

MODIFIED BITUMINOUS MEMBRANE ROOFING

20192 - 20209 Camp Sweeney Roof Replacement

PHASE 1 (BUILDING 2 Sweeney Administration Building Roof & BUILDING 3 Camp Sweeney Dormitory Roof)

Location: 2600 Fairmont Dr, San Leandro, CA 94578

Google Maps Link: <https://goo.gl/maps/suktu94sBqaiJLnx5>

BRIEF SCOPE OF WORK

- A. Tear off, dispose of all roofing materials, and edge metal down to structural deck.
- B. Inspect deck and perform any repairs as needed. All dry rot to be replaced with like kind materials.
- C. Install plywood over internal Dutch gutter system, use a nailer at the front and back of existing gutter trough to ensure proper support of new plywood. Fill current drain outlets. Hang new external gutters using 22 gauge pre-formed R-Mer Edge gutters. Gutter profile to be approved by ALCO. Install new downspouts at existing location and match existing profile.
- D. Install sleeper supports for all roof mounted light fixtures at gutter edge. 5 lights on the admin building and 8 lights on the dorm. Roof in sleepers and install metal cap with Uni-Strut support.
- E. Install cricket at admin building where large pipe is fastened along internal gutter. Cricket shall extend past post supports and lead water to newly installed gutter.
- F. Mechanically fasten 1/2" Dens deck Prime board per wind uplift calculation provided by manufacturer.
- G. Prime cover board with ½ gallon SA Primer per 100 square feet.
- H. Adhere HPR SA Base Sheet.
- I. Adhere StressPly SA FR Mineral Cap Sheet.
- J. Apply Title 24 Pyramic plus LO coating at 3 gallons per 100 square feet. Two coats.
- K. Apply White-Knight Plus WC and polyester reinforcement to duct through skylight detail.
- L. Replace all conduit and pipe supports with new redwood sleeper supports and slip sheet membrane.
- M. Remove and install new roof jacks
- N. Raise Curbs 8 inches at one HVAC unit and one skylight. See picture 2 below

- O. Remove and Replace 1500 SF of roof sheathing to most deteriorated parts.

BUILDING 2 Sweeney Administration Roof Area is approximately 4,900.00 SF

BUILDING 3 Camp Sweeney Dormitory Roof Area is approximately 12,900.00. It is contractor responsibility to take the exact dimensions.

Specifications

This new roofing system shall come with 30 years No Dollar warranty for materials and 5 years workmanship warranty. Roofing materials are Garland roofing materials or equivalent. The attached Specifications are part of this scope.

Hazardous materials

Attached to this scope are the suspect asbestos bulk sample results from the roofing survey our consultant completed on (12/10/2020) for the Administration (Bldg 2) and Dormitory (Bldg 3) buildings at Camp Sweeney. The attached suspect lead (Pb) bulk sample results are from prior sampling conducted in 2017 found in our archived files. The following roofing materials are reported containing asbestos:

- **Administration Building (Bldg 2)**
 1. Asphalt Sheeting – Main Roof, contains 1-5 percent (%) Chrysotile asbestos
 2. Gray Patch – Main Roof, contains 1-5 % Chrysotile asbestos
 3. Black Patch – Main Roof, contains 1-5% Chrysotile asbestos
- **Dormitory Building (Bldg 3)**
 1. Gray Mastic – Skylights Metal Frames, contains 1-5 % Chrysotile asbestos

The remaining roofing materials associated with these two roofing systems are reported as “None Detected” for asbestos fibers. Since there is more than 100-square feet of an asbestos-containing material (ACM) to be removed for this project, removal of these ACM roofing materials must be completed by a California licensed/registered asbestos abatement contractor, in accordance with

Federal, State and Local regulations governing asbestos. The brown and white painted exterior wood surfaces associated with these two buildings are reported containing lead in concentrations ranging from 1,100 to 68,000 parts per million (ppm). Any contractor who disturbs the lead-painted surfaces during the construction must be carried out by proper lead-trained workers in compliance with Federal, State and Local regulations governing lead.

The Asbestos and Lead Specification packages is included in this scope documents for the JOC project to replace these roofing systems. Asbestos and Lead Specification packages provided by environmental department GSA is attached. All abatement work would be controlled and monitored by Environmental Project Manager

Safety and health

Work must be complied with OSHA requerments. Plus Site Safety and Health Plan the contracotor must submit their COVID-19 management plan

PIC 1: BUILDING 2 Sweeney Administration Building Roof & BUILDING 3 Camp Sweeney Dormitory Roof



Pic 2: Raise Curbs 8 inches at one HVAC unit and one skylight

