

AGOURA HILLS CALABASAS COMMUNITY CENTER  
REQUEST FOR PROPOSALS  
FOR  
**AGOURA HILLS CALABASAS COMMUNITY CENTER  
ROOF REPAIR**



**AGOURA HILLS CALABASAS COMMUNITY CENTER**

ERICA L. GREEN  
COMMUNITY SERVICES DIRECTOR  
CITY OF CALABASAS  
100 CIVIC CENTER WAY  
CALABASAS CA 91302

## DEFINITIONS

**“City”** means the City of Calabasas.

**“Contract” “Agreement” “Service Contract”** means the contract for services that may be entered into between the Contractor and the Agoura Hills/Calabasas Community Center Authority issued to formalize the accepted Proposal.

**“Contractor”** means the person(s), firm(s), or corporations(s) selected, by the City of Calabasas on behalf of the Agoura Hills Calabasas Community Center Authority, “Owner”, to carry out all duties, obligations, work and service described in the Request for Proposals and all associated documentation, which may also include mutually agreed revisions subsequent to the submission of a Proposal. Both “Contractor” and “Proponent” are complementary in terms of duties, obligations and responsibilities at the Request of Proposals stage, through evaluation process, execution and delivery of the services.

**“Owner” or “Authority”** means the Agoura Hills/Calabasas Community Center Authority, a Joint Powers Agency California public entity formed by the Cities of Agoura Hills and Calabasas, per a Joint Powers Agreement entered into by the two cities on November 24, 1997, later amended it in 1999, 2000, 2004, and 2006, (as amended, the “Joint Powers Agreement”) to operate the Agoura Hills/Calabasas Community Center, who will be contracting for the Roof Repairs.

**“Proponent”** means responder to this Request for Proposals.

**“Proposal”** means the submission by the Proponent.

**“RFP” “Request for Proposals”** shall mean and include the complete set documents, specifications, drawings and addenda incorporated herein, and included in this Request for Proposals.

**“Services”** means and includes the provision by the successful Proponent of all services, work, duties and expectations as further described in this RFP. This will also mean the whole of the work, tools, materials, labor, equipment, travel, and all that is required to be completed and furnished by the Contractor.

**“Supply” “Provide”** shall mean supply and pay for and provide and pay for.

**“Shall” “Must” “Will” “Mandatory”** means a requirement that is required to be met.

# REQUEST FOR PROPOSALS (RFP)

## ROOF REPAIR

# AGOURA HILLS CALABASAS COMMUNITY CENTER (AHCCC)

Administered by City of Calabasas on behalf of the Agoura Hills/Calabasas Community Center Authority

27040 Malibu Hills Road, Calabasas, California 91302

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Project Name: Roof Repair Agoura Hills Calabasas Community Center

Project Location: 27040 Malibu Hills Road, Calabasas

City/County/State: Calabasas / Los Angeles / California 91302

Response Deadline: Thursday, August 25, 2022, 2:00 P.M. PST

## INTRODUCTION

The City of Calabasas (herein, City) will receive, on behalf of the Agoura Hills/Calabasas Community Center Joint Powers Authority sealed PROPOSALS from professional qualified, experienced and licensed companies for roof repair to four (4) barrel roofs and one (1) flat roof at the Agoura Hills Calabasas Community Center. The repair shall include all labor, materials, equipment, permit, license, and all other requirements by the company necessary to perform the work specified herein.

### 1. PROJECT DESCRIPTION

There has been visible interior evidence of rain infiltration of the Agoura Hills Calabasas Community Center located at 27040 Malibu Hills Road, Calabasas, CA. This project shall consist of the removal of the existing flat roofs and standing seam metal barrel roofs, including water proof membrane and flashing to the structural decking, inspection of existing roof substrates (i.e., plywood, rigid insulation, metal pan decking, etc.), remove and repair damaged substrates as required, and installation of new flat roof and barrel roof, including waterproof membrane and all flashings.

Interested and qualified contractors may submit a proposal. The PROPOSAL shall include all costs for labor, materials, tools, permits, licenses, and equipment necessary for the completion of repairs to the facility.

### 2. SCOPE OF WORK

The selected Responder shall include, but not limited to, the following repairs at the facility:

- Tendering the related fees and completion of Building Permit applications with coinciding submittal documents for plan check review.
- Remove existing roofing, waterproof membrane and flashing (inclusive of flashing on parapet walls) down to the plywood sheeting.
- Conduct an inspection of existing roof substrates (i.e., plywood sheeting, rigid insulation, steel pan deck, etc.). Remove any damaged roof substrates and replace as required
- In areas where there was known/documented water ponding adjacent HVAC roof mounted equipment, remove targeted plywood sections to create an “inspection port” to provide viewing to the roof joist supporting mechanisms to ascertain if any corrosion of said mechanisms have been impaired.
- Install factory tapered devices and crickets, as required, to create ¼” per foot minimum slope on all flat roof areas.
- Protect existing exposed penetration piping and mechanical components (HVAC systems, etc.) as required to install new roofing. Remove and replace existing stands/supports with UV resistant 100% recycled rubber and/or galvanized support blocking.
- Install new Class A roofing system suitable for a very high fire area severity zone, including water proof membrane and flashing for drip edges, coping, metal expansion joint/area, divider caps, counter flashings, scuppers, lead jacks, lead at drains, and pitch pans/covers.

**KEY TASKS:**

- The City will hold a non-mandatory pre-bid meeting for examination of the existing conditions. It is recommended each Bidder examine the premises to determine the extent of the work involved and the conditions under which the work will be performed. Contractors who do not participate in the pre-bid meeting assent to existing conditions and agree that examination of the site will not affect their understanding of the project requirements nor their bid price.

**3. STATEMENT OF QUALIFICATIONS**

Please provide a micro-brief statement of qualification to include key personnel information, and scope to show ability to handle these requirements, with contact information for the references.

**4. ADDITIONAL REQUIREMENTS**

- a) Responder must demonstrate appropriate certification and training for key personnel including but not limited to: Selected contractor shall possess a

license, with appropriate registration; appropriate safety training and emergency procedures provided by contractor at no cost to the City of Calabasas and Authority; and key personnel may be required to pass background checks.

- b) All work performed shall be in compliance with appropriate OSHA standards, California Building Code requirements as well as all Federal, State, County, and local ordinances and regulations. Contractor must obtain all licenses and permits required.
- c) Upon award of the contract and prior to commencing service, the Contractor shall furnish to the City a Data Sheet on the roofing products that may be used in the facility. Contractor is responsible for furnishing any updated material sheet immediately (within 8 calendar days). In the event the Contractor changes products to be used, then, the new product or chemical shall be provided to the City prior to its use.
- d) All work performed and completed under a resulting agreement will be subject to the acceptance of the City of Calabasas or its authorized representative on behalf of the Authority. The Contractor acknowledges that the City is administering the contracting process on behalf of the Authority, not for the City itself. The Contractor will agree in the Contract, if awarded, that it is contracting solely with the Authority and therefore only the Authority will be responsible for payment of all amounts owed under the Contract, the Contractor shall not seek payment for any amounts owed from either or both of its member cities, the Cities of Agoura Hills and Calabasas, as required by applicable law and Section 5(C)(4) and Section 6(C)(1) of the Joints Powers Agreement, as amended.
- e) The Contractor shall furnish to the City and Authority, *upon award of contract*, certificate of insurance naming the Cities of Calabasas and Agoura Hills and the Authority, each as an additional insured party in amounts requested by City and all insurance policies shall be maintained for the life of the contract. The City may require to be named as "ADDITIONAL INSURED" for its interest on all policies of insurance except Worker's Compensation, Automobile Liability, and Professional Errors and Omissions, as regards ongoing operations, products and completed operations, and this shall be noted on the face of the Certificate of Insurance. As part of the certificate of insurance requirement the Contractor shall also include acknowledgement and acceptance of the waiver of subrogation provision granted to the CITY OF CALABASAS and Authority. This acknowledgement and acceptance should be included in the same section of the Certificate of Insurance that evidences the "Additional Insured" provision. The Contractor shall not allow any subcontractor to commence work on its subcontract until all similar insurance required of the subcontractor has been obtained.

## 5. EVALUATION CRITERIA

The Contract will be awarded, if at all, to the lowest responsible and responsive bidder, whose bid proposal is not rejected for cause by the City on behalf of the Authority. However, until an award is made, the City on behalf of the Authority reserves the right to reject any or all bids, and to waive technical errors or discrepancies, if to do so is deemed to best serve the interests of the City on behalf of the Authority. In no event will an award be made until all necessary investigations are made as to the responsibility and qualifications of the bidder to whom it is proposed to make such an award.

Each bidder's attention is directed to the possibility that the award of the project may be delayed for various reasons. The City on behalf of the Authority reserves the right to delay the award of the project for 90 calendar days. After 90 calendar days, the low bidder may at any time request release from its bid without penalty.

The acceptance of a proposal will be evidenced by a Notice of Award of Contract in writing, delivered by mail to the bidder whose proposal is accepted. No other act of the City on behalf of the Authority shall constitute acceptance of a proposal. The award of contract shall obligate the bidder whose proposal is accepted to furnish a performance bond, payment bond and maintenance bond, as well as evidence of insurance and to execute the contract as provided by the City on behalf of the Authority together with the Notice of Award of Contract.

## 6. SUBMISSION OF PROPOSAL

Before submitting a PROPOSAL, RESPONDER shall submit a completed copy of Attachment #5 'Intent to Bid' form.

The following information shall be provided:

- a) Project Proposal
- b) Completed bid schedule included in Attachment #4 as the bases for cost estimate.
- c) Procurement time for each proposed roofing alternative material listed in the bid schedule.
- d) Schedule of Values for Proposed Inspection and Replacement Work
- e) Attached Proposal Forms

All submitted PROPOSALS shall become the property of the Authority.

RESPONDERS shall fully inform themselves as to all conditions and limitations and shall include in the PROPOSAL unit costs for each bid item. In the event of a discrepancy, the unit costs shall prevail.

Each Proposal shall have the appropriate inscription for postal or hand delivery:

Mail or Hand Delivery

Addressed to: **RFP: Roof Repair Agoura Hills Calabasas Community Center**  
c/o Erica Green  
100 Civic Center Way  
Calabasas, CA 91302

No responsibility shall be attached to a City representative for the premature opening of a PROPOSAL not properly addressed and identified. PROPOSALS correctly submitted will be acknowledged publicly as having been received.

**7. CLOSING DATE**

Proposals for RFP: Roof Repair Agoura Hills Calabasas Community Center will be received by the City of Calabasas, on behalf of the Authority, on or before 2:00 P.M. PST, Thursday, August 25, 2022 at 100 Civic Center Way, Calabasas CA 91302.

The City at its sole discretion, reserves the right to accept Proposals received after the Closing date and time but is under no obligation to evaluate.

A PROPOSAL may be withdrawn by a written request to the City prior to the time set for the closing date.

**Proposal Validity:** Submitted PROPOSALS shall be valid for a period of not less than ninety days after the solicitation closing date.

**Contact Information:** Erica Green, Community Services Director, is the designated contact person and procurement officer for this Request for Proposal. PROPOSALS will be reviewed and evaluated by the City on behalf of the Authority to ensure the bidders are considered responsive. The City, on behalf of the Authority, reserves the right to reject any and all PROPOSALS submitted, s, to waive any irregularity, and to reject any proposals which are incomplete, obscure or irregular; any proposals which omit a bid on any one or more items on which bids are required; which omit unit prices if unit prices are required; in which unit prices are unbalanced in the opinion of the City; which are accompanied by insufficient or irregular bid security; or which are from bidders who have previously failed to perform properly or to timely complete contracts of any nature.

Sequence of Events

RFP Information Package Available	July 26, 2022
Pre-bid Meeting at Site	August 10, 2022 @ 1 p.m.
End of Question/Answer Period	August 19, 2022
Proposal Due Date	August 25, 2022
Anticipated Award Date	September 21, 2022

Pre-Proposal Questions. All questions relevant to this Project are to be submitted in writing to the above listed address, fax, or e-mail: [egreen@cityofcalabasas.com](mailto:egreen@cityofcalabasas.com)

## **8. CONTINGENCIES**

This RFP does not commit the City, on behalf of the Authority, to award a contract or to pay any costs incurred in the preparation of any PROPOSAL responsive to this RFP. While the Authority intends to execute an agreement with the selected Contractor, it is not bound to do so, and this RFP will not be interpreted as binding the Authority to enter into an agreement with any Contractor. The City of Calabasas, on behalf of the Authority, reserves the right to reject any and all PROPOSALS, or to waive any informality, technical defect, or clerical error in any PROPOSAL. The City, on behalf of the Authority, reserves the right to request additional information from any or all RESPONDERS, and negotiate deviations to the PROPOSAL with the selected Contractor.

- a) Final execution of a Contract is contingent on the successful RESPONDER possessing the appropriate qualification, and experience to provide all specified and miscellaneous work.
- b) This solicitation does not constitute a contract, offer of employment, or offer of purchase. The City, on behalf of the Authority, makes no representation a contract will be awarded to a respondent to this solicitation.
- c) The City, on behalf of the Authority, reserves the right to cancel this Request for Proposal for any reason without any liability to any RESPONDER or to waive irregularities at its discretion.

## **9. INFORMATION FOR PROPOSALS**

No PROPOSAL will be considered unless the RESPONDER is legally qualified and authorized by the appropriate applicable agencies, on the due date of the REQUEST FOR PROPOSALS, to do business in the State of California.

