

## Educational Specification for McAlister Intermediate School

Project: Roof Replacement, McAlister Intermediate School.  
260 Mountain Road, Suffield, Connecticut 06078

### 1. RATIONALE:

The long-range plan for the district shows the McAlister Intermediate School calling for a partial replacement of the indicated roofing sections at the school encompassing approximately 26,182 s.f. of the total roof s.f. of 49,317. The last roof replacement project in these areas was performed in 1994 rendering the roofs 24 years old, clearly meeting/exceeding their life expectancy. There are numerous areas of current leaking roofs, as reported by Maintenance personnel, and it appears that numerous ongoing repairs are being continuously performed. Extensive interior and deck damage could be caused if the roofs are left un-replaced.

### 2. LONG – RANGE PLAN:

The districts school facilities provision call for a safe and appropriate learning environment for the students and staff. In order to comply with this aspect of the plan, it is required to replace all 26,182 s.f. of roof sections at McAlister Intermediate School.

### 3. THE PROJECT:

The project proposes the following components of its roof replacement project:

- Test and identify any remnant asbestos containing flashings, roofing or caulking.
- Remove existing roofing, flashing, curbs, drains, etc. down to the existing wood deck and dispose of any hazardous materials that may be present. The existing roofs are mainly large flat open areas consisting of 2" insulation and a Thermoplastic Polyolefin (TPO) roofing membrane.
- Install new roofing system with integrated flashings and drains for the partial roof area consisting of 26,182 s.f. The roofing system will likely be a 60 mill Thermoplastic Polyolefin (TPO) roofing membrane, placed over mechanically fastened 4" tapered rigid insulation, achieving ¼"/ft minimum slope with walkway pads as required on all roofing surfaces.

- Secondary drains for all flat roof areas may be required with interior piping to the exterior wall, or provisions for overflow spouts to be provided.
- The current McAlister Intermediate School includes approximately 552 students in grades 3 & 5 and houses various classrooms, Multi-purpose room, gymnasium, art rooms, music rooms, special education classes, nurse's office, main office, kitchen, server, cafeteria, custodial spaces, storage rooms, boiler room and administration offices.
- The original school structure, constructed in 1939, is a three-story wood roof deck constructed over a wood superstructure with masonry perimeter walls, the entire 26,182 s.f. of roof in this project was last replaced during a re-roofing project in 1994 over these areas. An interior renovation & roof replacement project was performed during 2001, this area's original construction consists of a metal roof deck & steel superstructure, however, this area is not part of this projects scope.
- Minor interior ceiling tile replacement will be required due to persistent roof leaking.
- No FFE will be included in this project.

#### 4. BUILDING SYSTEMS:

- Security: n/a
- Public Address: n/a
- Technology: n/a
- Phone System: n/a
- Clocks: n/a

#### 5. INTERIOR BUILDING ENVIRONMENT:

- Acoustics: Ceilings: If ceiling tiles are damaged due to water infiltration from the roof, they will be replaced as part of the project. As well, if walls were stained due to water infiltration, they shall be repainted as part of the project.
- Lighting: n/a
- HVAC: All rooftop equipment will be removed, new curbs installed, and reinstalled in their current location in order to satisfy roofing warranties.
- Plumbing: new storm piping may be required if drain location are relocated or if additional secondary drainage is required by code.
- Windows & Doors: n/a

#### 6. SITE DEVELOPMENT:

- Site Acquisitions: n/a
- Parking: n/a
- Drives: n/a
- Walkways: n/a
- Outdoor Athletic Fields: n/a
- Landscaping: n/a
- Site Improvements: n/a

## 7. CONSTRUCTION BONUS REQUESTS:

McAlister Intermediate School does not house any special program eligible for a school construction bonus.

- School Rediness: n/a
- Lighthouse School: n/a
- CHOICE: n/a
- Full Day kindergarten: n/a
- Reduced class size: n/a
- Regional Vo-ag Center: n/a
- Inter-District Magnet School: n/a
- Inter-District Cooperative School: n/a
- Regional Special Education Center: n/a

## 8. COMMUNITY USES:

McAlister Intermediate School is designed for community use during school hours, before and after school hours and on some weekends throughout the school year and summer months. The uses included but are not limited to include:

- PTO
- The Recreation Department
- Summer Enrichment Programs
- Boys & Girl Scouts
- Community Events

Various and sometimes multiple areas are used for these functions.