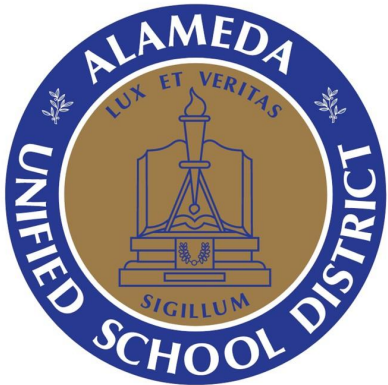


EXHIBIT B - ITB# 023-077-05

ALAMEDA UNIFIED SCHOOL DISTRICT
VARIOUS SCHOOL SITE ROOF REPAIRS
APRIL 2023



ALAMEDA
UNIFIED
SCHOOL
DISTRICT

VARIOUS
SCHOOL SITE
ROOF REPAIRS

PROJECT LOCATIONS:
LOVE ELEMENTARY SCHOOL
EDISON ELEMENTARY SCHOOL
FRANKLIN ELEMENTARY SCHOOL
LONGFELLOW ELEMENTARY SCHOOL
RUBY BRIDGES ELEMENTARY SCHOOL

SCOPE OF WORK:
THIS PROJECT INCLUDES ROOF REPAIR &
REPLACEMENT AT VARIOUS SCHOOL SITES
AND ALL RELATED WORK REQUIRED FOR
ROOFING SCOPE.

OWNER:
ALAMEDA UNIFIED SCHOOL DISTRICT
2060 CHALLENGER DRIVE
ALAMEDA, CA 94501
510-337-7000
CONTACT: BRIAN D. ADDICOTT
EMAIL: baddicott@alamedaunified.org

OWNER'S CONSULTANT:
SHAH KAWASAKI ARCHITECTS
570 10TH STREET, SUITE 201
OAKLAND, CA 94607
510-663-6090
CONTACT: PHILIP LUO
EMAIL: pluo@skarc.com

OWNER FURNISHED PRODUCT SUPPLIER:
THE GARLAND COMPANY
925-784-6701
CONTACT: DOUG CLARK
EMAIL: dclark@garlandind.com

SHEET INDEX

GENERAL

G-0.1 COVER SHEET
G-0.2 PROJECT LOCATIONS AND NOTES

LOVE SITE

A-0.1 LOVE ELEMENTARY SITE PLAN
A-0.2 LOVE ELEMENTARY REPAIR DETAILS
A-0.3 LOVE ELEMENTARY REPAIR DETAILS
A-0.4 LOVE ELEMENTARY REPAIR DETAILS

PORTABLE SITES

A-1.1 EDISON ELEMENTARY SITE PLAN
A-1.2 FRANKLIN ELEMENTARY SITE PLAN
A-1.3 LONGFELLOW SITE PLAN
A-1.4 RUBY BRIDGES ELEMENTARY SITE PLAN

PORTABLE REPAIRS

A-2.1 PORTABLE REPAIRS DETAILS
A-2.2 PORTABLE REPAIRS DETAILS
A-2.3 PORTABLE REPAIRS DETAILS
A-2.4 PORTABLE REPAIRS DETAILS

