

ROOF REPAIRS AT NEW CASTLE COUNTY COURTHOUSE

500 N. KING STREET

WILMINGTON, DELAWARE

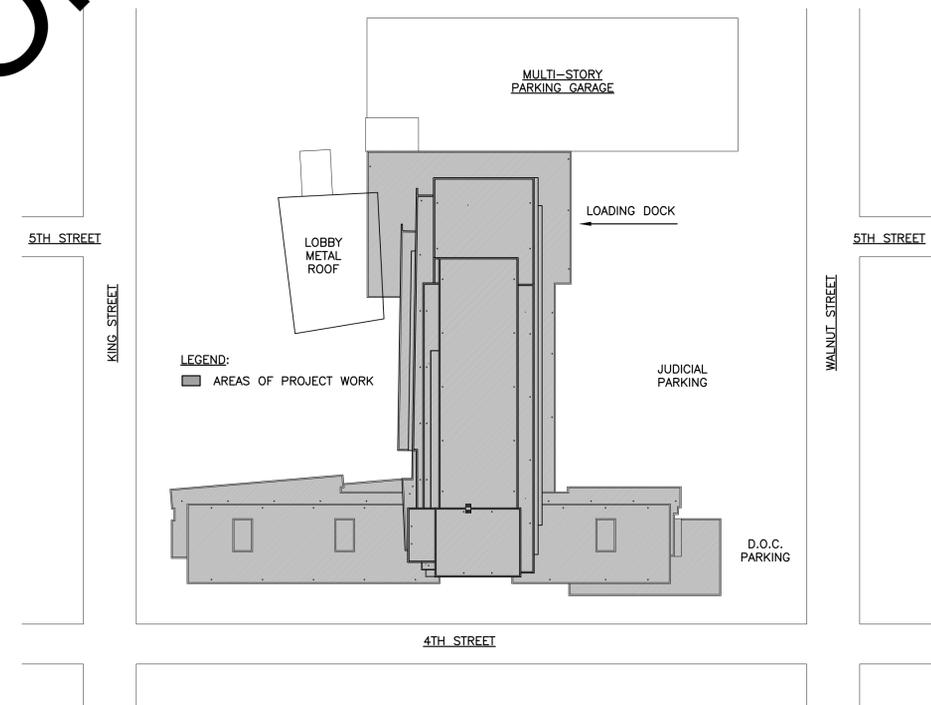
(PHASE TWO)

OMB/DIVISION OF FACILITIES

MANAGEMENT CONTRACT NO. MC1002000117



CANNOT BE USED FOR BIDDING

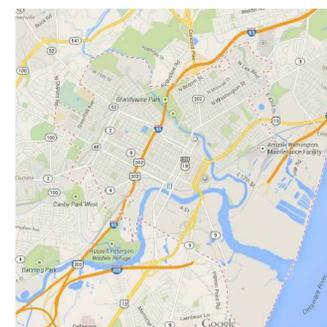


- DRAWING LIST**
 A000 COVER SHEET
 A100 ROOF PLAN
 A101 EXISTING ROOF CONDITION PHOTOGRAPHS

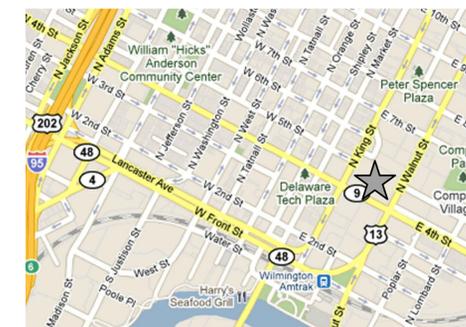
PHASE 2 PLAN



AREA MAP
(NEW CASTLE COUNTY)



VICINITY MAP
(WILMINGTON)



LOCATION MAP
(500 N. KING STREET)

COOPERSON ASSOCIATES
 1504 NORTH FRENCH STREET
 WILMINGTON, DE 19801
 TEL: 302-655-1105
 FAX: 302-655-1139

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Seal:

The professional services of the architect are undertaken for and are performed in the interest of the Client listed below. No contractual obligation is assumed by the architect for the benefit of any other person involved in the project.

