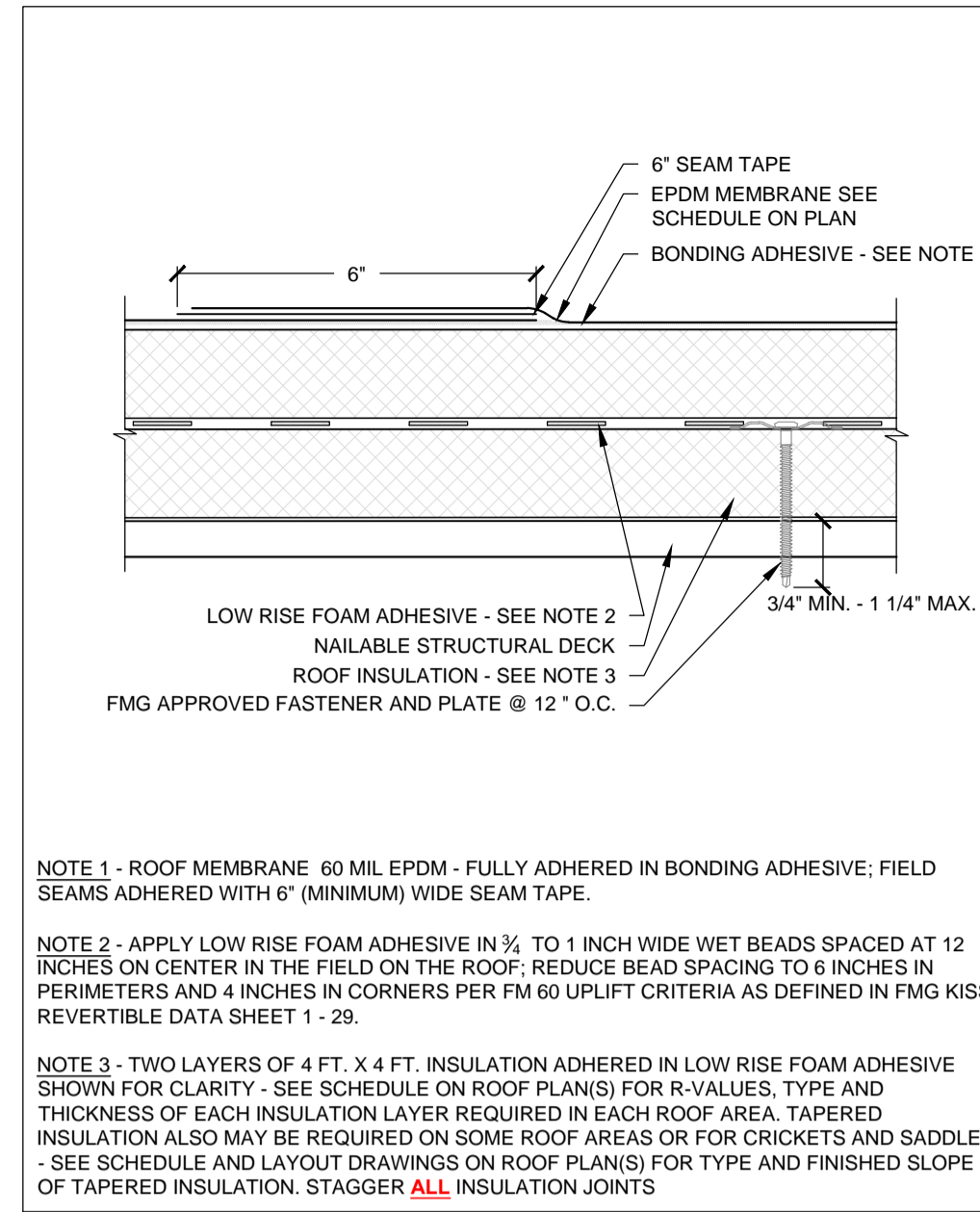
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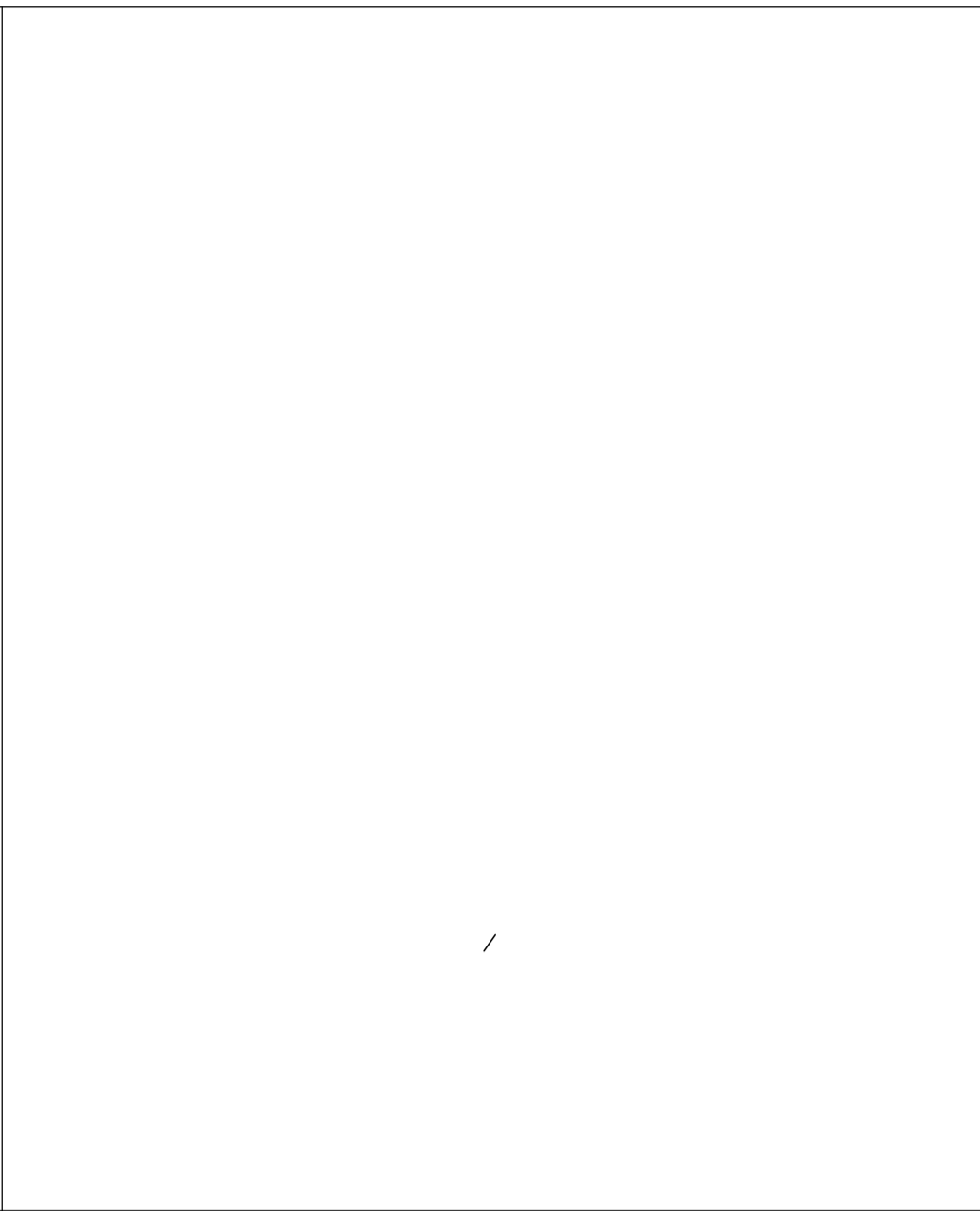


