

NEWPORT-MESA UNIFIED SCHOOL DISTRICT

ADDENDUM NO. 1

ROOF REPLACEMENT AT EASTBLUFF ELEMENTARY

BID No. 113-20

NEWPORT MESA UNIFIED SCHOOL DISTRICT
2985 BEAR ST., BLDG.-A

COSTA MESA, CALIFORNIA 92626

MAY 16, 2020

The following revisions and/or clarifications shall be made to the BID documents for the above-named work. All work described in the original BID documents and all applicable Sections of the original BID documents shall be included in the contract, except as herein modified:

Acknowledgement of this Addendum shall be made below and submitted with the BID submission. If acknowledgement is not made the proposal may be considered non-responsive.

- **Add section:** Repairs of Built-up Roofing Bid Document Pages 214-218 (Attached)
- **Change to specification:** Bid Document Page # 209 Section 3.5 - J - 1. Contractor to adhere the first layer of insulation to the metal deck in low rise foam insulation adhesive approved by manufacturer. Install all subsequent layers per specification.
- **Change to specification:** Bid Document Page # 204 Section 2.6 - F - 1 - a. Use 24 gauge bonderized metal for all edge metal.
- **Add to Specification:** Remove metal piece under edge metal that covers support with new 24 gauge bonderized metal. Slope the metal to direct water away from building. Install high temperature self-adhering underlayment under metal and on top of new nailer.
- **Add to Specification:** There is conduit direct to the underside of the metal decking and running through the insulation under the roof system. Contractor to take all necessary measures to protect conduit during removal and installation. Notch new insulation around conduit.
- **Add to Specification:** Clear all downspouts of debris and roofing material. Water test upon completion of project to insure proper flow.



NEWPORT-MESA UNIFIED SCHOOL DISTRICT

- **Add to Specification:** Cap drains that are abandoned due to new tapered insulation plan.
- **Replace:** Bid Document Site Drawing (Attached)
- **Replace:** Bid Document Taper Drawing (Attached)
- **Add:** Bid Document Page “Special Conditions” (Attached)

All other provisions of the BID remain unchanged.

BELOW, PLEASE ACKNOWLEDGE RECEIPT OF THIS ADDENDUM AND SUBMIT IT WITH YOUR PROPOSAL.

Name: _____

Signature: _____

Firm Name: _____

Address: _____

Telephone #: _____

Fax #: _____

(END OF ADDENDUM NO.1)

SPECIAL CONDITIONS

Article 1. GENERAL

This Section supplements and/or modifies certain provisions of the General Conditions and both General and Supplementary Conditions shall be deemed to be a part of every Specifications Section, as if wholly embodied and repeated in every Section. The CONTRACTOR and subcontractor shall be held to have read and thoroughly familiarized themselves with their content.

Article 2. \$20,000 ALLOWANCE

Provide a \$20,000 allowance to be used at the discretion of the DISTRICT for unforeseen conditions. All work pertaining to the allowance must be approved by the DISTRICT. If work authorized is less than the allowance, a deductive change order will be issued. Work to be directed by the DISTRICT. The allowance shall be listed as a line item on the CONTRACTOR'S schedule of values.

Article 3. HOURS OF WORK

CONTRACTOR shall conduct all work after school hours, including after school and/or weekends. The bell schedule is included with this bid. CONTRACTOR shall assume all costs associated with this requirement in the base bid. All materials shall be cleaned up at the conclusion of work each day and no tools, equipment or supplies shall be accessible to students.

END OF SECTION

SCOPE OF WORK – REPAIRS OF BUILT-UP ROOFING

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section includes the following:

1. Roof repairs.

1.2 MATERIALS OWNERSHIP

- A. Demolished materials shall become Contractor's property and shall be removed from Project site.

1.3 DEFINITIONS

- A. Roofing Terminology: Refer to ASTM D 1079 and glossary in NRCA's "The NRCA Roofing Manual" for definition of terms related to roofing work in this Section.
- B. Existing Roofing System: Built-up asphalt roofing, and components and accessories between deck and roofing membrane.
- C. Patching: Removal of a portion of existing membrane roofing system from deck or removal of selected components and accessories from existing membrane roofing system and replacement with similar materials.
- D. Existing to Remain: Existing items of construction that are not indicated to be removed.
- E. Manufacturer: Manufacturer of roofing repair products, unless otherwise indicated.
- F. Construction Waste: Building and site improvement materials and other solid waste resulting from construction, remodeling, renovation, or repair operations. Construction waste includes packaging.
- G. Demolition Waste: Building and site improvement materials resulting from re-roofing preparation, demolition or selective demolition operations.
- H. Disposal: Removal off-site of demolition and construction waste and subsequent sale, recycling, reuse, or deposit in landfill or incinerator acceptable to authorities having jurisdiction.