SHEET TITLE

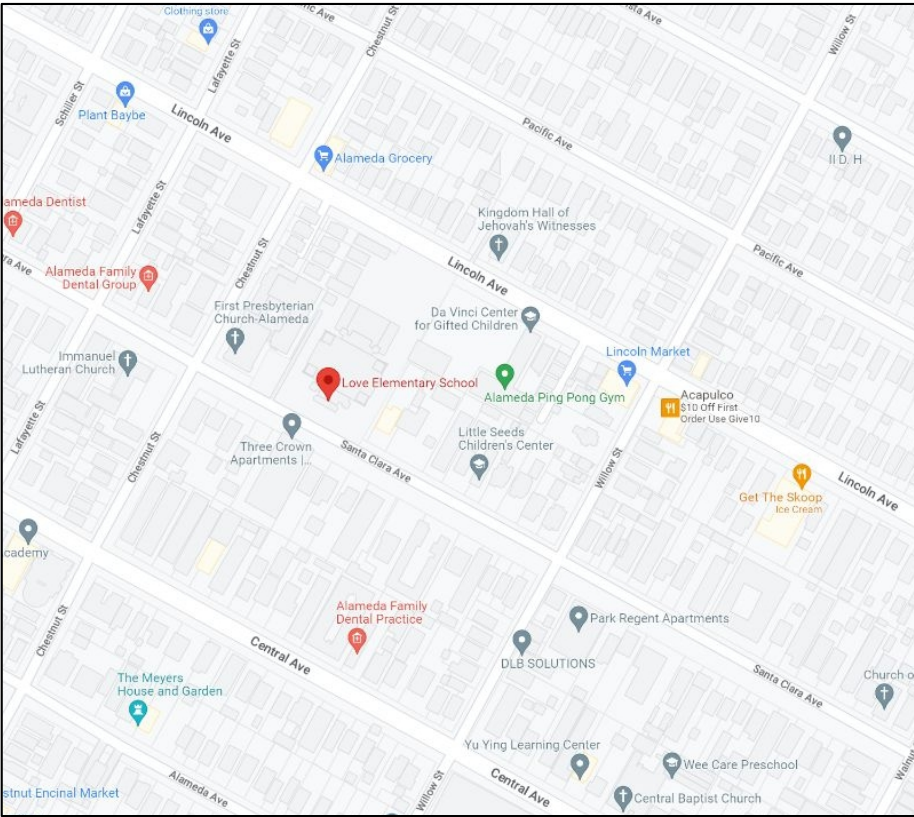
COVER SHEET

SHEET NUMBER

Sheet: G-0.1

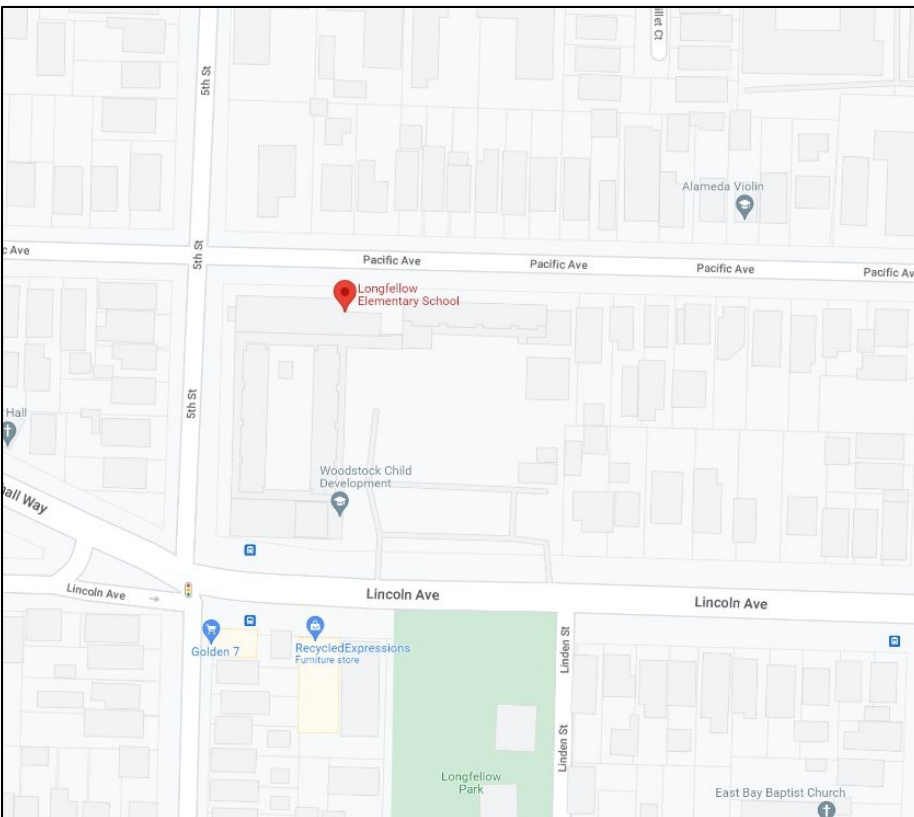
Page: 1 of 14

PROJECT LOCATION #1:
LOVE ELEMENTARY SCHOOL
2025 SANTA CLARA AVE
ALAMEDA 94501



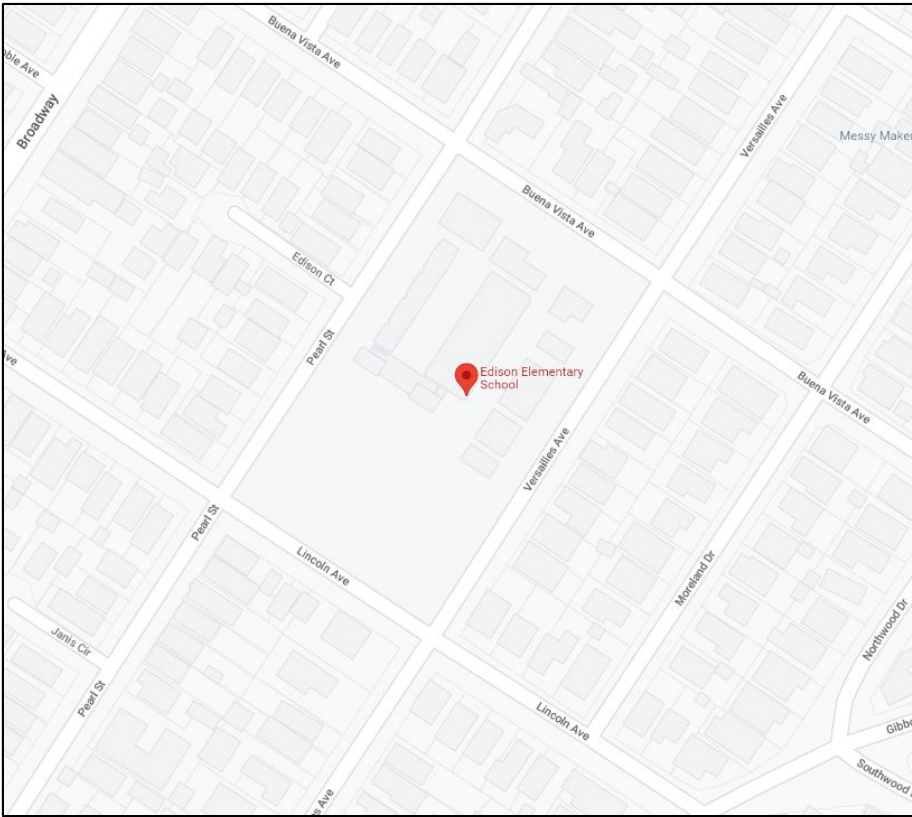
- SCOPE OF WORK:
THIS PROJECT INCLUDES
- MAIN BUILDING ROOF REPLACEMENT
 - PORTABLE ROOF REPLACEMENT
 - PORTABLE ROOF REPAIR