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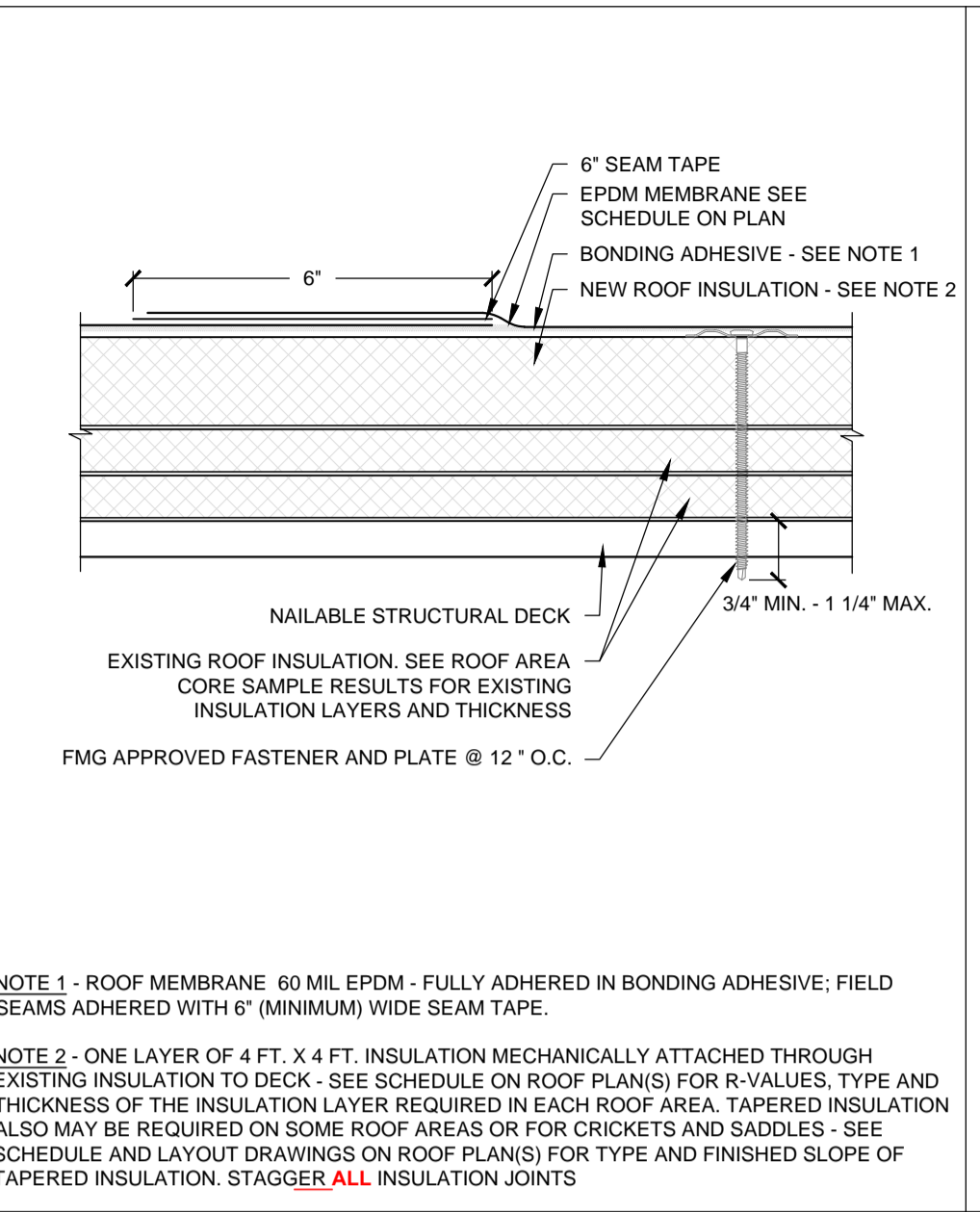
A5.0 SHEET 7 OF 9



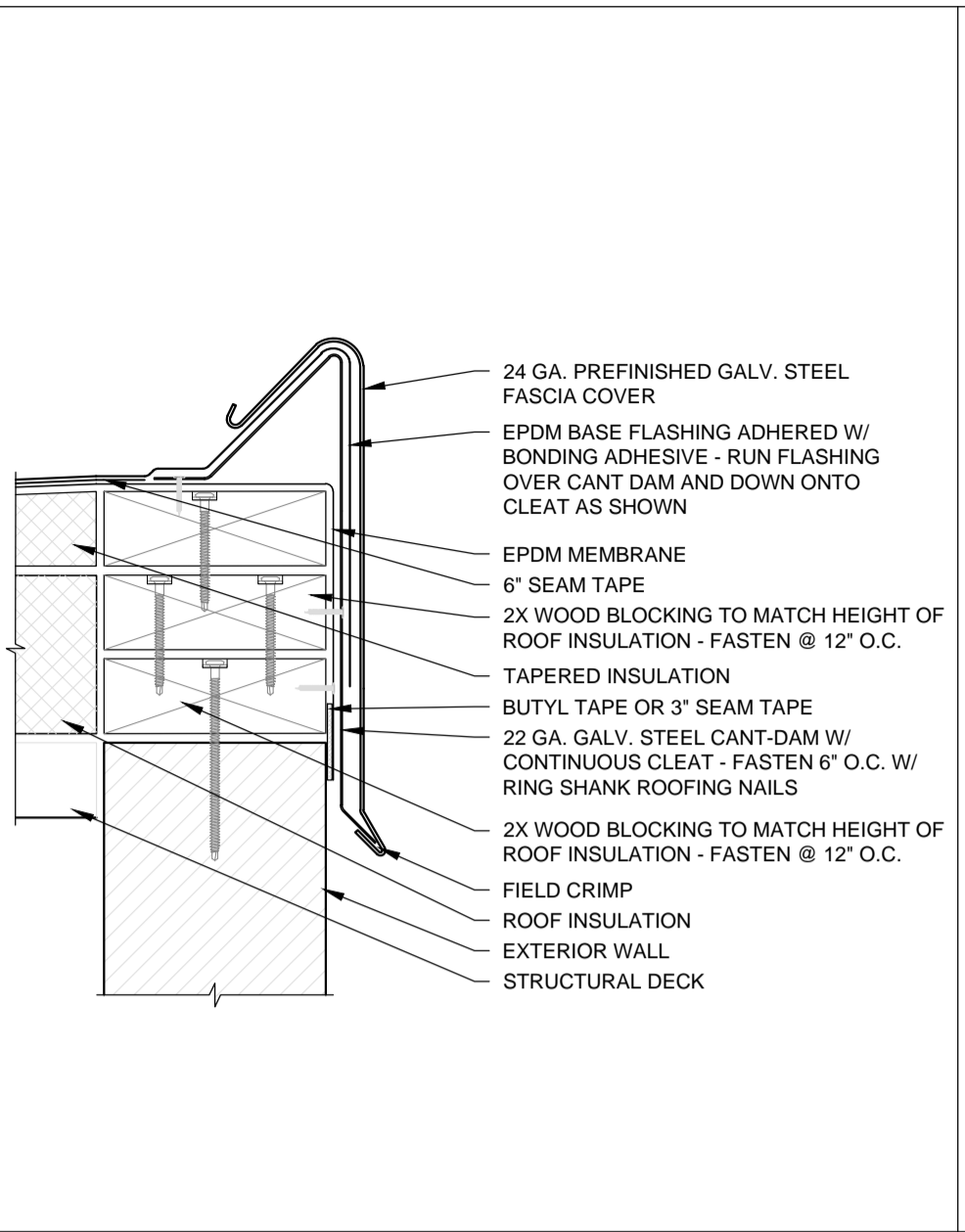
1.01a NEW ROOF CONSTRUCTION PROFILE FULLY ADHERED SYSTEMS W/ NAILABLE DECK SCALE: N.T.S.



