

Middlesex County Sheriff's Office (MCSO)
Supplemental Building Improvements
February 7, 2025

MCSO Metal Roof Repair

- Approximately 9,400 SF existing metal roof constructed in 1980
- Prior to and during repair coordinate with Middlesex County Sheriff for access to secure areas and roof
- Power wash all metal roof removing all existing failed paint, dirt, oxidation, and debris
- Apply Ospho mild phosphoric solution to rusted and bare metal to stop rusting and etch bare metal, then rinse to provide a sound substrate
- Check all standing seams and “stand” them up with dead blow hammer and seaming iron
- Check drip edges and tighten down fasteners/ replace damaged or missing fasteners to stop wind uplift
- Tighten and seal all flashings, penetrations and potential leak areas
- Paint on two (2) coats of RM Lucas #648 non-fibered aluminum roof coating (3 lb formulation per manufacturer's direction) or equal
- Clean up all job related debris
- Provide 1-year warranty for labor and materials

MCSO Gutter Replacement

- Approximately 270 LF of gutter on existing metal roof constructed in 1980
- Prior to and during gutter replacement coordinate with Middlesex County Sheriff for access to secure areas and roof
- Remove gutters and downspouts from original roof
- Install new 6” aluminum gutters, gutter guard (LeafFilter or equal), hangers and downspouts (match existing brown color) in same configuration as original gutters
- Tie new North side downspouts to existing 5 drains through berm
- New South side downspouts are to drain at ground level
- Clean up all job related debris
- Provide 1-year warranty for labor and materials