

Attachment J-C16.1
Roof Maintenance and Inspections

The following is the list of buildings to have Roof Maintenance and Inspections completed. See requirements below.

No.	Building Roofs to be Inspected
0003	ADMINISTRATION BUILDING
0004	FLIGHT RESEARCH BUILDING
0005	ENGINE RESEARCH BUILDING
0006	CHEMISTRY LABORATORY
0007	MICROWAVE SYSTEMS LABORATORY
0008	BRIEFING CENTER
0009	REFRIGERATION BUILDING
0011	ICING RESEARCH TUNNEL (IRT)
0012	STEAM PLANT
0014	TECHNICAL SERVICES BLDG.
0015	EDWARD R. SHARP EMPLOYEE CENTER
0016	ELECTRIC PROPUL.RES.BLDG.
0021	ENGINEERING & SUPPLY BLDG
0023	ENGINE RES.BLDG.WEST WING
0034	MATERIALS RESEARCH LABORATORY
0035	RESEARCH COMBUSTION LABORATORY
0037	ENGINE RES.BLDG.NW WING
0038	HIGH PRESSURE FACILITY
0039	8X6 FT.SUPERSONIC WIND TUNNEL (SWT)
0044	GAS METER HOUSE
0045	DROP TOWER
0049	MATERIALS & STRUCTURES LABORATORY
0050	FABRICATION SHOP
0051	HIGH TEMPERATURE COMPOSITES LAB.
0053	8X6 FT.SWT DRV.EQUIP.BLDG
0054	8X6 FT. RESEARCH & CONTROL BUILDING
0055	COMMUNICATIONS LABORATORY
0056	STRUCTURAL DYNAMICS LAB.
0059	ADV. COMM. TECH.SATELLITE-UPS BLDG.
0060	BUSINESS SERVICE CENTER
0061	8X6 SWT MODELS PREPARATION BUILDING
0063	HIGH TEMPERATURE VAPOR PLANT
0064	CENTRAL AIR EQUIPMENT BUILDING
0074	PSL COOL.TWR.WATER PUMP B
0077	INSTRUMENT RESEARCH LAB.
0081	ERB SPRAY COOLER BUILDING
0085	ABE SILVERSTEIN 10X10 SWT

0086	10X10 SWT OFFICE & CONTROL BUILDING
0087	10X10 SWT SECOND COMPRESSOR&DRIVE B Building Roofs to be Inspected
0090	10X10 SWT MAIN COMP. & DRIVE BUILDI
0094	10X10 SWT COOL.TWR.WAT. PUMP BUILD.
0095	PSL DESICCANT AIR DRYER
0098	ENGINE COMP.RES.LAB.ANNEX
0100	ROCKET OPERATIONS BLDG.
0101	OPERATIONS/INTEGRATION BUILDING
0102	ENGINE COMPONENTS RESEARCH LAB.
0104	GARAGE
0105	MATERIALS PROCESSING LABORATORY
0106	BASIC MATERIALS LABORATORY
0107	MAINTENANCE & REPAIR BUILDING
0109	HEATED TUBE FACILITY
0110	SPACE EXPERIMENTS LABORATORY
0113	10X10 FT.SWT SHOP BLDG.
0114	10X10 FT.SWT EXH.BUILDING
0124	PSL HEATER BUILDING
0125	PSL ENGINE TEST BUILDING
0133	EPRB COMPRESSOR BUILDING
0134	STORAGE BUILDING
0136	COMPONENTS CLEANING FACILITY ANNEX
0138	8X6 SWT HYDRAULIC PUMP HOUSE
0142	RESEARCH ANALYSIS CENTER
0143	CENTRAL CONTROL BUILDING
0145	AEROACOUSTIC PROPULSION LAB
0147	ALTITUDE COMBUSTION STAND
0150	AEROACOUSTIC PROPULSION TEST FACILITY
0152	SHIPPING AND RECEIVING FACILITY
0154	GATEHOUSE,MAIN & GUARD STATION
0162	CENTAL OFFICE BUILDING
0200	SUBSTATION A
0207	SUBSTATION A STORAGE BLDG
0209	SUB A ELECTRICAL EQ STRG BLDG
0214	SOUTH WAREHOUSE BLDG
0215	CENTRAL CHEMICAL STORAGE FACILITY
0301	ELECTRIC POWER LABORATORY
0302	ENERGY CONVERSION LABORATORY
0304	MANAGEMENT CONFERENCE CENTER
0309	SPACE POWER RESEARCH LABORATORY
0332	STRUCTURAL ASSEMBLY BUILDING
0333	POWER SYSTEMS FACILITY
0334	FUEL CELL TESTING FACILITY
0340	CHILD DEVELOPMENT CENTER

0341	FITNESS CENTER
0351	Logistics & Maintenance Building Building Roofs to be Inspected
0401	SHOP BUILDING
0402	SMALL SCALE MULTI-PURPOSE RESEARCH FACIL.
0425	WEST AREA SANITARY LIFT STATION

ROOF MAINTENANCE AND INSPECTIONS

The Contractor shall conduct detailed roof inspections and perform preventative maintenance on roofs indicated above. During the visits, preventative and minor remedial maintenance items shall be addressed, as shown in the list below. After the roof inspection, the Contractor shall provide a report and shall include an analysis on every roof, define type of roof construction, a drawing of every roof, photographs of roofs and conditions, and budgetary cost (\$/sqft) for repairs and/or replacement.

The following shall be included in the service:

Preventive Maintenance

Perform the following housekeeping:

1. Remove debris
2. Clean drains
3. Clean gutters and scuppers

Perform the following preventative maintenance:

Metal Edge Flashings

1. Tears, splits and breaks in the membrane flashing shall be repaired
2. Open/split flashing strip-ins shall be repaired
3. Metal edge cleats and clips shall be re-secured
4. Exposed fasteners shall be re-sealed

Parapet Wall and Counterflashing Systems

1. Tears, splits and breaks in the membrane flashings shall be repaired
2. Breaks, tears and splits in flashing strip-ins shall be repaired
3. Coat all exposed reinforcing membrane
4. Exposed fasteners shall be resealed.
5. Voids in termination bars, counterflashings and parapet cap shall be cleaned and resealed
6. Re-secure termination bars and counterflashings
7. Re-secure loose metal coping caps to cleats

Equipment/Projection Flashing Components

1. Tears, splits and breaks in the membrane flashings shall be repaired
2. Open or split flashing strip-ins shall be repaired
3. Unsecured roof top equipment shall be secured
4. Exposed fasteners shall be tightened and resealed
5. Termination bar and counterflashings shall be sealed
6. All pitch pans shall be refilled and topped

7. Metal projections (hoods and clamps) shall be resealed

Roof Membrane

1. Tears, splits and breaks in the membrane shall be repaired (Does not include seam sealant replacement).
2. Open or split flashing strip-ins shall be repaired
3. All membrane repairs will follow the manufacturer's written repair and maintenance guidelines.
4. Dress-up reflective coating on flashings
5. Coat all exposed reinforcing membrane

Drains, Gutters and Scuppers

1. Check and re-secure drain bolts and clamping rings
2. Advise owner of missing drain dome strainers
3. Check strip-in around drain leads, coat with approved mastics
4. Check gutter straps, joints and strip-ins
5. Check inside and exterior of scuppers for open solder or caulking sealants