



Job Order Contract

Brief Scope of Work

Date: August 19, 2020 8:25 pm

Work Order No.: 20002-20073.0

Work Order Name: Winton Ave. Roof Replacement

Location: 224 W. Winton Ave Bldg

Brief Scope: Supply all materials and install Garland Modified Bitumen Roofing Systems at Section B of the Winton Roof (see aerial photo attached):

- Remove and dispose of all roofing and insulation down to the structural deck – Roof is approximately 23,000SF - contractor to confirm.
- Inspect deck and repair any areas as needed.
- Install crickets as needed.
- Remove all sheet metal at roof level.
- Patch deck and roof over all openings and penetrations from abandoned/eliminated equipment. and piping
- Fully Adhere ½” 6-sided asphalt coated wood fiberboard per wind uplift calculation provided by manufacturer.
- Install Flex base 80 base sheet in Green-Lock Membrane Adhesive
- Install Stress Ply Plus FR Mineral cap sheet in Green-Lock Membrane adhesive.
- Install all new flashings, details, and sheet metal components per roof manufacture’s recommendations.
- Install new coping metal.
- Coat with Pyramic Plus LO.
- Permanent post/cable fall protection system TBD
- Solar Panels:
 - Remove and reinstall solar panels.
 - Include associated electrical work.
 - DC testing to confirm output before removing and after installing.
 - Re-install of solar panels by a qualified, licensed contractor and provide quality control.
 - Ensure water flow runs under panels and does not pond prior to reinstalling the solar, not after the installation.
 - Ensure reinstalled solar system supports are properly flashed/supported and are leak free. Flashing under panels to be discussed with Garland. Since the system is ballasted, an approved material between the system and the roof. Garland to approve materials between the system and the roof
 - Recommission by qualified, licensed solar contractor.
- Hazmat: The paint associated with the coping on top of the perimeter roof curb was found to contain lead in concentration of 3,900 parts per million (ppm). Abatement of lead paint will be performed by the County.

