

Newfield Elementary

345 Pepper Ridge Rd, Stamford, CT 06905

Roofs-

Warranty until 2033

Repair Leaks

Address caulking issues

Remove stain tiles, replaced to ceiling tiles where roof leaks were prevalent

AE (remove skylights in corridors)

Mechanical systems

Service all mechanical systems

Check and replace leaky valves

Instruct for the Duct cleaning

Hire MEP Engineer for Auditorium (Moisture even in cupping ceiling tiles)

Snake Roof Drains (No Framing around Roof Drains)

Mold

Remove all Mold on T&B Report

Replace with what was existing

Cupping VCT floor tiles (moisture coming from Slab) (review with AE and determine to mitigate slab)

AE to Inspect Flashing detail at Windows

AE to Detail Framing around Roof Drains

Holiday Break:

Service Mechanical Units

Inspect Roof with Warrantee

Over see work being completed

Snake Roof Drains

Newfield Elementary

*Snake Roof Drains	Roof Warranty: 2033
*Repair Roof	
*Service Units	

ROOM #:	Visual Inspection	Work Task	Level	Trade
	MEDIA CENTER			
	<ul style="list-style-type: none"> Instruction Room 504 – Apparent roof leak at ceiling/soffit on door side of room. Book cases are already ripped out in 3 areas and covered . 		Monitor	Roofer
	<ul style="list-style-type: none"> Apparent water damage on media side of soffit/ceiling running down bulletin board and book shelves parallel to room 504. 		Monitor	Roofer
	<ul style="list-style-type: none"> Entire area of media center and rooms 503 and 504 need duct cleaning. Tiles near diffusers are filthy. Diffusers are filthy too. 	Repair/replace/clean	Monitor	DUCT CLEANING/HVAC Service

ROOM 201				
	<ul style="list-style-type: none"> Active roof leak (teacher said water drips when it rains) 	Remove/Repair/Replace	Immediate	Roofer
	<ul style="list-style-type: none"> Ceiling tiles water stained but did not see any mold 			Roofer
	<ul style="list-style-type: none"> Stains seemed to be dried out 			
	<ul style="list-style-type: none"> Roof drain pipe insulation water stained as well 			
AUDITORIUM				

	<ul style="list-style-type: none"> Wood paneling stained and warping from moisture at left side when entering auditorium 	Remove/Repair/Replace		Roofer	
	CLASSROOM 213				
	<ul style="list-style-type: none"> Ceiling in bathroom needs replacement. No active leaks but apparent previous roof drain problem. 	Remove/Repair/Replace		Carpenter	
	<ul style="list-style-type: none"> Paint on ceiling peeling but no water stains right side of auditorium. 85 sq. ft. area. 		Monitor	Roofer	
	<ul style="list-style-type: none"> Repair damaged sheetrock around skylight outside room 207 	Remove/Repair/Replace		/AAIS/Roofer/Carp	
	<ul style="list-style-type: none"> Replace sheetrock that was already removed in rooms 104 and 105 from mold damage. Roughly 300 sq. ft. 	Remove/Repair/Replace		Carpenter	

	GYMNASIUM			
	General Notes			
	<ul style="list-style-type: none"> All areas around roof drains need maintenance 			Roofer/Plumber
	<ul style="list-style-type: none"> Every room in school has water stained tiles, not actively wet. 			Roofer
	<ul style="list-style-type: none"> Leaks/stains may be from roof replacement (7 years prior said custodian "Roy") 			Roofer
	<ul style="list-style-type: none"> Everything on tiles was dry on top and bottom of tile 			

	<ul style="list-style-type: none">• All areas of roof should be inspected by roofer			
	<ul style="list-style-type: none">• Custodian "Roy" stated that all roof drains, except 2, back up and cause severe puddling on roof.			Snake roof drains



NEWFIELD ELEMENTARY SCHOOL

City of Stamford

digital orthophotography - flight date April 1998

external lines under revision

100 0 100 200 Feet



1:2400



Refer To PLAN A-1
(EXCLUDES NIC AREAS)