- a) The CITY OF CALABASAS, on behalf of the Authority, reserves the right to reject any PROPOSAL where an investigation of the available evidence or information does not satisfy the City that the RESPONDER is qualified to properly carry out the terms of the SERVICE CONTRACT.
- b) Response to this REQUEST FOR PROPOSALS shall represent the total cost to perform the SERVICES, including all labor, equipment, transportation, services, licenses, fees, sales taxes, material, parts, and appurtenances associated with providing of the SERVICES.
- c) All PROPOSAL forms shall be signed and be a distinguishable (blue ink) signature. PROPOSALS by a partnership, company, or corporation shall be signed in the official business name followed by the signature and designation of the



partner, president, vice president, secretary, or other person authorized to bind the partnership, company, or corporation to the solicitation process of this PROJECT.

- d) RESPONDERS requesting information to a question that is pertinent in submitting PROPOSALS to this solicitation will receive an answer, and that answer will be copied to all known recipients of the REQUEST FOR PROPOSALS package. It shall be the RESPONDERS' responsibility to ascertain that they have received all ADDENDA issued.
- e) Discovery by the RESPONDER of any ambiguity, conflict, discrepancy, omission, or other errors in this solicitation document, it shall be their responsibility to call it to the City's attention, and immediately provide written notice outlining the problem and request document clarification and/or modification.
- f) Proprietary or otherwise sensitive information contained in or with any PROPOSAL is subject to potential disclosure. The City, subject to applicable law, will take every reasonable effort to protect information deemed and marked 'Proprietary'. RESPONDERS must identify all proprietary information in their PROPOSAL.
- g) RESPONDERS may withdraw their response any time prior to the PROPOSAL due date and time. The NOTICE must be signed by the RESPONDER, along with acceptable proof of identification of the person requesting the withdrawal as verification as to that person being an authorized representative of the RESPONDER. At the request for withdrawal, the reason(s) for the withdrawal must be specifically stated.
- h) The RESPONDER to whom the PROJECT is awarded shall become the "PROJECT CONTRACTOR", being an individual, company, partnership, association, corporation or firm, registered with the State of California as a licensed ENTITY permitted to do business in the State of California. Such qualification shall be a prerequisite to the submission of a PROPOSAL.
- i) The "PROJECT CONTRACTOR" shall be State certified for the type of work being requested. No unqualified personnel will be permitted to work on-site. Selected firm shall provide proof that they are registered for the current year, and a copy of their License shows current status and expiration date.

**10. NON-APPROPRIATION:**

Any contract entered into by the CITY OF CALABASAS on behalf of the Authority resulting from this request shall be subject to cancellation without damages or further obligation when funds are not appropriated or otherwise made available to support continuation of performance in a subsequent fiscal period or appropriated year.

**11. CA LAW CLAUSE:**

By submission of a PROPOSAL, the RESPONDER acknowledges and understands the award of a CONTRACT shall be governed by and interpreted in accordance with the laws of the State of California. Notwithstanding the fact that applicable statutes may exempt or exclude the successful RESPONDER from requirements that it be authorized and/or licensed to do business in the State of California. Therefore, the RESPONDER understands and agrees to be bound to the jurisdiction and process of the courts of the State of California, as to all matters and conflicts or future conflicts under the contract and the performance thereof, including any questions as to the liability for taxes, licenses, or fees levied by the State.

**12. INDEMNIFICATION:**

The Contractor shall agree to indemnify and save harmless the CITY OF CALABASAS and the Authority and its officers, agents and employees from any and all claims, suits, actions, legal proceedings, damages, costs, expenses & attorney fees of every name and description, arising out of or resulting from the use of any materials furnished by the Contractor, or any work done in the performance of the contract arising out of a willful or negligent act or omission of the provider, its officers, agents and employees; provided that such liability is not attributable to a willful or negligent act or omission on the part of the CITY OF CALABASAS or Authority, or their officers, agents and employees.

**13. NON-COLLUSION:**

The Contractor shall expressly warrant and certify that neither the Contractor nor its employees or associates directly or indirectly entered into any agreement, participated in any collusion or otherwise taken any action in restraint of free competitive bidding in conjunction with this PROPOSAL.

**14. PROHIBITION OF GRATUITIES:**

Neither the Contractor nor any person, firm or corporation employed by the Contractor in the performance of the contract shall offer or give, directly or indirectly, any employee or agent of the CITY OF CALABASAS or Authority, any gift, money, or anything of value, or promise any obligations, or contract for future reward or compensation at any time during the term of this contract.

**15. PUBLIC RELEASES:**

The Contractor shall agree not to refer to the award of this contract in commercial advertising in such a manner as to state or imply that the products or services provided are endorsed or preferred by the CITY OF CALABASAS or Authority. The Contractor shall not have the right to include the name CITY OF CALABASAS or Authority in its published list of customers, news releases, without prior approval. The Contractor also agrees not to publish, or cite in any form, any comments or proposals without expressed written permission from the CITY OF CALABASAS and

Authority.

**16. PUBLIC RECORD:**

The CITY OF CALABASAS and Authority are both a public entities governed by the California Public Records Act. Documents submitted to the City relating to this RFP are subject to requirements of the Public Records Act and may be deemed public records.

**17. SUB-CONTRACTING:**

The Contractor shall not subcontract any portion of this WORK without approval from the CITY OF CALABASAS on behalf of the Authority.

**18. CONTRACTOR LIABILITY:**

The Contractor assumes full responsibility for all injuries to, or death of any person and for all damage to property, including property and employees of the City and Authority and for all claims, losses or expense which may in any way arise out of the performance of the work, whether caused by negligence or otherwise; and the Contractor shall indemnify and save the CITY OF CALABASAS and Authority harmless from all claims, losses, expense, or suits for any such injuries, death or damages to property, and from all liens, losses, expenses, claims or causes of action of any sort which may arise out of the performance of the work, and shall defend in suit brought against the CITY OF CALABASAS or Authority for attorney's fees and for all other expenses incurred in connection with or as a result of any such suit, claims, or loss. The CITY OF CALABASAS nor Authority shall not under any circumstances and without exception act as arbitrator between the Contractor and any Subcontractor. The Contractor will be solely responsible for compliance with code requirements, all dimensions, and all conditions relating to work under a contract for this PROJECT.

**19. Statutory Compliance Requirements:**

The Contract will be subject to 8-hour work day and wage and hour penalty law, including, but not limited to, California Labor Code Sections 1810 and 1813.

The Contractor shall comply with all California and federal statutes relating to nondiscrimination. These include but are not limited to:

- a. Title VI of the Civil Rights Act of 1964 (P.L. 88-352), as amended, which prohibits discrimination on the basis of race, color or national origin;
- b. Title IX of the Education Amendments of 1972, as amended (29 U.S.C. §§ 1681-1683 and 1685-1686), which prohibits discrimination on the basis of sex;
- c. Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C.

- § 794) which prohibits discrimination on the basis of handicaps;
- d. The Age Discrimination Act of 1975, as amended (42 U.S.C. §§ 6101-6107) which prohibits discrimination on the basis of age;
  - e. The Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255) as amended, relating to nondiscrimination on the basis of drug abuse;
  - f. The Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism;
  - g. Sections 523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. § 290dd-2), as amended, relating to confidentiality of alcohol and drug abuse patient records;
  - h. Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§ 3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing;
  - i. Title 28, Code of Federal Regulations, Part 42, Subparts C, D, E, and G;
  - j. Title 28, Code of Federal Regulations, Part 35;
  - k. Any other nondiscrimination provisions in the specific statute(s) under which application for federal assistance is being made; and
  - l. The requirements on any other nondiscrimination statute(s) which may apply to the application.

The Contract will be subject to Workers' Compensation obligations, including, but not limited to, California Labor Code §§ 1860 and 1861 as follows:

Contractor shall take out and maintain, during the life of this Agreement, Worker's Compensation Insurance for all of Contractor's employees employed at the site of improvement; and, if any work is sublet, Contractor shall require the subcontractor similarly to provide Worker's Compensation Insurance for all of the latter's employees, unless such employees are covered by the protection afforded by Contractor. Contractor and any of Contractor's subcontractors shall be required to provide City with a written statement acknowledging its obligation to secure payment of Worker's Compensation Insurance as required by Labor Code § 1861.

The Contract will be subject to the provisions of California Public Contracts Code § 6109, and Contractor hereby offers and agrees to make any assignment necessary in the event that Contractor is ineligible to perform the work described herein. Further, the successful bidder shall be prohibited from performing work on this

project with a subcontractor who is ineligible to perform work on the project pursuant to §§ 1777.1 or 1777.7 of the Labor Code.

Per Labor Code § 1777.5, Contractor shall comply with the statutory requirements relating to the employment of apprentices, including payment of prevailing wages for required pre-employment training or testing.

The Contract will be subject to the provisions of California Public Contract Code § 7103.5 as follows:

In entering into a public works contract or a subcontract to supply goods, services, or materials pursuant to a public works contract, the contractor or subcontractor offers and agrees to assign to the awarding body all rights, title, and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. Sec. 15) or under the Cartwright Act (Chapter 2 (commencing with Section 16700) of Part 2 of Division 7 of the Business and Professions Code), arising from purchases of goods, services, or materials pursuant to the public works contract or the subcontract. This assignment shall be made and become effective at the time the awarding body tenders final payment to the contractor, without further acknowledgment by the parties.

The Contract will be subject to the provisions of Article 1.7 (commencing at Section 20104.50) of Division 2, Part 3 of the California Public Contract Code regarding prompt payment of contractors by local governments. Article 1.7 mandates certain procedures for the payment of undisputed and properly submitted payment requests within 30 days after receipt, for the review of payment requests, for notice to the contractor of improper payment requests, and provides for the payment of interest on progress payment requests which are not timely made in accordance with this Article.

The Contract will be subject to the claim resolution process of California Public Contract Code section 9204, the provisions of which are hereby incorporated as though fully set forth herein.

At any time during the term of the Contract, the Contractor may, at its own expense, substitute securities for funds otherwise withheld as retention (or the retained percentage) in accordance with Public Contract Code § 22300.

Under Labor Code Section 1776, each Contractor and subcontractor shall keep accurate payroll records showing the name, address, social security number, work

classification, straight time and overtime hours worked each day and week, and the actual per diem wages paid to each journeyman, apprentice, worker, or other employee employed by him or her in connection with the public work. Each payroll record shall contain or be verified by a written declaration that is made under penalty of perjury, stating both of the following:

- a. The information contained in the payroll record is true and correct.
- b. The employer has complied with the requirements of the Labor Code Sections 1771, 1811 and 1815 for any work performed by his or her employees on the public works project.

The payroll records enumerated under supervision (a) shall be verified and shall be available for inspection at all reasonable hours as required by the Labor Code Section 1771.

The Contract will be subject to the prevailing wage law, including, but not limited to California Labor Code Sections 1773.2 and 1771 as follows:

The contractor shall pay the prevailing wage rates for all work performed under this contract. When any craft or classification is omitted from the general prevailing wage determinations, the Contractor shall pay the wage rate of the craft or classification most closely related to the omitted classification. The Contractor shall forfeit as a penalty to the City \$200.00 or any greater penalty provided in the Labor Code for each calendar day or portion thereof, for each worker paid less than the prevailing wage rates for any work done under the Contract employed in the execution of the work by the Contractor or by any Subcontract under the Contractor in violation of the provisions of the Labor Code. In addition, the difference between such prevailing wages rates and the amount paid to each worker for each calendar day, or portion thereof, for which each worker was paid less than the prevailing wage rate shall be paid to each worker by the Contractor.

Under Labor Code § 1725.5, Contractor and any subcontractor must be registered with the California Department of Industrial Relations for any bid proposal submitted on or after March 1, 2015, and for any contract for public work entered into on or after April 1, 2015. Further, this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

**PROPOSED SCHEDULE**  
FOR  
**PROJECT RFP: ROOF REPAIR**  
**AGOORA HILLS CALABASAS COMMUNITY**  
**CENTER**

Proposed as of May 02, 2022

- Tuesday      July 26, 2022      Public Notice – Journal & Website  
*IFB Information Package Available*
  
- Friday      August 19, 2022      End of Question Period  
**All Questions** may be submitted to: Erica Green  
100 Civic Center Way  
Calabasas, CA 91302  
or Email: [egreen@cityofcalabasas.com](mailto:egreen@cityofcalabasas.com)  
No later than; **2:00 P.M.**
  
- Thursday      August 25, 2022      IFB Due Date – **2:00 P.M. PST.**  
All IFBs must be delivered to:  
Erica Green  
100 Civic Center Way  
Calabasas, CA 91302  
No later than; **2:00 P.M. PST**

**NOTE: All dates after the 'RFP due date' are subject to change.**

# ATTACHMENTS

**PROJECT RFP: ROOF REPAIR  
AGOURA HILLS CALABASAS COMMUNITY  
CENTER**

**July 26, 2022**



**CERTIFICATION REGARDING DEBARMENT & OTHER RESPONSIBILITY MATTERS**

By submitting a proposal, Bidder certifies, to the best of its knowledge and belief, that -

I. Bidder and/or any of its Principals -

(A) Are not presently debarred, suspended, proposed for debarment, or declared ineligible for the award of contracts by any state or federal agency;

(B) Have not, within a three-year period preceding this bid, been convicted of or had a civil judgment rendered against them for: commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, state, or local) contract or subcontract; violation of Federal or state antitrust statutes relating to the submission of bids; or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, tax evasion, or receiving stolen property; and

(C) Are not presently indicted for, or otherwise criminally or civilly charged by a governmental entity with, commission or any of the offenses enumerated in paragraph I (B) of this provision.

