



Middleborough Public Schools

LINCOLN D. LYNCH SCHOOL Roof Replacement Project

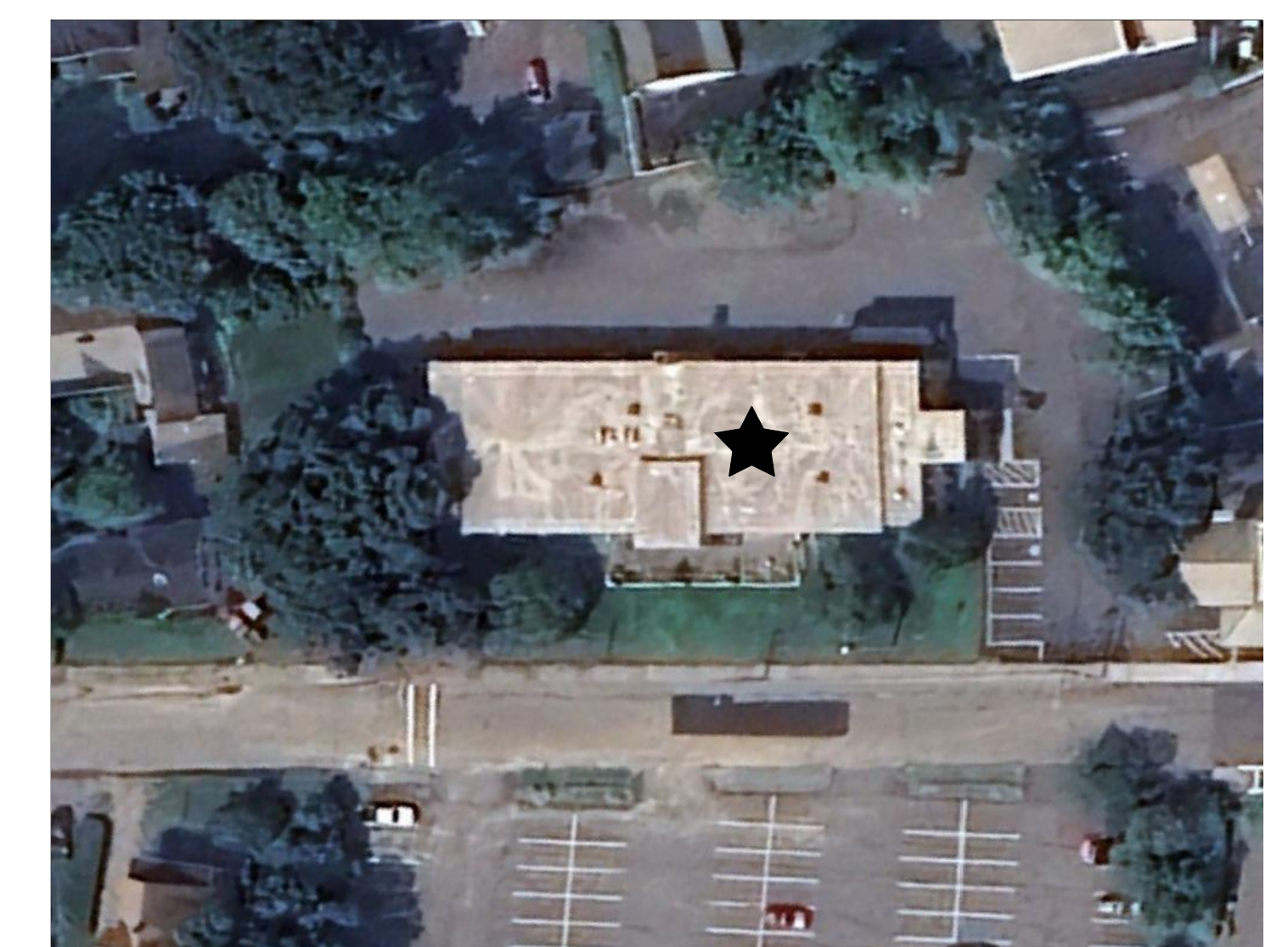