Peak Advantage Guarantee

PEAK  ADVANTAGE *Johns Manville*

Building Owner:

CITY OF STAMFORD
888 WASHINGTON BLVD
STAMFORD, CT 06904-2015

Building Name:

Newfield Elementary School
345 Pepper Ridge Road
Stamford, CT 06905

Guarantee Number: ANE107199270

Expiration Date: September 20, 2033

Job Name: Newfield Elementary School

Date of Completion: September 20, 2013

Approved Roofing Contractor:

Greenwood Industries, Inc.
PO Box 2800
Worcester, MA 01613

Terms & Maximum Monetary Obligation to Maintain a Watertight Roofing System.

Years: 20 Year**\$ No Dollar Limit****Coverage:**

The components of the Roofing System covered by this Guarantee are:

Total Squares: 727

Sec.	Sqs.	Roof Type	Membrane Spec.	Insulation Type			Cover Board
				Layer 1	Layer 2	Layer 3	
1	605	EPDM	SE6A	ENRGY 3		Tapered ENRGY 3	Invinisa
2	122	EPDM	SE6A	ENRGY 3		Tapered ENRGY 3	Invinisa

Accessories:	Type	Product Name	Quantity
	Expand-O-Flash (1) Style:		0 lin. ft.
	Expand-O-Flash (2) Style:		0 lin. ft.
	Expand-O-Flash (3) Style:		0 lin. ft.
	Drains (1) Style:		0 ea.
	Drains (2) Style:		0 ea.
	Vents Style:		0 ea.
	Fascia Style:		0 lin. ft.
	Copings Style:		0 lin. ft.
	Gravel Slop Style:		0 lin. ft.

These Johns Manville Guaranteed components are referred to above as the "Roofing System" and ALL OTHER COMPONENTS OF THE OWNER'S BUILDING ARE EXCLUDED FROM THE TERMS OF THIS GUARANTEE, including any amendments thereto.

Johns Manville* guarantees to the original Building Owner that during the Term commencing with the Date of Completion (as defined above), JM will pay for the materials and labor reasonably required in Johns Manville's sole and absolute discretion to repair the Roofing System to return it to a watertight condition if leaks occur due to: ordinary wear and tear, or deficiencies in any or all of the Johns Manville component materials of the Roofing System, or workmanship deficiencies only to the extent they arise solely out of the application of the Roofing System. Non-leaking blisters are specifically excluded from coverage. Should any investigation or inspection reveal the cause of a reported leak to be outside the scope of coverage under this Guarantee, then all such investigation and inspection costs shall be borne solely by the Building Owner.

RED SHIELD



WARRANTY

ROOFING SYSTEM LIMITED WARRANTY

Warranty #R0001523 FBPCO # A50523 ✓ Square Footage 13,400 s.f.
 Building Owner STAMFORD BOARD OF EDUCATION
 Building Identification NEWFIELD ELEMENTARY SCHOOL
 Address of Building 345 PEPPERIDGE ROAD
 STAMFORD CT 06905
 Warranty Period TWENTY (20) Years Beginning on 11/15/00
 Roofing Contractor BRIDGEPORT RESTORATION CO. (01046)

For the warranty period indicated above, Firestone Building Products Company ("Firestone"), Division of Bridgestone/Firestone, Inc., warrants to the Building Owner ("Owner") above that Firestone will, subject to the Terms, Conditions, Limitations, and Definitions set forth below, repair any leak in the Firestone Roofing System ("System").

