

Project Name:PWA Roof Replacement

Project Number: 20196- 20228

Location: 399 Elmhurst St, Hayward, CA 94544

Prime Job Order Contractor: MIK Construction

Upper & Lower Roofs Brief Scope Of Work:

Supply material and labors to replace the existing roof using multiply bituminous with a white cap sheet for Title 24 Compliance. Square Footage is approximately 21,500 and it is contractor responsibility to take the correct measurement. Calculations and proper sketches to be submitted with proposal.

Roof system includes a 30 year NDL warranty and 5 years for workmanship.

The roof has some complications including solar array, cone skylights, large units and ducting. The scope includes removing and demolishing the existing solar arrays.

A core sample is required to reveal the insulation height required and current R-Value.

The large units above the roof have a flashing height that is too low and might need to be raised.

The required system is Garland system, better or equivalent and as below:

1. Remove and dispose of all roofing, flashings, and sheet metal. Inspect and check the possibility of reusing the existing Counter-flashing along concrete wall.
2. Remove, demolish and dispose the existing solar panels above upper roof.
3. Inspect deck and perform repairs as needed.
4. Replacing old insulation with "sufficient thickness" polyisocyanurate insulation, mechanically fastened, and include a 1/2" 6-sided asphalt coated wood fiberboard per wind uplift calculation provided by manufacturer across the entire roof.
5. Mechanically fasten Polyiso insulation and 1/2" wood fiberboard per manufacturers ASCE-7 Wind Uplift Calculations and Energy Code requirements.
6. Install crickets to ensure a minimum 1/4":12" slope to all drains. Use tapered Polyiso insulation where necessary.
7. Install Flexbase 80 in Green-Lock odorless cold applied asphalt per manufactures recommendations.
8. Install Stressply Plus FR Mineral in Green-Lock odorless cold applied asphalt per manufactures recommendations.
9. Install all new flashings, details, and sheet metal components per roof manufactures recommendations.
10. Once the roof has cured for a minimum of 5 days, coat with Title-24 approved Pyramic Plus LO in 2 coats of 1.5 gallons per 100 square feet.

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Hazardous Materials

Attached are the sampling results from the roof of the PWA Building located at 399 Elmhurst in Hayward. Two materials analyzed were reported as asbestos containing.

1. The black/gray sealant on the lower flashing
2. The white sealant at the windows associated with the upper roof skylights.

All other suspect roofing materials sampled associated with the upper roof skylights and the lower roof field found to be non-detect for asbestos fibers. Asbestos specification will be provided as part of bidding documents.

Aerial Picture

