

Brooklyn Public Schools

Roof Budget and Recommendations for:

Brooklyn Elementary School

119 Gorman Road

Brooklyn, CT

Prepared for:

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Director of Facilities



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Prepared By:

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SR Products

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Portland, CT

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Executive Summary

Here is a list of observations:

PVC Sections

- The existing roof system consists of an aged unreinforced PVC roof
- Flashing are aged and brittle, wrinkles were seen in some areas
- The roof matt is extremely dirty due to debris
- Wall flashings are open in numerous areas
- Low flashing height on several of the curbs
- Replacement required in 2017

Shingled Sections

- The existing shingled roof system is well beyond its useful life
- Debris and vegetation is growing on the roof
- Missing and cracked shingles throughout
- Copper ridge cap appears to be in fair condition
- Replacement is due in 2016 or 2017

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Photo #1: View of the shingled roofs



Photo #2: Another view of the shingled roofs



Photo #3: View of the PVC roofs facing South



Photo #4: View of Roof K



Photo #5: Membrane is dirty due to debris



Photo #6: Another view of Roof K

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Photo #7: Lower roof section

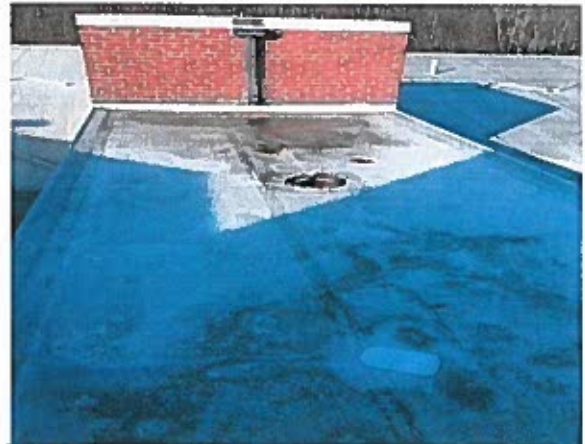


Photo #8: View of Roof B

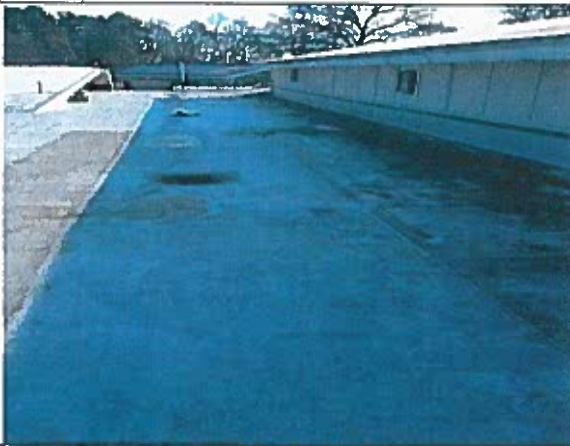


Photo #9: View of Roof E facing East



Photo #10: View of Roof A



Photo #11: Another view of the North side Roof A

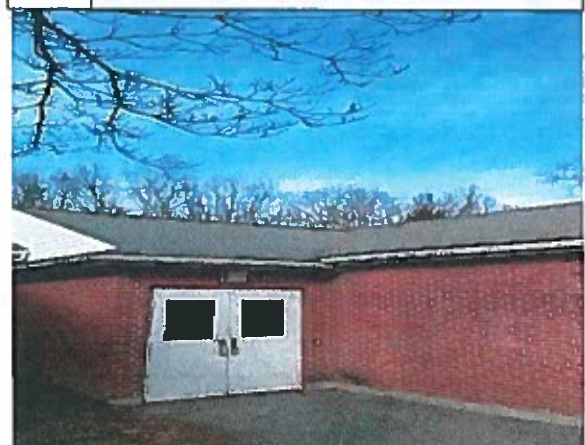


Photo #12: Another view of the Shingled roof from Ground level

Roof Analysis PVC Roof Sections

Analysis	Type	Condition	Description
Field Membrane	PVC Roofing	Poor	Deteriorated
Membrane Base Flashings	PVC flashing membrane	Poor	Aged and deteriorated
Penetration Base Flashings	PVC flashing membrane	Poor	Aged and deteriorated
Perimeter Metal	Aluminum	Fair	Recommend replacement
Drainage	Internal drains along the perimeter	Poor	20% standing water
Insulation	N/A	N/A	N/A
Deck	Gypsum and Tectum	N/A	N/A
Final Recommendation	Replacement	Failed	Failed