PROJECT LOCATION #4:
LONGFELLOW ELEMENTARY SCHOOL
500 PACIFIC AVE
ALAMEDA 94501



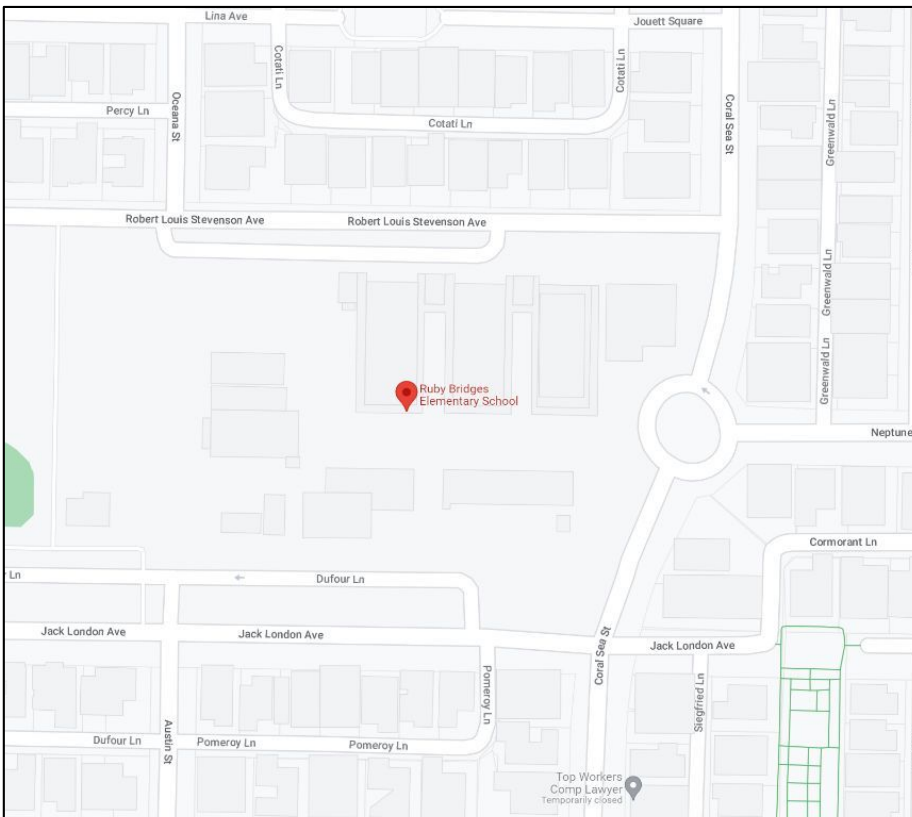
- SCOPE OF WORK:
THIS PROJECT INCLUDES
- PORTABLE ROOF REPLACEMENT
 - PORTABLE ROOF REPAIR

PROJECT LOCATION #2:
EDISON ELEMENTARY SCHOOL
2700 BUENA VISTA AVE
ALAMEDA 94501



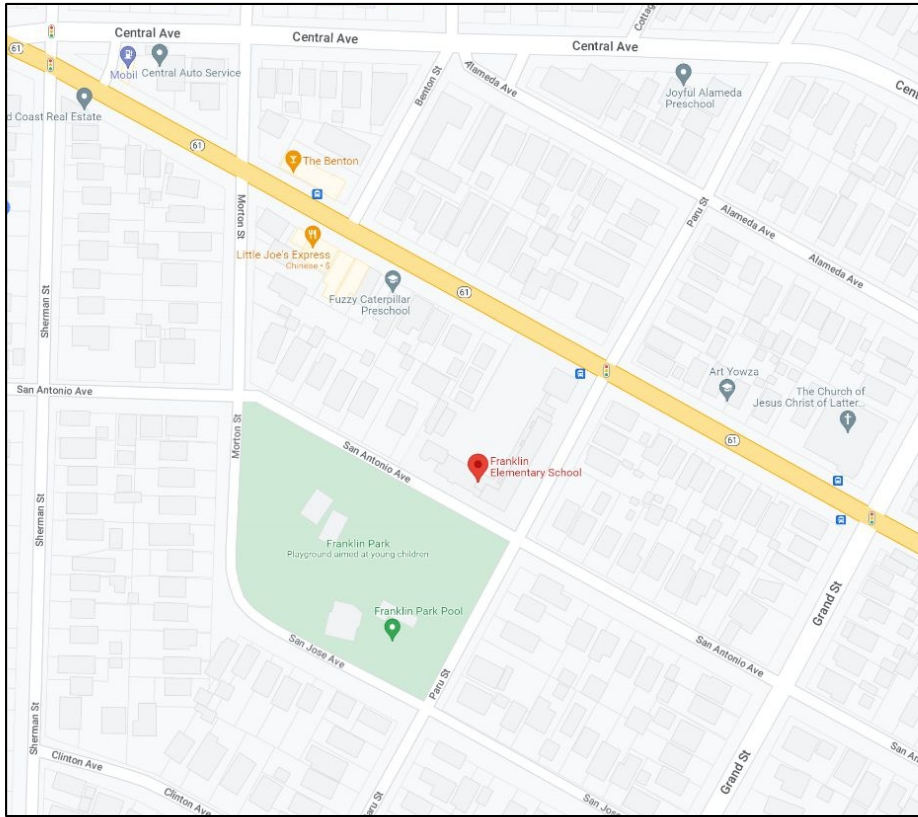
- SCOPE OF WORK:
THIS PROJECT INCLUDES
- PORTABLE ROOF REPAIR