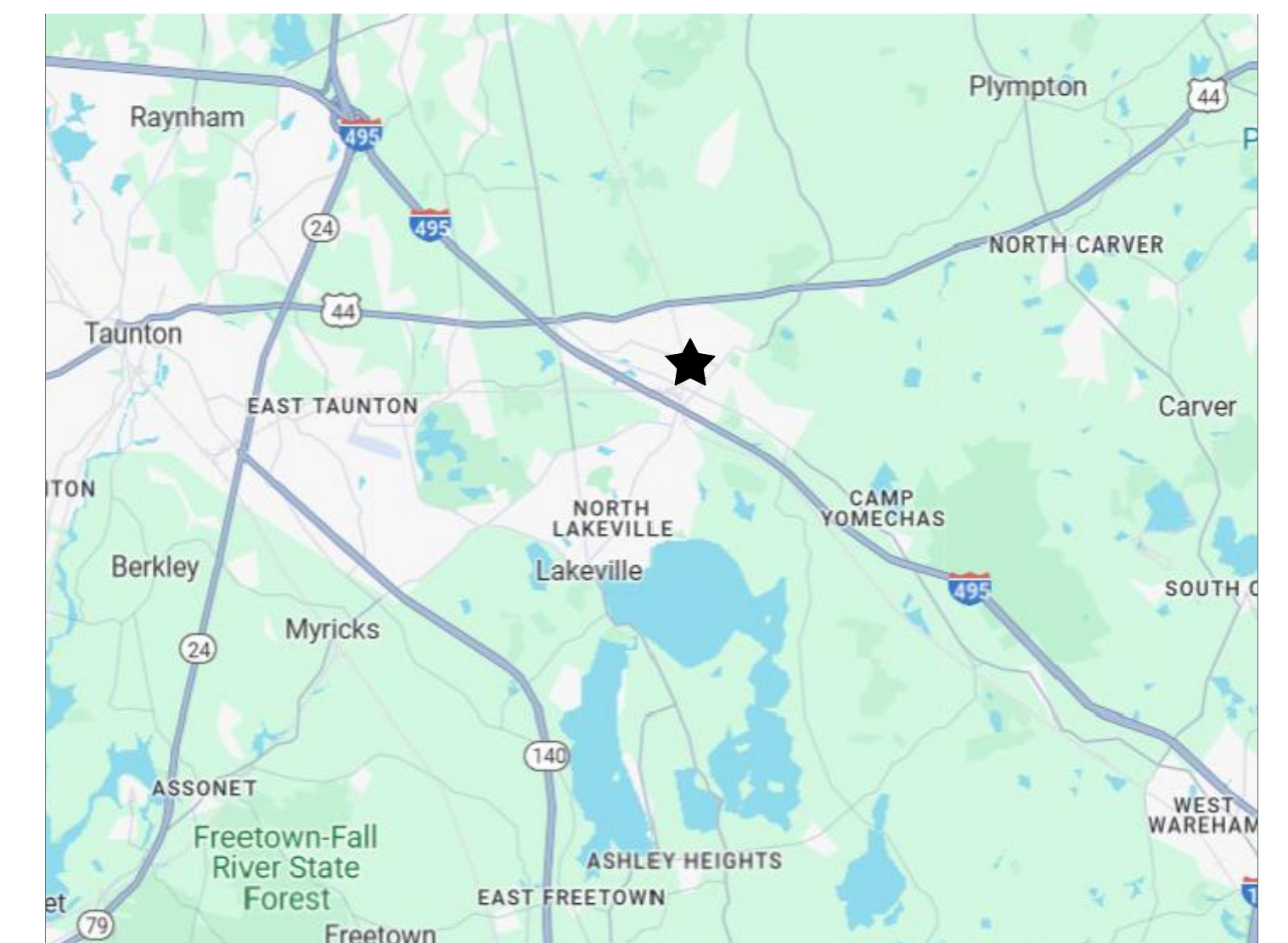
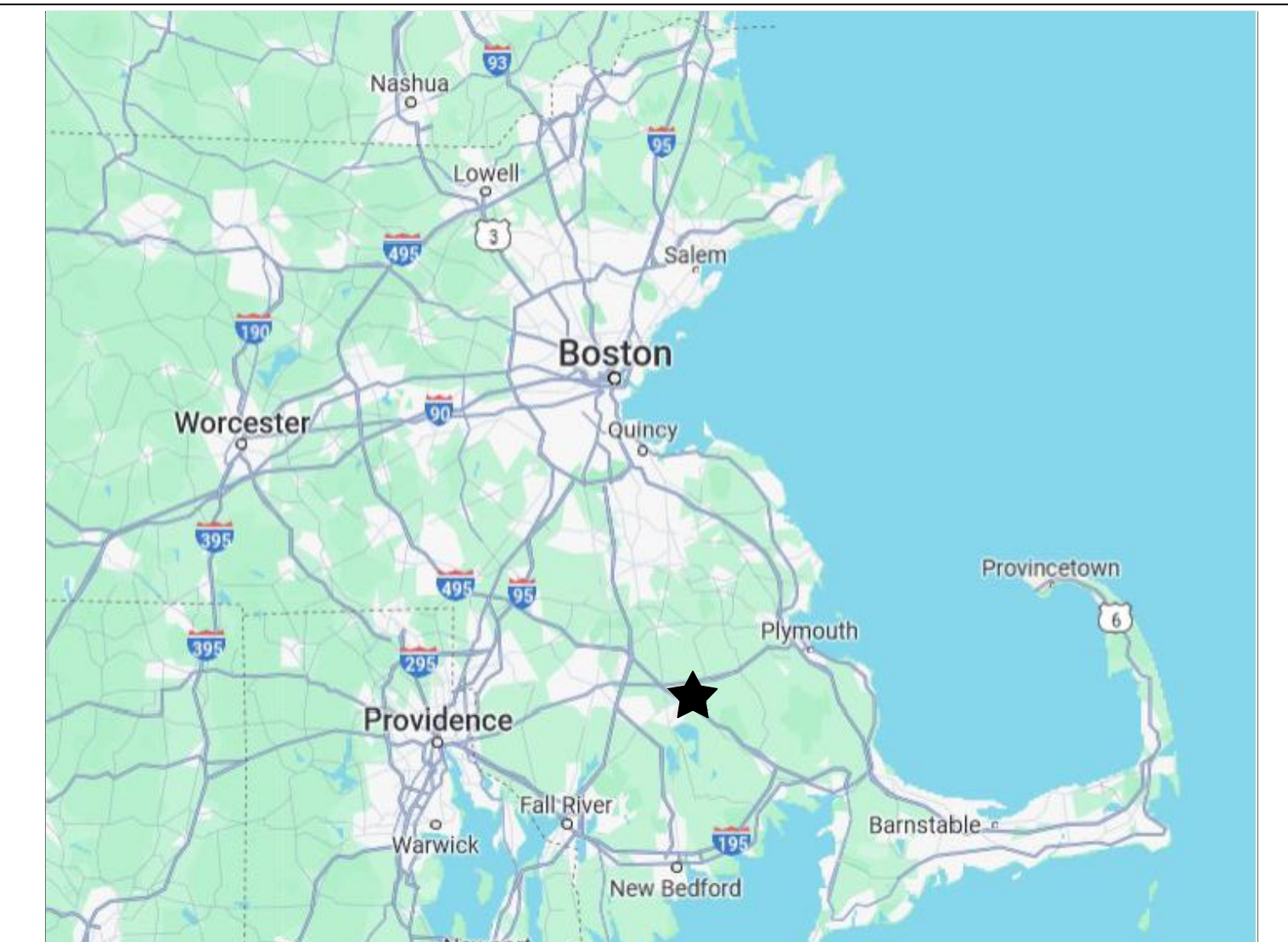
49 Union Street
Middleborough, MA 02346

