

224 WEST WINTON NEW ROOF – Section B

Project Name: Winton Ave New Roof. Phase 1 (Section B, CDA Side)

Project Number: 20193-20073

Location: 224 W Winton Avenue, Hayward, CA 94544. See Aerial Picture below

Job order Contractor: Buhler Commercial

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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 23,000 and it is contractor responsibility to take the correct measurement. Calculations and proper sketches to be submitted with proposal. Only Section B is included in this scope. See attached Aerial picture.

Roof system should include a 30 year NDL warranty and 5 years for workmanship. The scope includes removing and demolishing the existing solar arrays.

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

1. Remove and dispose of all roofing, insulation, flashing, and sheet metal and solar panels– Roof is approximately 23,000 SF. Contractor to confirm. Includes raised roof area and two raised location on both sides of the AHU equipment.
2. Inspect deck and repair any areas as needed
3. Replacing old insulation with 2" 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
4. Install crickets as needed. The roof will need crickets between all the drain sections with polyiso insulation to provide 1/4"/12" slope. Include calculations with sketches.
5. Remove all the counterflashings, copings etc. in order to make way for installing new flashing
6. Patch deck and roof over all openings and penetrations from abandoned/eliminated equipment and piping. Contractors job to confirm quantity. Use 18-Gauge Sheet Metal to cover the openings
7. Install Flex base 80 base sheet in Green-Lock Membrane Adhesive
8. Install Stress Ply Plus FR Mineral cap sheet in Green-Lock Membrane adhesive.
9. Install all new flashings, details, and sheet metal components per roof manufacture's recommendations
10. Install new coping metal
11. Coat with Pyramic Plus LO.
12. Permanent post/cable fall protection system per Fall Hazard Assessment dated September 9, 2020. Attached
13. Replace skylights with OSHA and other related code compliant materials
14. No work at free standing Sanyo unit. Just replace roofing and set back

15. Demo raised pads down to roof level on Winton Ave. side of roof and by AHU. Contractor to confirm location and quantity. Fill in voids with 18 gauge sheet metal.
16. Check downspouts and report the damages. Snake, replace rings, and strainers



17. Include roofing at entry canopies at (2) locations
18. Include roof replacement on raised areas on both sides of AHU. Replace gutters and flashing at these two locations



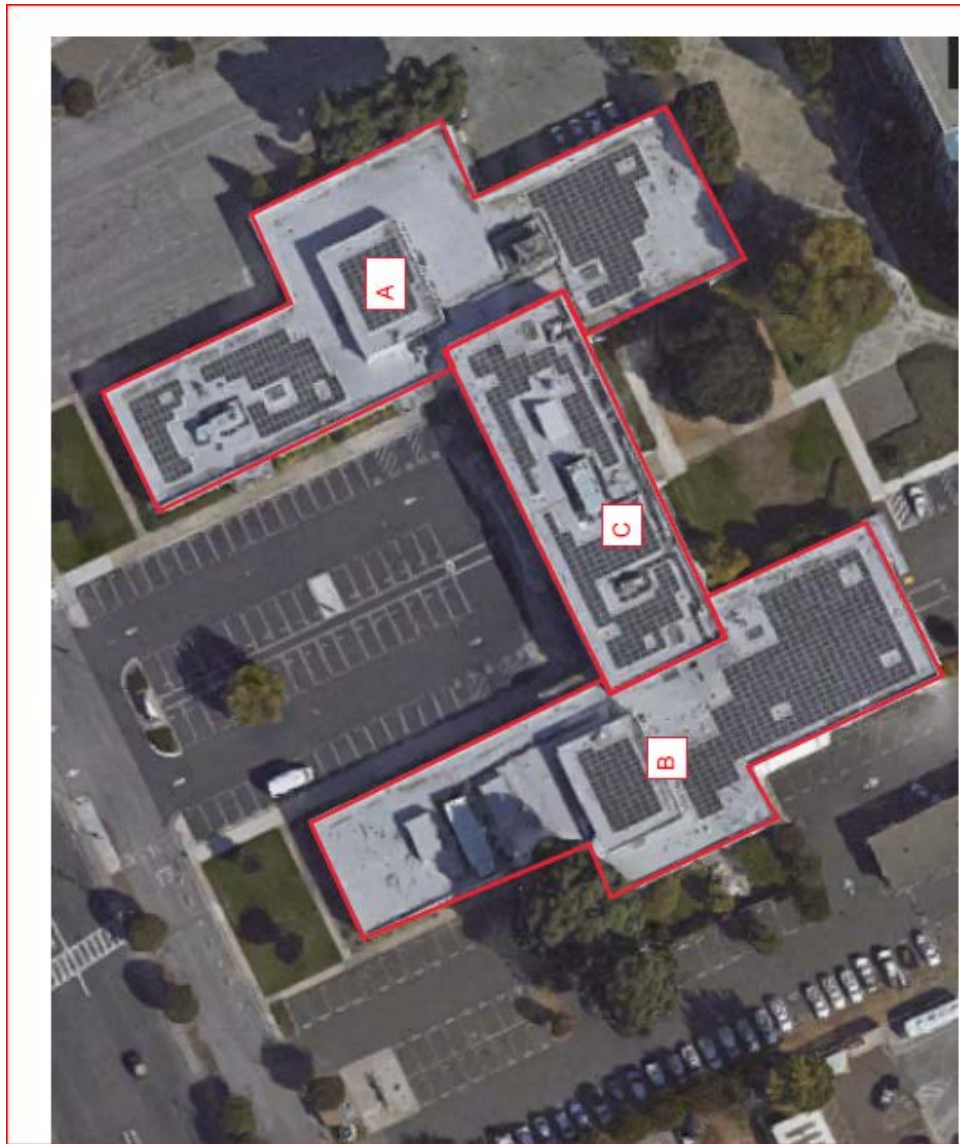
19. Replace stucco where Building C and B meet to make joint watertight.



20. Caulk leaking windows along wall of raised roof by access ladder



224W Winton Aerial Picture/Section B



Hazardous Materials

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). Potential risk to disturb the paint when removing the coping so we will need to have a licensed abatement contractor carry out the work using trained personnel and proper engineering controls.

Gray caulk applied around the frame-to-building on the south-facing window assembly contains lead in concentration of 38 ppm.

Window sealant applied around the glass-to-frame on the south-facing window assembly contains 1-5% Chrysotile asbestos.

Silver paint applied to the four (4) skylights window assemblies and associated curbs contains 5-20% Chrysotile asbestos. Silver paint on curbs should be removed to 6-inches out from base of skylight in all directions.

Off-white paint applied over the stucco contains 140 parts per million (ppm) lead content.

The caulking applied around the outer window frame of the same south-facing window assembly also contains 1.5 mg/Kg of PCB. The contractor must inform their employees who disturb the PCB-containing caulk for OSHA's hazard communication compliance and ensure they are adequately trained to handle the PCB-containing materials.

Contractor to perform abatement per scopes and specifications provided by the County and attached to this scope. Utilize templates included in specs. **All HAZMAT work will be monitored by the County, environmental unit/GSA. Specifications are attached.**