

Northline Distribution Center

Preliminary roofing scope brief

FICTIONAL DEMONSTRATION. This document contains synthetic project information and is not valid for bidding, procurement, permitting, or construction.

Review state	Estimator QA required	Roof system	60 mil TPO demo assembly
Roof area	184,320 SF	Edge metal	1,600 LF
Open conflicts	3	Source set	Synthetic RP-01 and notes

Scope basis

Demonstration scope includes a mechanically attached 60 mil white TPO roof membrane over a generic insulation package, associated perimeter edge metal, drainage accessories, equipment curbs, roof hatches, penetrations, and service walk pads. Final assembly selection, fastening, uplift design, and warranty remain estimator-controlled decisions.

Evidence-linked quantities

Item	Quantity	Evidence	Status
Main field membrane	184,320 SF	EV-001 / RP-01 polygon	Approved for demo
Perimeter edge metal	1,600 LF	EV-002 / RP-01 trace	Profile review
Primary roof drains	12 EA	EV-003 / drain symbols	Approved for demo
Overflow scuppers	6 EA	EV-004 / scupper symbols	Review
RTU curbs	5 EA	EV-005 / equipment curbs	MEP coordination
Roof penetrations	18 EA	EV-007 / scope note S-03	Review

Open estimator decisions

1. Confirm tapered-insulation design and drainage path.
2. Confirm fastening pattern and uplift assembly.
3. Confirm overflow scupper count and final MEP penetrations.
4. Confirm warranty term and manufacturer requirements.

Assumptions and exclusions

No pricing, labor productivity, taxes, permits, hazardous-material remediation, deck replacement, structural modifications, temporary protection, or final warranty costs are included. Quantities are synthetic and exist only to demonstrate traceability and review controls.