Bid Number-BOE117302-22
Addendum #1

SECTION 01 11 00

SUMMARY OF WORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Attached forms a component part of this section.

1.2 SUMMARY OF WORK

ITEM I-Base Bid

Monroe County Schools Roof Repairs and Preventative Maintenance

Roof Sections: *Rural Vale School (All Low Slope Sections except EPDM Kitchen Roof)*

Base Bid: Entire Roof Preventative Maintenance:

Provide one (1) preventive maintenance inspection in calendar year including:

- Visually inspect the roofing system components to identify preventive maintenance items, identify any changes since previous inspection and document any needed repairs that are outside the preventive maintenance requirements. All material to be used shall be compatible with existing roofing system. A punch list outline is set forth to assist contractor in reviewing the entire roof system to ensure a thorough preventative maintenance proposal.
- Clean roof drains, scuppers, gutters and downspouts.
- Clean roofing surfaces of debris so that the roof system will drain freely.
- Seal any flashings that appear to have splits or voids.
- Seal pitch pans that appear to have splits or voids
- Secure flashings that appear to have pulled away or been broken from the substrate.
- Inspect all perimeter and edges and repair with 3 course method.
- Seal parapet walls and coping joints that appear to have splits or voids.
- Clean all gutters of debris.
- Seal gutter joints with urethane sealant on the specified roof system.
- Seal minor membrane splits, voids, or holes
- Provide inspection reports, before and after photos of repair.
- Install new lead pipe boots on all plumbing stacks (Reference Detail Below)
    - Removed existing lead pipe boot and old repair material.
    - Cut out any wrinkles in the existing target patch
    - Install new asphaltic primer over existing target patch.

  - Install new Lead in mastic of existing target patch.
  - Prime metal flange before installing target plies.
  - Install both SBS modified base target patch set in manufacturer's asphaltic flashing grade mastic.
  - Install SBS modified mineral surface target patch set in manufacturer's asphaltic flashing grade mastic. (Hot air weld all seams to existing roof system)
- Roofing contractor to perform all work in accordance with all IBC, NCRA, OSHA, and all applicable codes.

The corrective action plan of each roof section is laid out below per BMC Roof Scan

Base Bid: Area #1:

- Remove all TPO material in specified area down to metal deck
- Install new polyisocyanurate to match existing height of the roof. (Stagger all joints)
- Install new ½" woof fiber board over new polyisocyanurate insulation. Gang fasten both the new ½" wood fiber board and insulation to the metal deck. (Stagger all joints)
- Install new SBS modified base sheet (80 mil) in membrane adhesive per manufacturer's specified rate. (Use Notched squeegee)
- Install new SBS modified mineral surface cap sheet (145 mil) over base sheet in membrane adhesive at manufacturer's specified rate.
- Both the modified base sheet and mineral surface base will need to lap over the existing roof system a minimum of three feet.
- The existing modified roof section where lapped will need to be primed with an asphaltic primer at the manufacturer's specified rate.
- All laps and perimeter of SBS mineral surface cap sheet will need to be hot air welded.
- The perimeter edge of the new SBS mineral surface cap sheet that laps onto the old roof will need to be stripped in with the three-course method. Install one layer of flashing mastic, mesh, and flashing mastic.
- All manufacturer's flashing details will need to be followed. All vertical flashings will need to be properly flashed with a SBS modified base sheet installed in flashing grade adhesive, and the SBS mineral surface cap sheet installed in flashing grade adhesive.
- All flashing plies will need to be terminated using a termination bar. Install new 24 gauge metal face fastened counter flashing to the wall. Install bead of urethane sealant on top of the metal counter flashing. (Reference Detail Below)
- ALL MATERIALS AND DETAILS TO BE PROVIDED FROM ONE MANUFACTURER.
- ALL SUBMITTALS TO BE PROVIDED BY ONE MANUFACTURER

Base Bid: Area #2, #3, #4, #5 including all new perimeter gutters.