PROJECT LOCATION #5:
RUBY BRIDGES ELEMENTARY SCHOOL
2700 BUENA VISTA AVE
ALAMEDA 94501

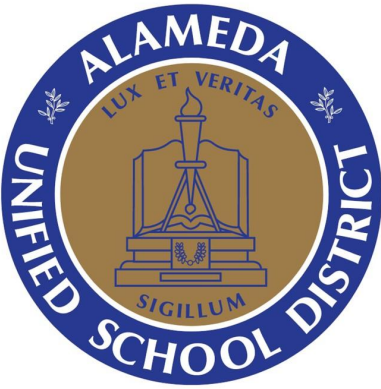


- SCOPE OF WORK:
THIS PROJECT INCLUDES
- PORTABLE ROOF REPAIR

PROJECT LOCATION #3:
FRANKLIN ELEMENTARY SCHOOL
1433 SAN ANTONIO AVE
ALAMEDA 94501



- SCOPE OF WORK:
THIS PROJECT INCLUDES
- CLASSROOM WING ROOF REPAIR
 - PORTABLE ROOF REPLACEMENT



ALAMEDA
UNIFIED
SCHOOL
DISTRICT

VARIOUS
SCHOOL SITE
ROOF REPAIRS

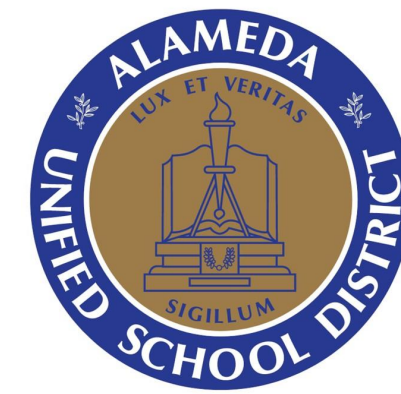
SHEET TITLE

PROJECT
LOCATIONS AND
NOTES

SHEET NUMBER

Sheet: G-0.2

Page: 2 of 14



ALAMEDA
UNIFIED
SCHOOL
DISTRICT

VARIOUS
SCHOOL SITE
ROOF REPAIRS

SHEET TITLE

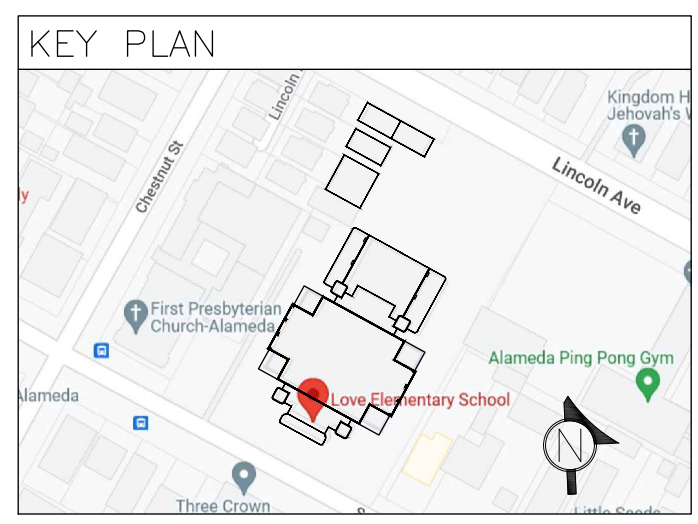
LOVE
ELEMENTARY
SITE PLAN

SHEET NUMBER

Sheet: A-0.1

- SCOPE OF WORK:
- ROOF REPLACEMENT
1. REMOVE AND DISPOSE OF ALL ROOFING, GUTTERS, COPING, EDGE METAL, AND ASSOCIATED MATERIALS DOWN TO THE STRUCTURAL DECK.
 2. INSPECT DECK AND PERFORM REPAIRS AS NEEDED.
 3. MECHANICALLY FASTEN OR ADHERE 2" POLYISO AND 1/2" DENSDECK PRIME PER MANUFACTURERS ASCE-7 WIND UPLIFT CALCULATIONS.
 4. INSTALL NEW .040 ALUMINUM GUTTERS, COUNTER FLASHING, DETAIL FLASHINGS, COPING, AND EDGE METAL.
 5. INSTALL 2 PLY MODIFIED BITUMEN STRESSPLY SYSTEM IN COLD APPLIED ASPHALT. ALLOW ROOF TO CURE FOR 30 DAYS.
 6. APPLY TITLE 24 APPROVED PYRAMIC PLUS LO IN 2 COATS OF 1.5 GALLONS PER SQUARE (3 GAL TOTAL).
 7. PAINT ALL CONDUIT LINES WITH PYRAMIC PLUS LO. INSTALL CONDUITS ON NEW DURA-BLOCK SUPPORTS.
 8. INSTALL NEW R-MER EDGE COPING IN .040 ALUMINUM PER DISTRICTS COLOR CHOICE.
- ROOF RESTORATION
1. REFERENCE PROJECT SPECIFICATIONS

NOTE:
DETAIL CALLOUTS ARE PROVIDED FOR GENERAL INDICATIONS. THERE MAY BE ADDITIONAL CONDITIONS NOT COVERED BY THE DETAILS ON SHEETS 2-4.
CONTRACTOR IS RESPONSIBLE TO IDENTIFY ALL DETAIL CONDITIONS AND WATERPROOF DETAILS PER GARLAND RECOMMENDATIONS.