TERMS, CONDITIONS, LIMITATIONS, AND DEFINITIONS

- The System is limited to mean the Firestone brand membranes, Firestone brand insulations, and other Firestone brand accessories when installed in accordance with Firestone technical specifications.
- In the event any leak should occur in the System: (a) The Owner must give written notice to Firestone within thirty (30) days of any occurrence of a leak. By so notifying Firestone, the Owner authorizes Firestone or its designee to investigate the cause of the leak; (b) If upon investigation, Firestone determines that the leak is not excluded under the Terms, Conditions, Limitations and Definitions set forth herein, the Owner's sole and exclusive remedy and Firestone's liability shall be limited to the repair of the leak; (c) Should the investigation reveal that the leak is excluded under the Terms, Conditions, Limitations and Definitions set forth below, investigation costs shall be paid by the Owner. Failure by Owner to pay for these costs shall render this Red Shield Roof System Limited Warranty ("Limited Warranty") null and void. If the cause of the leak is determined by Firestone to be outside the scope of this Limited Warranty, Firestone shall advise the Owner of the type and/or extent of repairs required to be made at the Owner's expense which, if the Owner properly makes, will permit this Limited Warranty to remain in effect for the unexpired portion of its term. Failure by the Owner to make these repairs in a reasonable manner and within a reasonable time shall render this Limited Warranty null and void. (d) Any dispute, controversy or claim between the Owner and Firestone concerning this Limited Warranty shall be settled by mediation. In the event that the Owner and Firestone do not resolve the dispute, controversy or claim in mediation, the Owner and Firestone agree that neither party will commence or prosecute any suit, proceeding, or claim other than in courts of Hamilton County in the State of Indiana or the United States District Court, Southern District of Indiana, Indianapolis Division. Each party irrevocably consents to the jurisdiction and venue of the above-identified courts.
- Firestone shall have no obligation under this Limited Warranty unless and until Firestone and the licensed applicator have been paid in full for all materials, supplies, services, warranty costs and other costs which are included in, or incidental to, the System.
- Firestone shall have no obligation under this Limited Warranty, or any other liability, now or in the future if a leak or damage is caused by: (a) Natural forces, disasters, or acts of God including, but not limited to, winds in excess of 55 (MPH), hurricanes, tornadoes, hail, lightning, earthquakes, storm, or radiation; (b) Insects, or animals; (c) Any act(s), conduct or omission(s) by any person, or act(s) of war, which damages the System or which impairs the membrane's ability to resist leaks; (d) Failure by the Owner to use reasonable care in maintaining the System, said maintenance to include, but not limited to those items listed on the reverse side of this Limited Warranty titled "Firestone Roofing Care and Maintenance"; (e) Deterioration or failure of building components, including, but not limited to, the roof substrate, walls, mortar, HVAC units, etc.; (f) Condensation or infiltration of moisture in, through, or around the walls, ceilings, rooftop hardware or equipment, building structure or underlying or surrounding materials; (g) Any acid, oil, harmful chemical, chemical or physical reaction and the like which comes in contact with the System, which damages the System, or which impairs the System's ability to resist leaks; (h) Alterations or repairs to the System not approved in writing by Firestone; (i) The architecture, engineering, construction or design of the roof, roofing system, or building. Firestone does not undertake any analysis of the architecture or engineering required to evaluate what type of roof system is appropriate; (j) A change in building use or purpose; (k) Failure to give proper notice as set forth in paragraph 2(b) above.
- This Limited Warranty shall be transferable subject to Firestone inspection, written approval, and payment of the current transfer fee.
- During the term of this Limited Warranty, Firestone, its designated representative or employees shall have free access to the roof during regular business hours. In the event that roof access is limited due to security or other restrictions, Owner shall reimburse Firestone for all reasonable costs incurred during inspection and/or repair of the System which are due to delays associated with said restrictions. Owner shall be responsible for the removal and replacement of any overburdens, superstrata or overlays, either permanent or temporary, excluding accepted stone ballast or pavers, as necessary to expose the System for inspection and/or repair.
- Firestone's failure to enforce any of the terms or conditions stated herein shall not be construed as a waiver of such provision or of any other terms and conditions of this Limited Warranty.
- This Limited Warranty shall be governed and construed in accordance with the laws of the State of Indiana without regard to conflict of laws.