1.4 ROOFING CONFERENCES

- A. Roofing Repairs Preinstallation Conference: Conduct conference at Project site. Review methods and procedures related to roofing system.

SCOPE OF WORK – REPAIRS OF BUILT-UP ROOFING

1. Meet with Owner, roofing repair materials manufacturer's representative; roofing Installer including project manager and foreman; and installers whose work interfaces with or affects re-coating including installers of roof accessories and roof-mounted equipment requiring removal and replacement as part of the Work.
2. Review drawings and specifications.
3. Review temporary protection requirements for existing roofing system that is to remain, during and after installation.
4. Review roof drainage during each stage of coating application and review roof drain plugging and plug removal procedures.
5. Review and finalize construction schedule, and verify availability of materials, Installer's personnel, equipment, and facilities needed to make progress and avoid delays.
6. Review existing conditions that may require notification of Owner before proceeding.

1.5 ACTION SUBMITTALS

- A. Product Data: For each type of product specified.

1.6 CLOSEOUT SUBMITTALS

- A. Maintenance Data: To include in maintenance manuals.
- B. Warranties: Executed copies of approved warranty forms.

1.7 QUALITY ASSURANCE

- A. Installer Qualifications: An employer of workers trained and certified by manufacturer, including a full-time on-site supervisor with a minimum of five years' experience installing products comparable to those specified, able to communicate verbally with Contractor, Architect, and employees, and the following:
 1. Qualified by the manufacturer to install manufacturer's product and furnish warranty of type specified.
- B. Roofing Inspector Qualifications: A technical representative of manufacturer not engaged in the sale of products and experienced in the installation and maintenance of the specified roofing system, qualified to perform roofing observation and inspection specified in Field Quality Control Article, to determine Installer's compliance with the requirements of this Project, and approved by the manufacturer to issue warranty certification. The Roofing Inspector shall be one of the following:

SCOPE OF WORK – REPAIRS OF BUILT-UP ROOFING

1. An authorized full-time technical employee of the manufacturer.
2. An independent party certified as a Registered Roof Observer by the Roof Consultants Institute, retained by the Contractor or the Manufacturer and approved by the Manufacturer.

1.8 PROJECT CONDITIONS

- A. Weather Limitations: Proceed with repair work only when existing and forecasted weather conditions permit Work to proceed without water entering into existing roofing system or building.
 1. Store all materials prior to application at temperatures recommended by manufacturer.
 2. Do not apply roofing in rain, fog, or mist.
- B. Protect building to be repaired, adjacent buildings, walkways, site improvements, exterior plantings, and landscaping from damage or soiling from rehabilitation operations.
- C. Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities.
- D. Owner will occupy portions of building immediately below areas to be repaired. Conduct repairs so Owner's operations will not be disrupted. Provide Owner with not less than 72 hours' notice of activities that may affect Owner's operations.

1.9 WARRANTY

- A. Installer Warranty: Installer's warranty signed by Installer, as follows.
 1. Warranty Period: 2 years from date of completion.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Basis-of-Design Manufacturer/Product: The roof repairs specified in this Section is based upon products of Tremco, Incorporated. Provide specified products or pre-approved equivalent products.

2.2 PERFORMANCE REQUIREMENTS

- A. Material Compatibility: Provide roofing materials that are compatible with one another under conditions of service and application required, as demonstrated by roofing manufacturer based on testing and field experience.

SCOPE OF WORK – REPAIRS OF BUILT-UP ROOFING

2.3 MATERIALS, GENERAL

- A. General: Roof repair materials recommended by roofing system manufacturer for intended use and compatible with components of existing membrane roofing system.