REPLACE BUILT-UP ROOF WITH MODIFIED BITUMINOUS MEMBRANE ROOFING

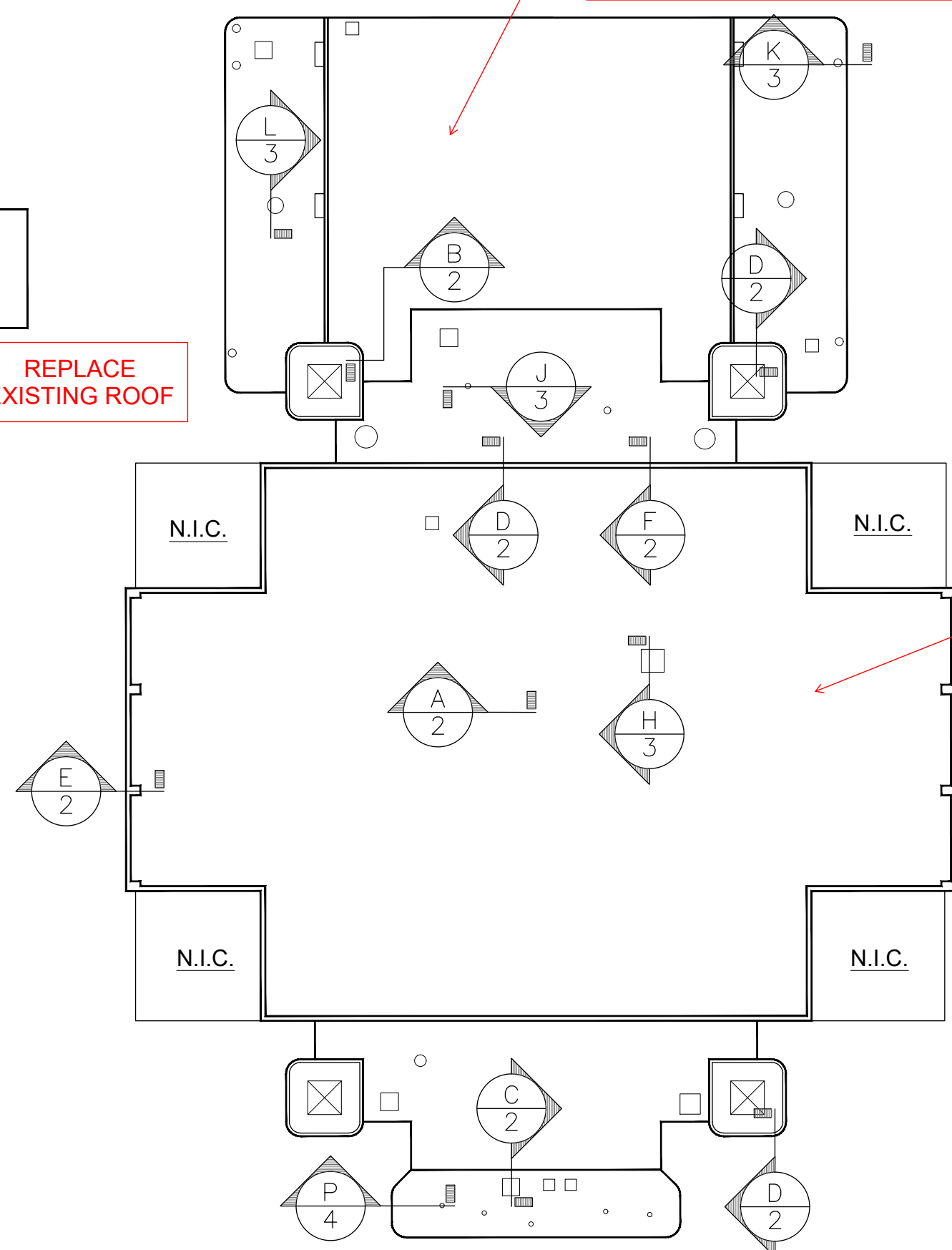
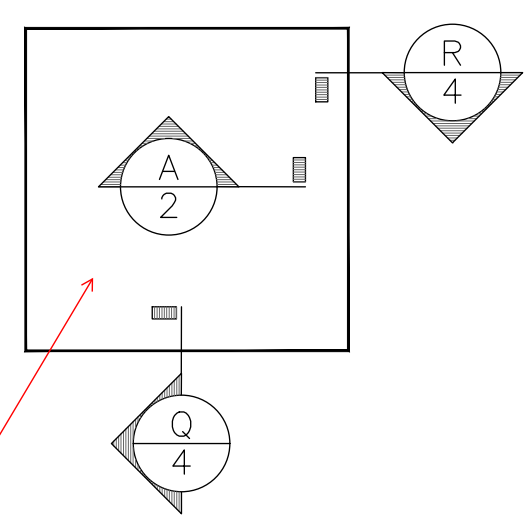
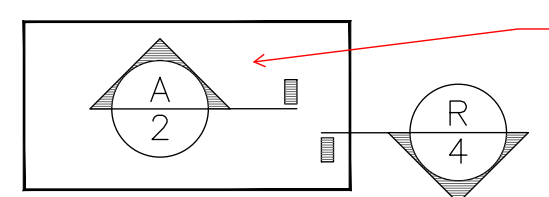
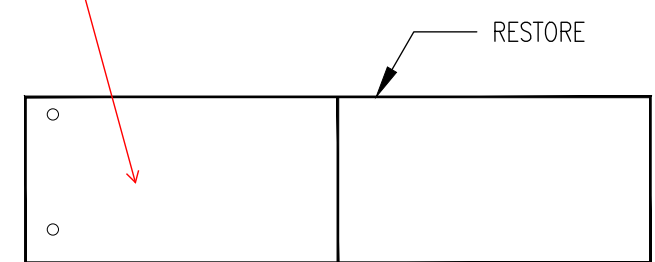
REPLACE BUILT-UP ROOF WITH MODIFIED BITUMINOUS MEMBRANE ROOFING

RESTORE/REPAIR PORTABLE ROOF

REPLACE EXISTING ROOF

REPLACE EXISTING ROOF

NOTE:
1. REFERENCE KEY PLAN FOR BUILDING LOCATIONS



ROOF PLAN
SCALE: 1" = 30'

THE GARLAND COMPANY INC.
3800 EAST 91st STREET - CLEVELAND, OHIO 44103-2197
PHONE (800) 321-9336 / FAX (216) 641-0633

LOVE ELEMENTARY SCHOOL
2025 SWAN CREEK AVE. ALAMEDA, CA 94501

AGENT: [] ARCHITECT: [] CUSTOMER: []