Roof Analysis Shingled Roof

Analysis	Type	Condition	Description
Field	shingles	Poor	Aged and deteriorated
Membrane Base Flashings	metal	Poor	Aged and deteriorated
Penetration Base Flashings	metal	Poor	Aged and deteriorated
Perimeter Metal	Copper	Fair	Recommend replacement
Drainage	Gutters / scuppers	Fair	Fair
Insulation	N/A	N/A	N/A
Deck	Wood	N/A	N/A
Final Recommendation	Replacement	Failed	Failed

Replacement Scope of Work and budgets

PVC roof areas

Replacement Scope of Work

- 1) Remove all existing roofing materials down to the structural decking, this would also include all metal flashings. Remove all rotted wood nailers along the perimeter.
- 2) Identify and repair all deficiencies in the decking as required.
- 3) Nail down a base sheet though the gypsum and tectum decks
- 4) Install ¼" tapered polyisocyanurate insulation. The average R-Value will be 33.5
- 5) Install specified roof system and associated flashings.
- 6) Install new wood nailers as required along the perimeter, install new edge metal flashings. Raise all curbs to a minimum 8" height.
- 7) Install new metal counter-flashings as specified.
- 8) Install new drains as instructed.
- 9) Install new metal edge and all other associated metal flashings.
- 10) Provide long term year warranty

Replacement Budget for all PVC Sections - Total 73,298 sq. ft.

<u>Section</u>	<u>Sq. Footage</u>	<u>Year installed</u>	<u>Budget Number</u>
Section A	14,766	1999	\$325,000
Section A-1	9,522	1995	\$210,000
Section B	442	1999	\$11,000
Section C	5,567	1990	\$123,000
Section D	1,040	1990	\$23,000
Section E	8,450	1990	\$211,000
Section G	2,256	1995	\$56,000
Section H	5,716	1995	\$126,000
Section K	11,519	1995	\$253,000
Section L	1,213	2011	\$31,000
Section M	451	2011	\$11,000
Section N	6,318	2011	\$158,000
Section O	10,306	2011	\$258,000
Sections A-1 through K		2018 Budget	\$1,013,000
Section A		2019 Budget	\$325,000
Sections L, M, N, O		2031 Budget	\$458,000



SR PRODUCTS
CUSTOMER SATISFACTION SINCE 1900

Shingled Roofs

Replacement Scope of Work (Sections I and J)

- 1) Remove all existing shingles and underlayment down to the structural wood decking
- 2) Identify and repair all deficiencies in the wood decking as required.
- 3) Install ice and water shield according to manufacturers recommendations.
- 4) Install specified shingles according to manufacturers recommendations
- 5) Install new valleys and ridges
- 6) Provide long term year warranty

Replacement Budget \$45,500

Repair Scope of Work (Not to exceed amount)

PVC Roofs

- 1) Repairs all openings in flashings
- 2) Repair all open seams
- 3) Clear all debris

NTE - \$2500.00

Brooklyn Middle School Roof Budget



Roof installed in 1995

Roof system consists of a built-up roof with gravel

Approximately 86,880 sq. ft.

Replacement budget \$2,172,000

SR Products Roof Services

Listed below is a summary of the services SR Products provide.

There is no charge for the following services, providing SR Products are used on the project

- Evaluate current conditions
- Recommend solutions
- Budget estimating
- Solution selection
- Assist with specification and detail development
- Assist with pre-bid and preconstruction meeting
- Bids submitted and reviewed
- Provide daily progress inspections reports with photographs
- Conduct final inspection
- Issue long term warranty