February 24, 2025

ISSUED FOR CONTRACTOR BIDDING

Drawing List

A1.1	EX. CONDITIONS / NOTES
A1.2	CONCEPTUAL INSULATION PLAN

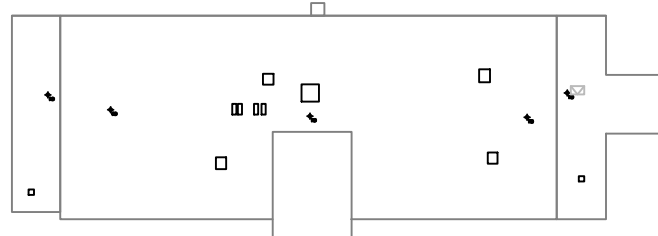
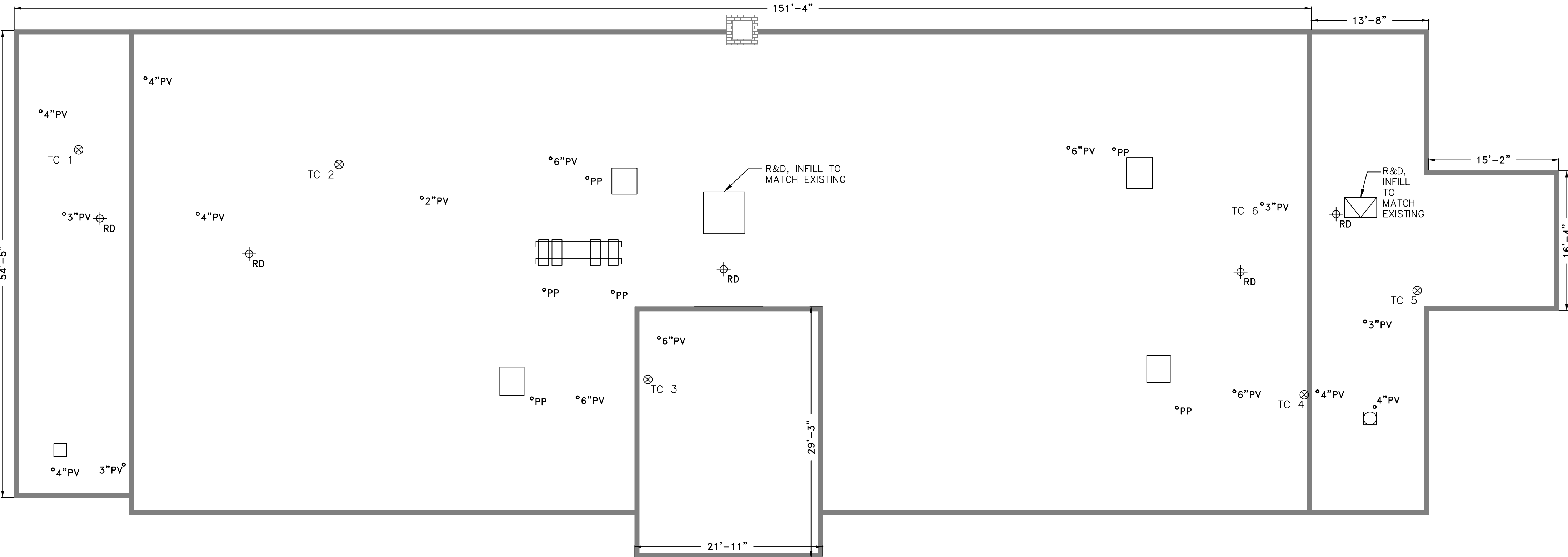


Project Location

The Client shall not reuse or make or permit to be made any modification to the drawings and specifications without the prior written authorization of the Consultant. The Client agrees to waive any claim against the Consultant arising from any unauthorized transfer, reuse or modification of the drawings and specifications.

The Client is aware that differences may exist between the electronic files delivered and the printed hard-copy construction documents. In the event of a conflict between the signed or sealed hard-copy construction documents prepared by the Consultant and electronic files, the signed or sealed hard-copy construction documents shall govern.

In addition, the Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Consultant, its officers, directors, employees and subconsultants (collectively, Consultant) against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, arising from any changes made by anyone other than the Consultant or from any transfer or reuse of the electronic files without the prior written consent of the Consultant.



LOCUS MAP

ROOF DEMOLITION NOTES

- THE CONTRACTOR SHALL ACQUIRE ALL NECESSARY BUILDING PERMITS FROM THE LOCAL MUNICIPALITY PRIOR TO COMMENCING WORK.
- CONTRACTOR TO VERIFY ROOF TOP PENETRATIONS.
- ALL EXISTING ROOFING, INSULATION, FIBERBOARD TO BE REMOVED DOWN TO THE STRUCTURAL WOOD DECK.
- CONTRACTOR TO INFILL ALL OPENINGS RESULTING FROM THE REMOVAL OF ABANDONED ROOF CURBS, PENETRATION, ETC TO MATCH EXISTING AS SPECIFIED.
- EXTEND ALL ACTIVE VENT PIPES BETWEEN 18" AND 24" ABOVE NEW ROOF SURFACE UNLESS OTHERWISE NOTED.
- ALL EXISTING ROOF TOP UNITS SHALL REMAIN ACTIVE THROUGHOUT THE PROJECT, COORDINATE INDIVIDUAL UNIT SHUT DOWNS WITH OWNER'S REPRESENTATIVE.
- TEST CUTS SHOW MUCH OF THE EXISTING ROOF ASSEMBLY IS SATURATED. ALL EXISTING ROOFING MATERIALS MUST BE REMOVED DOWN TO THE WOOD DECK AND WOOD DECK ALLOWED TO DRY PRIOR TO INSTALLING NEW ROOFING ASSEMBLY.

