

SUDBURY TOWN HALL

11/20/06

PLATFORM @ RIDGE NEAR
EQUIPMENT SHAFT



ROTTED DECKING & ROOF OF
PLATFORM @ RIGE



VIEW OF COPPER RIDGE VENT W/COMMON
ROOFING NAILS



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VIEW OF LEFT REAR GUTTER; [COPPER] LINED W/TAR, RUSTED STEEL HANGER



COPPER GUTTER LINED W/ TAR



VIEW OF LEFT SIDE SNOW RAIL & GUTTER



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GUTTERS

LEFT SIDE; DAMAGED GUTTER @ BASE OF VALLEY RIGHT SIDE; DAMAGED GUTTER @ BASE OF VALLEY



SUDBURY TOWN HALL SNOW RAILS

11/20/06

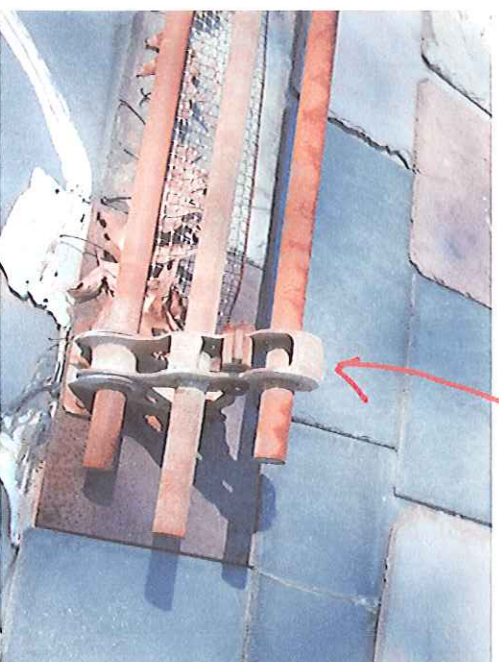
RIGHT SIDE SNOW RAIL



LEFT SIDE SNOW RAIL,
SEPERATION & DAMMAGED PIPE



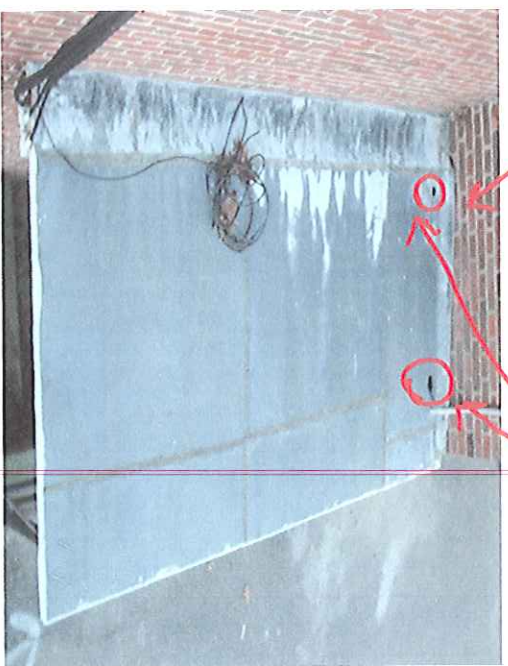
CLOSE UP OF RAIL SUPPORT



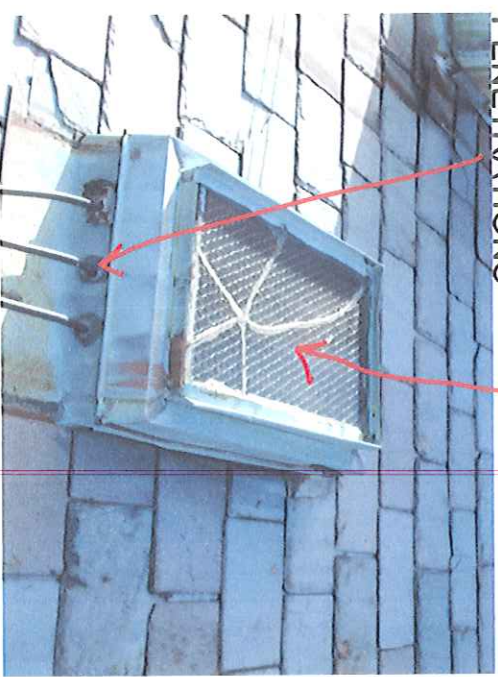
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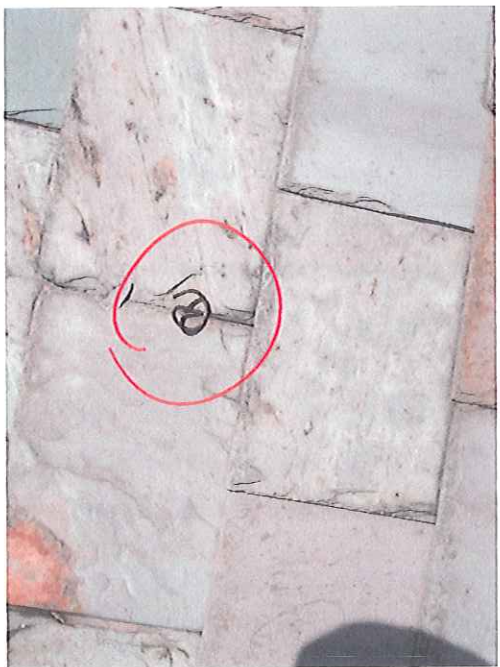
SIDE ENTRY COPPER ROOF,
MISSING FLASHING & HOLES