II. Bidder has not, within a three-year period preceding this offer, had one or more contracts terminated for default by any public (Federal, state, or local) entity.

(A) "Principals," for the purposes of this certification, means officers; directors; owners; partners; and, persons having primary management or supervisory responsibilities within a business entity (e.g., general manager; plant manager; head of a subsidiary, division, or business segment, and similar positions).

(B) Bidder will provide immediate written notice to the Procurement Officer if, at any time prior to contract award, Bidder learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

(C) If bidder is unable to certify the representations stated in paragraphs (I), Bidder must submit a written explanation regarding its inability to make the certification. The certification will be considered in connection with a review of the Bidder's responsibility. Failure of the Bidder to furnish additional information as requested by the Procurement Officer may render the Bidder non-responsive.

(D) Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render, in good faith, the certification required by paragraph (A) of this provision. The knowledge and information of a Bidder is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

(E) The certification in paragraph I (A) of this provision is a material representation of fact upon which reliance was placed when making award. If it is later determined that

the Bidder knowingly or in bad faith rendered an erroneous certification, in addition to other remedies available to the City of Calabasas and Authority, the Procurement Officer may terminate the contract resulting from this solicitation for default.

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Authorized Signature

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Date

**WAIVER AND GENERAL RELEASE RE:  
REQUEST TO ACCESS CITY OF CALABASAS PROPERTY  
FOR RFP: ROOF REPAIR – AGOURA HILLS CALABASAS COMMUNITY CENTER**

In consideration of receiving a limited and permissive right to enter the Authority FACILITIES (*herein Agoura Hills Calabasas Community Center*) properties, IT IS AGREED THAT the undersigned hereby release the City of Calabasas and Authority, their agents, officers, directors, attorneys, employees, and designated representatives (collectively referred to hereinafter as "City/Authority") to the greatest extent provided for under law for the following matters that arise in any way out of the activities specified herein:

1. Any and all claims for personal injury or death to the undersigned, whether or not caused in whole or in part by the negligence or other acts or omissions of the City/Authority, except for City/Authority's active negligence, and regardless of whether such injury is caused in whole or in part by the undersigned, whether alone or together with or in association with others;

2. Any and all claims for any real or personal property damage, whether or not the property is owned by or in the custody or possession of the undersigned, and whether or not caused by the City/Authority or others, except for the City/Authority's active negligence, and regardless of whether the damage is caused in whole or in part by the undersigned;

3. Any and all claims for any damage, injury, loss, expense or liability incurred or arising from any act or omission of the City/Authority, any individual, company or agency in relation to transportation services to or from City/Authority facilities; and

4. Any and all claims for any damage, injury, loss, accident, delay, irregularity, indebtedness, expense or liability incurred or arising from weather, illness, or federal, state, county or City/Authority rule, regulation or restriction.

IT IS FURTHER AGREED that the undersigned will, to the greatest extent authorized under law, indemnify, defend, hold harmless and release the City/Authority from any and all claims, demands, actions, and damages, including but not limited to attorneys' fees and reasonable costs, brought against the City/Authority for any injury arising out of or caused by the undersigned's negligence or any acts, omissions or conduct of the undersigned in relation to and arising out of the activities specified in this Waiver and General Release.

IT IS FURTHER AGREED that the undersigned understands, consents, and agrees to the terms and conditions set forth above, and that his/her consent and agreement to this Waiver and General Release is a condition precedent to the City's grant of a limited and permissive right of entry on behalf of the Authority.

**The foregoing is agreed to this \_\_\_\_\_ day of \_\_\_\_\_, 2022:**

**PRINT NAME COMPANY** \_\_\_\_\_

**TELEPHONE #** \_\_\_\_\_ (\_\_\_\_) \_\_\_\_\_

**FAX #** \_\_\_\_\_ (\_\_\_\_) \_\_\_\_\_

# PROPOSAL

For

## PROJECT: ROOF REPAIR

### AGOURA HILLS CALABASAS COMMUNITY CENTER

Date: \_\_\_\_\_, 2022

PROPOSAL FROM:

\_\_\_\_\_, doing  
*Business Name (Print / Type)*

business as a corporation / a partnership / an individual (*circle out applicable term*), with its principal office in/near the City of \_\_\_\_\_, County of \_\_\_\_\_, State of \_\_\_\_\_.

TO: CITY OF CALABASAS, on behalf of the Agoura Hills/Calabasas Community Center Joint Powers Authority (*herein called "Owner"*)

As a RESPONDER for the above referenced PROJECT and in compliance with your REQUEST FOR PROPOSALS, having examined the related documents, the site of the proposed work, and being familiar with conditions of the proposed WORK, including the availability of materials and labor, hereby propose to furnish all labor, equipment and services, materials, technical personnel, supervision, in accordance with this REQUEST FOR PROPOSALS, and machinery, tools, supplies, and appurtenances, including utility and transportation services required to complete the PROJECT, in accordance with project documents at, and/or for the price for the services. This price covers all expenses incurred in performing the required WORK.

If selected as the PROJECT SERVICE CONTRACTOR (*herein "CONTRACTOR"*), the RESPONDER agrees to commence WORK on or before the specified "Notice to Proceed" date.

The specifications and addenda are complimentary of each other. What is called for by one shall be as binding as if called for by all. Should there arise a conflict which is not resolved and/or is necessary to comply with mandatory requirements (i.e., codes, ordinances, etc.), it shall be the RESPONDER'S responsibility to implement appropriate methods required to resolve the issue.

Responder agrees to perform all of the WORK prescribed for this PROJECT to completion and all for the price listed in the attached Proposal.

## PRICE PROPOSAL FORM

The undersigned has carefully checked all figures in his/her proposal and understands the City of Calabasas, on behalf of the Authority, will not be responsible for any errors or omissions in preparing this proposal. The proposal shall remain valid for any and all services provided for a period of ninety days.

### Project RFP: Roof Repair

### Agoura Hills Calabasas Community Center

FIRM NAME: \_\_\_\_\_

CONTACT NAME: \_\_\_\_\_

ADDRESS OF FIRM: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

FEDERAL ID NUMBER: \_\_\_\_\_

BUSINESS LICENSE NUMBER: \_\_\_\_\_

AUTHORIZED SIGNATURE: \_\_\_\_\_

TITLE: \_\_\_\_\_

PLEASE LIST 3 REFERENCES WITH LOCATION AND TELEPHONE NUMBER:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Bid Schedule Alternative A – Agoura Hills Calabasas Community Center Roof Replacement**

Item No.	Description General	Estimated Quantity	Unit	Unit Price	Total Amount
1	Mobilization/Demobilization	1	LS		
2	Remove Existing Barrel Roof	9,300	SF		
3	Remove Existing Flat Roof	28,700	SF		
4	Inspect Existing Substrate Roof Materials for Damage	1	LS	\$10,000	\$10,000
5	Repair Any Damaged Substrate Roof Materials	1	LS	\$10,000	\$10,000
6	Install New Built-Up Flat Roof	9,300	SF		
7	Install New Standing Seam Metal Barrel Roof	28,700	SF		

**ADD/Delete Alternate Roof Materials**

Item No.	Description General	Estimated Quantity	Unit	Unit Price	Total Amount
6A	Install New PVC Flat Roof	9,300	SF		
7A	Install New Patina Green PVC Standing Seam Style Barrel Roof	28,700	SF		
7B	Install New White PVC Standing Seam Style Barrel Roof	28,700	SF		

**BID SCHEDULE ALTERNATIVE A (ITEMS 1 THROUGH 7):**

TOTAL AMOUNT OF BID: \$ \_\_\_\_\_

TOTAL AMOUNT OF BID IN WORDS: \_\_\_\_\_

**BID SCHEDULE ALTERNATIVE B (ITEMS 1 THROUGH 6 AND 7A):**

TOTAL AMOUNT OF BID: \$ \_\_\_\_\_

TOTAL AMOUNT OF BID IN WORDS: \_\_\_\_\_

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**BID SCHEDULE ALTERNATIVE C (ITEMS 1 THROUGH 5, 6A, AND 7):**

TOTAL AMOUNT OF BID: \$ \_\_\_\_\_

TOTAL AMOUNT OF BID IN WORDS: \_\_\_\_\_

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**BID SCHEDULE ALTERNATIVE D (ITEMS 1 THROUGH 5, 6A, AND 7A):**

TOTAL AMOUNT OF BID: \$ \_\_\_\_\_

TOTAL AMOUNT OF BID IN WORDS: \_\_\_\_\_

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**BID SCHEDULE ALTERNATIVE E (ITEMS 1 THROUGH 6, AND 7B):**

TOTAL AMOUNT OF BID: \$ \_\_\_\_\_

TOTAL AMOUNT OF BID IN WORDS: \_\_\_\_\_

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**BID SCHEDULE ALTERNATIVE F (ITEMS 1 THROUGH 5, 6A, AND 7B):**

TOTAL AMOUNT OF BID: \$ \_\_\_\_\_

TOTAL AMOUNT OF BID IN WORDS: \_\_\_\_\_

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Amounts are shown in both words and figures. In case of discrepancy, the amount shown in words will govern. The above unit prices include all labor, materials, and equipment, as required; cleaning, removal, overhead, profit, fees, insurance, etc., to cover the several kinds called for. The City on behalf of the Authority will determine the low bidder based on the lowest total cost of the six alternatives listed above and which meets the required procurement time for the project.

The RESPONDER declares to be fully informed and satisfied that the above bid schedule is a basis used to obtain uniformity in submitted bid prices; and no definitive quantities



have been indicated, therefore actual quantities are subject to adjustment by either increase or decrease, as deemed necessary, per conditions encountered during project construction and agreed by both the Project Contractor and the City of Calabasas/Authority and their representatives; also, should the quantities of any of the items of the WORK be increased, the undersigned, if chosen as Project Contractor, proposes to do the additional WORK at the unit prices stated herein, and should the quantities be decreased, the RESPONDER understands that payment will be made on actual quantities and that actual quantities will be determined upon completion of the WORK, at which time adjustment will be made by direct increase or decrease.

The RESPONDER acknowledges the understanding of the character and requirements of the proposed WORK, and further acknowledges the project site conditions, the difficulties attendant upon its execution, and have carefully read and examined the specifications, other PROJECT DOCUMENTS herein referred to, know and do understand the terms and provisions thereof.

By submission of this PROPOSAL, the RESPONDER certifies, and in the case of a joint PROPOSAL, each party thereto certifies as to its own organization, that this PROPOSAL has been arrived at independently, without consultation, communication, or agreement as to any matter relating to this PROPOSAL, with any other RESPONDER or with any competitor.

It is further declared that the RESPONDER acknowledges this PROPOSAL AMOUNT will be used as selection criteria by the City on behalf of the Authority; and agree this PROPOSAL unit price(s) shall be good and shall not be withdrawn for a period of NINETY (90) CALENDAR DAYS after the scheduled closing time for receiving PROPOSALS.

**Fax Acceptance Authorization Number of Submitted Proposal:** \_\_\_\_\_

Respectfully  
submitted:

**By:** \_\_\_\_\_ *Business Name (Print / Type)*

**Address:** \_\_\_\_\_ *Business Address (Print / Type)*

**Signed:** \_\_\_\_\_ *Signature*      **Name:** \_\_\_\_\_ *Print*

**Title:** \_\_\_\_\_ *Print*

**Telephone No.** \_\_\_\_\_ **Fax No.** \_\_\_\_\_ **Email** \_\_\_\_\_

\_\_\_\_\_

**INTENT TO PROPOSAL FORM**  
**PROJECT RFP: ROOF REPAIR**  
**AGOURA HILLS CALABASAS COMMUNITY**  
**CENTER**

FIRM NAME: \_\_\_\_\_

CONTACT NAME: \_\_\_\_\_

ADDRESS OF FIRM: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

Submit the signed '**Intent to Proposal Form**' via any of the two contact methods:

ATTN: Erica Green  
100 Civic Center Way  
Calabasas, CA 91302

OR

EMAIL: [egreen@cityofcalabasas.com](mailto:egreen@cityofcalabasas.com)

**DEFINITION OF BID ITEMS FOR  
PROJECT RFP: ROOF REPAIR  
AGOURA HILLS CALABASAS COMMUNITY  
CENTER**

The unit prices and lump sum amounts to be paid for the Items listed in the Proposal shall include full compensation for furnishing all labor, materials, tools, equipment, time, and incidentals necessary to complete the work, and for performing all work contemplated and embraced under the Contract, in accordance with the Plans and Specifications. This shall include the Contractor's costs involved with bonding, insurance, worker's compensation, overhead, financing, taxes, obtaining required permits and permit fees, mobilization, site safety, public convenience and safety, protective barricading, sanitary facilities, storage of equipment and materials, security against theft and vandalism, project site maintenance, dust and runoff control, clean-up and all other items incidental to the work.

**1. Mobilization/Demobilization:**

Mobilization/Demobilization shall consist of preparatory work and operations for all proposed improvements, including, but not limited to, those necessary for the movement of personnel, equipment, materials, and incidentals to the project site necessary for work on the project, written public notifications, coordination with utility companies, coordination with manufacturers, and for all other work and operations which must be performed or costs incurred including bonds, insurance and financing prior to beginning work on the various contract items, and for obtaining all business licenses and permits, including permit fees, as required for entire project, from all related agencies including, but not limited to, the City of Calabasas. Mobilization/Demobilization shall also include the time, materials, and labor to move the necessary construction equipment to and from the job site, supervisory time on the job by the Contractor's personnel to keep the construction site in a safe condition, and all other related work as required at all times and for all non-working days during construction period. The Contractor is responsible for securing an adequate storage site for equipment and materials.