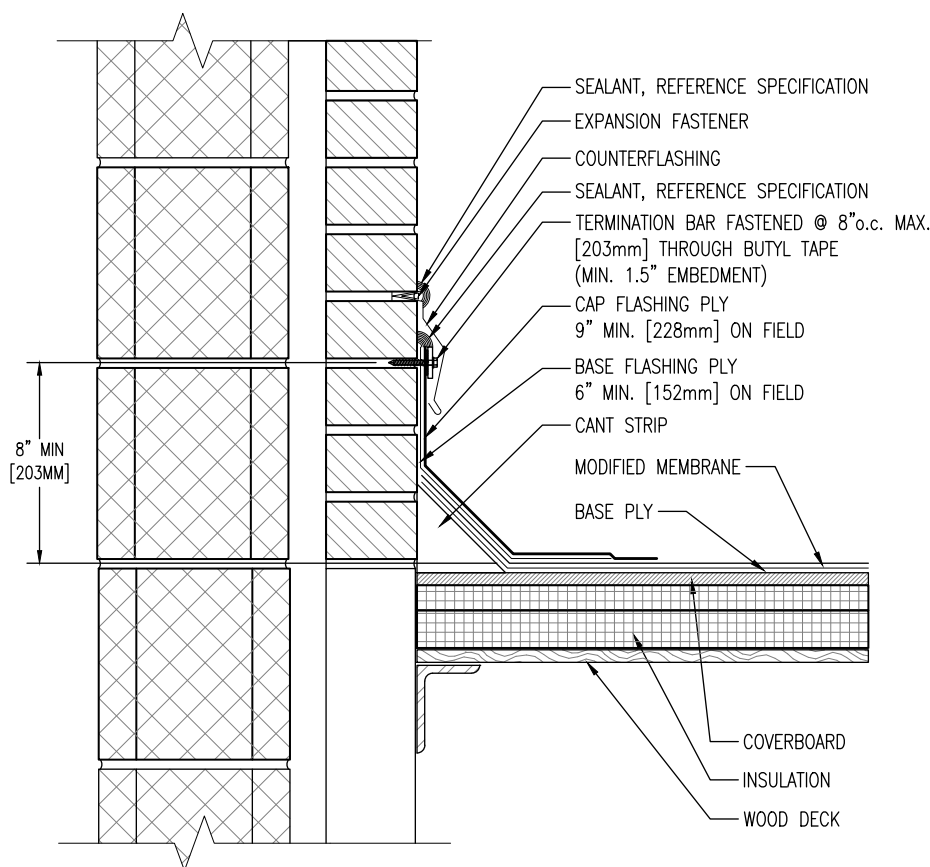
DATE: 11-22-22

OF 4

SHEET: 1

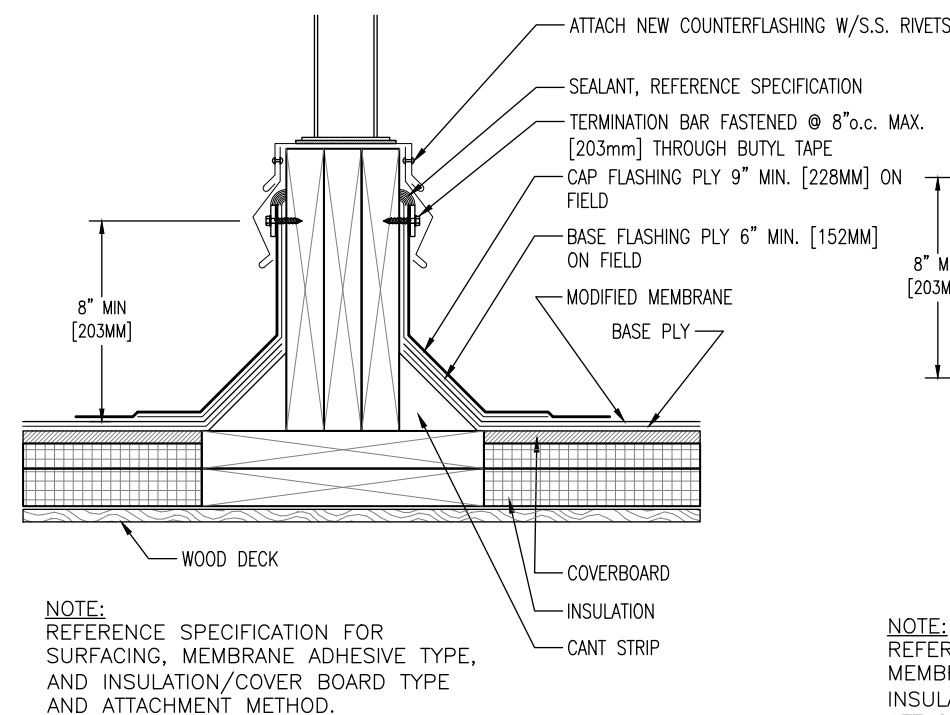
CHK BY: JLP
PWS BY: GSK

JOB NUMBER: []



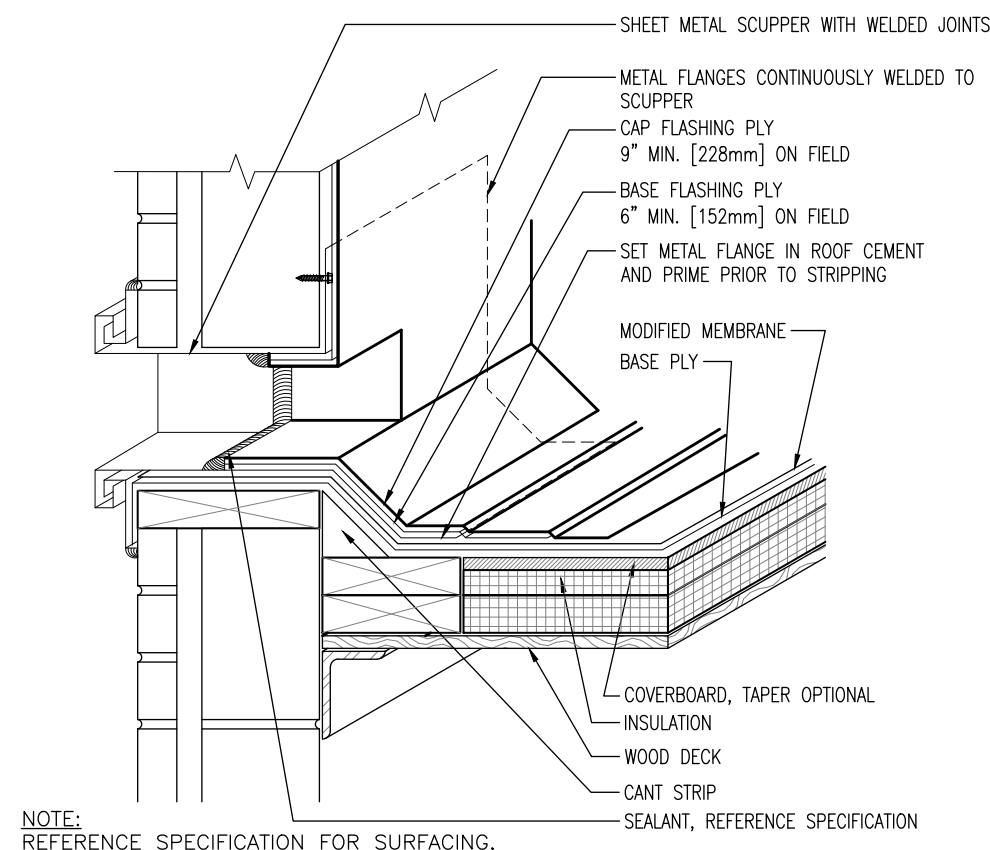
NOTE:
REFERENCE SPECIFICATION FOR
SURFACING, MEMBRANE ADHESIVE TYPE,
AND INSULATION/COVER BOARD TYPE
AND ATTACHMENT METHOD.