2.4 REPAIR MATERIALS

- A. General: Auxiliary materials recommended by roofing system manufacturer for intended use and compatible with existing roofing system.
- B. Elastomeric Roofing Mastic: Single-component roof elastomer formulated from polymers, plasticizers, and selected additives.
- C. Asphalt Roofing Cement: ASTM D 4586, asbestos free, of consistency required by roofing system manufacturer for application.
- D. Seam Sealer Mastic: Waterproof seam and patching material compatible with applied coating.
- E. Polyester Reinforcing Fabric: 100 percent stitch-bonded mildew-resistant polyester fabric intended for reinforcement of compatible fluid-applied membranes and flashings.
- F. Fiberglass Reinforcement: Non-shrinking, non-rotting, vinyl coated, woven glass mesh.
- G. Joint Sealant: Elastomeric joint sealant recommended in writing by joint sealant manufacturer as compatible with applied coating and project substrates, with movement capability appropriate for application.
- H. Miscellaneous Accessories: Provide miscellaneous accessories recommended by roofing system manufacturer.

PART 3 - EXECUTION

3.1 PREPARATION

- A. Protect existing roofing system that is indicated not to be repaired, and adjacent portions of building and building equipment.
 - 1. Mask surfaces to be protected. Seal joints subject to infiltration by coating materials.
 - 2. Limit traffic and material storage to areas of existing roofing membrane that have been protected.
 - 3. Maintain temporary protection and leave in place until replacement roofing has been completed.

