

Admin Bldg Roof Replacement

Location: 1221 Oak Street, Oakland

1. Upper and Entryway Gravel Roof

Solution Option: Restore

Square Footage: **30,000**, Approximately

This is to install a restoration system over the upper roof section (not including skylight area) and lower entryway roof system. **This system comes with a 10 year warranty.**

This system has an odor and may need to be performed on weekends due to occupancy odor tolerance.

SCOPE OF WORK:

1. Spud and remove all gravel from roof system.
2. Inspect roof and repair and splits, voids, blisters, etc. per manufacturer's requirements.
3. Power wash roof with TSP and water solution.
4. Prime roof with Garla-Prime VOC.
5. Apply Weatherscreen at 8 gallons per 100 square feet.
6. Immediately embed 400lbs of gravel per 100 square feet.
7. Install new .040 aluminum edge metal and counter flashing.
8. Provide an add alt for Tuff-Coat application along upper penthouse walls and entryway stairwell.
9. Install caulking and silicone emulsion sealant along copingstone and wall connection.



2. Skylight roof section

Solution Option: Replace

Approximate Square Footage: 3,000.0 **Expected Life (Years):**

This roof system includes a 30-year NDL warranty. This is an odorless system.

SCOPE OF WORK:

1. Remove and dispose of all roofing and edge metal down to structural deck and bare concrete on skylight areas.
2. Inspect deck and perform any repairs as needed.
3. Install insulation and crickets as needed to prevent ponding water and meet energy code requirements. (core testing needed to verify)
4. Install 6 sided 1/2" Asphalt coated wood fiberboard.
5. Install Flexbase 80 in GreenLock Membrane adhesive.
6. Install KEE-STONE FB 60mil membrane in Kee-Lock foam adhesive.
7. Apply Tuff-Coat to all remaining exposed skylight area concrete and roof step up area concrete/stucco.
8. Install new .040 aluminum counter flashing and edge metal.



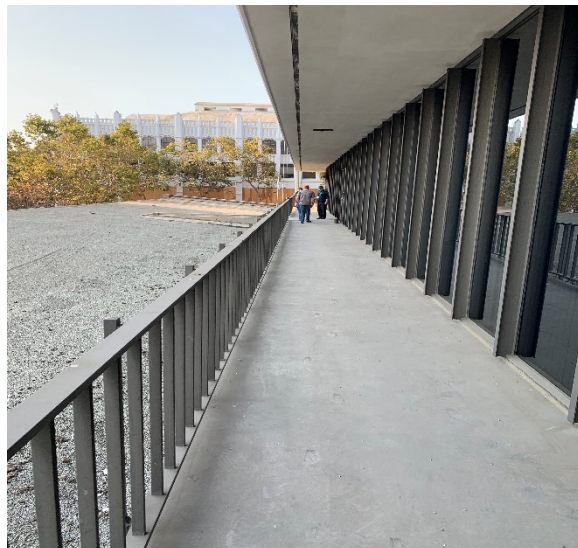
3. Install a new Dura-Walk Pedestrian coating system

SCOPE OF WORK:

This system comes with a 10 year warranty.

- This system has an odor and may need to be performed on weekends due to occupancy odor tolerance.
- **The existing material is hot** or significant measures are required to prevent dust/debris from getting on sidewalk the budget could be significantly higher.

1. Prep walkway by grinding or bead blasting the deck so it is free of existing coating and reaches a CSP 2 or CSP profile. Approximate dimensions are L= 500Ft W=6Ft. **Membrane/Felt – Fire Walk, contains 40% Chrysotile asbestos**
2. Apply Dura-Walk Primer.
3. Apply Dura-Walk Base Coat.
4. Apply Dura-Walk Wear Coat and broadcast desired aggregate.
5. Apply Dura-Walk Top Coat.
6. Follow Dura-Walk application guidelines for all details and installation methods.



4. Hazardous Materials

Attached the suspect asbestos and lead bulk sample results from the roofing survey completed by our consultant for the Administration Building at 1221 Oak Street, Oakland. The following materials are reported containing asbestos:

- Sealant – Skylight Windows, contains 2-5 percent (%) Chrysotile asbestos
- Silver Paint – Upper Skylight Roof, contains 10% Chrysotile asbestos
- Sealant – Upper/Penthouse Roof Edge, contains 5% Chrysotile asbestos
- Sealant – East Side Lower Roof Flashing, contains 2-10% Chrysotile asbestos
- Roof Patch Mastic – East Side Lower Roof, contains 10% Chrysotile asbestos
- **Membrane/Felt – Fire Walk, contains 40% Chrysotile asbestos**

The remaining roofing materials associated with the Upper/Penthouse, Skylight and East Side Lower Roofs are reported as “None Detected (ND)” for asbestos fibers. These asbestos containing materials (ACM) will need to be removed by a California licensed/registered asbestos abatement contractor, in accordance with Federal, State and Local regulations governing asbestos.

Various paint coatings that may be impacted by this work were tested and are reported containing lead in concentrations ranging from 72 up to 83,000 milligrams per kilogram (mg/Kg; also parts per million (ppm)). Other paint coatings were not found to contain lead in concentrations exceeding the laboratory reporting detection limit (reported as <40 mg/Kg). Proper lead-trained workers in compliance with Federal, State and Local regulations governing lead, must carry out any contractor who disturbs the lead painted surfaces during the construction.

Asbestos and lead specification packages that will need to be included with the contract documents would be provided by environmental department/GSA to this JOC project to repair/replace these roofing systems.

The laboratory results and chain of custody forms are attached for reference. All abatement work must be directed and monitored by environmental department/GSA