SKYLIGHT; CRACKED LENSE, LOOSE
PENETRATIONS



RUSTED SNOW CLIPS



10" STACK DAMAGED



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REAR FLAT ROOF

OVERVEIW OF FLAT [TAR & GRAVEL] ROOF



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REAR FLAT ROOF

COPPER EDGE FLASHING WORN



COPPER FLASHED SOIL PIPE W/ANTENNA POLE



HVAC UNIT W/NEW DUCT



THRU WALL VENT HOOD

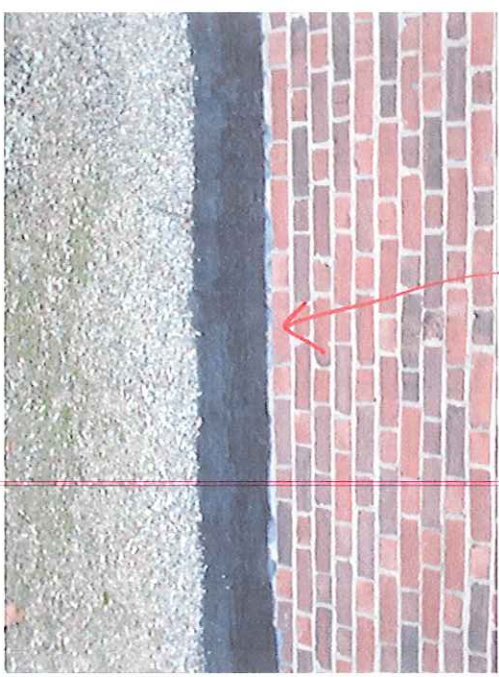


SUDBURY TOWN HALL

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REAR FLAT ROOF

IMPROPER WALL FLASHING



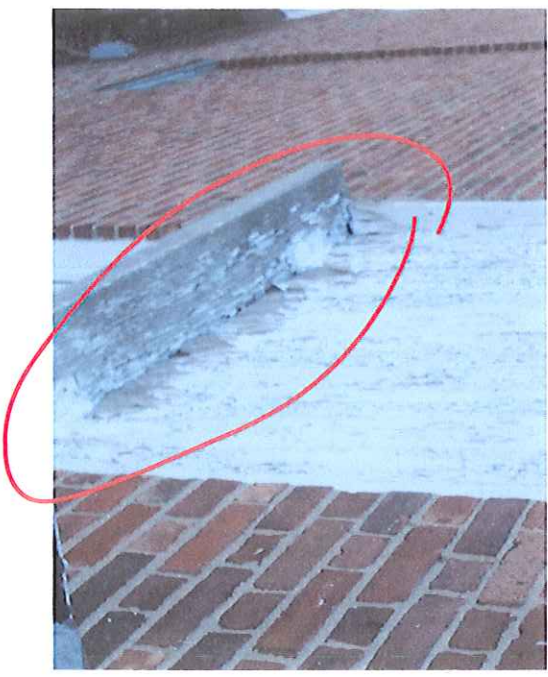
EDGE FLASH & GUTTER @ REAR ENTRY



MOSS CAUSED BY NEARBY TREE



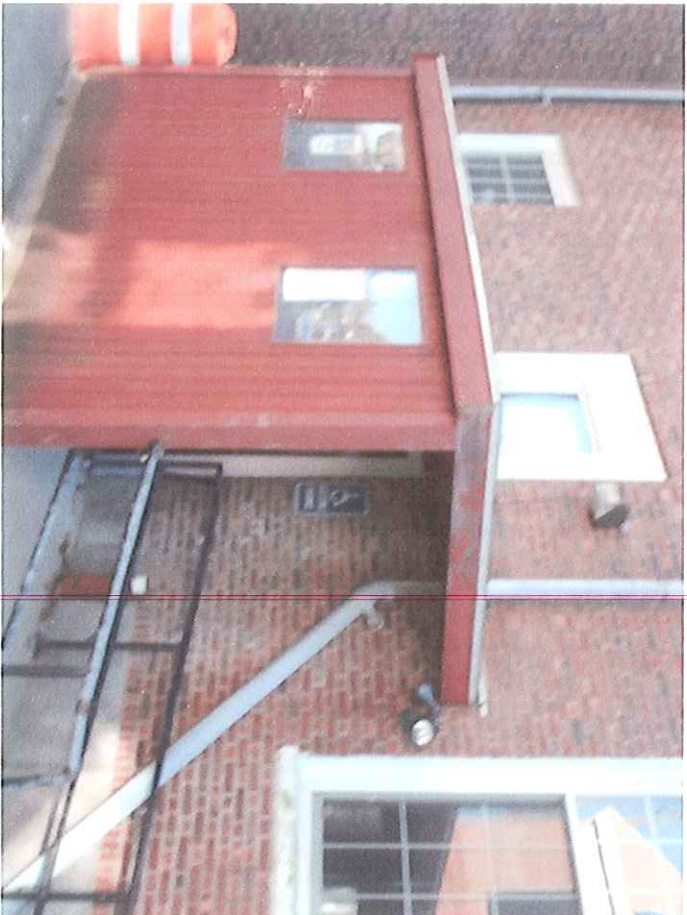