- Cut and Remove all wet areas along gutter edge.
- Install new polyisocyanurate to match existing height of the roof. (Stagger all joints)
- Install new ½" woof fiber board over new polyisocyanurate insulation. Gang fasten both the new ½" wood fiber board and insulation to the metal deck. (Stagger all joints)

- Install new SBS modified base sheet (80 mil) in membrane adhesive per manufacturer's specified rate. (Use Notched squeegee)
- Install new SBS modified mineral surface cap sheet (145 mil) over base sheet in membrane adhesive at manufacturer's specified rate.
- Install new 6" gutters per details. (Reference detail Below)
- Primer metal edge before installing new flashing details at the metal drip edge.
- Follow manufacturer's detail for stripping in the gutter edge.

Alternate 1 Bid: Entire Roof

- Mobilize to job site, set up equipment and safety per OSHA and all safety requirements.
- Contractor to make all necessary repairs in **Base Bid Area 1 and Base Bid Areas 2, 3, 4, 5** before beginning work.
- Ensure concrete substrate is free of debris and make any necessary structural repairs
- Mechanically fasten (4 x 8) ½" Dens Deck Prime board across entire field of the roof per wind uplift calculations. (Install 16 fasteners in field of the roof, Install 22 fasteners per board at corners and perimeter of the roof)
- After the cover boards are cleaned, apply the SA Primer at 0.50 gal./100 sq. ft.
- Install one ply of the 80 mil self-adhering fire retardant base sheet at the low point of the roof with appropriate roll width to offset side laps 18"(457mm) from side laps of base sheet. (The base sheet side laps should not go against flow of water)
- Install self-adhering fire retardant base sheet per manufacturer's installation guidelines.
- In the same day, install one ply of the 140 mil self-adhering fire retardant mineral cap sheet. Start at the low point of the roof with an appropriate roll width to offset sidelaps from the underlying membrane a minimum of 18"(457mm). Position the 140 mil self-adhering fire retardant mineral cap sheet with salvage edge release strip at high side of roof. Install in shingle fashion, with no laps against the flow of water.
- Install self-adhering fire retardant mineral cap sheet per manufacturer's installation guidelines.
- Install new one layer of 80 mil SBS modified fiberglass reinforced base sheet and one ply 145 mil SBS dual fiberglass reinforced mineral surfaced modified bitumen flashing system at all projections and perimeter. Both sheets to be set in flashing adhesive at a rate of 5 gal per 100 sq. feet set in asphaltic mastic. (Heat weld all cap sheet flashings)
- Install termination bar at top of flashing plies. Install metal face fastened counter flashing over termination bar. Follow all manufacturer's installation flashing details.
- Install new kynar coated 24 gauge metal at all projections and perimeters.
- Install new lead pipes with new modified flashing target patches
- Install new 6" gutters per details. (Reference detail Below)
- Primer metal edge before installing new flashing details at the metal drip edge.
- Follow manufacturer's detail for stripping in the gutter edge
- Remove all debris associated with work performed above. Mobilization of all equipment, materials, labor to be determined at pre-construction meeting before work commences.
- Roofing contractor to perform all work in accordance with all IBC, NCRA, OSHA, and all applicable codes.