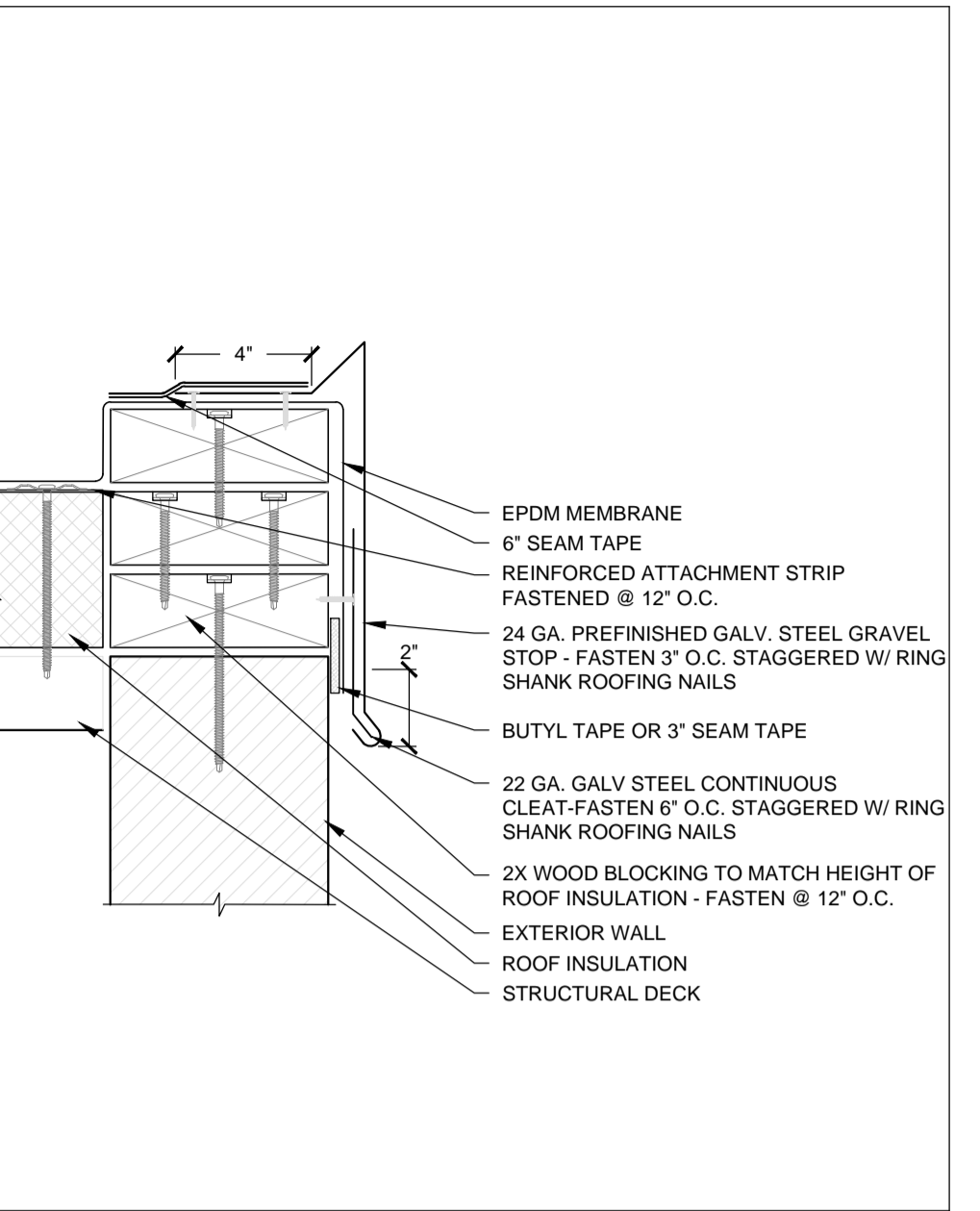
1.01b OVERLAY ROOF CONSTRUCTION PROFILE FULLY ADHERED SYSTEMS W/ NAILABLE DECK SCALE: N.T.S.



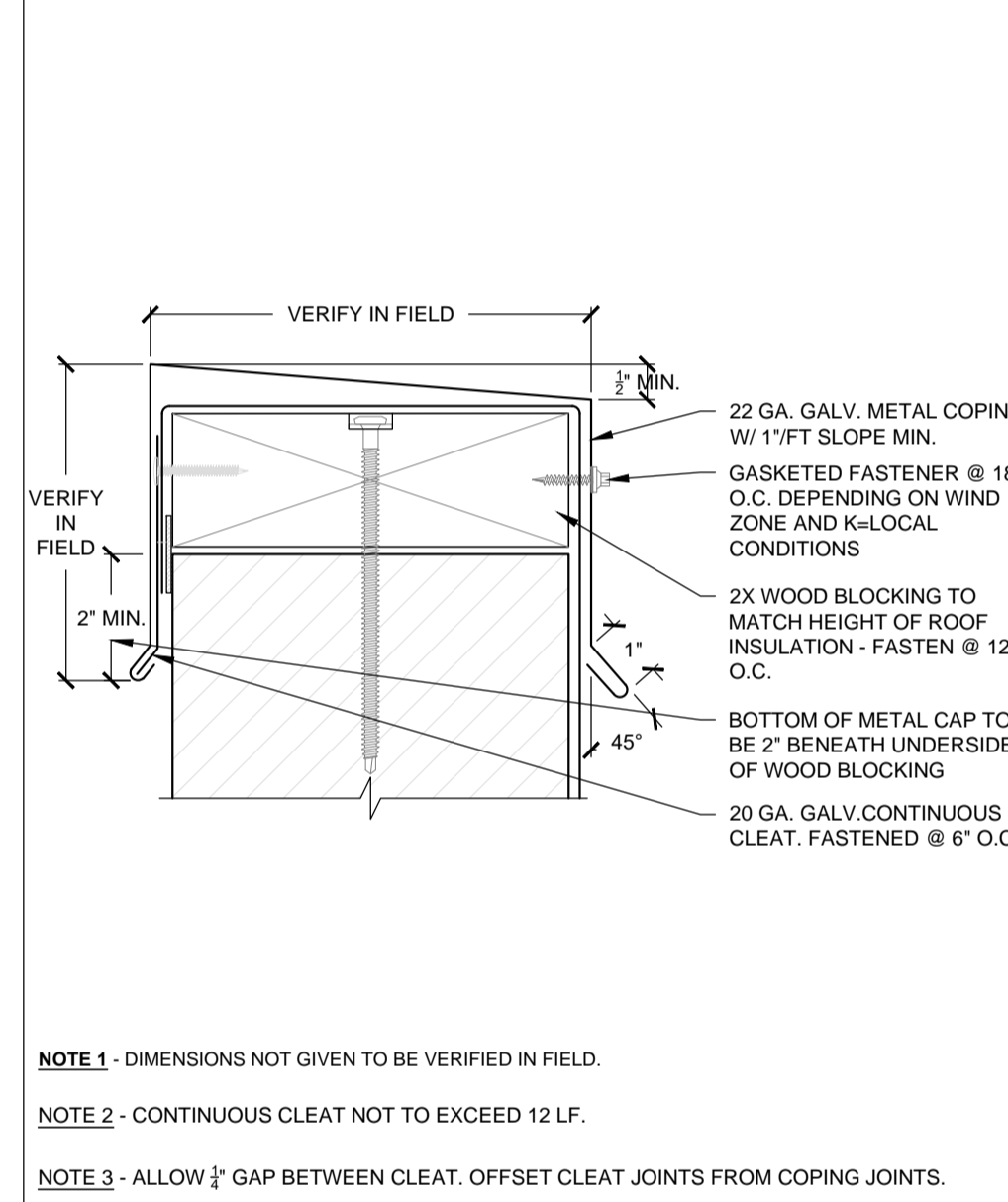
1.01c CANT-DAM W/ FASCIA SCALE: N.T.S.