1	RTU EX. COND / DEMOLITION PLAN
A1.1	SCALE: 1/8" = 1'-0"

CONSTRUCTION PROJECT WORK NOTES:

- AREAS BENEATH THE ROOF SECTIONS IMPACTED BY THIS PROJECT HOUSE SENSITIVE, ONGOING OWNER OPERATIONS THAT MUST REMAIN FULLY-ACTIVE. WORK IS TO BE CONDUCTED IN A SAFE, CONTROLLED AND ORDERLY-FASHION TO ENSURE THE SAFETY OF ALL BUILDING-OCCUPANTS/STAFF. TAKE ALL MEASURES TO MINIMIZE DISTURBANCE TO BUILDING OCCUPANTS AND OPERATIONS. ANY SIGNIFICANT-DISTURBANCE OR UNSAFE-CONDITION IMPARTED-ON INTERIOR BUILDING-OCCUPANTS/OPERATIONS, WILL CAUSE THE IMMEDIATE CESSATION OF CONSTRUCTION-ACTIVITIES, UNTIL-CORRECTED.
- ACCESS TO ALL ROOF AREAS SHALL BE VIA A SINGLE/DEDICATED LOCATION, WHICH IS A CONTRACTOR SUPPLIED LADDER OR STAIR TOWER STAGING WITH A PROPOSED LOCATION ON THE WEST SIDE OF THE PROJECT AREA WITHIN THE PARKING LOT OF THE BUILDING, AS DESIGNATED BY THE OWNER, AND SUBJECT TO CHANGE. ALL OTHER LADDERS SHALL BE REMOVED AND FULLY-SECURED AT THE END OF EACH DAY, AS DIRECTED BY THE OWNER. THE CONTRACTOR SHALL UTILIZE ON-SITE STAGING AREAS, WHICH HAVE BEEN PRE-APPROVED BY THE OWNER. NO INTERIOR-ACCESS IS AVAILABLE TO THE CONTRACTOR, WITHOUT AN ESCORT FROM THE OWNER OR OWNER'S REPRESENTATIVE.
- ALL PROVIDED MEASUREMENTS, DRAWINGS, EQUIPMENT LOCATIONS, CORE-SAMPLE DATA AND OTHER SIMILAR INFORMATION IS PROVIDED AS A COURTESY TO BIDDERS. CERTAIN PIECES OF EQUIPMENT, PENETRATIONS AND/OR OTHER ITEMS MAY NOT BE FULLY/ACCURATELY-DEPICTED ON SUPPLIED DRAWINGS. EACH BIDDER IS REQUIRED TO THOROUGHLY-INSPECT THE PROJECT AND FIELD-VERIFY ALL EXISTING CONDITIONS. THE OWNER WILL NOT BE HELD RESPONSIBLE FOR A BIDDER'S FAILURE TO ADEQUATELY-ASSESS FIELD CONDITIONS, LOGISTICAL CHALLENGES OR OTHER VARIABLES WHICH AFFECT THE WORK. FIELD-VERIFY ALL DIMENSIONS, DETAILS & RELATED ITEMS, PRIOR TO BID-SUBMISSION.
- EACH CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING PORTABLE SANITARY FACILITIES (WITHIN DESIGNATED STAGING AREAS) FOR THEIR WORKFORCE THROUGHOUT THE COMPLETION OF THE WORK. SITE PORTABLE TOILETS IN LOCATIONS APPROVED BY THE OWNER.
- ALL BIDDERS ARE NOTIFIED THAT THE EXISTING ROOFING SYSTEM IS IN POOR CONDITION AND HIGHLY-SUSCEPTIBLE TO DAMAGE. ANY LEAKAGE-RELATED PROBLEMS IN THE EXISTING ROOF SYSTEMS (REGARDLESS OF SOURCE) SHALL BE REPAIRED IN A TIMELY-FASHION AND WITHOUT ADDITIONAL COST TO THE OWNER. THE ROOFING CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE EXISTING ROOFING SYSTEM IN A WATERTIGHT CONDITION FOR THE FULL DURATION OF THE WORK.