The Contractor shall have on the work site at all times, as his agent, an English-speaking superintendent or foreman capable of reading and thoroughly understanding the plans, specifications, and other related documents. The Contractor's agent will be required onsite when any subconsultants are performing work, whether the prime Contractor is performing work or not.

Payment for Mobilization/Demobilization shall be considered full compensation for obtaining all bonding, insurance, business licenses and permits, as required for entire project, from all related agencies including but not limited to utility companies, the City of Calabasas, and private/public agencies. The compensation shall include the compliance with the requirements specified in those licenses and permits; including payment of all required fees; all installation, removals, adjustments, and relocations required to complete the work not covered by separate bid items; all labor, tools, equipment, personnel, materials, and incidentals necessary to perform all related items of work. Compensation for Mobilization/Demobilization associated with all

other bid items shall be included within the related item of work. No additional compensation shall be allowed.

## **2. Remove Existing Standing Seam Metal Barrel Roof**

This Item shall consist of the removal and proper disposal of the existing four (4) Standing Metal Barrel Roofs exterior (i.e., metal roof sheeting, underlayment, flashing etc.) as shown in Exhibit A to exposed plywood baseboard underneath. Contractor shall be responsible to check the weather forecast prior to starting removal. Exposed roofing shall not be left un covered overnight or during times of inclement weather. This item shall also include the removal of all trash and debris off the roof.

Once the existing roofing exterior has been removed the Contractor shall preform a visual inspection of the exposed plywood for the entire roof as part of the work to be performed in this item. If the plywood shows any signs of leakage, dry rot, termite damage, water damage, and/or any other form of deterioration that could potentially cause further problems and/or failures in the future, the Contractor shall perform a further investigation as described under bid item 4 "Inspect existing roofing substrates for further damage.

Contractor shall take care not to damage any adjacent existing improvement not specified to be removed. Any damage caused by the contractor during the removal process to the existing improvements specified to be protected and/or salvaged shall be repaired/replaced by the contractor at no cost to the City.

Measurement and Payment for "Remove Existing Standing Seam Metal Barrel Roof" shall be per unit bid price per Square Foot (SF) as specified in the bid schedule and shall be considered full compensation for furnishing all labor, materials, tools, equipment and incidentals involved including but not limited to removal of existing metal roofing sheeting, waterproof membrane, felt lined sheeting, flashing, visual inspection of plywood sheathing for damages, disposal of removed materials and no additional compensation shall be allowed therefore.

## **3. Remove Existing Built-Up Flat Roofing**

This Item shall consist of the removal and proper disposal of the existing Built-Up Flat Roof system (i.e., cap sheet, ply sheet, base sheet, flashing, etc.) as shown in Exhibit A down to the exposed plywood. This shall include the removal and cleaning of old asphalt adhesive from the baseboard surface to an acceptable condition for the install of the new built-up roofing system. Contractor shall protect in place all gutters, scupper, collection boxes, roof drain inlets, and down spouts. Contractor shall be responsible to check the weather forecast prior to starting removal. Exposed roofing shall not be left un covered overnight or during times of inclement weather. This item shall also include the removal of all trash and debris off the roof.

Once the existing roofing exterior has been removed the Contractor shall preform a visual inspection of the exposed plywood for the entire roof as part of the work to be performed in this item. If the plywood shows any signs of leakage, dry rot, termite damage, water damage, and/or any other form of deterioration that could potentially cause further problems and/or failures in the future, the Contractor shall perform a further investigation as described under bid item 4 "Inspect existing roofing substrates for further damage.

Contractor shall take care not to damage any adjacent existing improvement not specified to be removed and disposed of (i.e., A.C. units, roof drain inlets, gutters, roof vents, etc.). Any damage caused by the contractor during the removal process to the existing improvements specified to be protected and/or salvaged shall be repaired/replaced by the contractor at no cost to the City.

Measurement and Payment for "Remove Existing Built-up Flat Roofing" shall be per unit bid price per Square Foot (SF) as specified in the bid schedule and shall be considered fully compensation for furnishing all labor, materials, tools, equipment and incidentals involved including but not limited to removal of cap sheet, ply sheet, base sheet, asphalt adhesive, debris, existing flashing, visual inspection of existing plywood sheathing for damage, disposal of removed materials and no additional compensation shall be allowed therefore.

#### **4. Inspect Existing Roofing Substrate Materials for Further Damage**

This Item shall consist of the inspection of exiting roof substrates (i.e., roof plywood sheathing, rigid insulation, metal roof deck, etc.) for further damage based on findings from the visual inspection performed during the removal process. The Contractor shall remove the required substrate materials in order to perform a further investigation for damage in areas where the exposed plywood showed damage. This item is intended to cover the cost of the work required for the removal, inspection and disposal of damaged materials; the cost associated with repairs/replacement shall be covered as part of bid item 5 "Replace damaged substrate materials". The Contractor shall clearly document all damages found and present findings to the City and/or the Project Manager for review.

Contractor shall take care not to damage any existing roof improvements not specified to be removed and disposed of. Any cost associated with damages caused by the Contractor during the inspection process shall be repaired or replace at no cost to the City.

In areas where the plywood shows any signs of leakage, dry rot, termite damage, water damage, and/or any other form of deterioration that could potentially cause further problems and/or failures in the future, the Contractor shall remove the plywood sheathing to perform a further inspection of the layers below (i.e., ridged insulation, metal roof decking, rafters, etc.). Any material that shows damage and/or deterioration shall be removed and properly disposed of.

If the existing roof substrate material are not damaged or show signs of deterioration, the contractor shall salvage and reinstall the existing materials. The contractor shall not reuse any materials that show any sign of damage and or deterioration that may cause problems and/or failure in the future.

After the bid has been awarded the Contractor shall submit a schedule of values for review and shall include the hourly rate for the inspection to be performed. Hourly rate submitted by the contractor shall include the cost for a two (2) man crew, equipment, tools, and incidentals to perform all work required for the inspection and removal of damaged materials. Time and work performed under this bid item shall be documented by the inspector and payment shall be determined based on the schedule of values submitted by the Contractor.

Measurement and Payment for “Inspect all substrate roof materials for damage” shall be set at a pre-determined price of \$10,000 as specified in the bid schedule. This item is intended to be paid out as needed/required based on the extent of the damage found once the outer shell of roofing has been removed. The Contractor shall be paid based on work performed and the schedule of values submitted. The contractor shall only be paid for the amount of work required. If the full amount of pre-determined cost is not required to be used up, then the unused amount shall be removed from total project cost and shall not be paid out to the Contractor.

## **5. Replace Damaged Substrate Roof Materials**

This item shall consist of the replacement of any damaged roof substrates discovered during the inspection process (i.e., plywood sheeting, rigid insulation, metal pan decking, rafters, etc.). All material and replacements shall comply with the most recent version of California Building Code Chapter 15 “Roof Assemblies and Rooftop Structures”. The contractor shall take care while installing new roofing substrates to maintain the proper slope to not effect drainage of the roof.

Plywood sheeting shall be OSB plywood of the same thickness as existing. Rigid insulation used shall be the same as the existing or approved equal. Any rust that has developed on the metal pan decking shall be removed by lightly sandblasting. The contractor shall protect the adjacent materials from sandblasting as required. Contractor shall vacuum sand and debris from the metal pan decking completely. Once all rust, sand and debris has been completely removed, the Contractor shall prime the metal pan deck with metal primer and allow to dry before replacing ridged insulation. In areas where the metal pan decking is damaged and is required to be replace, the Contractor shall use metal of the same thickness to match the adjacent metal pan decking.

After the bid has been awarded, the Contractor shall submit a schedule of values to individually break down the costs all replacements of damaged substrate materials that might be encountered. The costs listed in the schedule of values shall include all labor, time, materials, equipment, tools and incidentals involved to perform the required replacements. All time and work performed under this item shall be documented by the inspector and payment shall be determined based on the schedule of values submitted by the Contractor.

Measurement and Payment for “Replace Damaged Substrate Roof Materials” shall be set at a pre-determined price of \$10,000 as specified in the bid schedule. This item is intended to be paid out as needed/required based on the extent of the damage found once the outer shell of roofing has been removed. The Contractor shall be paid based on work performed and the schedule of values submitted. The contractor shall only be paid for the amount of work required. If the full amount of pre-determined cost is not required to be used up, then the unused amount shall be removed from total project cost and shall not be paid out to the Contractor.

## **6. Install New Built-Up Flat Roof**

This Item shall consist of the install of new base sheeting, felt sheeting, mineral-surfaced cap sheeting and new flashing for Built-up flat roofing system. Install of new built-up roof shall comply with the most recent version of California Building Code Chapter 15 “Roof Assemblies and Rooftop Structures”. All Materials shall conform with manufacturer’s specifications for the proposed and approved roofing system and applicable requirements of ASTM C981. All work

shall be performed and completed as required by the manufacturer in order to obtain the required warranty and guaranty.

Base Sheeting:

Base Sheeting shall be Asphalt Coated Glass Fiber Sheet and shall be in accordance with ASTM D4601.

Felt Sheeting:

Felt sheeting shall be in accordance with ASTM D2187.

Mineral-surfaced Cap Sheeting:

Mineral-Surfaced Cap Sheet shall be in accordance with ASTM D3909. Color for the mineral sheet shall be white or of a color approved by the City. Mineral-surface cap sheet shall be in accordance with Title 24 Roofing Requirements.

Asphalt Adhesive:

Asphalt used shall be hot mopped and be in accordance with ASTM D312, Type III. Contractor may substitute hot mopped asphalt for cold applied adhesive if manufacture installation procedures allow and at the approval of the Engineer.

Required Submittals:

Contractor shall submit for review and approval manufacturer's specifications for materials and procedures for installation for all products to be installed as part of the built-up roof system (i.e., Base sheet, ply sheet, mineral-surfaced cap sheet, asphalt adhesive, fasteners, etc.). The Contractor shall submit an ASTM compliance sheet listing all the proposed product materials to be used with the corresponding ASTM standard(s) each product complies with.

The Contractor shall provide the manufacturer's Material Safety Data Sheets for all proposed materials to be used as well as evidence of specified fire and wind uplift ratings for proposed roof system.

Contractor shall submit manufacturer's complete recommended maintenance procedures for roofing system, including precautions and warnings to prevent damage and deterioration to the roofing system. Information shall include maintenance guidelines indicating materials and methods to be used for emergency and minor repairs.

An 8" by 10" sample square of the mineral-surfaced cap sheet shall be submitted by the contractor to be reviewed and approved by the Engineer before it may be used in the work.

Delivery, Storage and Handling of Material:

Contractor shall store and handle materials based on manufacturer's recommendations. Contractor shall be responsible to inspect all materials for damage upon delivery. Once the Contractor has accepted material delivered, they will be responsible to replace any damaged or defective materials at no additional cost to the City. Contractor shall designate where all material shall be stored and shall be responsible to make sure material is stored properly where it will be safe from weather damage or vandalism. Roof top storage of weather sensitive material

is not permitted. Weather sensitive material stored on roof overnight will be considered defective and shall be replaced by the contractor at no cost to the City.

Environmental Requirements:

Contractor shall comply with the manufacture's recommendations for storage and installation of products. It shall be the responsibility of the Contractor to verify existing and forecasted weather conditions and determine when conditions are acceptable for roof work. Contractor shall be responsible to protect roof areas from moisture and rain. unroofed areas shall be covered by water repellent coverings as required.

Guaranty/Warranty:

New built-up roof system shall be guaranteed against leakage, defective materials and defective installation of completed roofing work. Any such defects or leakage occurring during the period of the guaranty shall be promptly and completely corrected, including affected work, at no additional cost to the City. Bulging or wrinkling of built-up roof surfaces will also be interpreted as defects requiring correction.

Contractor shall provide the roofing manufacturer's 15-year roofing system guaranty, that shall state in essence that the roofing materials manufacturer shall, at its expense, make or cause to be made any repairs necessary to maintain the applied roof and related flashings in a watertight condition for a period of 15 years. The guaranty shall be effective from the date of the Certificate of Substantial Completion issued by the City, and shall be signed by the roofing applicator and countersigned by the Contractor, and shall be submitted to the Engineer as required for Project Closeout Procedures.

Measurement and Payment for "Install White Built-Up Flat Roof" shall be per unit bid price per Square Foot (SF) as specified on the Bid Schedule and shall be considered full compensation for furnishing all labor, time, materials, equipment, tools and incidentals involved including but not limited to inspect roof to ensure proper drainage, temporary seals, temporary weather protection, installation of base sheeting, felt sheeting, mineral-surfaced cap sheet, asphalt hot mopping, installation of new flashings, check all roof drains, cleaning new roof, warranty and no additional compensation shall be allowed therefore.

**7. Install New Standing Seam Metal Barrel Roof**

This Item shall consist of the install of new underlayment material, sheet metal roofing and flashing at the locations shown in Exhibit A and shall match the color and style of the existing standing seam metal barrel roofs. Install of new standing seam metal barrel roof shall comply with the most recent version of California Building Code Chapter 15 "Roof Assemblies and Rooftop Structures" and Title 24 roofing requirements. This item shall include all labor, time, material, tools, equipment and incidentals involved to complete the standing seam metal roofing system. All work shall be performed and completed as required by the manufacturer in order to obtain the required warranty and guaranty.

