

# Las Vistas building Roof Repairs Project

## BRIEF SCOPE OF WORK

The scope relates to the Las Vistas buildings numbers 17172, 17201, 17010 and 17202 at [2300 Fairmont Dr, San Leandro, CA 94578](#) . Please see Aerial picture below. The scope of work below defined according to the roof slopes. The site was inspected for hazardous materials and the results are included in these documents.

### 1. SCOPE OF WORK

#### **NOTES:**

- ***New roofing to be installed to match existing shingle and built up membrane areas.***
- ***This is Brief Scope of Work and final scope work shall be defined after Joint Scope Meeting (JSM). JSM meeting is unique to the Job Order Contracting (JOC) process, and is the foundation for success in writing the detailed scope of work and preparing a clean price proposal***

#### 1.1 ASPHALT SHINGLE ROOFING

- A. Provide all labor, equipment, and materials to install asphalt shingle roof system over the properly prepared substrate.
- B. Tear off and dispose of current roof system and edge metal down to structural deck.
- C. Inspect deck and perform any repairs as needed. All dry rot to be replaced with like kind materials.
- D. All internal dutch style gutters are to be removed.
  - a. Building 1 – Remove 1x4 fascia board. Install new nailers at the inner and outer edge of gutter trough before installing plywood over internal gutter.
  - b. Building 2 – Hang external gutters. Internal gutter has already been eliminated.
  - c. Building 3 - Install new nailers at the inner and outer edge of gutter trough before installing plywood over internal gutter.

- d. Building 4 – Cut fascia board down so it is level with roof decking. Install new nailers at the inner and outer edge of gutter trough before installing plywood over internal gutter.
- E. Ensure deck is clear of all dirt, dust and debris.
- F. Install R-Mer Seal underlayment.
- G. Install new R-Mer Edge pre-formed gutters and edge metal. Gutters to be 22 gauge and kynar coated.
- H. Install 6 new eyebrow vents on each building.
- I. Install new asphalt composition shingles as indicated by ALCO. Install new downspouts in existing locations and match existing profile.
- J. NOTE: Low slope to shingle transition – Run low slope up roof slope so there is a 3 foot overlap of R-mer Seal and Shingle Transition. See 3.shingles and low slope mod Detailsbelow**

## 1.2 MODIFIED BITUMINOUS MEMBRANE ROOFING

- A. Tear off and 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.
- K. All internal dutch style gutters are to be removed.
  - a. Building 1 – Remove 1x4 fascia board. Install new nailers at the inner and outer edge of gutter trough before installing plywood over internal gutter.
  - b. Building 2 – Hang external gutters. Internal gutter has already been eliminated.
  - c. Building 3 - Install new nailers at the inner and outer edge of gutter trough before installing plywood over internal gutter.
  - d. Building 4 – Cut fascia board down so it is level with roof decking. Install new nailers at the inner and outer edge of gutter trough before installing plywood over internal gutter.
- C. Mechanically fasten 1/2" Densdeck Prime board per wind uplift calculation provided by manufacturer.
- D. Prime coverboard with ½ gallon SA Primer per 100 square feet.
- E. Adhere HPR SA Base Sheet.
- F. Adhere StressPly SA FR Mineral Cap Sheet.
- G. Apply Title 24 Pyramic Plus LO coating at 3 gallons per 100 square feet. Two coats of 1.5. Covered walkways do not receive coating.
- H. Install new R-Mer Edge pre-formed gutters and edge metal. Gutters to be 22 gauge and kynar coated. **Profile of gutter must be approved by ALCO before proceeding.** Install new downspouts in existing locations and match existing profile.

- I. NOTE: Low slope to shingle transition – Run low slope up roof slope so there is a 3 foot overlap of R-mer Seal and Shingle Transition. See 3.shingles and low slope mod Detailsbelow*

### 1.3 walkways

walkways should receive the low slope mod bit membrane as above but without coating

### 1.4– METAL ON BUILDING 4

- A. Remove metal roof panels.
- B. Inspect deck and perform repairs as needed.
- C. Mechanically fasten 1/2" Densdeck Prime board per wind uplift calculation provided by manufacturer.
- D. Prime coverboard with ½ gallon SA Primer per 100 square feet.
- E. Adhere HPR SA Base Sheet.
- F. Adhere StressPly SA FR Mineral Cap Sheet.
- G. Apply Title 24 Pyramic Plus LO coating at 3 gallons per 100 square feet. Two coats of 1.5. Covered walkways do not receive coating.
- H. Install new R-Mer Edge pre-formed gutters and edge metal. Gutters to be 22 gauge and kynar coated. Profile of gutter must be approved by ALCO before proceeding. Install new downspouts in existing locations and match existing profile.

## 2. HAZARDOUS MATERIALS

Attached to this scope are the suspect asbestos and lead bulk sample results from the roofing survey completed on (12/10/2020) for the Las Vistas I, II, III and Rec building roofs, as well as the covered walkway roofs in between the buildings. All roofing materials associated with these roofs are reported as "None Detected" for asbestos fibers.

Various painted surfaces associated with these roofs are reported containing lead in concentrations ranging from 48 to 4,300 parts per million (ppm), while others are reported below the laboratory detection (reported with a less than "<" symbol) ranging from <40 to <62 ppm. Any contractor who disturbs the lead-painted surfaces during the construction work must be carried out by proper leadtrained workers in compliance with Federal, State and Local regulations governing lead. Also the Lead Specification package will be attached to be included with the contract documents for this JOC project to replace these roofing systems. Enviromental depatrment will monitor the work and will be contacted for any concern



### 3. shingles and low slope mod Details





#### 4. AERAIL VIEW