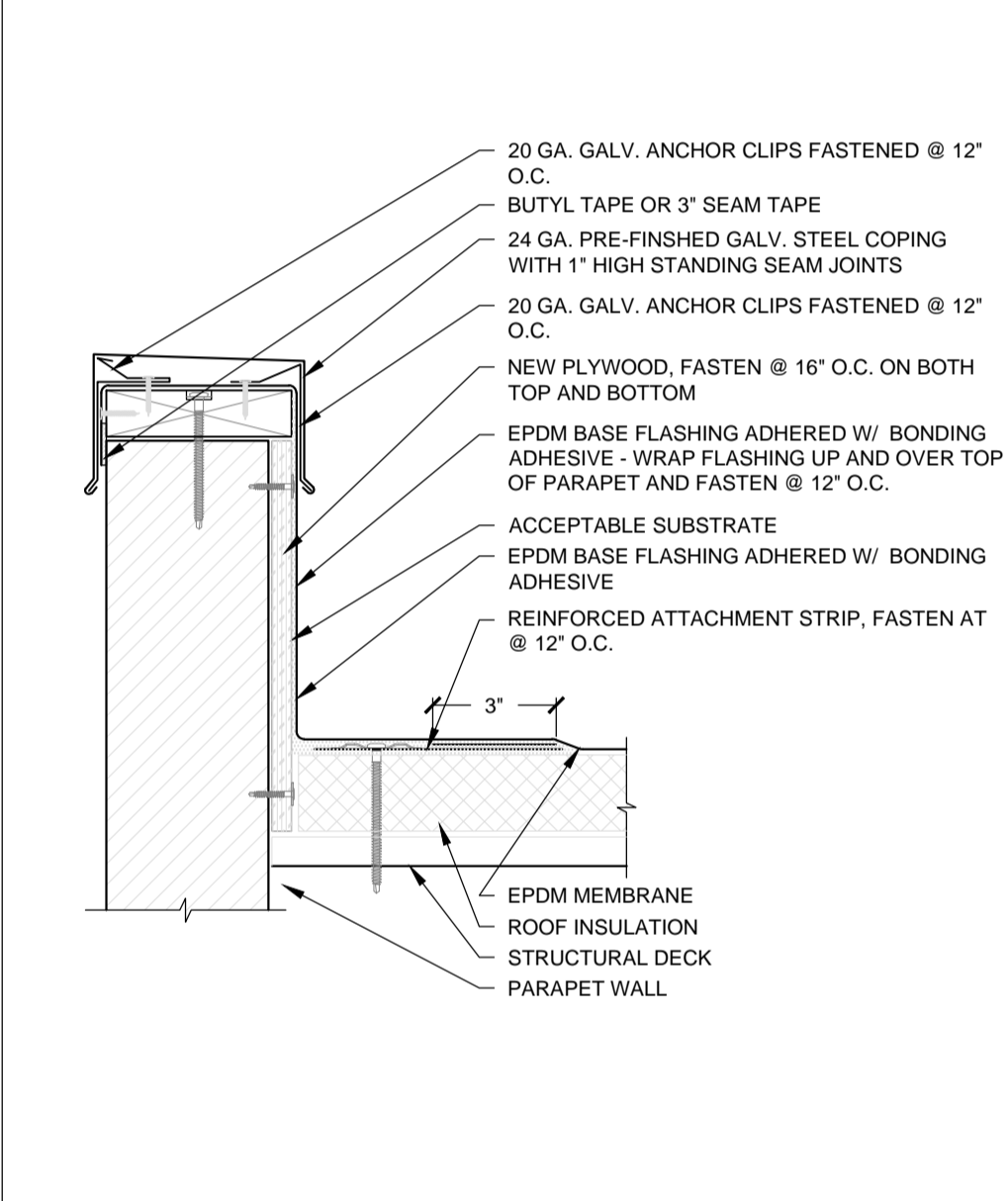
1.02 RAISED EDGE METAL AND FLASHING SCALE: N.T.S.



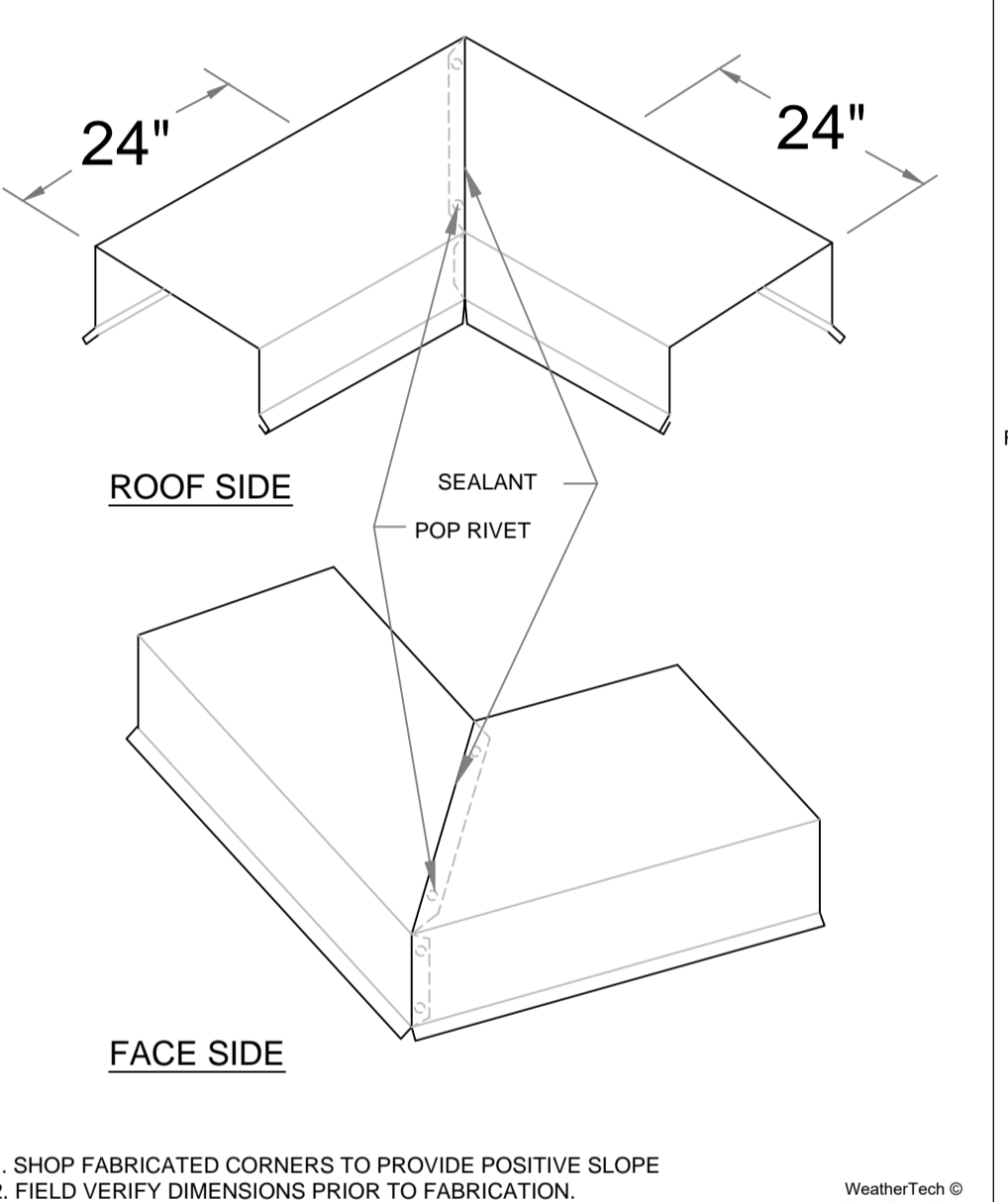
1.03 TYPICAL PARAPET/COPING CAP SCALE: N.T.S.