ROTTED SILL & WINDOW ENCLOSURE @ ATTIC



SUDBURY TOWN HALL

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HANDICAP ENTRANCE LEFT SIDE



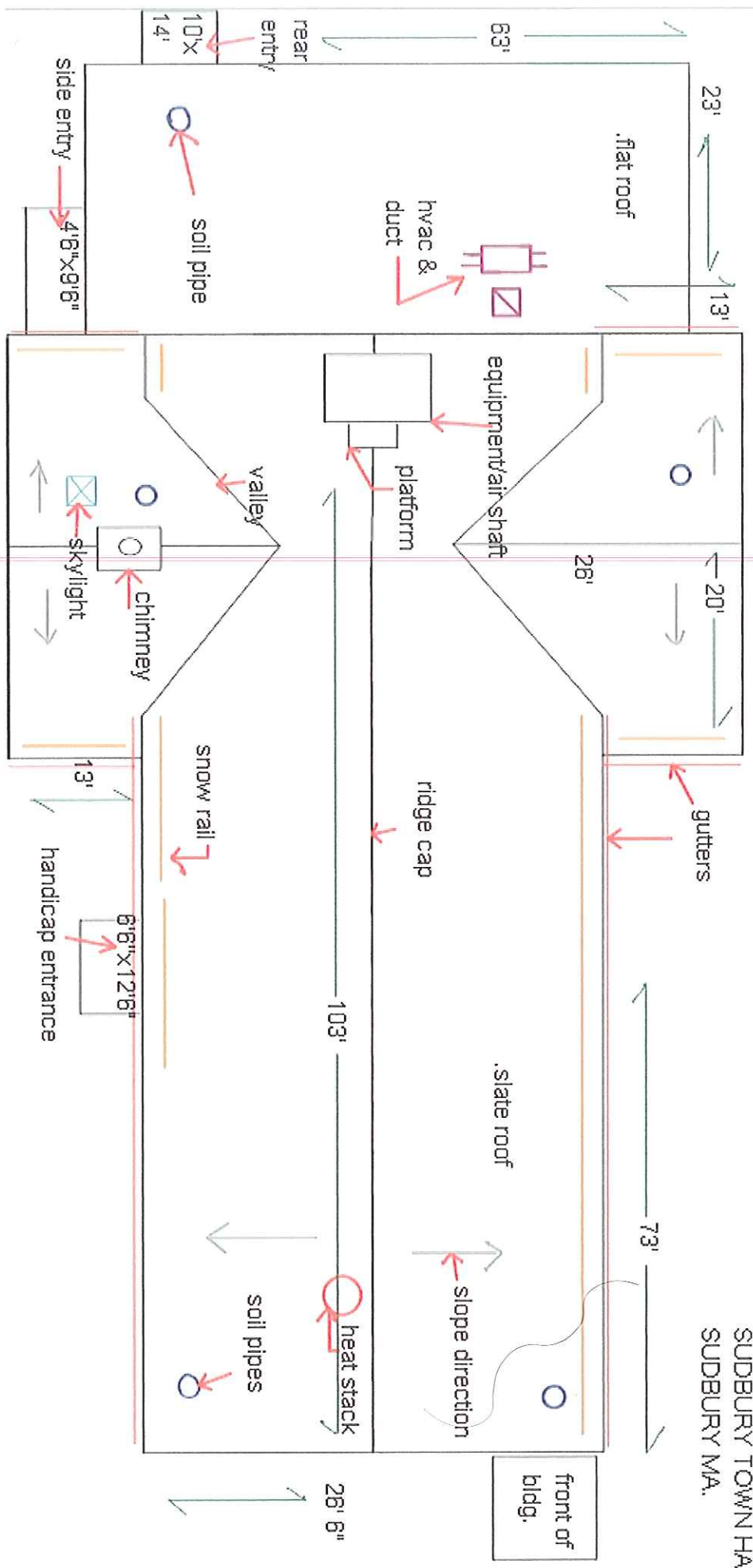
FASTENERS ON PERIMETER EDGE



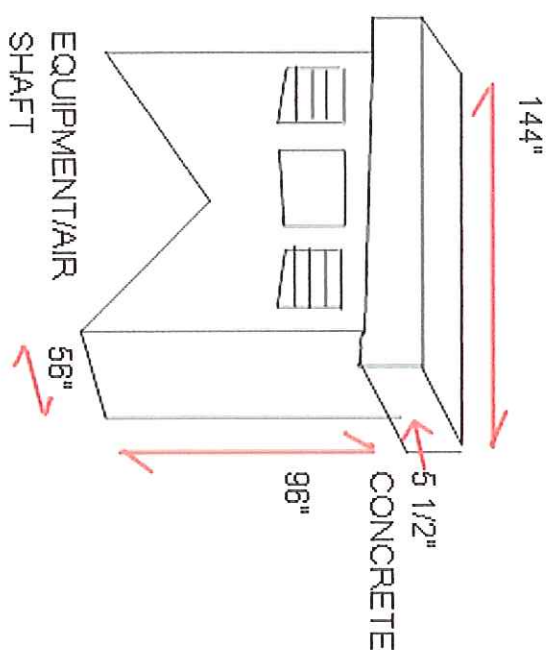
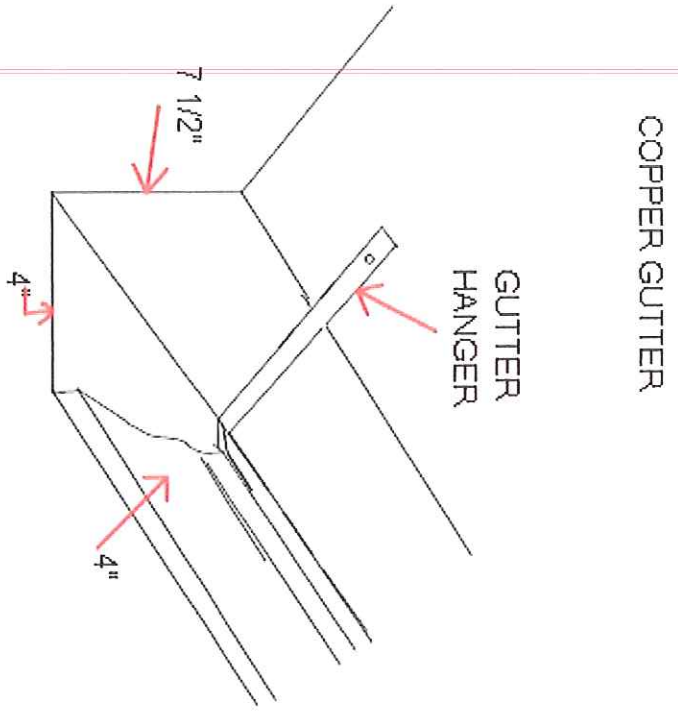
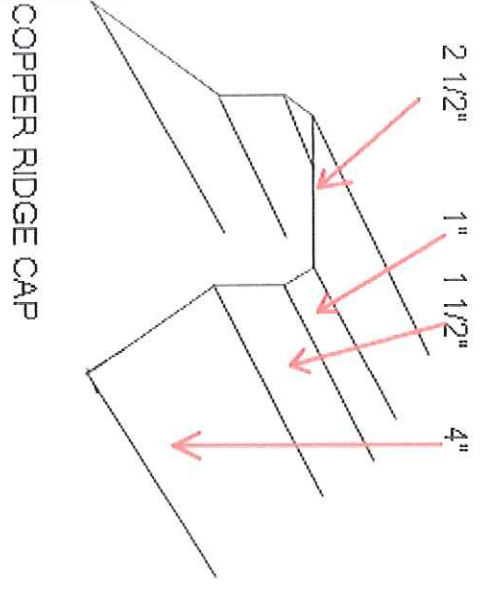
VIEW OF WALL FLASHINGS