F
2 **WALL FLASHING -
REGLET MOUNTED COUNTERFLASHING**
SCALE: 1 1/2" = 1'-0"



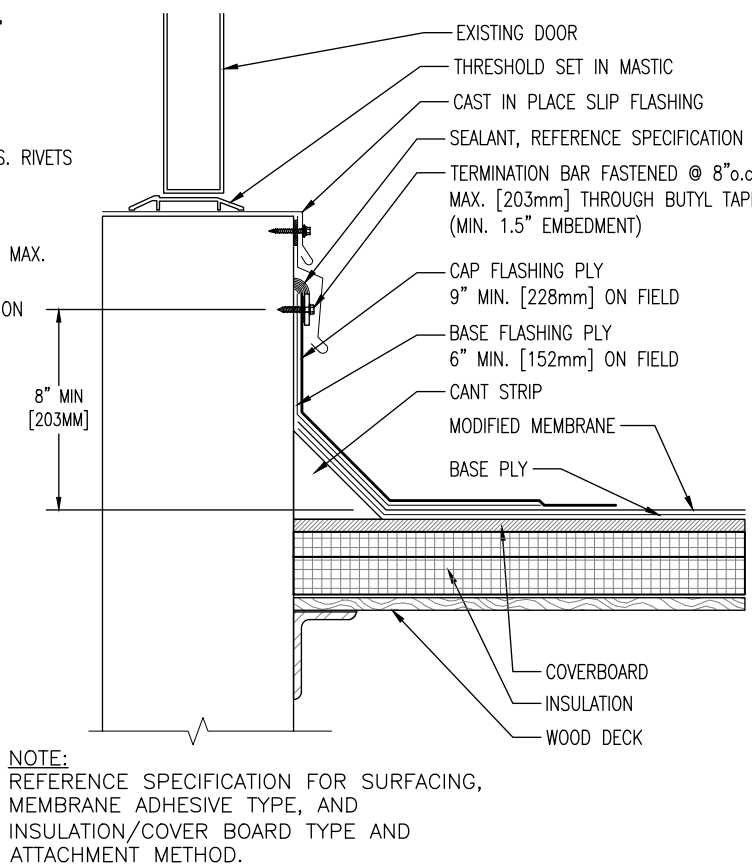
NOTE:
REFERENCE SPECIFICATION FOR
SURFACING, MEMBRANE ADHESIVE TYPE,
AND INSULATION/COVER BOARD TYPE
AND ATTACHMENT METHOD.

C
2 **EQUIPMENT SUPPORT - EXISTING**
SCALE: 1 1/2" = 1'-0"



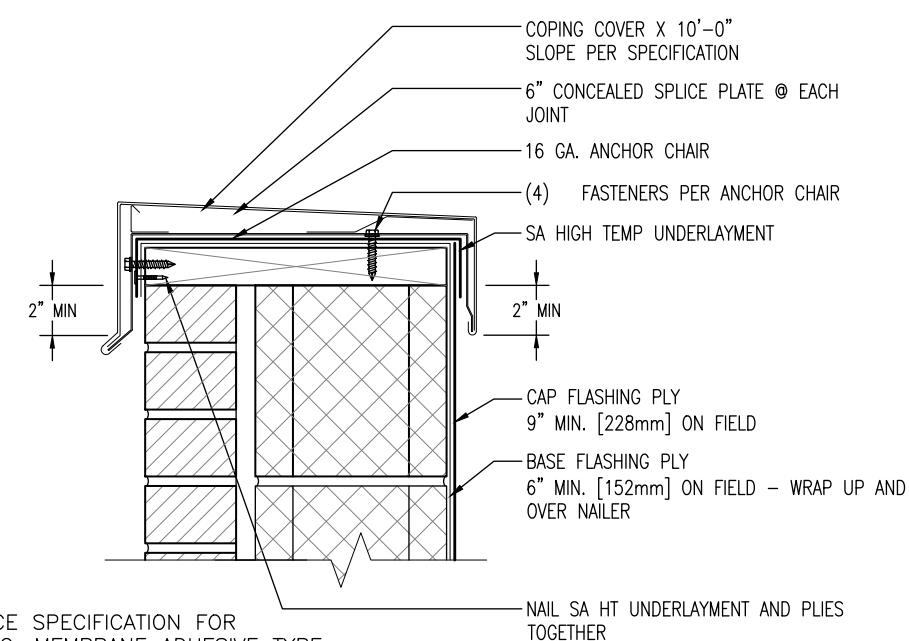
NOTE:
REFERENCE SPECIFICATION FOR SURFACING,
MEMBRANE ADHESIVE TYPE, AND INSULATION/COVER
BOARD TYPE AND ATTACHMENT METHOD.