SCOPE OF WORK – REPAIRS OF BUILT-UP ROOFING

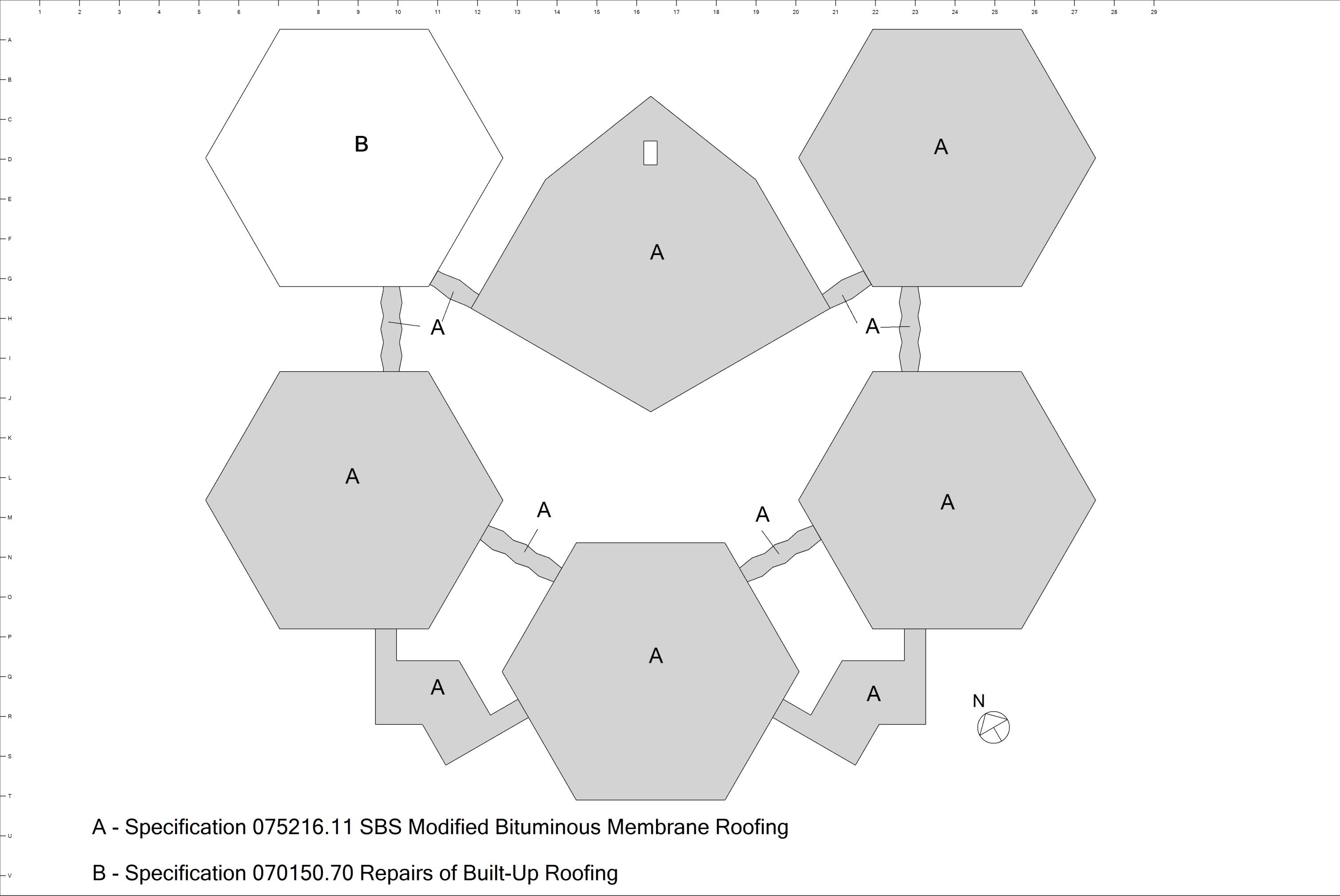
3.2 ROOFING REPAIR APPLICATION

- A. Existing Flashing and Detail Preparation: Repair flashings, edge metals, and other roof-related sheet metal and trim elements. Reseal joints, replace loose or missing fasteners, and replace components where required to leave in a watertight condition.
- B. Membrane Surface Repairs:
 - 1. Remove and repair blisters, rides, buckles, protruding fastener buttons, and other substrate irregularities from existing membrane with compatible repair material and reinforcements.
- C. Flashings:
 - 1. Spud back aggregate, prime, and seal base of penetrations with elastomeric mastic. Seal top of penetrations with polyurethane sealant.
 - 2. Prime and seal curb corners with elastomeric mastic and fiberglass reinforcement.
 - 3. Spud back aggregate and seal open edge joints with elastomeric mastic and fiberglass reinforcement.
 - 4. Top of pitch pockets with elastomeric mastic. Spud back aggregate and seal base of pitch pockets with elastomeric mastic.
 - 5. Prime and seal all metal seams and fasteners over pans with metal mastic and polyester reinforcement.

3.3 PROTECTING AND CLEANING

- A. Protect roofing system from damage and wear during remainder of construction period.
- B. Correct deficiencies in or remove repairs that do not comply with requirements.

END OF SECTION



Eastbluff Elementary School
Costa Mesa, CA

PROJECT:
BRANCH:
ROOFING CONTRACTOR:

TAPER SPEC	Polyiso 20psi
TAPERED MATERIAL:	1/4"
TAPERED SLOPE:	0.50"
MINIMUM THICKNESS:	10.12"
MAXIMUM THICKNESS:	AVG R-21.51
CRICKET SPEC	Polyiso 20psi
CRICKET MATERIAL:	1/2"
CRICKET SLOPE:	0.00"
MINIMUM THICKNESS:	3.95"
MAXIMUM THICKNESS:	

PROJECT NOTES:



571 Boston Mills Rd, Suite 400
Hudson, OH 44226
(330) 425-0199

NOTES:

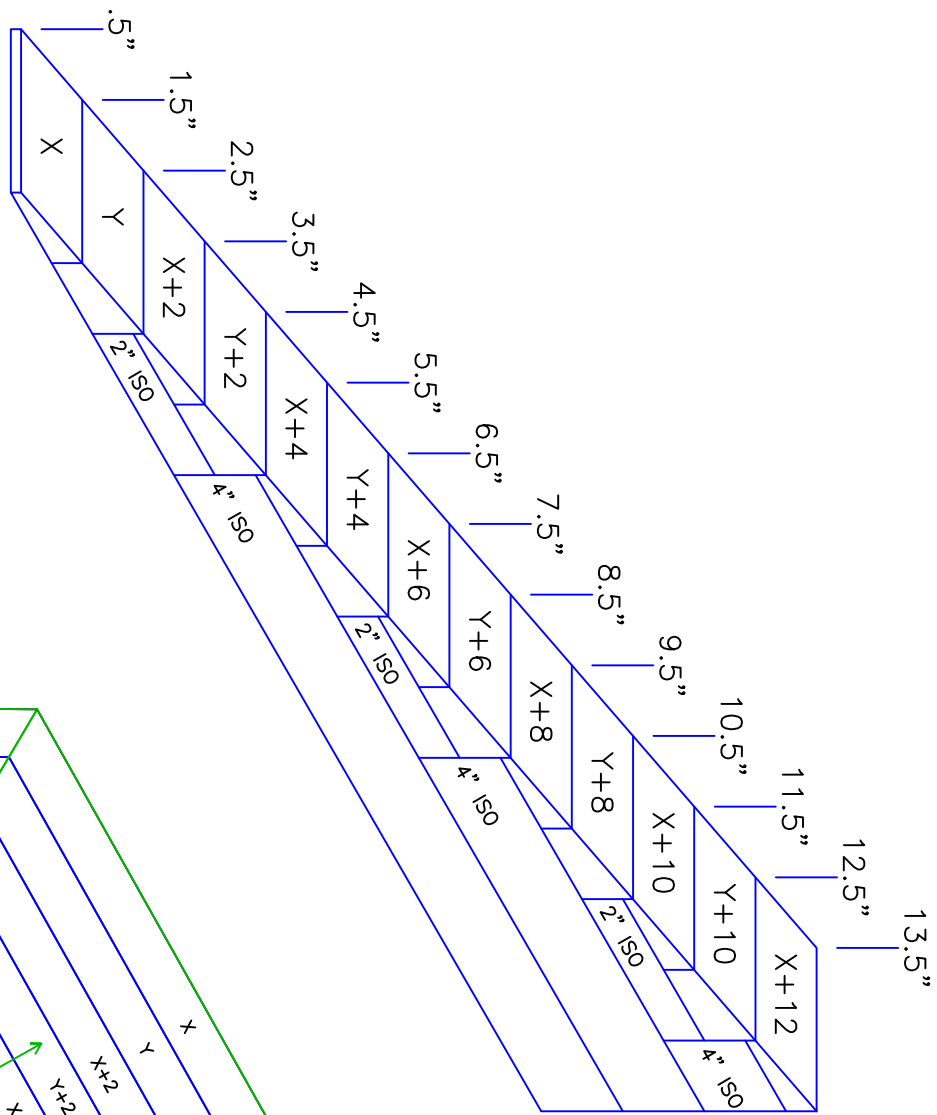
INSTALLER MUST VERIFY ALL FIELD DIMENSIONS, DRAIN AND SCUPPER LOCATIONS AND PRODUCT SPECIFICATIONS FOR ACCURACY. MATERIAL WILL BE SHIPPED TO MATCH THE NOTED DIMENSIONS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL FIELD CONDITIONS AND COMPLIANCE WITH BUILDING CODE ISSUES.

THE TAPERED LAYOUT ILLUSTRATED ON THIS DRAWING IS THE CONTRACTING DOCUMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PARTIAL PIECES OF INSULATION, THEREFORE DISCARDING MORE THAN HALF OF A USABLE PIECE OF TAPERED INSULATION AND/OR ONE QUARTER OF A PIECE OF FLAT INSULATION FOR YOUR TAPERED SYSTEM.

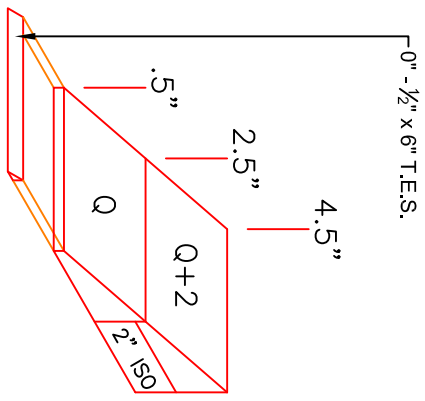
DISCLAIMER:

BEACON ENGINEERING DID NOT PERFORM AND OR CONDUCT ANY DESIGN OR ENGINEERING. THE DRAWINGS REPRESENT A REGISTRATION AND GRAPHIC DEPICTION OF THE MANUFACTURERS SPECIFICATIONS AND THE DESIGN DETAILS ONLY. THESE DRAWINGS SHOULD NOT AND ARE NOT TO BE USED FOR CONSTRUCTION. THE DESIGN ERECTION DRAWINGS SPECIFICATIONS OR DESIGN DETAILS PREPARED OR APPROVED BY BEACON ENGINEERING, THE ARCHITECT/ENGINEERS APPROVED DESIGN OF THE ROOF IS THE CONTROLLING DOCUMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION IN COMPLIANCE WITH THAT APPROVED DESIGN.

