

RENOVATIONS
TO
HIGGINS SCHOOL

BUILDING SPACE ANALYSIS FOR SCHEMATIC PLANNING

Gross Square Footage Per Floor:

10,650 s.f.
x 3 floors
31,968 s.f.

Usable Square Footage Per Floor:

(less: Vertical & Horizontal Circulation
Corridor Bearing Walls
Restroom
Mechanical & Electrical Rooms)

Ground Floor: 6759 s.f.
Main Floor: 7630 s.f.
2nd Floor: 7630 s.f.
TOTAL FOR BLDG: 22,019 s.f.

TOTAL USABLE SQ. FT. FOR BUILDING: 22,019 s.f.

TOTAL DEPARTMENTAL REQUIREMENTS: 21,791 s.f.

Surplus: 228 s.f.

Roofing**Sheet Metal****Preventative Maintenance**

December 28, 2006

Mr. Jack Kazmarski
Director of Public Works
Town of Enfield, CT
40 Moody Rd.
Enfield, CT 06082

Re: Roof at old Higgins School

Dear Mr. Kazmarski,

I present this report and recommendations at the request of Mr. Dave Tuttle, Public Works Supervisor. Please review and comment.

Existing Condition:

There is a coal tar pitch built up roof applied over a matched plank wood deck. There is some rot visible on the decking from inside. These areas will have to be removed, the decking repaired, additional roof material added to the height of the existing roof before a new roof can be applied over the top. This cost can be budgeted at approximately \$10,000.00 The roof is 10,800 sf. The flashings on walls & curbs is 20,000 sf.

Suggested Approach:

Remove all loose gravel by mechanical means. Install a new fully adhered EPDM roof system with a 15 year Manufacturer's Labor and Material Warranty. There is asbestos in the wall flashings. The wall flashings will have to be removed before a new roof can be installed. I am attaching a specification for your use (I am not a certified Design Professional) and consideration. Budget cost: \$70,000.00 to \$80,000.00.

Opinion:

The building is a good candidate for the application of another roof over the existing roof. This saves a lot of time and money by not having to remove the entire roof system.

If you have questions, please call me at my office.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'Norman J. Smith', is written over a faint, larger version of the same signature.

Norman J. Smith, Executive Vice President
NORCONN SERVICES CO., INC.

RO. Box 885 • Enfield, CT 06083 • Tel (860) 763-4091 • Fax (860) 749-2151

Roofing

Sheet Metal

Preventative Maintenance



SUGGESTED APPROACH FOR
OLD HIGGINS SCHOOL

- Vacuum all loose gravel from roof by mechanical means.
- Remove all wall flashings and dispose of by approved and accepted disposal method [the walls contain asbestos cement and a roofing contractor can remove the flashings, put the debris into double thick bags, take them to a certified disposal site and receive proper documentation of proper disposal].
- Install Johns-Manville Invinse board on the masonry walls to cover deficiencies.
- Remove fiberglass curb top on unused curb. Frame as necessary, install 5/8" plywood and roof & flash with EPDM.
- Install a 1/2" fiberboard recover board over the prepared roof surface.
- Install a fully adhered .060 non-reinforced Johns-Manville EPDM roof system with a manufacturer's 15 year warranty.
- Install .060 EPDM to prepared walls.
- Install [2] new RAC drain inserts into existing drains.

EXCLUSIONS:

- [2] low roofs not included.
- No permits included.
- No taxes included.
- Prevailing wage rates NOT considered in this letter.

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