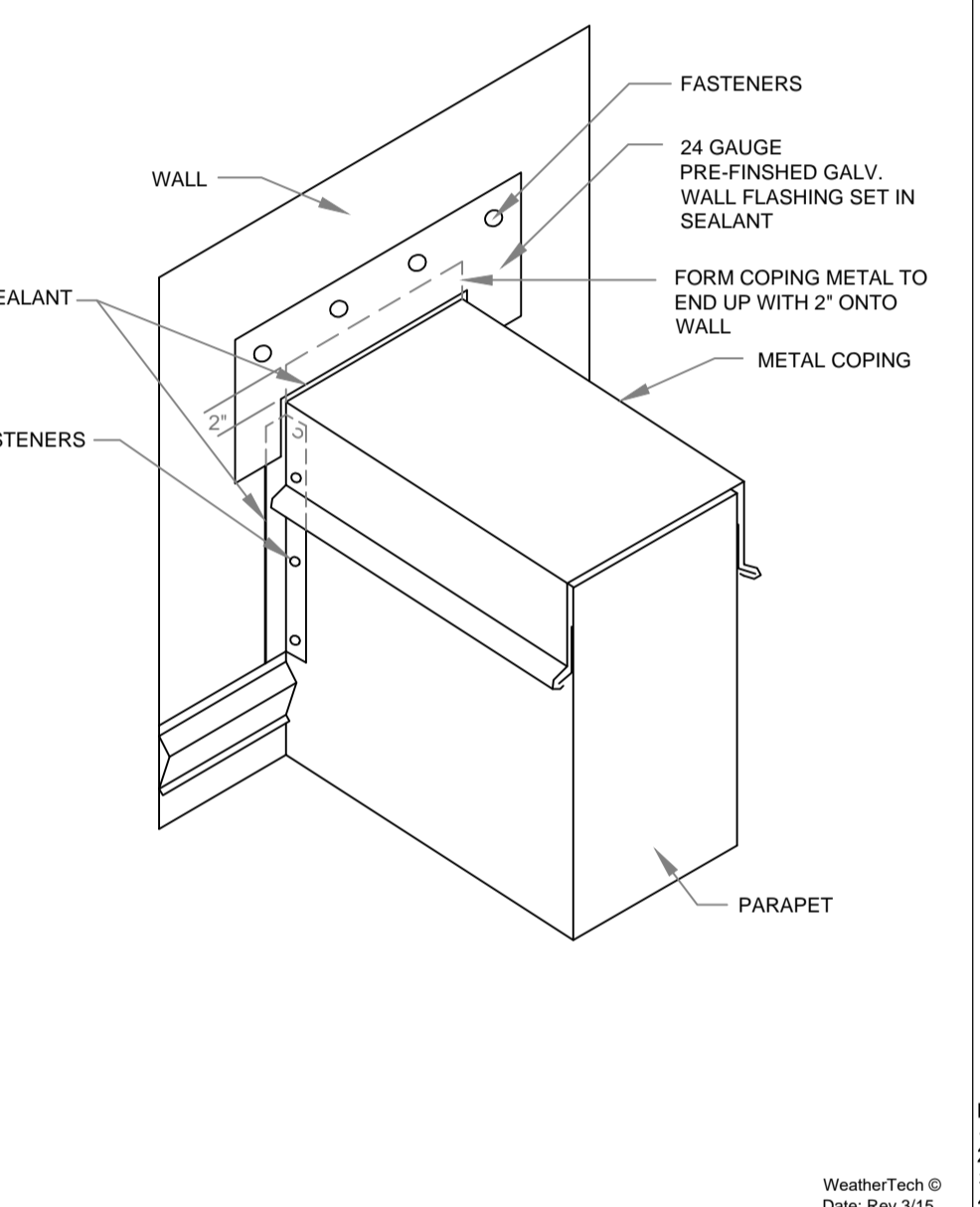
1.04 PARAPET COPING CAP CORNERS SCALE: N.T.S.