- WHENEVER OBSOLETE ROOFTOP PENETRATIONS OR OTHER SIMILAR ITEMS ARE TARGETED FOR REMOVAL FROM THE ROOF SYSTEM, THE OWNER IS RESPONSIBLE FOR PROVIDING INTERIOR PROTECTION TO PROPERTY AND BUILDING-OCCUPANTS. COORDINATE ALL SUCH ACTIVITIES AT LEAST 48 HOURS IN-ADVANCE, WITH THE OWNER'S DESIGNATED REPRESENTATIVE, SO THAT APPROPRIATE ACCESS AND STAFF CAN BE DEDICATED.
- THE UNSUPERVISED USE OF OPEN-FLAMES, TORCHES AND/OR SMOKING IS STRICTLY-FORBIDDEN THROUGHOUT THE COMPLETION OF THIS PROJECT. IF CUTTING-TORCHES OR SPARK-PRODUCING SAWS ARE REQUIRED, THE CONTRACTOR MUST NOTIFY THE OWNER (WELL IN-ADVANCE) TO OBTAIN THE NECESSARY OWNER-ISSUED PERMITS/APPROVALS FOR SUCH WORK. THE OWNER REQUIRES THE FULL-TIME SERVICES OF THE LOCAL FIRE-DEPARTMENT TO PROVIDE FIRE-PROTECTION FOR ANY HOT WORK ON THE ROOF. ANY/ALL EXPENSES FOR THESE SERVICES WILL BE CHARGED TO THE ROOFING CONTRACTOR.
- THE CONTRACTOR MUST CONTROL THEIR ACTIVITIES AT ALL TIMES. THE OWNER IS PARTICULARLY-CONCERNED ABOUT THE POSSIBILITY OF HIGH-WINDS DELIVERING DEBRIS, MATERIALS AND OTHER JOB-RELATED REFUSE TO THE GROUND AND/OR OTHER ADJACENT PROPERTIES. ERECT DEBRIS FENCING AND TAKE ALL OTHER NECESSARY STEPS TO ENSURE THAT PROJECT-RELATED DEBRIS/MATERIALS ARE NOT ALLOWED TO MIGRATE FROM THE PROJECT AREA. THE OWNER, AT ANY TIME, RESERVES THE RIGHT TO TERMINATE THE CONTRACTOR'S ACTIVITIES IF JOBSITE DEBRIS/MATERIALS ARE IMPROPERLY-SECURED. PRIOR TO COMMENCING THE WORK, THE OWNER WILL REQUIRE THE SUCCESSFUL CONTRACTOR TO PROVIDE A DETAILED DESCRIPTION OF ALL STEPS/MEASURES BEING TAKEN TO CONTROL THE JOBSITE THROUGHOUT CONSTRUCTION ACTIVITIES.
- CONTRACTOR IS REQUIRED TO EXECUTE ALL WORK IN STRICT ACCORDANCE WITH STATE, FEDERAL AND OWNER'S SAFETY REGULATIONS. OSHA COMPLIANCE IS MANDATORY THROUGHOUT ALL ASPECTS OF THE PROJECT. USE OF FALL-PROTECTION DAVITS, PERIMETER WARNING LINES AND ANY OTHER CONTROLS NEEDED TO PROTECT THE SAFETY OF WORKERS, BUILDING-OCCUPANTS AND GROUND-BASED PERSONNEL IS THE SOLE AND COMPLETE RESPONSIBILITY OF THE ROOFING CONTRACTOR. THE SUCCESSFUL CONTRACTOR WILL BE REQUIRED TO PROVIDE THE OWNER'S SAFETY OFFICER WITH A WRITTEN, SITE-SPECIFIC SAFETY-PLAN FOR REVIEW/APPROVAL, PRIOR TO COMMENCING ANY WORK.
- ALL PROJECT-RELATED DEBRIS, AS WELL AS NEW MATERIALS/SUPPLIES, ARE TO BE DELIVERED TO/FROM THE ROOF SURFACES VIA CRANE/HOISTS ALL CRANE SERVICE TO THE ROOF SURFACE WILL TAKE-PLACE FROM WITHIN THE OWNER-DESIGNATED STAGING-AREAS. THE PERIMETER OF GROUND-BASED STAGING AREA(S) IS TO BE CORDONED-OFF WITH FLAGS/CONES/BARRICADES (BY THE ROOFING CONTRACTOR) TO HELP PREVENT UNAUTHORIZED ACCESS. ROOFING CONTRACTOR WILL IMMEDIATELY CEASE CRANE/HOISTING OPERATIONS, IF UNAUTHORIZED, GROUND-BASED PERSONNEL ENTER THE VICINITY OF THE CONTRACTOR'S STAGING-AREA. IMMEDIATELY-NOTIFY THE OWNER FOR ASSISTANCE, IF ACCESS-CONTROL ISSUES ARISE.