Other items that are applicable for all buildings

*Clean up all debris and damage done to grounds, building and roof top (if any). Plant new grass seed if necessary.
* Monroe County Schools reserves the right to inspect the before and after repairs ensuring all problematic areas were addressed. The contractor will be required to repair the areas needed at no cost to the client.
*Roofing materials manufacturer needs to provide inspection report at the end of the project
*The contractor is responsible for taking pictures of the interior and exterior of the building before work begins. This will help to determine who is responsible for any interior damage that may take place during the roofing work.
*Contractor is responsible for properly protecting the parking lot, sidewalks, concrete, asphalt, etc.., from damage. Contractor to cover the areas with plywood or whatever material they deem necessary for proper protection. Any damage done to these areas will be repaired by the contractor using "like" material.
*All contractors are responsible for removing existing coping, metal wall panels, etc.., to make sure that they know what they are dealing with before proceeding with their bid.
*All existing ladders, walkways, walls, etc.., must be protected so that these areas are not marked up from material spills or tracking of materials by walking.
*Plywood must be installed under the dumpster and all of materials or equipment that can damage the grounds, pavement, etc..,
*The scope of work supersedes any discrepancies in the additional specification sections and/or data sheets.
*Any changes to the scope of work, details, or products being used must be put into writing and e-mailed or faxed to Monroe County Schools for approval before the change is made. Failure to put a change into writing makes the contractor liable for any issues.
*Monroe County School or the Roofing Manufacturer's representative is not responsible for mistakes by the contractor, it is the contractor's sole responsibility to follow the specification package and perform the job accordingly.

Core Cut information – Reference BMC Scan Report

1.3 INTENT OF THE SPECIFICATIONS

A. The intent of these specifications is to describe the material and methods of construction required for the performance of the work. In general, it is intended that the drawings shall delineate the detailed extent of the work. When there is a discrepancy between drawings, referenced specifications, and standards and this specification, this specification shall govern.

1.4 PROTECTION

A. The contractor shall use every available precaution to provide for the safety of the property owner, visitors to the site, and all connected with the work under the Contract.

B. All existing facilities both above and below ground shall be protected and maintained free of damage. Existing facilities shall remain operating during the period of construction unless otherwise permitted. All access roadways must remain open to traffic unless otherwise permitted.

C. Barricades shall be erected to fence off all construction areas from operations personnel.

D. Safety Requirements:

1. All application, material handling, and associated equipment shall conform to and be operated in conformance with OSHA safety requirements.

2. Comply with federal, state, and local and owner fire and safety requirements.

3. Advise owner whenever work is expected to be hazardous to owner employees and/or operations.

4. Maintain a crewman as a floor guard whenever roof decking is being repaired or replaced and whenever any roofing is being removed.

5. ALL SAFETY REQUIREMENTS OF THE BUILDING OWNER MUST BE FOLLOWED. NO EXCEPTIONS WILL BE PERMITTED. SAFETY ORIENTATION MEETING REQUIRED PRIOR TO PERFORMING ANY WORK.