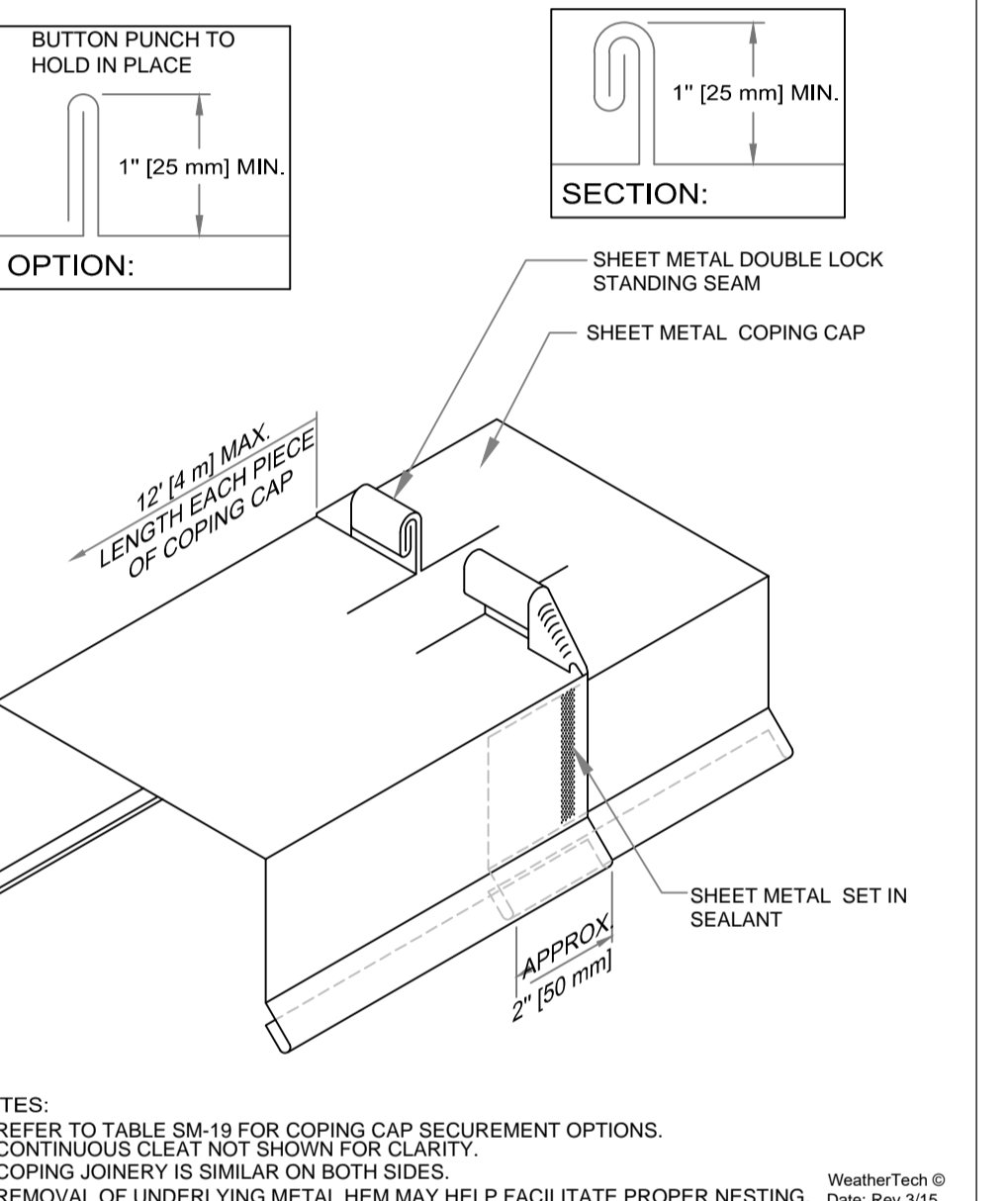
1.05 WALL TERMINATION SCALE: N.T.S.



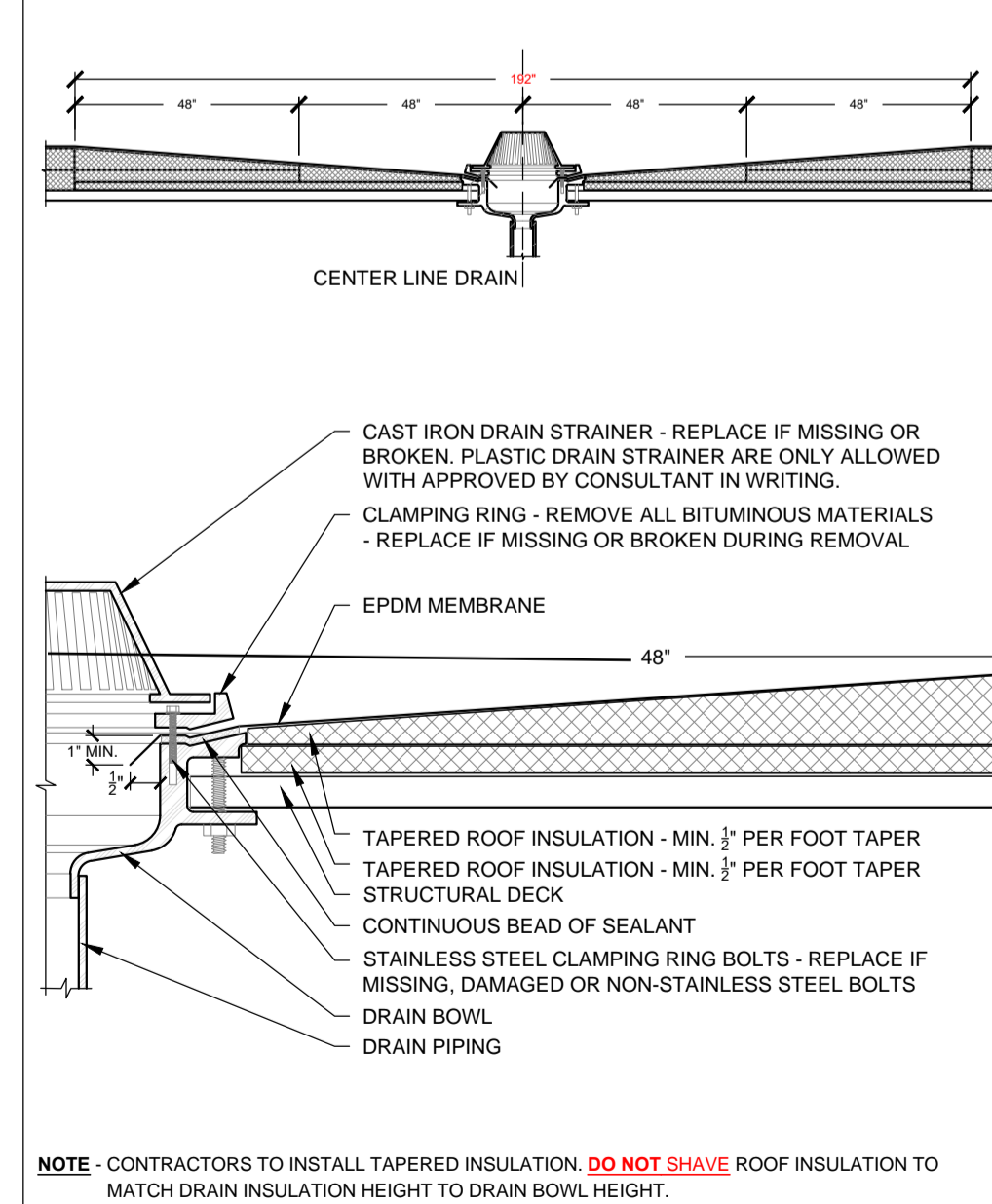
1.06 COPING CAP W/ DOUBLE LOCK STANDING SEAM SCALE: N.T.S.