Required submittals

Contractor shall be required to submit for review product data from the manufacture for each of the proposed materials to be used in the new roofing system prior to the start of work. This shall include proof that product is in compliance with required standards, product test reports,



construction details, material descriptions, dimension of individual components and profiles, and finishes for each manufactured product and accessory.

The Contractor shall also submit the following shop drawings and details:

- Roof Plans and attachment details for new roof.
- Detail fabrication and installation layouts showing expansion joints, fixed points and key details. Distinguish between shop and field assembled work.
- Details for forming, including seams and dimensions.
- Details for joining and securing, including layout and spacing of fasteners, cleats, and other attachments, include pattern of seams.
- Details of termination points and assemblies.
- Details of expansion joints, including showing direction of expansion and contraction from fixed points.
- Details of roof penetrations
- Detail of edge conditions, including eaves, ridges, valleys, rakes, crickets, and counter flashings.
- Details of special conditions.
- Details of connection of adjoining work.

Contractor shall submit a 12 inch long by actual width of the proposed aluminum sheet metal roofing panel sample, including finish seam, and in required profile for review and approval prior to using product. Include fasteners, cleats, battens and other attachments necessary for install.

Metal Roofing Sheeting Material:

Metal roof sheeting material shall be one of the following:

- 1) Steel Sheeting, 55% Aluminum-Zinc Alloy coated by the hot dipped process that in compliance with ASTM A 792/A 792M. Roofing sheet metal shall be class AZ50 coating designation, grade 40 (grade275), with smooth surface. Aluminum roofing sheet shall be pre-painted by coil-coating process to comply with ASTM A 755/ A 755M. Thickness for aluminum roofing sheets shall be 0.040-inch with nominal 0.028-inch-thick Batten caps.
  - a) Exposed coil-coated finish for roofing sheet metal shall consist of three-coat fluoropolymer that is in accordance with AAMA 621. Fluoropolymer finish shall contain a minimum of 70 percent PVDF resin by weight in both color and clear top coat. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers written instructions. Where painting after installation is required, the metal shall be pretreated with white or light colored, factory-applied, backed-on epoxy coat with a minimum dry film thickness of 0.2 mil (0.005 mm).
  - b) Color to be used shall be Patina Green to match the color of the existing. Contractor shall verify that the color to be used is a match to the existing standing seam metal roofing. Concealed Finish shall be pretreated with manufacturer's standard white or light-

colored acrylic or polyester-backer finish, consisting of prime coat and wash coat with a minimum total dry film thickness of 0.5 mil (0.013 mm).

2) Aluminum alloy as standard with manufacturer for finish required, with temper as required to suit forming operations and performance required; with smooth surface and shall be in compliance with section ASTM B 209. Thickness for aluminum alloy sheeting shall have a thickness of 0.040-inch with 0.050-inch-thick batten caps.

a) Exposed coil-coated finish for roofing sheet metal shall consist of three-coat fluoropolymer that is in accordance with AAMA 621. Fluoropolymer finish shall contain a minimum of 70 percent PVDF resin by weight in both color and clear top coat. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers written instruction

b) Color to be used shall be Patina Green to match the existing. Contractor shall verify that the color to be used is a match to the existing standing seam metal roofing. Concealed Finish shall be pretreated with manufacturer's standard white or light-colored acrylic or polyester-backer finish, consisting of prime coat and wash coat with a minimum total dry film thickness of 0.5 mil (0.013 mm).

#### Underlayment Materials:

Underlayment material used for roofing system shall be self-adhering, high temperature sheet with a minimum thickness of 30 mils (0.76 mm). Underlayment sheet shall consist of a slip-resistant polyethylene or polypropylene-film top surface laminated to a layer of butyl or SBS-modified asphalt adhesive, with release paper backing (designed to withstand high metal temperatures beneath metal roofing).

Thermal stability for proposed material shall be in accordance with ASTM D1970 and shall be stable after testing for 240 degrees Fahrenheit or higher. Low-temperature flexibility for the proposed material shall be in accordance with ASTM D 1970 and shall pass after being tested at temperatures of minus 20-degree Fahrenheit or lower.

1) Available products that may be incorporated into the work include but are not limited to:

- Carlisle Residential, a division of Carlisle Construction Materials: WIP 300HT
- Grace Construction Products: Grace Ice and Water Shield HT Ultra
- Henry Company: Blueskin PE200 HT
- Kirsch Building Products, LLC: Sharkskin Ultra SA
- Metal-Fab Manufacturing, LLC: Metshield
- Owens Corning: Weather Lock Specialty Tile & Metal Underlayment
- Ployguard Products, Inc.: Deck Guard HT
- Protecto Wrap Company: Protecto Jiffy Seal Ice & Water Guard HT.
- SDP Advanced Polymer Product Inc.: Palisade SA-HT

#### Fasteners:

Contractor may use wood screws, annular-threaded nails, self-tapping screws, self-locking rivets, bolts and other suitable fasteners designed to withstand the design load. The heads of the exposed fasteners shall match the color of the metal roofing using plastic caps or factory-applied coating. Metal-backed EPDM or PVC sealing washers shall be used under the head of exposed fasteners on the weather side of the roofing.

Fasteners used for flashing and trim installation shall be blind fasteners or self-drilling screws with hex washer heads and gasketed. Blind fasteners shall be high-strength aluminum or stainless-steel rivets suitable for metal being fastened.

#### Sealant Tape:

Sealant tape shall be pressure sensitive, 100 percent solids, polyisobutylene compound sealant tape with release paper backing. Sealant tape shall be permanently elastic, non-sag, nontoxic, non-staining tape that is 1/2 inch wide and 1/8 inch thick.

#### Elastomeric Sealant:

Elastomeric silicone polymer sealant used shall be in compliance with ASTM C 920 and of the grade/class required to seal joints in the metal roofing and remain watertight.

#### Aluminum Sheet Metal Accessories:

All components required to complete the sheet metal roofing assembly (i.e., trim, copings, fasciae, corner units, clips, flashings, sealants, gaskets, fillers, metal closures, closure strips, and similar items) shall be provided if unable to be salvaged from existing roofing system. Any new material shall match the existing material type and finish unless otherwise specified. Do not use graphite pencils to mark metal surfaces.

- Cleats and expansion type cleats used for new roof shall be stainless steel with a thickness of 0.0250-inch.
- Backing Plates at roofing splices shall be fabricated from recommended material from SMACNA.
- Closure strips used to be used shall be expanded, cellular, rubber or crosslinked, polyolefin foam or closed-cell laminated polyethylene with a minimum 1-inch thick. Flexible closure strips should be cold or pre-molded to match sheet metal roofing profile. Closure strips shall be installed where necessary to ensure weathertight construction.
- Flashing, pipe flashing and trim shall be salvaged from the existing roof. If the flashing and or trim is unable to be salvaged, the new material shall match that of the existing. Pipe flashing shall be pre-molded, EPDM pipe collar with flexible aluminum ring bonded to the base.

#### Fabrication:

Custom fabricated sheet metal roofing to comply with details shown and recommendations in SMACNA's "Architectural Sheet Metal Manual" that apply to design, dimensions (panel width and seam height), geometry, metal thickness, and other characteristics of installation. Fabricate sheet metal roofing and accessories in shop to greatest extent possible. Standing seam panels shall be formed with a finished seam height of 1-1/2 inches.

Sheet metal roofing shall be fabricated to be installed to have a tolerance of 1/4 inch in 20 feet (6 mm in 6 m) and within 1/8-inch (3-mm) offset of adjoining faces and of alignment of matching profiles. Fabricated sheet metal tolerances shall be in accordance with the tolerances specified in MCA's "Guide Specification for Residential Metal Roofing".

Form exposed sheet metal work shall fit substrates with little oil canning. All sheet metal work shall be free of buckling and tool marks. All sheet metal roofing shall be true to line, levels and slopes with exposed edge folded back to form hems.

- Lay out sheet metal roofing so transverse seams, if required, are made in the direction of flow with higher panels overlapping lower panels.
- Offset transverse seams from each other a minimum of 12 inches.
- Fold all cleat eaves and transverse seams in shop prior to installing.
- Form and fabricate sheets, seams, strips, cleats, valleys, ridges, edge treatments, integral flashings, and other components of metal roofing to profiles, patterns, and drainage arrangements indicated on Drawings and as required for leakproof construction.

All fabricated sheet metal roofing shall allow for the expansion in running work sufficient enough to prevent leakage, damage, and deterioration of the work. Form expansion joints of intermeshing hooked flanges, not less than 1 inch deep, filled with butyl sealant concealed within joints.

Where movable, non-expansion-type joints are required, form metal to provide for proper installation of elastomeric sealant according to SMACNA standards.

Custom fabricated flashings and trim shall comply with recommendations in SMACNA's "Architectural Sheet Metal Manual" that apply to design, dimensions, metal, and other characteristics of item required. Obtain field measurements for accurate fit before shop fabrication.

- Form exposed sheet metal accessories shall be free of excessive oil canning, buckling, and tool marks. All sheet metal accessories shall be true to line, levels and slopes with exposed edge folded back to form hems.
- Fabricate nonmoving seams with flat-lock seams. Form seams and seal with elastomeric sealant unless otherwise recommended by sealant manufacturer for intended use.
- Form non-expansion, but movable, joints in metal to accommodate elastomeric sealant.
- Conceal fasteners and expansion provisions where possible. Do not use exposed fasteners on faces of accessories exposed to view.
- Fabricate cleats and attachment devices of sizes recommended by SMACNA's "Architectural Sheet Metal Manual" for application, but not less than thickness of metal being secured.

#### Underlayment Installation:

- 1) Install self-adhering sheet underlayment, wrinkle free. Prime substrate if recommended by underlayment manufacturer. Comply with temperature restrictions of underlayment

manufacturer for installation; use primer for installing underlayment at low temperatures. Apply in shingle fashion to shed water, with end laps of not less than 6 inches (150 mm) staggered 24 inches (600 mm) between courses. Overlap side edges not less than 3-1/2 inches (90 mm). Roll laps and edges with roller. Cover underlayment within 14 days.

- 2) Apply Slip sheet, wrinkle free, over underlayment before installing sheet metal roofing and related flashing.
- 3) Install flashing to cover underlayment according to requirements in section 076200 "Sheet Metal Flashing and Trim"

#### General Installation:

Install sheet metal roofing to comply with details shown and recommendations in SMACNA's "Architectural Sheet Metal Manual" that apply to installation characteristics required unless otherwise indicated on Drawings. Install fasteners, protective coatings, separators, sealants, and other miscellaneous items as required for complete roofing system and as recommended by fabricator for sheet metal roofing.

- Install sheet metal roofing true to line, levels, and slopes. Provide uniform, neat seams with minimum exposure of solder, welds, and sealant.
- Anchor sheet metal roofing and other components of the Work securely in place, with provisions for thermal and structural movement.
- Field cutting of sheet metal roofing by torch is not permitted.
- Provide metal closures at peaks, rake edges, rake walls, eaves.
- Flash and seal sheet metal roofing with closure strips at eaves, rakes, and perimeter of all openings. Fasten with self-tapping screws.
- Locate and space fastenings in uniform vertical and horizontal alignment. Pre-drill panels for fasteners.
- Locate roofing splices over, but not attached to, structural supports. Stagger roofing splices and end laps to avoid four-panel lap splice condition. Install backing plates at roofing splices.
- Lap metal flashing over sheet metal roofing to direct moisture to run over and off roofing.
- Do not use graphite pencils to mark metal surfaces.

Rigidly fasten metal roof panels to structure at only one location for each panel. Allow remainder of panel to move freely for thermal expansion and contraction.

- Point of Fixity: Fasten each panel along a single line of fixing located at both ends and center of panel length.
- Avoid attaching accessories through roof panels in a manner that inhibits thermal movement.

Use fastener sizes that penetrate less than 3/4 inch (19 mm) for wood screws substrate not less than recommended by fastener manufacturer to achieve maximum pull-out resistance

Where dissimilar metals contact each other, or where metal contacts pressure-treated wood or other corrosive substrates, protect against galvanic action or corrosion by painting contact surfaces with bituminous coating, by applying self-adhering sheet underlayment to each contact surface, or by other permanent separation as recommended by sheet metal manufacturer or SMACNA.

- Coat concealed side of uncoated-aluminum sheet metal roofing with bituminous coating where roofing contacts wood, ferrous metal, or cementitious construction.

Conceal fasteners and expansion provisions where possible in exposed work and locate to minimize possibility of leakage. Cover and seal fasteners and anchors as required for a tight installation.

Align bottom of sheet metal roofing and fasten with blind rivets, bolts, or self-tapping screws. Flash and seal sheet metal roofing with closure strips where fasciae meet soffits, along lower panel edges, and at perimeter of all openings.

#### Custom-Fabricated Sheet Aluminum Metal Roofing Installation:

Fabricate and install work with lines and corners of exposed units true and accurate. Form exposed faces flat and free of buckles, excessive waves, and avoidable tool marks, considering metal temper and reflectivity. Provide uniform, neat seams with minimum exposure of solder, welds, and sealant. Fold back sheet metal to form hem on concealed side of exposed edges unless otherwise indicated.

- Install cleats to hold sheet metal panels in position. Attach each cleat with at least two fasteners to prevent rotation.
- Space cleats no more than 12 inches o.c. and bend tabs over fastener head.
- Provide expansion-type cleats for roof panels that exceed 30 feet in length.

Seal all joints of metal roofing as required for watertight construction. For roofing with a slope of 3:12 or less, use cleats at transverse seams.

