

Rotted Wood, Wet Insulation, and Vapor Barrier Breakdown Chart, Castle Rock Rec Center

Area on satellite image	Description	New Roofing In Current	Sq Ft of Field Area	LF Rake or Gable	LF Eave	R&R VB, Field ISO & OSB w/ Std Vapor Barrier	Upgrade Vapor Barrier to Self Adhering	R&R Metal Roofing & Underlay-	R&R Rake Plywood	Add R-19 Batt Insul in Rakes	R&R Eave Plywood	Add R-19 Batt Insul in Eaves	Seal Eave of Metal Deck	Seal Rake of Metal Deck	Upgrade felt to Ice & Water Shield	Upgrade Ice & water Shield	Upgrade Rake felt to Ice & water Shield	New Insul & TPO to Match
Detailed Scope Description Below:																		
A	Pool Equipment	Yes	477	3	21	\$ 4,770.00	\$ 238.50	N/A	\$ 19.50	\$ 42.00	\$ 273.00	\$ 588.00	\$ 126.00	\$ 18.00	\$ 238.50	\$ 4.50	\$ 63.00	N/A
B	Pool NW Corner	Yes	707	37	26	\$ 7,070.00	\$ 353.50	N/A	\$ 240.50	\$ 518.00	\$ 338.00	\$ 728.00	\$ 156.00	\$ 222.00	\$ 353.50	\$ 55.50	\$ 78.00	N/A
C	Pool Main South	No	6,828	104	0	\$ 68,280.00	\$ 3,414.00	\$ 64,866.00	\$ 676.00	\$ 1,456.00	\$ -	\$ -	\$ -	\$ 624.00	\$ 3,414.00	\$ 156.00	\$ -	N/A
D	Pool Main North	Yes	422	11	65	\$ 4,220.00	\$ 211.00	N/A	\$ 71.50	\$ 154.00	\$ 845.00	\$ 1,820.00	\$ 390.00	\$ 66.00	\$ 211.00	\$ 16.50	\$ 195.00	N/A
E	Lobby by Pool	Yes	4,481	30	18	\$ 44,810.00	\$ 2,240.50	N/A	\$ 195.00	\$ 420.00	\$ 234.00	\$ 504.00	\$ 108.00	\$ 180.00	\$ 2,240.50	\$ 45.00	\$ 54.00	N/A
F	East of TPO Pool	Yes	807	0	0	\$ 8,070.00	\$ 403.50	N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
G	N Corner Laundry	Yes	6	0	0	\$ 60.00	\$ 3.00	N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
H	Soffit Inter @ Gym	Yes	25	0	0	\$ 250.00	\$ 12.50	N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
I	Valley at HVAC	Yes	24	0	0	\$ 240.00	\$ 12.00	N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
J	3' TPO Strip at Btm	No	192	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$ 1,536.00
K	6' TPO Strip at Btm	No	384	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$ 3,072.00
Dated: 3/22/2016		Totals	13,777	185	130	\$ 137,770.00	\$ 6,888.50	\$ 64,866.00	\$ 1,202.50	\$ 2,590.00	\$ 1,690.00	\$ 3,640.00	\$ 780.00	\$ 1,110.00	\$ 6,457.50	\$ 277.50	\$ 390.00	
Discount if all areas of existing wet ISO & rotted decking are replaced =						\$ 13,777.00	This is a Volume discount for truck load quantities											

Recommend adding the following clamp-on bar style slide stops to protect the pipes and stands below:

At Bottom of middle of south facing roof upslope of large RTU:	Single Row Bar	35	LF	\$ 700.00
At Bottom of middle of south facing roof upslope of large RTU:	2 Rows of Bar	70	LF	\$ 1,400.00
At Bottom of east edge of south facing roof upslope of concrete paver area:	Single Row Bar	26	LF	\$ 520.00
At Bottom of east edge of south facing roof upslope of concrete paver area:	2 Rows of Bar	52	LF	\$ 1,040.00

Detailed Scope of work Descriptions

AA	Remove the existing wet OSB/ISO, vapor barrier, and edge nailers. Install new 6 Mil polyethylene vapor barrier with seams sealed, new 7/16" OSB laminated to 3.5" Polyisocyanate insulation and nailers
BB	Upgrades new 6 Mil polyethylene vapor barrier that is included in AA to self adhering vapor barrier recommended in consultant report.
CC	Remove the existing metal roofing on the south facing pool roof and installs new standing seam metal roofing and felt underlayment (required if the OSB & Iso below is to be replaced
DD	Remove existing Rake plywood and nailer. Install new CDX plywood and treated 2x8 nailer w/ CDX plywood spacers, drip edge at bottom to be removed and reinstalled
EE	Adds R-19 Batt insulation in rake areas
FF	Remove existing Eave plywood. Install new CDX plywood, drip edge to be removed and reinstalled
GG	Adds R-19 Batt insulation in eave areas
HH	Adds strip of Ice & Water shield at Eave edges of the field that wraps down over the edge and seals to the felt or Ice and water shield on the eave - not needed if upgraded vapor barrier or Ice & water shield is added
II	Adds strip of Ice & Water shield at Rake edges of the field that wraps down over the edge and seals to the felt or Ice and water shield on the Rake - not needed if upgraded vapor barrier or Ice & water shield is added This is recommended twice - at both the vapor barrier level and the felt level unless the upgrades to the self adhering vapor barrier and/or Ice & water shield is also added.
JJ	Upgrades the included synthetic felt in the rake that is in the base bid to high temperature Ice & water shield in the field areas
KK	Upgrades the included synthetic felt in the rake that is in the base bid to high temperature Ice & water shield in the rake areas
LL	Upgrades the included synthetic felt in the eave that is in the base bid to high temperature Ice & water shield in the eave areas
MM	Remove the existing TPO insulation and roofing to the metal deck below. Install new full depth polyisocyanate and new TPO welded to existing TPO and run up and under the standing seam roof as required

Note that Area E includes the full slope of that area to ensure that all wet insulation and OSB is replaced and so that there is not a depth difference between the new and old OSB/ISO that may show through the new metal roofing

Note that this replaces the already approved Change Order that was for \$7,728.00, and note that the price per SF of replacing the field area of ISO & OSB is \$10/SF verses the \$11/SF in the previous CO because of volume discount

To meet the full consultant recommended scopes for all of the areas select the following scopes: AA, BB, CC, DD, EE, FF, JJ, KK, LL, and the 6' width of scope MM. Add in the discount for all areas of ISO/OSB.

And, add the double row of snow slide stop. The total add for all of this totals: \$ 215,971.00