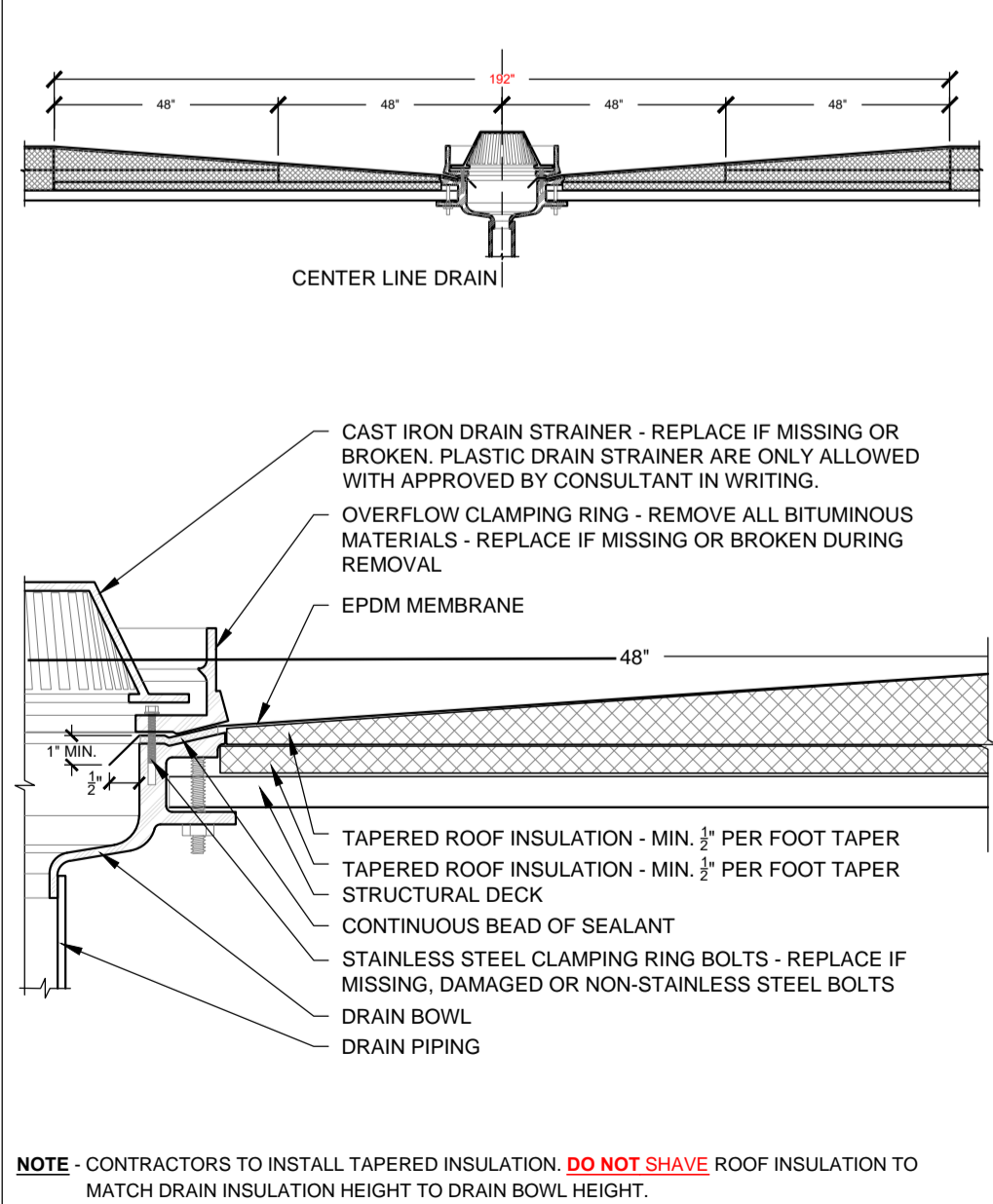
1.07 CENTER LINE DRAIN SCALE: N.T.S.



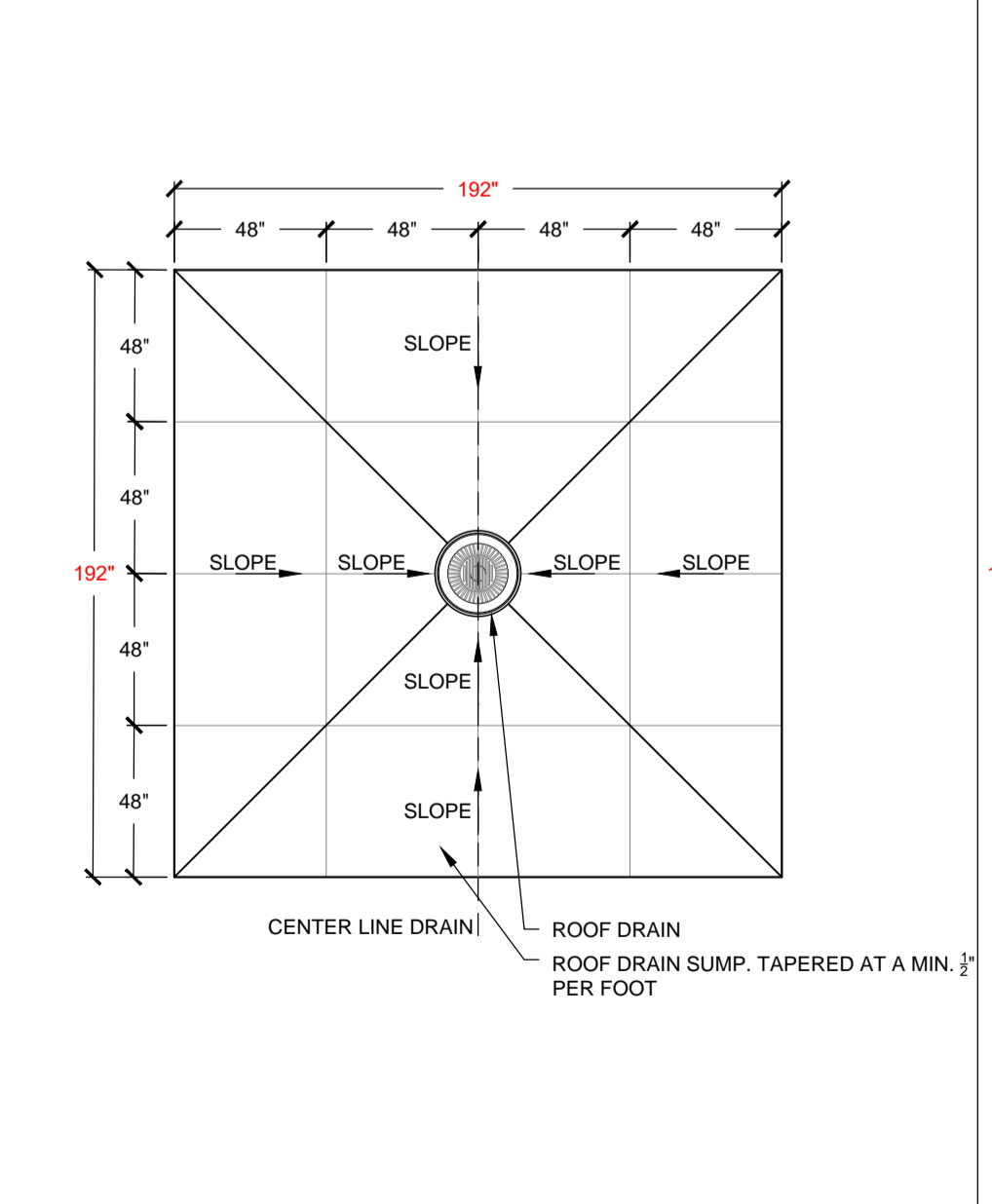
1.08 OVERFLOW CLAMPING RING SCALE: N.T.S.