1.5 HOUSEKEEPING

A. Keep materials neat and orderly.

B. Remove scrap, waste and debris from the project area.

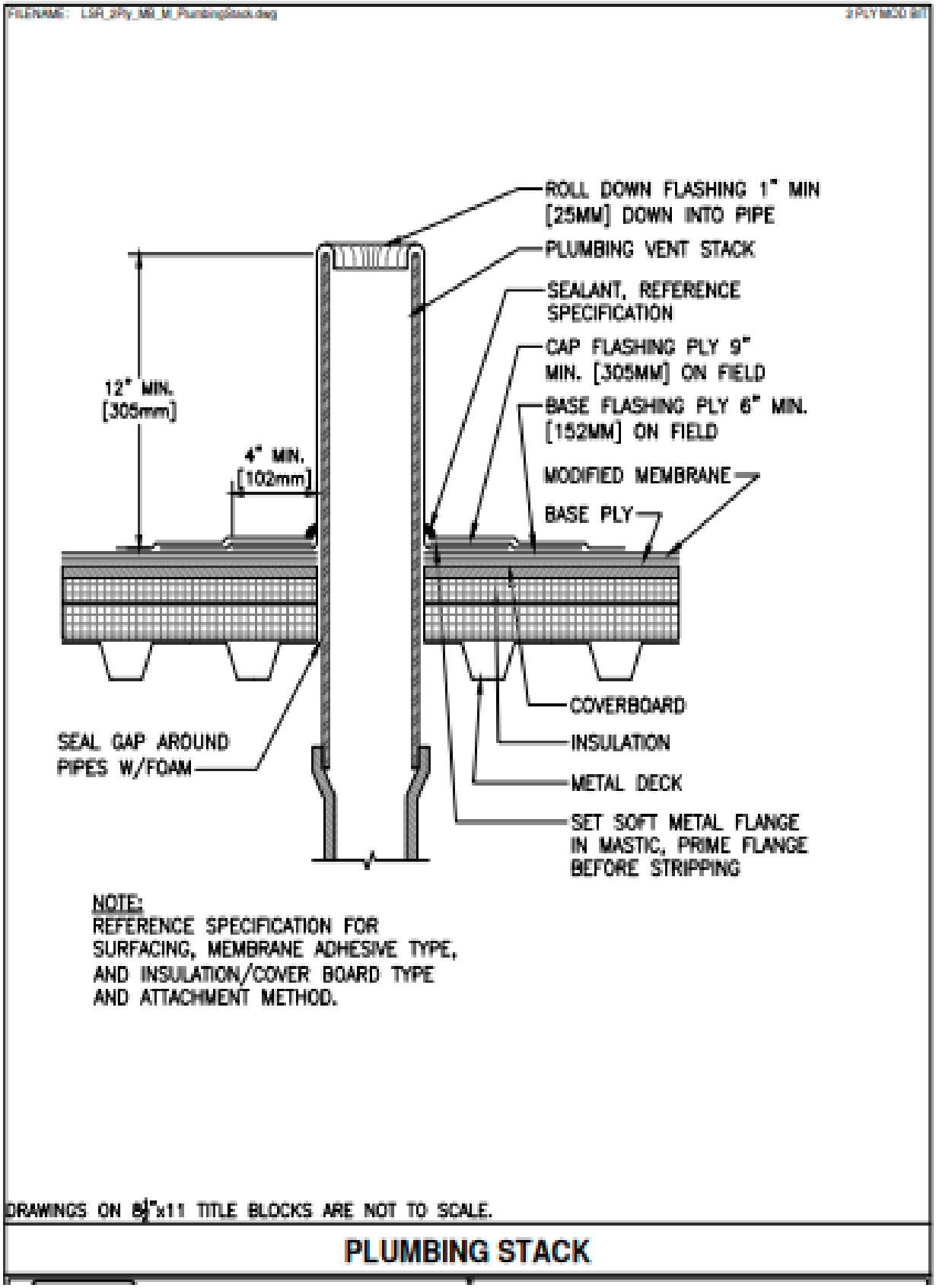
C. Maintenance of clean conditions while work is in progress and cleanup when work is completed shall be in strict accordance with the “General Conditions” of this contract.