- TAPERED INSULATION IS REQUIRED FOR PROPER DRAINAGE ACROSS THE ROOFING SURFACE. A CONCEPTUAL PLAN HAS BEEN PROVIDED. THE SUCCESSFUL ROOFING CONTRACTOR IS EXPECTED TO CONTRACT WITH A TAPERED INSULATION MANUFACTURER TO PROVIDE A FIELD-VERIFIED LAYOUT AND SHOP-DRAWING, TO ENSURE THAT FULL/COMPLETE AND PROPER DRAINAGE IS ACCOMPLISHED ACROSS ALL ROOF AREAS.
- ROOFING CONTRACTOR IS MADE AWARE THAT THIS BUILDING (AND ADJACENT AREAS) MAY CONTAIN A NUMBER OF HIGH-VELOCITY, FRESH-AIR INTAKE SOURCES LOCATED ON/NEAR THE ROOF SURFACES IMPACTED BY THIS WORK. THE OWNER MAY NOT BE ABLE TO CURTAIL SERVICE TO THESE INTAKES FOR EXTENDED PERIODS, BUT WILL ATTEMPT TO ADJUST AIR-FLOW VOLUMES AND PROVIDE ADDITIONAL FILTERING TO HELP MINIMIZE CONSTRUCTION ODORS. THE ROOFING CONTRACTOR WILL BE REQUIRED TO COORDINATE CERTAIN PORTIONS OF THE WORK WITH THE OWNER'S STAFF, AS REQ'D, TO AVOID ODOR PROBLEMS WITHIN THE BUILDING. AN EXTREMELY-ELEVATED LEVEL OF COOPERATION AND FLEXIBILITY IS EXPECTED FROM THE SUCCESSFUL ROOFING CONTRACTOR TO HELP THE OWNER AVOID AIR QUALITY / ODOR PROBLEMS.
- CONTRACTOR IS MADE-AWARE THAT THE OWNER HAS TESTED THE ROOF SYSTEM FOR THE PRESENCE OF ASBESTOS CONTAINING MATERIAL (ACM) FOR ANY ACM ENCOUNTERED, ALL REMOVAL, DISPOSAL AND HANDLING OF THESE MATERIALS IS THE RESPONSIBILITY OF THE ROOFING CONTRACTOR. ALL ACTIVITIES ASSOCIATED WITH THE REMOVAL, HANDLING AND DISPOSAL OF THESE MATERIALS IS TO BE COMPLETED IN STRICT-COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL GUIDELINES. PRIOR-TO COMMENCEMENT OF REMOVAL ACTIVITIES, CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE OWNER WITH A WRITTEN-PLAN FOR HANDLING AND DISPOSAL OF THESE MATERIALS.
- HVAC DUCTWORK / ELECTRICAL CONDUIT, ETC. ALONG THE PERIMETER OF THE FACILITY SHALL BE PROPERLY SUPPORTED, DETACHED FROM THE BUILDING, AND RE-ATTACHED TO THE BUILDING FOLLOWING INSTALLATION OF EDGE METAL / FLASHING. THE ROOFING CONTRACTOR SHALL MAINTAIN FULL FUNCTIONALITY OF THIS EQUIPMENT UNLESS SPECIFICALLY AUTHORIZED BY THE OWNER.
- THE SCOPE OF WORK IS LOCATED OVER OCCUPIED SPACES. THE CONTRACTOR IS MADE-AWARE THAT EXTREME CAUTION AND CARE IS REQUIRED WHILE PERFORMING THE REQUIRED WORK. BOTH THE PROJECT SUPERINTENDENT AND PROJECT FOREMAN WILL BE REQUIRED TO PERFORM A WALK THROUGH OF THE INTERIOR AREA PRIOR TO PROJECT COMMENCEMENT. COORDINATE WITH OWNER OR OWNERS REPRESENTATIVE.