SUDBURY TOWN HALL
SUDBURY MA.



SUDBURY TOWN HALL
SUDBURY MA.



REPAIR/REPLACEMENT ESTIMATES

Roof A Repairs:

Costs **Priority**

SlateRoof:

- Replace approx. 150 slates throughout entire slate roof area.
- Re-coat gutters with a latex roof coating (during warmer weather)

\$2,655.00 8

Chimneys:

- Chimney #1; Re-secure chimney and top 2-3 rows to be reset in mortar with new cement cap and remainder to be spot pointed.

\$ 920.00 7

- Chimney #2; All inoperable equipment and framing will be removed. Exposed wiring will be wrapped with electrical tape.
- Copper flashings will be re-secured.
- Mortar joints will be repaired and entire chimney to be sealed.
- Valleys and ridge caps to be repaired.

\$1,225.00 4

Accessories:

- Platform; Rotted decking and trim will be removed and replaced with new decking and trim. Decking trimmed with 20 oz. copper.

\$ 885.00 1

- Snow Rails; Rails will be straightened and painted. Hangers painted.

\$ 775.00 13

- Stack; Replacement of stack and sealed.

\$ 240.00 11

- Snow Clips; Replacement of snow clips with new copper snow clips.

\$4,125.00 14

- Skylight; (Option A) Existing skylight will be rebuilt with new tempered glass and 20 oz. copper.

\$1,125.00 9

(Option B) Replace skylight with newer style Velux skylight.

\$965.00

Roof A Replacement:

Option A:

- Replace roof with new slate and accessories to match existing.
- Included with roof; gutters, snow rails, chimney flashing and ridge caps.

\$ 145,500.00



Option B:

- Remove roof with a Slate Line style shingle.
- Included with roof; gutters, snow rails, chimney flashing and ridge caps.

\$ 76,000.00

Total cost of labor and materials

Total cost of labor and materials

<p>Photo No. 01 Location: Sudbury Town Hall Description: Aerial View of Roof.</p>	
<p>Photo No. 02 Location: Sudbury Town Hall Description: Overview of slate roof.</p>	

REPAIR/REPLACEMENT ESTIMATES-Cont'd

Roof B Repairs:

<u>Priority</u>	<u>Costs</u>	➤ Perimeter edges and wall flashings will be resealed.
5	\$1,680.00	

Roof B Replacement (strongly recommended):

		➤ Remove existing tar and gravel roof and replace with new .060 EPDM rubber roof system.
	\$11,875.00	

Roof D Repairs:

		➤ Install new wall flashing and patch hole.
3	\$ 395.00	
		➤ Coat roof with a latex roof coating. (warmer weather)
12	\$ 475.00	

Roof D Replacement:

		➤ Remove existing flat seam roof and replace with standing seam 20 oz. copper roof system.
	\$2,425.00	

Roof E Repairs:

		➤ Exposed fasteners and seam at walls will be re-sealed
10	\$ 345.00	
		➤ Windows; repaired rotted wood and repaint window enclosures
6	\$ 615.00	

Roof E Replacement (not necessary):

		➤ Recover existing roof with new .060 EPDM rubber roof system.
	\$1,225.00	

Note: Pricing is base on prevailing wages