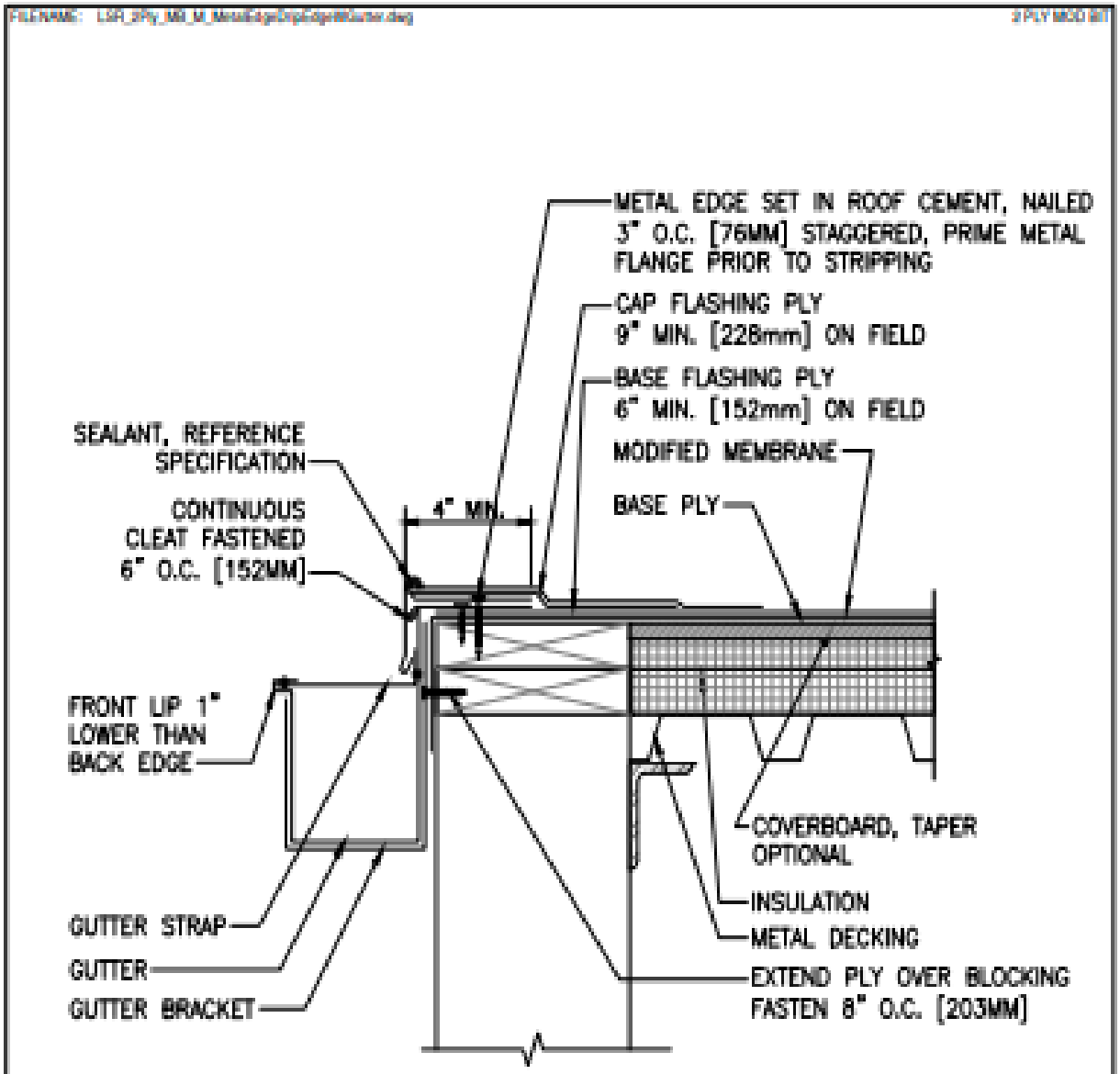
D. Fire protection during construction.