OWNER/CONTRACTOR RESPONSIBILITIES

- GENERAL NOTE:
 - ROOFING CONTRACTOR IS RESPONSIBLE FOR ALL ITEMS ON THIS PLAN UNLESS SPECIFICALLY NOTED AS THE RESPONSIBILITY OF THE OWNER, OWNER'S IN-HOUSE STAFF, OR OWNER'S ELECTRICAL, PLUMBING, OR MECHANICAL CONTRACTOR.
- ELECTRICAL CONDUIT:
 - OWNER'S ELECTRICIAN TO MAKE SAFE ALL RTU'S, ABANDONED EQUIPMENT, AND MAKE SAFE ROOF TOP LIGHTING CIRCUITS.
 - ROOFING CONTRACTOR TO COORDINATE WITH OWNER'S ELECTRICIAN TO ENSURE ALL CIRCUITS ARE MADE SAFE PRIOR TO REMOVAL.
- PLUMBING:
 - THE ROOFING CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF THE EXISTING DRAINS AS SHOWN. COORDINATE WITH OWNER.
- INTERIOR PROTECTION:
 - OWNER TO PROVIDE INTERIOR PROTECTION UNDER ABANDONED PENETRATIONS DURING REMOVAL.
 - ROOFING CONTRACTOR TO COORDINATE WITH OWNER AND WORK IN ACCORDANCE WITH CONSTRUCTION PROJECT WORK NOTES, NOTE#1-#15 ON THIS SHEET.
- RTU DEMOLITION AND REPLACEMENT:
 - ROOFING CONTRACTOR IS RESPONSIBLE FOR REMOVING ABANDONED RTU'S/PENETRATIONS ETC AS SHOWN ON THESE PLANS. FOLLOWING REMOVAL, ROOFING CONTRACTOR IS RESPONSIBLE FOR INFILLING / INSTALLING NEW CURBS AS INDICATED ON THESE PLANS.
 - ROOFING CONTRACTOR IS RESPONSIBLE FOR REMOVING / RETROFITTING EXISTING OR INSTALLING NEW WOOD BLOCKING FOR CURB TO ACCOMMODATE EXISTING RTU'S, SEE DETAIL SHEET A1.2 PLANS FOR ADDITIONAL DETAILS.
 - ROOFING CONTRACTOR TO COORDINATE WITH OWNER OR OWNERS REPRESENTATIVE AND OWNER'S MECHANICAL CONTRACTOR THROUGHOUT THE PROJECT.