Notes / Legend

REVISED FOR REBID			10/31/14
Revision:	By:	Appd:	Date:
FINAL REVIEW SET			06/23/14
30% PROGRESS SET			05/02/14
Issued:	By:	Appd:	Date:

Client:
State of Delaware
 Office of Management & Budget
 540 S. DuPont Highway, Suite 1
 Dover, Delaware

Project:
 Roof Repairs at
 New Castle County Courthouse (Phase 2)
 OMB/DFM No. MC1002000117
 500 N. King Street
 Wilmington, Delaware

Drawing Title:
COVER SHEET

Project No: 13032	Drawing No. A000
Scale: AS NOTED	
Drawn By: RS	
Drawing Date: 04-01-14	

LIGHTNING ARRESTOR SYSTEM NOTE:

- ALL LOOSE OR BROKEN LIGHTNING ARRESTOR RODS SHALL BE REPAIRED BY THE STATE OF DELAWARE'S LIGHTNING ARRESTOR SYSTEM PROVIDER.
- REMOVAL AND REPLACEMENT OF LIGHTNING ARRESTOR SYSTEM COMPONENTS AS REQUIRED TO FACILITATE THE ROOFING CONTRACT WORK SHALL BE BY THE STATE OF DELAWARE'S LIGHTNING ARRESTOR SYSTEM PROVIDER.
- WARRANTY AND CERTIFICATION OF THE LIGHTNING ARRESTOR SYSTEM UPON COMPLETION OF ALL WORK SHALL BE BY THE STATE OF DELAWARE'S LIGHTNING ARRESTOR SYSTEM PROVIDER.

INSULATION NOTE:

- INSULATION THICKNESSES NOTED FOR THE VARIOUS ROOF AREAS ARE BASED UPON SAMPLE ROOF CORES TAKEN BY PRSI DURING THE INITIAL SURVEY. INSULATION THICKNESSES MAY VARY DEPENDING UPON WHETHER THE STRUCTURAL DECKS HAVE BUILT IN SLOPE, OR IF ROOF SLOPES WERE ACHIEVED BY USING A COMBINATION OF FLAT AND TAPERED INSULATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF THE INSULATION THICKNESSES AT ALL LOCATIONS OF THE ROOF AREAS.

CORE INFORMATION:

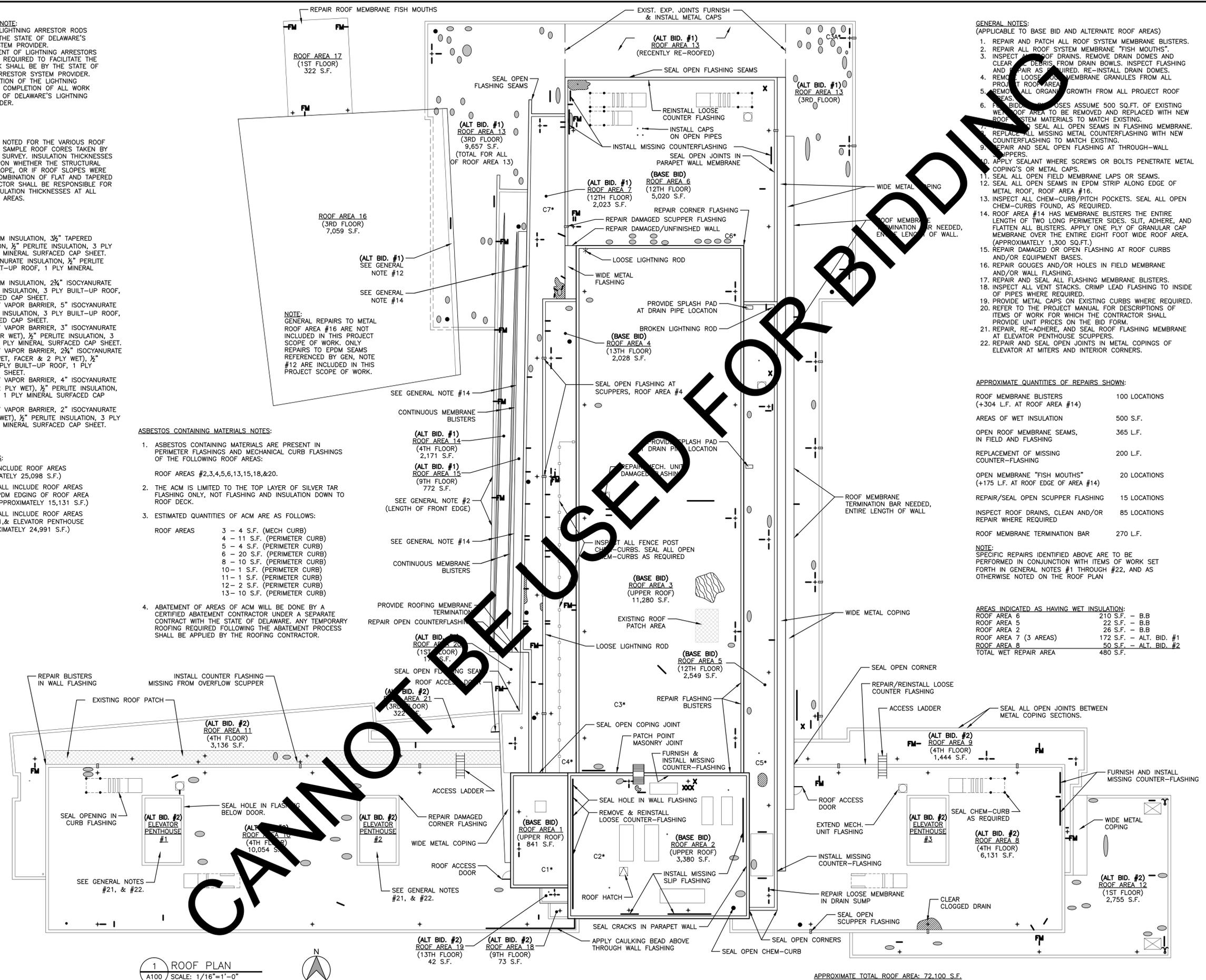
- *C1 - METAL DECK, 3/8" GYPSUM INSULATION, 3/8" TAPERED ISOCYANURATE INSULATION, 1/2" PERLITE INSULATION, 3 PLY BUILT-UP ROOF, 1 PLY MINERAL SURFACED CAP SHEET.
- *C2 - METAL DECK, 6" ISOCYANURATE INSULATION, 1/2" PERLITE INSULATION, 3 PLY BUILT-UP ROOF, 1 PLY MINERAL SURFACED CAP SHEET.
- *C3 - METAL DECK, 3/8" GYPSUM INSULATION, 2 3/4" ISOCYANURATE INSULATION, 1/2" PERLITE INSULATION, 3 PLY BUILT-UP ROOF, 1 PLY MINERAL SURFACED CAP SHEET.
- *C3A - CONCRETE DECK, 2 PLY VAPOR BARRIER, 5" ISOCYANURATE INSULATION, 1/2" PERLITE INSULATION, 3 PLY BUILT-UP ROOF, 1 PLY MINERAL SURFACED CAP SHEET.
- *C4 - CONCRETE DECK, 2 PLY VAPOR BARRIER, 3" ISOCYANURATE INSULATION (BOTT. FACER WET), 1/2" PERLITE INSULATION, 3 PLY BUILT-UP ROOF, 1 PLY MINERAL SURFACED CAP SHEET.
- *C5 - CONCRETE DECK, 2 PLY VAPOR BARRIER, 2 3/4" ISOCYANURATE INSULATION (BOTT. 1/2" WET, FACER & 2 PLY WET), 1/2" PERLITE INSULATION, 3 PLY BUILT-UP ROOF, 1 PLY MINERAL SURFACED CAP SHEET.
- *C6 - CONCRETE DECK, 2 PLY VAPOR BARRIER, 4" ISOCYANURATE INSULATION (FACER & 2 PLY WET), 1/2" PERLITE INSULATION, 3 PLY BUILT-UP ROOF, 1 PLY MINERAL SURFACED CAP SHEET.
- *C7 - CONCRETE DECK, 2 PLY VAPOR BARRIER, 2" ISOCYANURATE INSULATION (LOWER 1/2" WET), 1/2" PERLITE INSULATION, 3 PLY BUILT-UP ROOF, 1 PLY MINERAL SURFACED CAP SHEET.