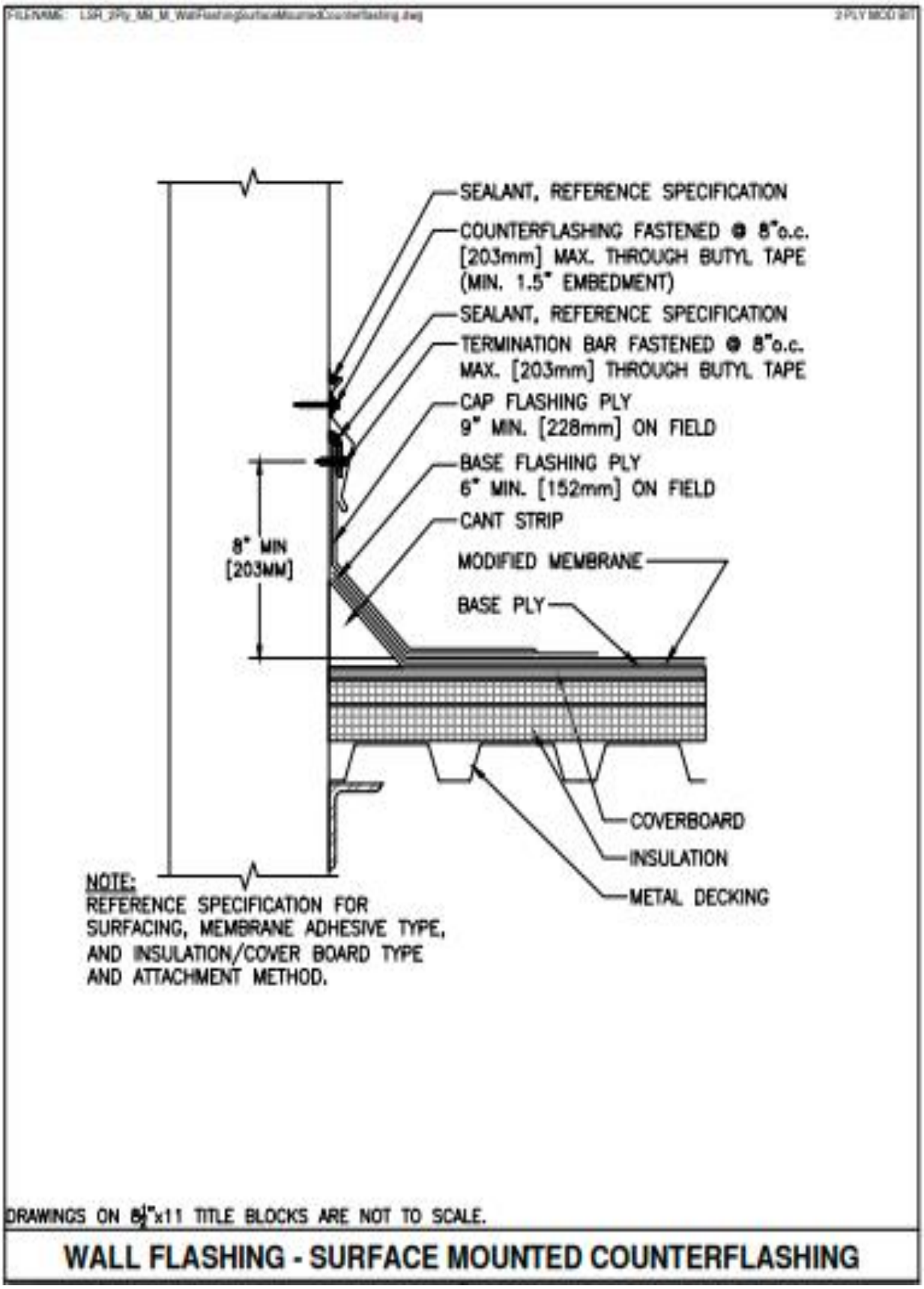
E. Follow all requirements established by the building owner.

F. **All building measurements are the sole responsibility of the contractor.**

END OF SECTION


ROLL DOWN FLASHING 1" MIN [25MM] DOWN INTO PIPE
PLUMBING VENT STACK
SEALANT, REFERENCE SPECIFICATION
CAP FLASHING PLY 9" MIN. [305MM] ON FIELD
BASE FLASHING PLY 6" MIN. [152MM] ON FIELD
MODIFIED MEMBRANE
BASE PLY
12" MIN. [305mm]
4" MIN. [102mm]
COVERBOARD
INSULATION
METAL DECK
SET SOFT METAL FLANGE IN MASTIC, PRIME FLANGE BEFORE STRIPPING
SEAL GAP AROUND PIPES W/FOAM
NOTE:
REFERENCE SPECIFICATION FOR SURFACING, MEMBRANE ADHESIVE TYPE, AND INSULATION/COVER BOARD TYPE AND ATTACHMENT METHOD.
DRAWINGS ON 8½"x11 TITLE BLOCKS ARE NOT TO SCALE.
PLUMBING STACK


