



Centennial Town Houses West Roof Replacement

Attachment A

SCOPE OF WORK (SOW):

- Remove and replace roofing system removal and replace gutters on each of the Buildings identified on Attachment A1 of this solicitation.
- The intent of this bid is to provide a roof system for the buildings that will be warranted by one roofing manufacturer. The basis of design is included to establish a base line for the roof system requirements.
- Remove existing asphalt shingles, membranes, underlayment and flashing down to existing deck. Inspect the structure for any rotted sheathing or materials inadequate for nailing roof covering materials; notify Property Foreman or Project Manager before any sheeting replacement, if termite or other wood destroying insect activity is noticed please notify the Property manager so treatment can be scheduled.
- Sheeting to be CDX plywood $\frac{1}{2}$ " 4 ply or 1" X 6" lumber to match existing, this item is an allowance; contractor shall include two hundred eighty eight (288) square feet of sheeting replacement in bid (labor and materials replacement) **PER BUILDING**.
- Re-nail and secure existing decking as necessary.
- Install new roofing underlayment with GAF StormGuard Film-Surfaced Leak Barrier, peel and stick or equal.
- Install new roofing shingles with GAF Timberline HD 30 year architectural grade shingles or equal, the color to be Hickory or selected by project manager.
- Roofing low slope areas pitch (slope) of less than 3:12 are considered low-slope roofs use GAF workhorse SBS granulated surfaced modified bitumen membrane or equivalent, cold applied, color to match shingles.
- Remove all eave drip / drip edge and replace with FHA approved white aluminum eave drip / drip edge.
- Replace all vent stack boots with lead type, gutters and down spouts, repair all loose aluminum fascia as part of this contract.
- Any rotten wood, plywood decking, fascia or eves, the contractor shall provide with new all materials required by code.
- Remove existing gutter and down spout system and Install all new white gutters and downspouts with new concrete splash blocks.
- For additional sheeting and board replacement contractor will supply labor and material cost break down for liner foot of 1x4, 1x6, 2x4, 2x6 and 4x8 Sheeting replacements labor and materials with bid.



- Refer to attached detail drawing A2 and A3 for specific details and information.
- Magnetic sweep yard to remove any nails upon completion of installation.