ROOF TEST CUT DATA

CORE-SAMPLE DATA: LOWER WEST ROOF, TC#1

- DECKING: WOOD ROOF DECK
- ORIG ROOF: NAILED BASE SHEET (0.3 LB/FT)
- ORIG ROOF: BUILT UP TAR & GRAVEL W/ AGGREGATE (6.0 LB/FT)
- INSULATION: 4.0" POLYISOCYANURATE INSULATION (0.9 LB/FT)
- MEMBRANE: COATED PVC - FULLY ADHERED (0.6 LB/FT)
- EX. WEIGHT 7.8 LB/FT (+/-)
- ROOF TEST CUT DATA TAKEN CIRCA 2024, TREMCO, INC.

ROOF TEST CUT DATA

CORE-SAMPLE DATA: MAIN ROOF, TC#2, TC#4

- DECKING: WOOD ROOF DECK
- ORIG ROOF: NAILED BASE SHEET (0.3 LB/FT)
- ORIG ROOF: BUILT UP TAR & GRAVEL W/ AGGREGATE (6.0 LB/FT)
- INSULATION: 4.0" POLYISOCYANURATE INSULATION (0.9 LB/FT)
- MEMBRANE: COATED PVC - FULLY ADHERED (0.6 LB/FT)
- EX. WEIGHT 7.8 LB/FT (+/-)
- ROOF TEST CUT DATA TAKEN CIRCA 2024, TREMCO, INC.

ROOF TEST CUT DATA

CORE-SAMPLE DATA: PENTHOUSE ROOF, TC#3

- DECKING: WOOD ROOF DECK
- ORIG ROOF: ADHERED BASE SHEET (0.3 LB/FT)
- ORIG ROOF: BUILT UP TAR & GRAVEL W/ AGGREGATE (6.0 LB/FT)
- INSULATION: 4.0" POLYISOCYANURATE INSULATION (0.9 LB/FT)
- MEMBRANE: COATED PVC - FULLY ADHERED (0.6 LB/FT)
- EX. WEIGHT 7.8 LB/FT (+/-)
- ROOF TEST CUT DATA TAKEN CIRCA 2024, TREMCO, INC.

ROOF TEST CUT DATA

CORE-SAMPLE DATA: LOWER EASRT ROOF, TC#5

- DECKING: WOOD ROOF DECK
- ORIG ROOF: NAILED BASE SHEET (0.3 LB/FT)
- ORIG ROOF: BUILT UP TAR & GRAVEL W/ AGGREGATE (6.0 LB/FT)
- INSULATION: 4.0" POLYISOCYANURATE INSULATION (0.9 LB/FT)
- MEMBRANE: COATED PVC - FULLY ADHERED (0.6 LB/FT)
- EX. WEIGHT 7.8 LB/FT (+/-)
- ROOF TEST CUT DATA TAKEN CIRCA 2024, TREMCO, INC.

REVISIONS

2	ISSUED FOR BIDDING	FEB 24, 2025
1	ISSUED FOR CLIENT REVIEW	AUG 23, 2024
REV	DESCRIPTION	DATE

CONSULTANTS

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LINCOLN D. LYNCH BUILDING ROOF REPLACEMENT PROJECT

49 UNION STREET
MIDDLEBOROUGH, MA 02346
PREPARED FOR

MIDDLEBOROUGH PUBLIC SCHOOLS

49 UNION STREET
MIDDLEBOROUGH, MA 02346

ROOF TOP UNITS DEMOLITION PLAN

DATE: AUG 23, 2024

SCALE: AS SHOWN

PROJECT NO.: 2024-24

CHECKED BY: GR

A1.1