- Use sealant-filled joints unless otherwise indicated. Embed hooked flanges of joint members no less than 1-inch (25 mm) into sealant. Form joints to completely conceal sealant. When ambient temperature at time of installation is between 40 and 70 deg F (4 and 21 deg C), set joint members for 50 percent movement each way. Adjust setting proportionately for installation at higher ambient temperatures. Do not install sealant-type joints at temperatures below 40 deg F (4 deg C).
- Prepare joints and apply sealants to comply with requirements in Section 079200 "Joint Sealants."
- Do not solder aluminum sheets.

Attach standing-seam metal panels to substrate with double-fastened cleats spaced at 12 inches o.c. Install panels reaching from eave to ridge before moving to adjacent panels. Before panels are interlocked, apply continuous bead of sealant to top of flange of lower panel. Lock standing seams by folding over twice so cleat and panel edges are completely engaged

- Lock each panel to panel below with sealed transverse seam
- Loose-lock panels at eave edges to continuous cleats and flanges at roof edge at gutters
- Loose-lock panels at eave edges to continuous edge flashing exposed 24 inches (600 mm) from roof edge. Attach edge flashing to face of roof edge with continuous cleat fastened to roof substrate at 12-inch (305-mm)] o.c. spacing. Lock panels to edge flashing
- Leave seams upright after locking at ridges and hips

#### Accessory Installation:

Install accessories with positive anchorage to building and weathertight mounting, and provide for thermal expansion. Coordinate installation with flashings and other components

- Install components required for complete sheet metal roofing assembly including trim, copings, seam covers, flashings, sealants, gaskets, fillers, metal closures, closure strips, and similar items.
- Install accessories integral to sheet metal roofing that are specified in Section 076200 "Sheet Metal Flashing and Trim" to comply with that Section's requirements.

Flashing and trim shall comply with performance requirements, manufacturer's written installation instructions, and SMACNA's "Architectural Sheet Metal Manual." Provide concealed fasteners where possible, and install units true to line, levels, and slopes. Install work with laps, joints, and seams that are permanently watertight and weather resistant.

- Install flashing and trim as required to seal against weather and to provide finished appearance. Locations include, but are not limited to, eaves, rakes, comers, bases, framed openings, ridges, fasciae, and fillers.
- Install continuous strip of self-adhering underlayment at edge of continuous flashing overlapping self-adhering underlayment, where "continuous seal strip" is indicated in SMACNA's "Architectural Sheet Metal Manual" and on Drawings.
- Install exposed flashing and trim without excessive oil canning, buckling, and tool marks; true to line, levels, and slopes; and with exposed edges folded back to form hems. Install sheet metal flashing and trim to fit substrates, and to result in waterproof and weather-resistant performance.
- Expansion Provisions: Provide for thermal expansion of exposed flashing and trim. Space movement joints at maximum of 10 feet (3 m) with no joints within 24 inches (600 mm) of corner or intersection.
  - Form expansion joints of intermeshing hooked flanges, not less than 1 inch (25 mm) deep, and filled with butyl sealant concealed within joints.
  - Use lapped expansion joints only where indicated on Drawings.

For pipe flashing form flashing around pipe penetration and sheet metal roofing. Fasten and seal to sheet metal roofing as recommended by SMACNA. Install flashing around bases

where curbs meet sheet metal roofing. All accessories to match new metal roof color

Cleaning and Protection:

Contractor shall clean all exposed metal surfaces of substances that interfere with uniform oxidation and weathering, clean and neutralize flux materials, clean off excess solder, clean off excess sealant. Remove all temporary protective covering and strippable films as sheet metal roofing is installed unless otherwise indicated in the manufacturer's written installation instructions. On completion of sheet metal roofing installation, contractor shall clean finished surfaces as recommended by the sheet metal roofing manufacturer. Contractor shall maintain sheet metal roofing in clean condition throughout the duration of construction. Contractor shall replace sheet metal roofing components that have been damaged or have deteriorated beyond successful repair by finish touchup or similar minor repair procedures.

Warranty/Guaranty:

New Standing Seam Metal Barrel Roof shall be guaranteed against leakage, failures, defective materials and defective installation of completed roofing work. Any such failures, defects or leakage occurring during the period of the guaranty shall be promptly and completely corrected, including affected work, at no additional cost to the City. Failures include but not limited to:

- Structural failures including but limited to rupturing, cracking or puncturing
- Wrinkling or buckling
- Loose Parts
- Failure to remain watertight, including uncontrolled water leakage
- Deterioration of materials, metal finishes, and other materials beyond normal weathering, including nonuniformity of color or finish.
- Galvanic action between sheet metal roofing and dissimilar materials.

The manufacture agrees to repair finish or replace sheet metal roofing that shows evidence of deterioration of factory applied finishes within specified warranty period of 15 years. For exposed panel finish, deterioration includes but not limited to:

- Color fading more then 5 hunter unit when tested according to ASTM D 2244.
- Chalking in excess of a No. 8 rating when tested according to ASTM D4214.
- Cracking, checking, peeling, or failure of paint to adhere to bare metal.

Contractor shall provide the roofing manufacturer's 15-year roofing system guaranty, that shall state in essence that the roofing materials manufacturer shall, at its expense, make or cause to be made any repairs necessary to maintain the applied roof and related flashings in a watertight condition for a period of 15 years. The guaranty shall be effective from the date of the Certificate of Substantial Completion issued by the City, and shall be signed by the roofing applicator and countersigned by the Contractor, and shall be submitted to the Engineer as required for Project Closeout Procedures.

Measurement and Payment for "Install New Patina Green Standing Seam Metal Barrel Roof" shall be per the unit bid price per Square Foot (SF) as shown in the bid schedule and shall be



considered fully compensated for furnishing all labor, time, materials, equipment and incidentals involved including but not limited to inspecting roof to ensure proper drainage will be provided, install new roof underlayment, install new sheet metal roofing membrane, install new flashing and trim, sealant, sealant tape, expansion joints, closure strips, fasteners, cleats, battens, reinstall of salvaged flashing, temporary seals, temporary weather protections, inspect roof for proper weather seal, cleaning roof, warranty, and no additional compensation will be allowed therefore.

**6A. Install New PVC Flat Roof**

This item shall consist of the install of a new single-ply PVC membrane, required underlayment and new flashing at the flat roof location shown in Exhibit A. Install of new flat roof shall comply with the most recent version of California Building Code Chapter 15 “Roof Assemblies and Rooftop Structures” and Title 24 roofing requirements. This item shall include all labor, time, materials, tools, equipment and incidentals involved to complete the install of the new PVC flat roof. All work shall be performed and completed as required by the manufacturer in order to obtain the required warranty and guaranty.

**Performance Requirements:**

Installed membrane roofing and base flashings shall withstand specified uplift pressures, thermally induced movement, and exposure to weather without failure due to defective manufacture, fabrication, installation, or other defects in construction. Membrane roofing and base flashings shall remain watertight. All proposed roofing materials are compatible with one another under conditions of service and application required, as demonstrated by membrane roofing manufacturer based on testing and field experience. All proposed materials are classified as a class A assembly by Underwriter’s Laboratories, Inc. PVC membrane roofing system is identical to the systems that have been successfully tested by a qualified testing and inspection agency to resist uplift pressure according to ASCE/SEI 7. All PVC membrane roofing components comply with requirements in FM Approvals 4450 and FM Approvals 4470 as part of the membrane roofing system, and are listed in the FM Approvals’ “RoofNav” for Class I or noncombustible construction, as applicable. Identify materials with FM Approvals markings (Fire/Windstorm Classification: Class 1A-90).

The contractor shall provide proof that the manufacture of proposed material used in PVC membrane roofing system is a qualified manufacture that is UL listed and/or FM Approvals approved for membrane roofing. The Contractor shall also provide information that they are a qualified installer for PVC membrane roofing systems.

**Required Submittals:**

Contractor shall be required to submit for review product data from the manufacture for each of the proposed materials to be used in the new roofing system prior to the start of work. This shall include proof that product is in compliance with required standards, product test reports, construction details, material descriptions, dimension of individual components and profiles, and finishes for each manufactured product and accessory.

Proof that the proposed material to be used is rated Class A under ASTM E 108 for exterior fire test exposure.

Prior to completion of new roof install the Contractor shall provide the maintenance data from the manufacturer for the specific roofing system.

Contractor shall submit a signed Manufacturer Certificate that shows that proposed roofing system products comply with all requirements listed in the Performance requirements section.

Shop drawings shall be submitted and shall include roof plans; roof details; details for attachment to other work; base flashing and membrane terminations; crickets, saddles, tapered edge strips, including slope.

Contractor shall submit a sample of the following products for verification prior to the start of work:

- PVC Sheet Roofing Membrane, including T-shaped side and end lap seam.
- Flashing membrane
- Six roof fasteners of each type, length and finish.

#### Acceptable Manufactures and Products:

The Contractor shall provide PVC roofing products from one of the following:

- Sika Sanafil 60-mil Fully Adhered Single-Ply PVC Roofing System.
- Johns Manville 60-mil Fully Adhered Single-Ply PVC Roofing System.
- Carlisle Construction Materials Inc., Versico VersiFlex 60-mil Fully Adhered Single-Ply PVC Roofing System.
- An Approved equal.

#### PVC Membrane Roofing:

PVC sheets to be used shall be Type II (Fiberglass Reinforced) and Type III (Polyester Reinforced), fabric reinforced with no felt backing that is in accordance with ASTM D 4434. PVC sheet shall be nominal 60 mils thick. The color used for the exposed face of the PVC membrane shall be white unless otherwise specified. Flashing Membranes shall be thermoplastic PVC membrane, 60-mil thick, with no felt backing. PVC material shall meet BEES section 140.3 reflectance and emittance requirements.

- Minimum ages solar reflectance of 0.63 and a minimum thermal emittance of 0.75; or
- Minimum Solar Reflective Index (SRI) of 75.

#### Auxiliary membrane Roofing Materials:

Any auxiliary membrane roofing materials in the roofing system shall be compatible with the membrane roofing system and recommended by the roofing system manufacturer for intended use.

Liquid type auxiliary materials shall comply with VOC limits of authorities having jurisdiction and as recommended by the manufacturer.

- Plastic Foam Adhesives: 50 g/L

- Gypsum Board and Panel Adhesives: 50 g/L
- Multipurpose Construction Adhesives: 70 g/L
- Fiberglass Adhesives: 80 g/L
- Single-Ply Roof Membrane Adhesives: 250 g/L
- Other Adhesives: 250 g/L
- PVC Welding Compounds: 510 g/L
- Adhesive Primer for Plastic: 650 g/L
- Single-Ply Roof Membrane Sealants: 450 g/L
- Nonmembrane Roof Sealants: 300 g/L
- Sealant Primers for Nonporous Substrates: 250 g/L
- Sealant Primers for Porous Substrates: 775 g/L

#### Pre-Molded Flashings:

- Comers: Pre-molded reversible corner manufactured with a non-reinforced thermoplastic membrane
- Pipe Boots: Pre-molded pipe boot manufactured with a non-reinforced thermoplastic membrane.
- T-Patches: Pre-molded patch manufactured with a non-reinforced thermoplastic membrane.
- Penetration Pans: One-piece, molded unit with a square base flange slit on one side and with a welding tab.

Bonding Adhesive used shall be water based, meet all required standards, and warranted and approved to be used by the manufacturer.

Metal termination bars shall be pre-drilled stainless-steel or aluminum bars approximately 1 by 1/8 inch (25 by 3 mm) thick with anchors. Metal termination bars shall meet all requirement and meet all manufacturer standards.

Metal battens used shall be aluminum-zinc-alloy-coated or zinc-coated steel sheet approximately 1 inch wide by 0.05 inch thick. Metal battens shall meet all requirements and manufacturer standards.

Fasteners used shall be factory-coated steel with metal or plastic plates complying with corrosion resistance provisions in FM Approvals 4470, designed for fastening membrane to substrate, and acceptable to membrane roofing system manufacturer.

#### Sheet Metal Flashings and Trim:

Sheet metal edge flashings and trim shall be PVC-coated, heat-weldable sheet metal capable of being formed into a variety of shapes and profiles. Sheet metal flashing and trim used shall be 24 gauge, G90 galvanized with a 20-mil unsupported PVC membrane laminated on one

side. Sheet metal edge flashings and trim shall be Sika Sarnaclad; or approved equal products by Johns Manville and Carlisle Construction Materials Versico.

#### Installation Preparation:

Prior to the installation of the new roof, the Contractor shall clean all substrate of dust, debris, moisture, and other substances detrimental to roofing installation according to roofing system manufacturer's written structures. Contractor shall inspect and remove all sharp projections from the roofing substrates before installing new roof. It shall be the Contractor's responsibility to protect/covered all roof drains during installation to prevent debris and other materials from entering and potentially clogging the roof drains. Roof drains shall remain uncovered when no work is being preformed or when rain is forecast to allow for proper drainage.

At the end of the work day the Contractor shall be sure to complete terminations and base flashings and/or provide temporary seals to prevent water from entering any completed sections of the new roofing system. Temporary seals shall be removed and discarded at the before starting work on adjoining roofing. It shall the responsibility of the Contractor to protect the new roofing system as well as any exposed roofing from rain/moisture.

#### Single-Ply Membrane Installation:

Single-ply PVC membrane roofing system shall be installed according to roofing system manufacturer's written instructions and applicable recommendations of NRCA/SPRI. Prior to the start of any work the Contractor shall be responsible to coordinate with the manufacturer, inspector, and testing agencies as required to perform the necessary services for the installation of the PVC roofing system.