DATE: 5/13/2020
PROJECT NUMBER: F20-0144A-R-52
QUOTE NUMBER: 0200513-146
DRAWN BY: B Billingsley
DRAWING PAGES: 1 OF 1



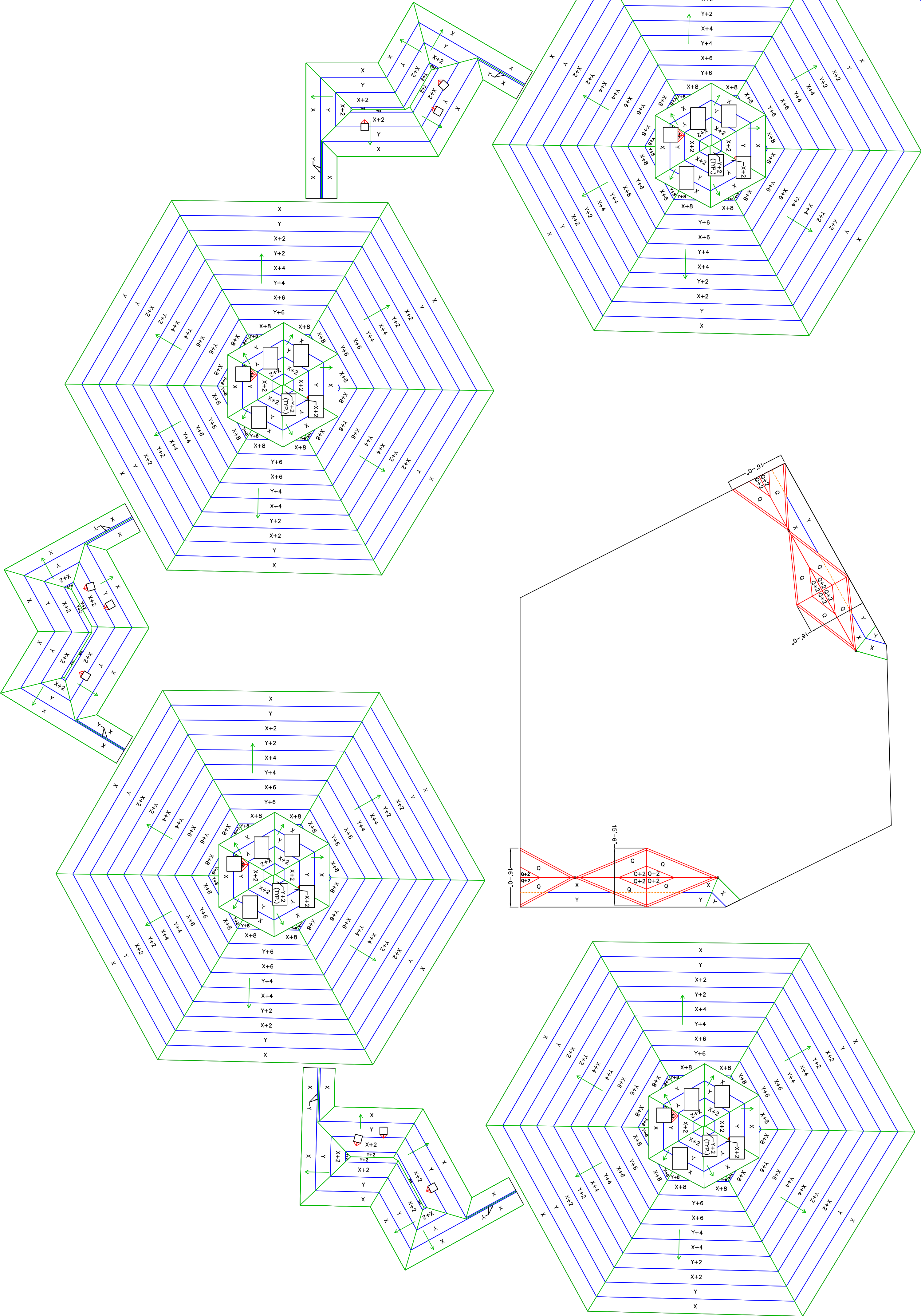
TAPERED SECTIONS



TAPERED CRICKET

PANEL	DIMENSION	SLOPE
X	1/2" - 1 1/2"	1/4"
Y	1 1/2" - 2 1/2"	1/4"
Q	1/2" - 2 1/2"	1/2"
6" T.E.S.	0" - 1/2"	1"

TAPER PANELS



TAPERED ROOF PLAN
SCALE: 1/16"=1'