FIRESTONE DOES NOT WARRANT PRODUCTS INCORPORATED OR UTILIZED IN THIS INSTALLATION WHICH IT HAS NOT FURNISHED. FIRESTONE SPECIFICALLY DISCLAIMS LIABILITY, UNDER ANY THEORY OF LAW, ARISING OUT OF THE INSTALLATION OR PERFORMANCE OF, OR DAMAGES SUSTAINED BY OR CAUSED BY, PRODUCTS NOT FURNISHED BY FIRESTONE. THIS LIMITED WARRANTY SUPERSEDES AND IS IN LIEU OF ALL OTHER WARRANTIES OR GUARANTEES, WHETHER WRITTEN OR ORAL, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THIS LIMITED WARRANTY SHALL BE THE OWNER'S SOLE AND EXCLUSIVE REMEDY AGAINST FIRESTONE, AND FIRESTONE SHALL NOT BE LIABLE FOR ANY CONSEQUENTIAL, SPECIAL, INCIDENTAL OR OTHER DAMAGES INCLUDING, BUT NOT LIMITED TO, LOSS OF PROFITS OR DAMAGE TO THE BUILDING OR ITS CONTENTS OR THE ROOF DECK. THIS LIMITED WARRANTY CANNOT BE AMENDED, ALTERED OR MODIFIED IN ANY WAY EXCEPT IN WRITING SIGNED BY THE PRESIDENT OF FIRESTONE OR A PERSON TO WHOM HIS AUTHORITY HAS BEEN DELEGATED IN WRITING. NO OTHER PERSON HAS ANY AUTHORITY TO BIND FIRESTONE WITH ANY REPRESENTATION OR WARRANTY, WHETHER ORAL OR WRITTEN.

BY: George Furman
 AUTHORIZED
 SIGNATURE: George Furman
 TITLE: Manager, Product Services

"MODULARS"



No. G2005-00006717

DIAMOND PLEDGE™ ROOF GUARANTEE

Eligible for Extension: N
EZ Maintenance: N



TYPE OF GUARANTEE: **EVERGUARD DIAMOND PLEDGE 20** PERIOD OF COVERAGE: **20 YEAR** YEARS
OWNER: **STAMFORD PUBLIC SCHOOLS, STAMFORD, CT 06904**
NAME AND TYPE OF BUILDING: **NEWFIELD SCHOOL MODULAR CLASSROOM**
ADDRESS OF BUILDING: **349 PEPPER RIDGE RD., STAMFORD, CT 06905**
SPECIFICATION: **EFAT180** AREA OF ROOF: **58.00** SQUARES
TYPE OF FLASHING: _____ LENGTH OF FLASHING: _____ LINEAL FEET
APPLIED BY: **J. ANTONELLI ROOFING / STAMFORD, CT**
DATE OF COMPLETION: **07/21/2005** EXPIRATION DATE: **07/21/2025**

THE GUARANTEE

GAF MATERIALS CORPORATION ("GAFMC") guarantees to you, the original owner of the building described above, that GAFMC will repair leaks through the GAFMC roofing membrane, base flashing, insulation, expansion joint covers, prefashed accessories, coated edge metal and coating (the "GAFMC Roofing Materials") resulting from the causes listed below while this guarantee is in effect.

Scope Of Coverage - Leaks Caused by:

1. Natural deterioration of the GAFMC Roofing Materials
2. Blisters
3. Bare Spots
4. Fish-mouths
5. Ridges

6. Splits not caused by structural failure or movement of or cracks in substrate roof base or non-GAFMC insulation over which the GAFMC Roofing Materials are applied
7. Buckles and wrinkles
8. Workmanship in applying the GAFMC Roofing Materials
9. Slippage of membrane or base flashing

There is no dollar limit on covered repairs. Leaks caused by any materials other than those listed above, such as the roof deck, insulation, or any other materials used in the construction of the roof system, are not covered.

GUARANTEE PERIOD

This guarantee ends as of the date listed above. Note: Some systems require the use of specialized accessories in the roofing system. Where Mcurbs or Laxsuo flashings are used, they are covered by this guarantee only for the first 10 years. If the guarantee extension box is checked above, your guarantee can be extended by following the steps explained below.

ELIMINATOR™ ADVANTAGE

In addition to the repair of leaks as detailed above, if a Stratavent™ Eliminator™ perforated venting base sheet is installed directly over isocyanurate insulation, GAFMC will also make repairs to eliminate blisters that occur between the Stratavent™ Eliminator™ perforated venting base sheet and the isocyanurate insulation even if these blisters do not result in leaks.