All unfinished roofing work shall be temporary sealed at the end of the workday to prevent water/moisture from entering the new roofing system. Contractor shall provide cutoffs at the end of the day to cover exposed deck and insulation with an approved overnight tie in detail. No existing roofing substrates shall be left exposed at the end of the day.

Existing roofing substates surfaces shall be inspected prior to installation of the roof membrane to assure that they are clean, dry, free of debris, and smooth with no surface roughness.

Single-ply roofing membrane shall be attached with adhesive and perimeter fasteners according to Factory Mutual's requirements. All membrane overlaps shall be shingled with the flow of water where possible. Full-width rolls shall be fastened perpendicular to the direction of the steel deck flutes, wood plank, and precast or cementitious wood fiber panel where possible. water based adhesive shall be poured and spread using notched 1/4-inch x 1/4-inch x 1/4-inch (6 mm x 6 mm x 6 mm) rubber squeegees. Adhesive shall be applied at a rate according to Manufacturers requirements. No adhesive shall be permitted to be applied to the back of the membrane. Do not allow adhesive to skin-over or surface-dry prior to installation of membrane. For seam areas that do not have a factory selvage edge, cover strips shall be welded over the seams.

#### Membrane Flashings:

All flashings shall be installed concurrently with the roof membrane as the job progresses. No temporary flashings shall be allowed without the prior written approval of the manufacturer.

Approval shall only be for specific locations on specific dates. If any water enters under the newly completed roofing, the affected area shall be removed and replaced at the Contractor's expense. Flashing shall be adhered to compatible, dry, smooth, and solvent-resistant surfaces. Use caution to ensure adhesive fumes are not drawn into the building.

- Adhesive shall be applied according to instructions found on the Product Data Sheet. Adhesive shall be applied in smooth, even coats with no gaps, globs or similar inconsistencies. Only an area which can be completely covered in the same day's operations shall be flashed. Bonded sheet shall be pressed firmly in place with a hand roller.
- No adhesive shall be applied in seam areas that are to be welded. All panels of membrane shall be applied in the same manner, overlapping the edges of the panels as required by welding techniques.
- Install peelstop as required by the manufacturer with approved fasteners into the structural deck at the base of parapets, walls and curbs. Peelstop is required by manufacturer at the base of all tapered edge strips and at transitions, peaks, and valleys according to manufacturer's details.
- All manufacturer's requirement, recommendations and specifications shall be followed. All material submittals shall have been accepted by manufacturer prior to installation.
- All flashings shall extend a minimum of 8 inches (0.2 m) above roofing level unless otherwise accepted in writing by the manufacturer.
- All flashing membranes shall be consistently adhered to substrates. All interior and exterior corners and miters shall be cut and hot-air welded into place. No bitumen shall be in contact with the roofing membrane.
- All flashing membranes shall be mechanically fastened along the counter-flashed top edge.
- Flashings shall be terminated according to manufacturer recommended details.
- All flashings that exceed 30 inches (0.75 m) in height shall receive additional securement as recommended by manufacturer.

Metal details, fabrication practices and installation methods for metal flashing shall conform to the applicable requirements of the following:

- All flashings that exceed 30 inches (0.75 m) in height shall receive additional securement as recommended by manufacturer
- Metal, other than that provided by manufacturer, is not covered under the manufacturer's warranty

- Complete all metal work in conjunction with roofing and flashings so that a watertight condition exists daily
- Metal shall be installed to provide adequate resistance to bending to allow for normal thermal expansion and contraction
- Metal joints shall be watertight
- Metal flashings shall be securely fastened into solid wood blocking. Fasteners shall penetrate the wood nailer a minimum of 1 inch (25 mm)
- Airtight and continuous metal hook strips are required behind metal fascias. Hook strips are to be fastened 12 inches (0.3 m) on center into the wood nailer
- Counter flashings shall overlap base flashings at least 4 inches (100 mm)
- Hook strips shall extend past wood nailers over wall surfaces by 1–1½-inch (38 mm) minimum and shall be securely sealed from air entry

#### Clad Edge Metal:

All flashings shall be installed concurrently with the roof membrane as the job progresses. No temporary flashings shall be allowed without the prior written approval of the manufacturer. Acceptance shall only be for specific locations on specific dates. If any water enters under the newly completed roofing due to incomplete flashings, the affected area shall be removed and replaced at the Contractor's expense.

All metal flashings shall be fastened into metal base or solid wood nailers as recommended by manufacturer. Metal shall be installed to provide adequate resistance to bending and allow for normal thermal expansion and contraction.

Adjacent sheets of PVC clad shall be spaced ¼ inch (6 mm) apart. Joint shall be covered with 2 inch (50 mm) wide aluminum tape. A 4-inch minimum (100 mm) wide strip of flashing membrane shall be hot-air welded over the joint. Exercise caution at perimeter of roof. Workers shall follow OSHA safety procedures.

#### Temporary Cut Off:

All temporary water stops shall be constructed to provide a 100% watertight seal. Stagger of the insulation joints shall be made even by installing partial panels of insulation. New membrane shall be carried into the water stop. Water stop shall be sealed to the deck and/or substrate so that water will not be allowed to travel under the new or existing roofing. Edge of the membrane shall be sealed in a continuous heavy application of sealant. When work resumes, the contaminated membrane shall be cut out. All sealant, contaminated membrane, insulation fillers, etc. shall be removed from the work area and properly disposed of off-site. None of these materials shall be used in the new work.

If inclement weather occurs while a temporary water stop is in place, the Contractor shall provide labor necessary to monitor the situation to maintain a watertight condition.

If any water enters under the newly-completed roofing, the affected area shall be removed and replaced at the Contractor's expense.

Completion:

Prior to demobilization from the site, the Work shall be reviewed by the Construction Manager and Contractor. All defects noted and non-compliances with the Specifications or the recommendations of manufacturer shall be itemized in a punch list. These items must be corrected immediately by the Contractor to the satisfaction of the Construction Manager and manufacturer prior to demobilization

Field Quality Control:

Upon completion of the installation and the delivery to manufacturer by the Contractor of a certification that all Work has been done in strict accordance with the contract specifications and manufacturer's requirements, an inspection shall be made by a technical representative of manufacturer to review the installed roof system.

Warranty/Guaranty:

Contractor shall provide a Manufacturer's standard or customized special warranty form, without monetary limitation, in which manufacturer agrees to repair or replace components of membrane roofing system that fail in materials or workmanship within specified warranty period. The special warranty is to include membrane roofing, base flashings, roof insulation, fasteners, cover boards, substrate board, roofing accessories, and other components of membrane roofing system and to be covered for a 15-year period from the date of substantial completion.

Should, during the time that the roof leak warranty is in force, and Owner desires to modify roofing penetrations, the Contractor agrees to make the modifications at an agreed-upon price, and the roof leak warranty shall continue in effect should the Contractor make those modifications. Should Owner elect to have another firm or its own forces modify roofing penetrations, the roof leak warranty shall continue in effect, except for roof leaks that trace their source to the modified roofing penetration.

Measurement and Payment for "Install New White PVC Roof" shall be per unit bid price per Square Foot (SF) as shown on the bid schedule and shall be considered fully compensated for furnishing all labor, time, material, equipment, tools, and incidentals involved including but not limited to inspect roofing provides proper drainage, substrate surface preparation, PVC membrane, sealant, temporary seals, temporary weather protection, bonding adhesive, metal termination bars, battens, fasteners, flashings, trim, joint sealant, temporary cut-offs, inspection of new roofing system, cleaning of new roofing system surface, warranty and no additional compensation shall be allowed therefore.

**7A. Install New Patina Green PVC Standing Seam Style Barrel Roof**

**7B. Install New White PVC Standing Seam Style Barrel Roof**

These Items shall consist of the install of new underlayment material and PVC membrane to mimic the look of existing standing seam style barrel roof, including PVC seam profile, at the locations shown in Exhibit A. Install of new PVC standing seam style barrel roof shall comply with the most recent version of California Building Code Chapter 15 "Roof Assemblies and Rooftop Structures" as well as Title 24 roofing requirements. This item shall include all labor,

time, materials, tools, equipment and incidentals involved to complete the install of the new PVC flat roof. All work shall be performed and completed as required by the manufacturer in order to obtain the required warranty and guaranty.

#### Performance Requirements:

Installed membrane roofing and base flashings shall withstand specified uplift pressures, thermally induced movement, and exposure to weather without failure due to defective manufacture, fabrication, installation, or other defects in construction. Membrane roofing and base flashings shall remain watertight. All proposed roofing materials are compatible with one another under conditions of service and application required, as demonstrated by membrane roofing manufacturer based on testing and field experience. All proposed materials are classified as a class A assembly by Underwriter's Laboratories, Inc. PVC membrane roofing system is identical to the systems that have been successfully tested by a qualified testing and inspection agency to resist uplift pressure according to ASCE/SEI 7. All PVC membrane roofing components comply with requirements in FM Approvals 4450 and FM Approvals 4470 as part of the membrane roofing system, and are listed in the FM Approvals' "RoofNav" for Class I or noncombustible construction, as applicable. Identify materials with FM Approvals markings (Fire/Windstorm Classification: Class 1A-90).

The contractor shall provide proof that the manufacture of proposed material used in PVC membrane roofing system is a qualified manufacture that is UL listed and/or FM Approvals approved for membrane roofing. The Contractor shall also provide information that they are a qualified installer for PVC membrane roofing systems.

#### Required Submittals:

Contractor shall be required to submit for review product data from the manufacture for each of the proposed materials to be used in the new roofing system prior to the start of work. This shall include proof that product is in compliance with required standards, product test reports, construction details, material descriptions, dimension of individual components and profiles, and finishes for each manufactured product and accessory.

Proof that the proposed material to be used is rated Class A under ASTM E 108 for exterior fire test exposure.

Prior to completion of new roof install the Contractor shall provide the maintenance data from the manufacturer for the specific roofing system.

Contractor shall submit a signed Manufacturer Certificate that shows that proposed roofing system products comply with all requirements listed in the Performance requirements section.

Shop drawings shall be submitted and shall include roof plans; roof details; details for attachment to other work; base flashing and membrane terminations; crickets, saddles, tapered edge strips, including slope.

Contractor shall submit a sample of the following products for verification prior to the start of work:

- PVC Sheet Roofing Membrane, including T-shaped side and end lap seam.



- Flashing membrane
- Six roof fasteners of each type, length and finish.
- a sample of the PVC Profile to be used.

#### Acceptable Manufactures and Products:

The Contractor shall provide PVC roofing products from one of the following:

- Sika Sanafil 60-mil Fully Adhered Single-Ply PVC Roofing System.
- Johns Manville 60-mil Fully Adhered Single-Ply PVC Roofing System.
- Carlisle Construction Materials Inc., Versico VersiFlex 60-mil Fully Adhered Single-Ply PVC Roofing System.
- An Approved equal.

#### PVC Membrane Roofing:

PVC sheets to be used shall be Type II (Fiberglass Reinforced) and Type III (Polyester Reinforced), fabric reinforced with no felt backing that is in accordance with ASTM D 4434. PVC sheet shall be nominal 60 mils thick. The color used for the exposed face of the PVC membrane shall be based on the alternative and will either be white or patina green. If the color to be used is patina green, the contractor shall verify that the color matches as close as possible to the color of the existing metal barrel roof. Flashing Membranes shall be thermoplastic PVC membrane, 60-mil thick, with no felt backing. PVC material shall meet BEES section 140.3 reflectance and emittance requirements.

- Minimum ages solar reflectance of 0.63 and a minimum thermal emittance of 0.75; or
- Minimum Solar Reflective Index (SRI) of 75.

#### PVC Profile

PVC profile shall be installed to give the roofing system the look of a standing seam roof. The PVC profiles used shall be compatible and approved by the manufacturer to be used with the proposed PVC membrane. Color shall match that of the PVC membrane. Profile shall be hot air welded to the membrane or installed based on approved manufacturer installation recommendations.

#### Auxiliary membrane Roofing Materials:

Any auxiliary membrane roofing materials in the roofing system shall be compatible with the membrane roofing system and recommended by the roofing system manufacturer for intended use.

Liquid type auxiliary materials shall comply with VOC limits of authorities having jurisdiction and as recommended by the manufacturer.

- Plastic Foam Adhesives: 50 g/L
- Gypsum Board and Panel Adhesives: 50 g/L
- Multipurpose Construction Adhesives: 70 g/L

- Fiberglass Adhesives: 80 g/L
- Single-Ply Roof Membrane Adhesives: 250 g/L
- Other Adhesives: 250 g/L
- PVC Welding Compounds: 510 g/L
- Adhesive Primer for Plastic: 650 g/L
- Single-Ply Roof Membrane Sealants: 450 g/L
- Nonmembrane Roof Sealants: 300 g/L
- Sealant Primers for Nonporous Substrates: 250 g/L
- Sealant Primers for Porous Substrates: 775 g/L

#### Pre-Molded Flashings:

- Comers: Pre-molded reversible corner manufactured with a non-reinforced thermoplastic membrane
- Pipe Boots: Pre-molded pipe boot manufactured with a non-reinforced thermoplastic membrane.
- T-Patches: Pre-molded patch manufactured with a non-reinforced thermoplastic membrane.
- Penetration Pans: One-piece, molded unit with a square base flange slit on one side and with a welding tab.

Bonding Adhesive used shall be water based, meet all required standards, and warranted and approved to be used by the manufacturer.

Metal termination bars shall be pre-drilled stainless-steel or aluminum bars approximately 1 by 1/8 inch (25 by 3 mm) thick with anchors. Metal termination bars shall meet all requirements and meet all manufacturer standards.