METAL EDGE SET IN ROOF CEMENT, NAILED 3" O.C. [76MM] STAGGERED, PRIME METAL FLANGE PRIOR TO STRIPPING
CAP FLASHING PLY 9" MIN. [228mm] ON FIELD
BASE FLASHING PLY 6" MIN. [152mm] ON FIELD
MODIFIED MEMBRANE
BASE PLY
SEALANT, REFERENCE SPECIFICATION
CONTINUOUS CLEAT FASTENED 6" O.C. [152MM]
4" MIN.
FRONT LIP 1" LOWER THAN BACK EDGE
COVERBOARD, TAPER OPTIONAL
INSULATION
METAL DECKING
EXTEND PLY OVER BLOCKING FASTEN 8" O.C. [203MM]
GUTTER STRAP
GUTTER
GUTTER BRACKET
NOTE:
REFERENCE SPECIFICATION FOR SURFACING, MEMBRANE ADHESIVE TYPE, AND INSULATION/COVER BOARD TYPE AND ATTACHMENT METHOD.
DRAWINGS ON 8½"x11 TITLE BLOCKS ARE NOT TO SCALE.
METAL EDGE - DRIP EDGE WITH GUTTER


SEALANT, REFERENCE SPECIFICATION
COUNTERFLASHING FASTENED @ 8"o.c. [203mm] MAX. THROUGH BUTYL TAPE (MIN. 1.5" EMBEDMENT)
SEALANT, REFERENCE SPECIFICATION
TERMINATION BAR FASTENED @ 8"o.c. MAX. [203mm] THROUGH BUTYL TAPE
CAP FLASHING PLY 9" MIN. [228mm] ON FIELD
BASE FLASHING PLY 6" MIN. [152mm] ON FIELD
CANT STRIP
8" MIN [203MM]
MODIFIED MEMBRANE
BASE PLY
COVERBOARD
INSULATION
METAL DECKING
NOTE:
REFERENCE SPECIFICATION FOR SURFACING, MEMBRANE ADHESIVE TYPE, AND INSULATION/COVER BOARD TYPE AND ATTACHMENT METHOD.
DRAWINGS ON 8½"x11 TITLE BLOCKS ARE NOT TO SCALE.
WALL FLASHING - SURFACE MOUNTED COUNTERFLASHING

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CONTRACTOR PRICING LIST

Vonore Elementary Site—

Shingles $_____

Metal $_____

Plywood cost per sheet after 60 sheets $_____

Gutters/Downspouts $_____

Rural Vale Site—

Shingles $_____

Metal $_____

Plywood cost per sheet after 60 sheets $_____

Gutters/Downspouts-Shingle sections $_____

Modified Bitumen/Flat Roof

(Addendum) Base Bid Area #1,2,3,4,5 with gutters-$_____

(Addendum) Alternate 1 Bid: Entire Mod Bit Roof with gutters-$_____

Sweetwater High School—

Shingles Main Building $_____

Metal (Low slope @ CTE Building) $_____

Shingles (Low Slope @ CTE Building) $_____

Plywood cost per sheet after 60 sheets $_____

Gutters/Downspouts $_____

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1. Monroe County Schools wishes to send out an addendum to this bid in order to bring greater clarity and less confusion.
2. Please be advised of the change in the Contractor pricing list for Rural Vale School roof repair. Please disregard the previous pricing list and make sure that this one is used for the bidding process.
3. Please use this Addendum #1 for all things related to Rural Vale Modified Bitumen/Flat Roof bidding process.
    a. All gutters referenced will be 6" aluminum roll form. With 3"x4" downspouts. (Box gutters are not allowed)
    b. In the event that this complete project will not be funded please provide a cost per square for each of the items listed below, this way if needed we can still make necessary repairs to our roofs but on a smaller scale.
        i. Please provide a cost per square on the items listed below. This cost will be labor, materials, and installation. If explanation is needed please write that out below.
        ii. Standard slope shingle roofs--$_____
        iii. Low Slope mod bit--$_____
        iv. Low Slope EPDM--$_____

If you have any questions regarding anything in this Addendum or the original bid packet, please reach out to me at 423-261-4026