EZ MAINTENANCE OPTION

Smooth surfaced built up and modified roof systems require reapplication of roof coating on average every three to five years in accordance with normal good roofing practice and to assure that this guarantee remains in full force. Roof systems coated with one coat of BMCA MB Plus or BMCA Surface Seal require coating only once every seven years for the guarantee to remain in full force and effect. Roof systems coated with two coats of BMCA MB Plus or BMCA Surface Seal require coating only once every ten years for the guarantee to remain in full force and effect.

OWNER'S RESPONSIBILITIES

In the event of a leak through the GAFMC Roofing Materials, you must notify the GAFMC Contractor Services Department, 1361 Alps Road, Bldg. 11-2, Wayne, New Jersey 07470 in writing about the leak within 30 days after its discovery or GAFMC will have no responsibility for any repairs. NOTE: the roofing contractor is NOT an agent of GAFMC; notice to the roofing contractor is NOT notice to GAFMC.

By notifying GAFMC, you authorize GAFMC to investigate the cause of the leak. If the investigation reveals that the leak is not covered by this Guarantee, you agree to pay an investigation cost of \$500. This Guarantee will be cancelled if you fail to pay this cost within 30 days of receipt of an invoice for it.

You must perform regular inspections and maintenance and keep records of this work. Any equipment or material that impedes any inspection must be removed at your expense so that GAFMC can perform inspections. You must make repairs to the building or roof components not covered under the guarantee that are identified by GAFMC during an inspection as necessary to preserve the integrity of the GAFMC Roofing Materials. This guarantee will be cancelled if you fail to do so in a timely manner.

You may make temporary repairs to minimize damage to the building or its contents in an emergency, at your sole expense. These repairs will not result in cancellation of the guarantee as long as they are reasonable and customary and do not result in permanent damage to the GAFMC Roofing Materials.

EXCLUSIONS FROM COVERAGE

This Guarantee does NOT cover conditions other than leaks or leaks caused by:

1. Lack of roof maintenance.
2. Unusual weather conditions or natural disasters including, but not limited to, windstorms, hail, floods, hurricanes, lightning, tornados, and earthquakes.
3. Damage to the roof constructed of the GAFMC Roofing Materials due to: (a) movement or cracking of the roof deck or building; (b) improper installation or failure of any non-GAFMC insulation or materials; (c) infiltration or condensation of moisture through or around the walls, copings, building structure or surrounding materials; or (d) chemical attack on the membrane, including, but not limited to, exposure to grease or oil.
4. Traffic of any nature on the roof.
5. Changes in the use of the building unless approved in writing in advance by GAFMC.
6. For any asphaltic or thermoset (EPDM) roofing system, conditions that prevent positive drainage or result from ponding water.
7. Any repairs, modifications or additions to the GAFMC Roofing Materials after the roof is completed, unless approved by GAFMC in writing in advance.
8. Any condition (e.g., base flashing height or lack of counter-flashing) that is not in accordance with GAFMC's Application and Specifications Manual unless specifically accepted by GAFMC in writing.

No representative, employee or agent of GAFMC has the authority to assume any additional liability or responsibility for GAFMC unless approved in writing by an authorized Contractor Services Manager. GAFMC shall not be responsible for or liable for any change or amendment to the GAFMC roof specifications in regard to the construction of the roof described above unless the change and/or amendment to the specifications is approved in writing by an authorized GAFMC Contractor Services Manager. NOTE: Any inspections made by GAFMC are limited to a surface inspection only, are for GAFMC's sole benefit, and do not constitute a waiver of any of the terms and conditions of this guarantee.

ASSIGNABILITY, GUARANTEE EXTENSION

You may assign this guarantee to a subsequent owner of this building for the remaining term only if: 1) the request is in writing within 30 days after ownership transfer; 2) you make any repairs to the GAFMC Roofing Materials or other roofing or building components that are identified by GAFMC after an inspection as necessary to preserve the integrity of the GAFMC Roofing Materials; and 3) you are