

Stafford Elementary School

212 Louisiana Avenue

Bristol, CT 06010

Ms. Kristin Irvine, Principal

(860) 584-7824

**Re: Stafford Elementary School Roof Replacement
Education Specification****1. RATIONALE:**

Stafford Elementary School last replaced its roof in 1986. Over the last several years there have been many leaks and patches to the roof that have proven to become a significant expense to maintain.

The Bristol Board of Education is seeking to replace 61,000 sq. ft. ballasted membrane roof at Stafford Elementary School located at 212 Louisiana Avenue.

2. LONG-RANGE PLAN

As part of the 10 Year Capital Improvement Plan, the aged roofs on the City of Bristol public buildings are being replaced. Due to the age of this roof, and the many patches and repairs in the past, the roof is at the end of its life cycle. The roof replacement shall be based on a complete roof system as provided primarily by a single manufacturer, with a minimum 30-year warranty for said roof. Additionally, the roof replacement shall include upgrades to or replacement of roof drain assemblies, skylights, roof hatches, railings, repair of masonry on the roof, and other mechanical upgrades as necessary. The project shall also include an active photo voltaic system with panels and inverter. The size to be determined in the schematic design phase.

3. THE PROJECT

- Removal of existing ballasted membrane roof system down to the roof deck
- Deck repairs and or replacement of 1000 +/- s.f. of roof area
- Installation of tapered insulation @ ¼"/ft. with a min. of 2" at low points
- Replacing all existing roof drains with new and installation of additional primary roof drains and associated plumbing
- Installation of all new secondary roof drains and associated plumbing
- Installation of new flashing and roof edge metal

- Replacing all existing skylights with new energy efficient units
- Installation of new and/or replacement of existing roof hatches and ladders with new
- Installation fall protection railing where required
- Disconnecting all existing roof mounted MEP equipment, raising equipment curbs as required for new ¼"/ft. tapered insulation and remounting/re-connecting all existing MEP equipment
- Mechanical roof fans and some HVAC equipment may be replaced as required.
- Extending all plumbing vent stacks as required to meet code
- Re-pointing of masonry at chimneys
- Replacing chimney caps where needed
- The current school includes grades K-5 and houses various classrooms, a gym, cafeteria, art rooms, music rooms, administration offices, supply spaces and storage, and boiler room.
- The project shall also include an active photovoltaic system with panels and inverter.
- No FF&E will be affected

4. BUILDING SYSTEMS

- Security: N/A
- Public Address: N/A
- Technology: N/A
- Phone Systems: N/A
- Clocks: N/A

5. INTERIOR BUILDING ENVIRONMENT

- Acoustics: Ceilings – If ceiling tiles are damaged due to water leaking through the roof, they shall be replaced as part of the project. If water marks are on the walls, they shall be repainted.
- Lighting: N/A

- HVAC: Some rooftop units will be replaced to allow coordination of curbing and flashing. Others will be raised to accommodate new curbing
- Plumbing: Roof drains and piping will be added to accommodate the code
- Windows and Doors: N/A

6. SITE DEVELOPMENT

- Site Acquisitions: N/A
- Parking: N/A
- Drives: N/A
- Walkways: N/A
- Landscaping: N/A
- Site Improvements: N/A

7. COMMUNITY USES

Stafford Elementary School is used by our community during, before and after school hours, and on some weekends year round. The uses include but are not limited to the following:

- PTO
- After School Activities
- Summer Programs

Various and sometimes multiple areas are used for these functions.