Metal battens used shall be aluminum-zinc-alloy-coated or zinc-coated steel sheet approximately 1 inch wide by 0.05 inch thick. Metal battens shall meet all requirements and manufacturer standards.

Fasteners used shall be factory-coated steel with metal or plastic plates complying with corrosion resistance provisions in FM Approvals 4470, designed for fastening membrane to substrate, and acceptable to membrane roofing system manufacturer.

#### Sheet Metal Flashings and Trim:

Sheet metal edge flashings and trim shall be PVC-coated, heat-weldable sheet metal capable of being formed into a variety of shapes and profiles. Sheet metal flashing and trim used shall be 24 gauge, G90 galvanized with a 20-mil unsupported PVC membrane laminated on one side. Sheet metal edge flashings and trim shall be Sika Sarnaclad; or approved equal products by Johns Manville and Carlisle Construction Materials Versico.

### Installation Preparation:

Prior to the installation of the new roof, the Contractor shall clean all substrate of dust, debris, moisture, and other substances detrimental to roofing installation according to roofing system manufacturer's written structures. Contractor shall inspect and remove all sharp projections from the roofing substrates before installing new roof. It shall be the Contractor's responsibility to protect/covered all roof drains during installation to prevent debris and other materials from entering and potentially clogging the roof drains. Roof drains shall remain uncovered when no work is being performed or when rain is forecast to allow for proper drainage.

At the end of the work day the Contractor shall be sure to complete terminations and base flashings and/or provide temporary seals to prevent water from entering any completed sections of the new roofing system. Temporary seals shall be removed and discarded at the before starting work on adjoining roofing. It shall the responsibility of the Contractor to protect the new roofing system as well as any exposed roofing from rain/moisture.

### Single-Ply Membrane Installation:

Single-ply PVC membrane roofing system shall be installed according to roofing system manufacturer's written instructions and applicable recommendations of NRCA/SPRI. Prior to the start of any work the Contractor shall be responsible to coordinate with the manufacturer, inspector, and testing agencies as required to perform the necessary services for the installation of the PVC roofing system.

All unfinished roofing work shall be temporary sealed at the end of the workday to prevent water/moisture from entering the new roofing system. Contractor shall provide cutoffs at the end of the day to cover exposed deck and insulation with an approved overnight tie in detail. No existing roofing substrates shall be left exposed at the end of the day.

Existing roofing substates surfaces shall be inspected prior to installation of the roof membrane to assure that they are clean, dry, free of debris, and smooth with no surface roughness.

Single-ply roofing membrane shall be attached with adhesive and perimeter fasteners according to Factory Mutual's requirements. All membrane overlaps shall be shingled with the flow of water where possible. Full-width rolls shall be fastened perpendicular to the direction of the steel deck flutes, wood plank, and precast or cementitious wood fiber panel where possible. water based adhesive shall be poured and spread using notched 1/4-inch x 1/4-inch x 1/4-inch (6 mm x 6 mm x 6 mm) rubber squeegees. Adhesive shall be applied at a rate according to Manufacturers requirements. No adhesive shall be permitted to be applied to the back of the membrane. Do not allow adhesive to skin-over or surface-dry prior to installation of membrane. For seam areas that do not have a factory selvage edge, cover strips shall be welded over the seams.

### Membrane Flashings:

All flashings shall be installed concurrently with the roof membrane as the job progresses. No temporary flashings shall be allowed without the prior written approval of the manufacturer. Approval shall only be for specific locations on specific dates. If any water enters under the newly completed roofing, the affected area shall be removed and replaced at the Contractor's

expense. Flashing shall be adhered to compatible, dry, smooth, and solvent-resistant surfaces. Use caution to ensure adhesive fumes are not drawn into the building.

- Adhesive shall be applied according to instructions found on the Product Data Sheet. Adhesive shall be applied in smooth, even coats with no gaps, globs or similar inconsistencies. Only an area which can be completely covered in the same day's operations shall be flashed. Bonded sheet shall be pressed firmly in place with a hand roller.
- No adhesive shall be applied in seam areas that are to be welded. All panels of membrane shall be applied in the same manner, overlapping the edges of the panels as required by welding techniques.
- Install peelstop as required by the manufacturer with approved fasteners into the structural deck at the base of parapets, walls and curbs. Peelstop is required by manufacturer at the base of all tapered edge strips and at transitions, peaks, and valleys according to manufacturer's details.
- All manufacturer's requirement, recommendations and specifications shall be followed. All material submittals shall have been accepted by manufacturer prior to installation.
- All flashings shall extend a minimum of 8 inches (0.2 m) above roofing level unless otherwise accepted in writing by the manufacturer.
- All flashing membranes shall be consistently adhered to substrates. All interior and exterior corners and miters shall be cut and hot-air welded into place. No bitumen shall be in contact with the roofing membrane.
- All flashing membranes shall be mechanically fastened along the counter-flashed top edge.
- Flashings shall be terminated according to manufacturer recommended details.
- All flashings that exceed 30 inches (0.75 m) in height shall receive additional securement as recommended by manufacturer.

Metal details, fabrication practices and installation methods for metal flashing shall conform to the applicable requirements of the following:

- All flashings that exceed 30 inches (0.75 m) in height shall receive additional securement as recommended by manufacturer
- Metal, other than that provided by manufacturer, is not covered under the manufacturer's warranty
- Complete all metal work in conjunction with roofing and flashings so that a watertight condition exists daily

- Metal shall be installed to provide adequate resistance to bending to allow for normal thermal expansion and contraction
- Metal joints shall be watertight
- Metal flashings shall be securely fastened into solid wood blocking. Fasteners shall penetrate the wood nailer a minimum of 1 inch (25 mm)
- Airtight and continuous metal hook strips are required behind metal fascias. Hook strips are to be fastened 12 inches (0.3 m) on center into the wood nailer
- Counter flashings shall overlap base flashings at least 4 inches (100 mm)
- Hook strips shall extend past wood nailers over wall surfaces by 1–1/2-inch (38 mm) minimum and shall be securely sealed from air entry

#### Clad Edge Metal:

All flashings shall be installed concurrently with the roof membrane as the job progresses. No temporary flashings shall be allowed without the prior written approval of the manufacturer. Acceptance shall only be for specific locations on specific dates. If any water enters under the newly completed roofing due to incomplete flashings, the affected area shall be removed and replaced at the Contractor's expense.

All metal flashings shall be fastened into metal base or solid wood nailers as recommended by manufacturer. Metal shall be installed to provide adequate resistance to bending and allow for normal thermal expansion and contraction.

Adjacent sheets of PVC clad shall be spaced 1/4 inch (6 mm) apart. Joint shall be covered with 2 inch (50 mm) wide aluminum tape. A 4-inch minimum (100 mm) wide strip of flashing membrane shall be hot-air welded over the joint. Exercise caution at perimeter of roof. Workers shall follow OSHA safety procedures.

#### Temporary Cut Off:

All temporary water stops shall be constructed to provide a 100% watertight seal. Stagger of the insulation joints shall be made even by installing partial panels of insulation. New membrane shall be carried into the water stop. Water stop shall be sealed to the deck and/or substrate so that water will not be allowed to travel under the new or existing roofing. Edge of the membrane shall be sealed in a continuous heavy application of sealant. When work resumes, the contaminated membrane shall be cut out. All sealant, contaminated membrane, insulation fillers, etc. shall be removed from the work area and properly disposed of off-site. None of these materials shall be used in the new work.

If inclement weather occurs while a temporary water stop is in place, the Contractor shall provide labor necessary to monitor the situation to maintain a watertight condition.

If any water enters under the newly-completed roofing, the affected area shall be removed and replaced at the Contractor's expense.

Completion:

Prior to demobilization from the site, the Work shall be reviewed by the Construction Manager and Contractor. All defects noted and non-compliances with the Specifications or the recommendations of manufacturer shall be itemized in a punch list. These items must be corrected immediately by the Contractor to the satisfaction of the Construction Manager and manufacturer prior to demobilization

Field Quality Control:

Upon completion of the installation and the delivery to manufacturer by the Contractor of a certification that all Work has been done in strict accordance with the contract specifications and manufacturer's requirements, an inspection shall be made by a technical representative of manufacturer to review the installed roof system.

Warranty/Guaranty:

Contractor shall provide a Manufacturer's standard or customized special warranty form, without monetary limitation, in which manufacturer agrees to repair or replace components of membrane roofing system that fail in materials or workmanship within specified warranty period. The special warranty is to include membrane roofing, base flashings, roof insulation, fasteners, cover boards, substrate board, roofing accessories, and other components of membrane roofing system and to be covered for a 15-year period from the date of substantial completion.

Should, during the time that the roof leak warranty is in force, and Owner desires to modify roofing penetrations, the Contractor agrees to make the modifications at an agreed-upon price, and the roof leak warranty shall continue in effect should the Contractor make those modifications. Should Owner elect to have another firm or its own forces modify roofing penetrations, the roof leak warranty shall continue in effect, except for roof leaks that trace their source to the modified roofing penetration.

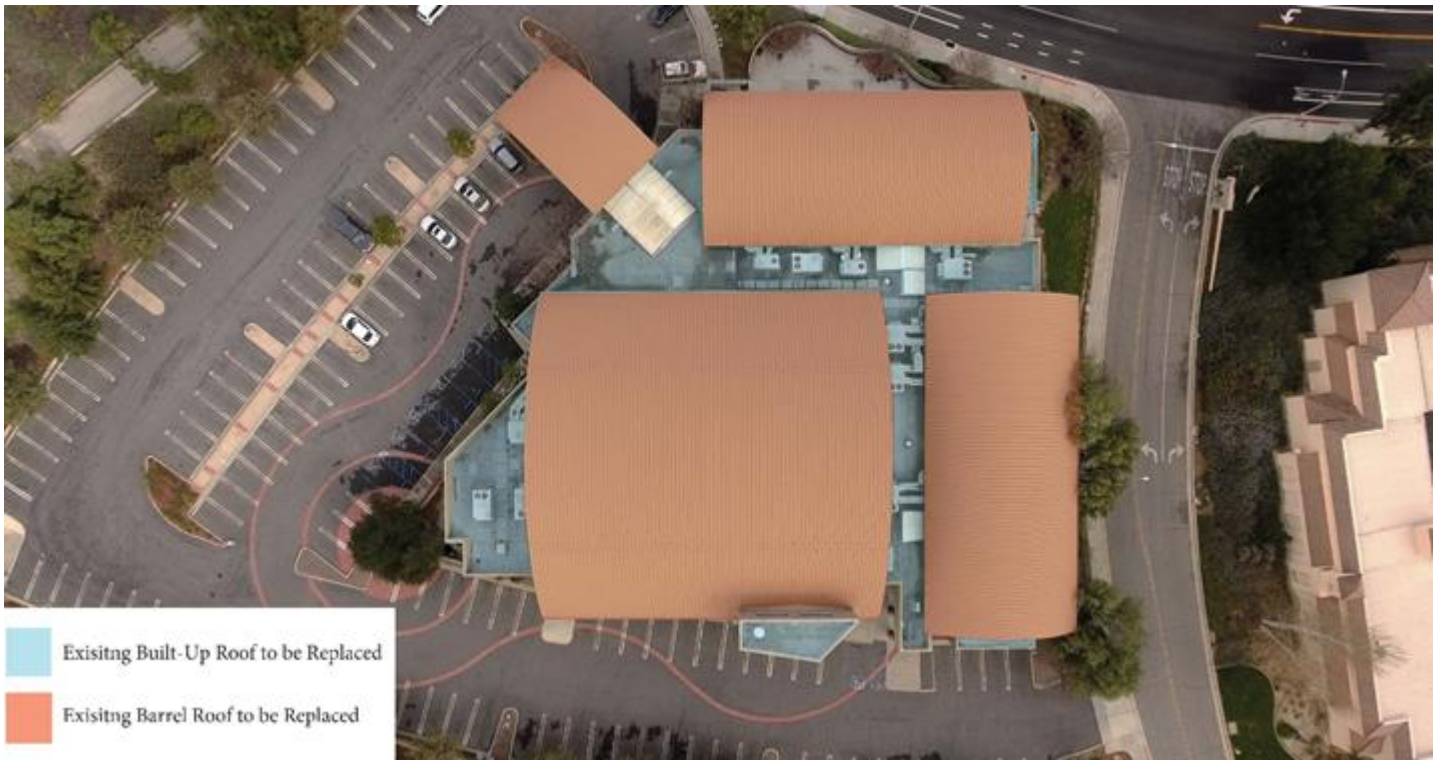
Measurement and Payment for "Install New Patina Green PVC Standing Seam Style Barrel Roof" and "Install New White PVC Standing Seam Style Barrel Roof" shall be per unit bid price per Square Foot (SF) as shown on the bid schedule and shall be considered fully compensated for furnishing all labor, time, material, equipment, tools, and incidentals involved including but not limited to inspect roofing provides proper drainage, substrate surface preparation, PVC membrane, PVC rib profile, sealant, temporary seals, temporary weather protection, bonding adhesive, metal termination bars, battens, fasteners, flashings, trim, joint sealant, temporary cut-offs, inspection of new roofing system, cleaning of new roofing system surface, warranty and no additional compensation shall be allowed therefore.

# ***EXHIBITS***

**PROJECT RFP: ROOF REPAIR  
AGOURA HILLS CALABASAS  
COMMUNITY CENTER**



**Project Vicinity**



**Exhibit A: Roof Replacement Areas**