BASE BID & ALTERNATE NOTES:

- BASE BID WORK SHALL INCLUDE ROOF AREAS #1,2,3,4,5,&6 (APPROXIMATELY 25,098 S.F.)
- ALTERNATE #1 WORK SHALL INCLUDE ROOF AREAS #7,13,14,15,17,& THE EPDM EDGING OF ROOF AREA #16 (GEN. NOTE 12). (APPROXIMATELY 15,131 S.F.)
- ALTERNATE #2 WORK SHALL INCLUDE ROOF AREAS #8,9,10,11,12,18,19,20,21,& ELEVATOR PENTHOUSE ROOFS #1,2,&3. (APPROXIMATELY 24,991 S.F.)

ASBESTOS CONTAINING MATERIALS NOTES:

- ASBESTOS CONTAINING MATERIALS ARE PRESENT IN PERIMETER FLASHINGS AND MECHANICAL CURB FLASHINGS OF THE FOLLOWING ROOF AREAS:
ROOF AREAS #2,3,4,5,6,13,15,18,&20.
- THE ACM IS LIMITED TO THE TOP LAYER OF SILVER TAR FLASHING ONLY, NOT FLASHING AND INSULATION DOWN TO ROOF DECK.
- ESTIMATED QUANTITIES OF ACM ARE AS FOLLOWS:
ROOF AREAS 3 - 4 S.F. (MECH CURB)
4 - 11 S.F. (PERIMETER CURB)
5 - 4 S.F. (PERIMETER CURB)
6 - 20 S.F. (PERIMETER CURB)
8 - 10 S.F. (PERIMETER CURB)
10 - 1 S.F. (PERIMETER CURB)
11 - 1 S.F. (PERIMETER CURB)
12 - 2 S.F. (PERIMETER CURB)
13 - 10 S.F. (PERIMETER CURB)
- ABATEMENT OF AREAS OF ACM WILL BE DONE BY A CERTIFIED ABATEMENT CONTRACTOR UNDER A SEPARATE CONTRACT WITH THE STATE OF DELAWARE. ANY TEMPORARY ROOFING REQUIRED FOLLOWING THE ABATEMENT PROCESS SHALL BE APPLIED BY THE ROOFING CONTRACTOR.



GENERAL NOTES:
(APPLICABLE TO BASE BID AND ALTERNATE ROOF AREAS)

- REPAIR AND PATCH ALL ROOF SYSTEM MEMBRANE BLISTERS.
- REPAIR ALL ROOF SYSTEM MEMBRANE "FISH MOUTHS".
- INSPECT ALL ROOF DRAINS. REMOVE DRAIN DOMES AND CLEAR ALL DEBRIS FROM DRAIN BOWLS. INSPECT FLASHING AND REPAIR AS REQUIRED. RE-INSTALL DRAIN DOMES.
- REMOVE LOOSE ROOF MEMBRANE GRANULES FROM ALL PROJECT ROOF AREAS.
- REMOVE ALL ORGANIC GROWTH FROM ALL PROJECT ROOF AREAS.
- PROJECT ROOF AREAS ASSUME 500 SQ.FT. OF EXISTING WEATHER SYSTEM MATERIALS TO BE REMOVED AND REPLACED WITH NEW WEATHER SYSTEM MATERIALS TO MATCH EXISTING.
- REPLACE ALL MISSING OPEN SEAMS IN FLASHING MEMBRANE. REPAIR ALL MISSING METAL COUNTERFLASHING WITH NEW COUNTERFLASHING TO MATCH EXISTING.
- REPAIR AND SEAL OPEN FLASHING AT THROUGH-WALL SCUPPERS.
- APPLY SEALANT WHERE SCREWS OR BOLTS PENETRATE METAL COPINGS OR METAL CAPS.
- SEAL ALL OPEN FIELD MEMBRANE LAPS OR SEAMS.
- SEAL ALL OPEN SEAMS IN EPDM STRIP ALONG EDGE OF METAL ROOF, ROOF AREA #16.
- INSPECT ALL CHEM-CURB/PITCH POCKETS. SEAL ALL OPEN CHEM-CURBS FOUND, AS REQUIRED.
- ROOF AREA #14 HAS MEMBRANE BLISTERS THE ENTIRE LENGTH OF TWO LONG PERIMETER SIDES. SLIT, ADHERE, AND FLATTEN ALL BLISTERS. APPLY ONE PLY OF GRANULAR CAP MEMBRANE OVER THE ENTIRE EIGHT FOOT WIDE ROOF AREA. (APPROXIMATELY 1,300 SQ.FT.)
- REPAIR DAMAGED OR OPEN FLASHING AT ROOF CURBS AND/OR EQUIPMENT BASES.
- REPAIR GOUGES AND/OR HOLES IN FIELD MEMBRANE AND/OR WALL FLASHING.
- REPAIR AND SEAL ALL FLASHING MEMBRANE BLISTERS.
- INSPECT ALL VENT STACKS. CRIMP LEAD FLASHING TO INSIDE OF PIPES WHERE REQUIRED.
- PROVIDE METAL CAPS ON EXISTING CURBS WHERE REQUIRED.
- REFER TO THE PROJECT MANUAL FOR DESCRIPTIONS OF ITEMS OF WORK FOR WHICH THE CONTRACTOR SHALL PROVIDE UNIT PRICES ON THE BID FORM.
- REPAIR, RE-ADHERE, AND SEAL ROOF FLASHING MEMBRANE AT ELEVATOR PENTHOUSE SCUPPERS.
- REPAIR AND SEAL OPEN JOINTS IN METAL COPINGS OF ELEVATOR AT MITERS AND INTERIOR CORNERS.