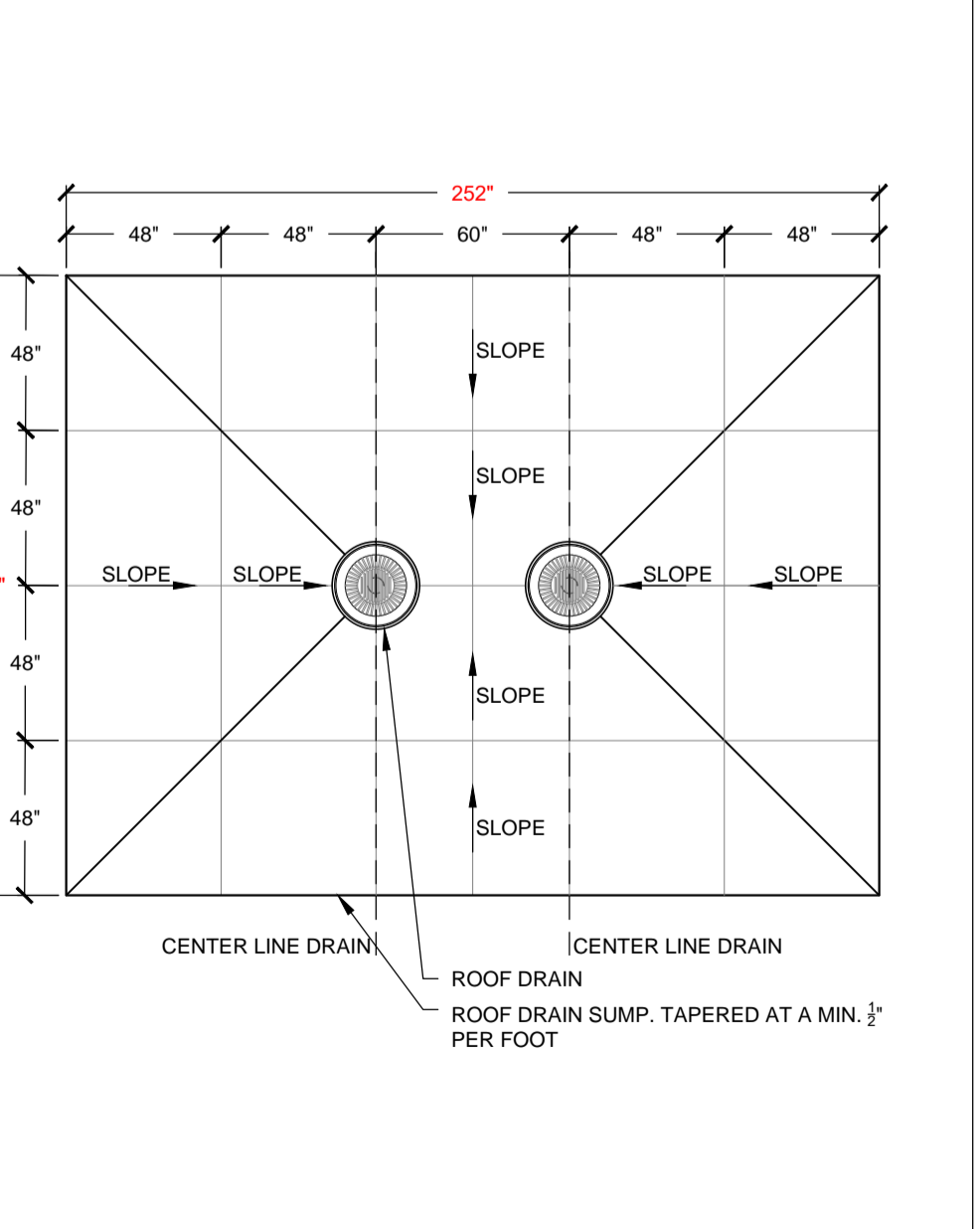
1.09 ROOF DRAIN SUMP SCALE: N.T.S.



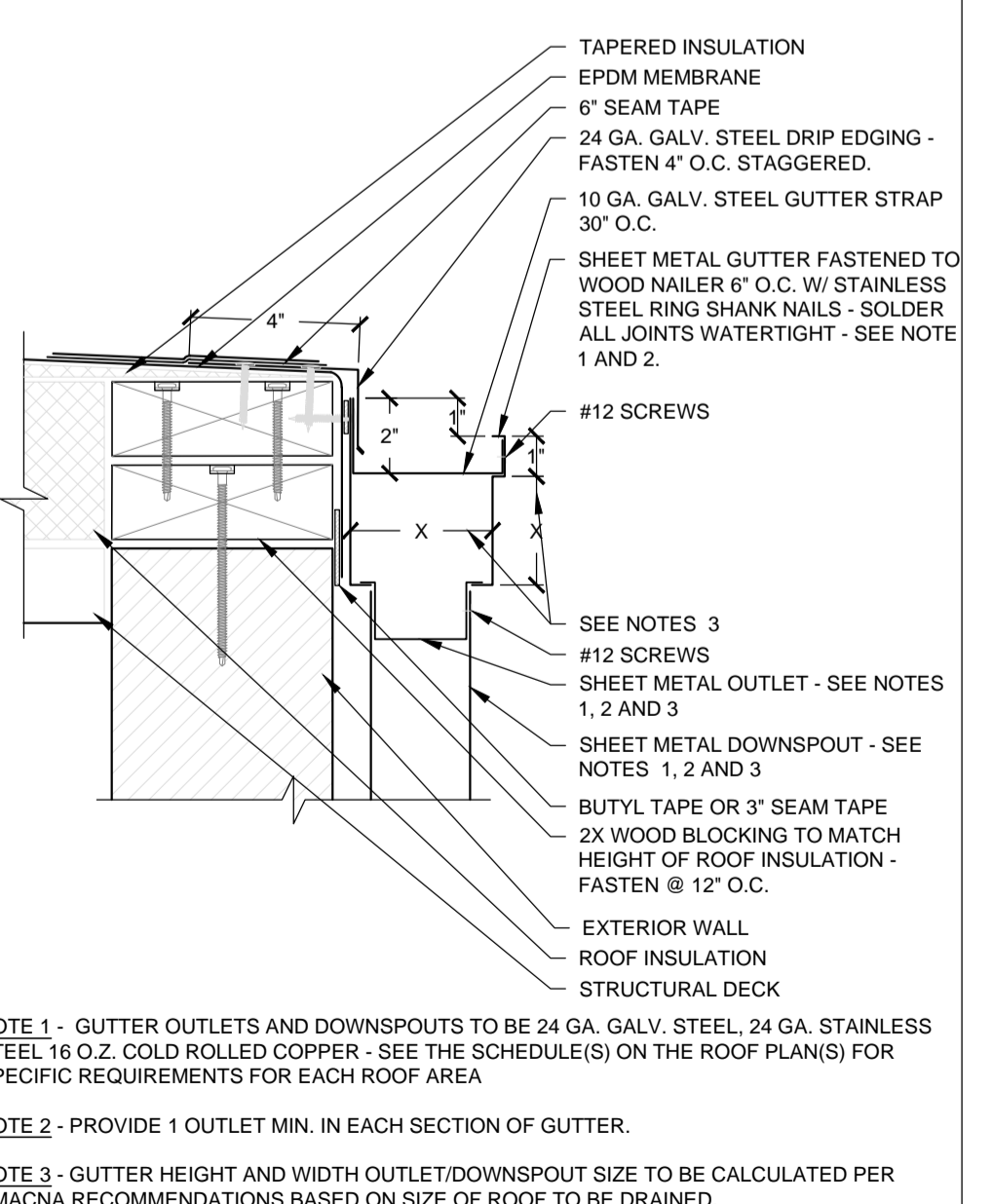
1.10 ROOF AND OVERFLOW DRAIN SUMP SCALE: N.T.S.



1.11 GUTTER SCALE: N.T.S.



1.12 GUTTER SCALE: N.T.S.



1.13 GUTTER SCALE: N.T.S.