APPROXIMATE QUANTITIES OF REPAIRS SHOWN:

ROOF MEMBRANE BLISTERS (+304 L.F. AT ROOF AREA #14)	100 LOCATIONS
AREAS OF WET INSULATION	500 S.F.
OPEN ROOF MEMBRANE SEAMS, IN FIELD AND FLASHING	365 L.F.
REPLACEMENT OF MISSING COUNTER-FLASHING	200 L.F.
OPEN MEMBRANE "FISH MOUTHS" (+175 L.F. AT ROOF EDGE OF AREA #14)	20 LOCATIONS
REPAIR/SEAL OPEN SCUPPER FLASHING	15 LOCATIONS
INSPECT ROOF DRAINS, CLEAN AND/OR REPAIR WHERE REQUIRED	85 LOCATIONS
ROOF MEMBRANE TERMINATION BAR	270 L.F.

NOTE:
SPECIFIC REPAIRS IDENTIFIED ABOVE ARE TO BE PERFORMED IN CONJUNCTION WITH ITEMS OF WORK SET FORTH IN GENERAL NOTES #1 THROUGH #22, AND AS OTHERWISE NOTED ON THE ROOF PLAN

AREAS INDICATED AS HAVING WET INSULATION:

ROOF AREA 6	210 S.F.	- B.B
ROOF AREA 5	22 S.F.	- B.B
ROOF AREA 2	26 S.F.	- B.B
ROOF AREA 7 (3 AREAS)	172 S.F.	- ALT. BID. #1
ROOF AREA 8	50 S.F.	- ALT. BID. #2
TOTAL WET REPAIR AREA	480 S.F.	

1 ROOF PLAN
A100 SCALE: 1/16"=1'-0"



APPROXIMATE TOTAL ROOF AREA: 72,100 S.F.



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Notes / Legend
LEGEND:
[Symbol] - WET ROOF (REMOVE & REPLACE)
[Symbol] - BLISTER
[Symbol] - OPEN MEMBRANE LAP OR MEMBRANE WRINKLE
[Symbol] - GOUGE OR HOLE
[Symbol] - SCUPPER
[Symbol] - CHEMCURB/PITCH POCKET
[Symbol] - FISHMOUTH
[Symbol] - VEGETATION
[Symbol] - PONDING
[Symbol] - REPAIR PATCHING
[Symbol] - ROOF DRAIN
[Symbol] - STACK

REVISION FOR REBID		10/31/14
Revision:	By:	Appd. Date:
FINAL REVIEW SET		06/23/14
30% PROGRESS SET		05/02/14
Issued:	By:	Appd. Date:

Client:
State of Delaware
Office of Management & Budget
540 S. DuPont Highway, Suite 1
Dover, Delaware

Project:
Roof Repairs at
New Castle County Courthouse (Phase 2)
OMB/DFM No. MC1002000117
500 N. King Street
Wilmington, Delaware

Drawing Title: ROOF PLAN	
Project No: 13032	Drawing No. A100
Scale: AS NOTED	
Drawn By: RS	
Drawing Date: 04-01-14	