E
2 **SCUPPER THROUGHWALL - OVERFLOW**
SCALE: 1 1/2" = 1'-0"



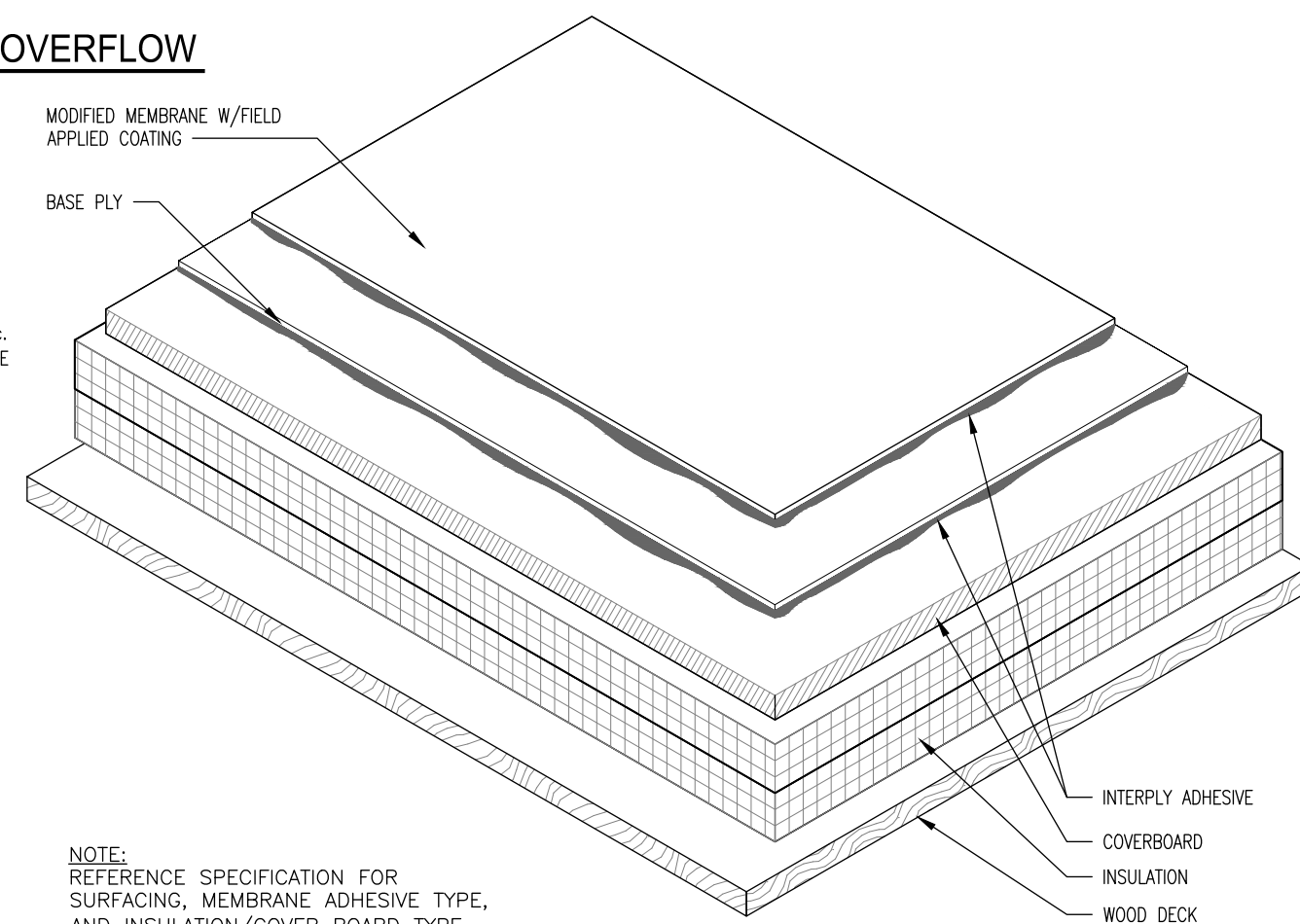
NOTE:
REFERENCE SPECIFICATION FOR SURFACING,
MEMBRANE ADHESIVE TYPE, AND
INSULATION/COVER BOARD TYPE AND
ATTACHMENT METHOD.

B
2 **DOOR THRESHOLD DETAIL**
SCALE: 1 1/2" = 1'-0"



NOTE:
REFERENCE SPECIFICATION FOR
SURFACING, MEMBRANE ADHESIVE TYPE,
AND INSULATION/COVER BOARD TYPE
AND ATTACHMENT METHOD.

D
2 **COPING CAP AT MASONRY WALL**
SCALE: 1 1/2" = 1'-0"



NOTE:
REFERENCE SPECIFICATION FOR
SURFACING, MEMBRANE ADHESIVE TYPE,
AND INSULATION/COVER BOARD TYPE
AND ATTACHMENT METHOD.

A
2 **TYPICAL ROOF SYSTEM
COATED SURFACE**
SCALE: 3" = 1'-0"

THE GARLAND COMPANY INC.
3800 EAST 91ST STREET - CLEVELAND, OHIO 44105-2197
PHONE (800) 327-9336 / FAX (216) 644-0633



LOVE ELEMENTARY SCHOOL
2025 SANTA CLARA AVE. ALAMEDA, CA 94501

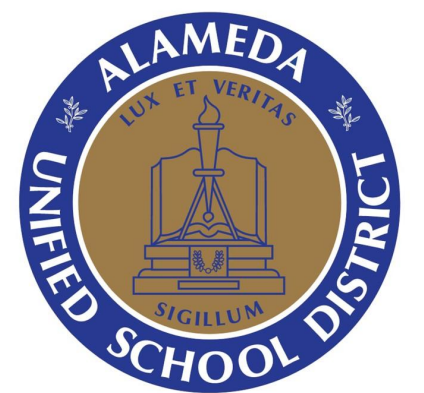
ARCHITECT:
CUSTOMER:

DATE: 11-22-22

OF 4

SHEET: 2

REVISION: AGENT: CHK BY: JLP DNG BY: GCK JOB NUMBER: 11-22-22



ALAMEDA UNIFIED SCHOOL DISTRICT

VARIOUS SCHOOL SITE ROOF REPAIRS

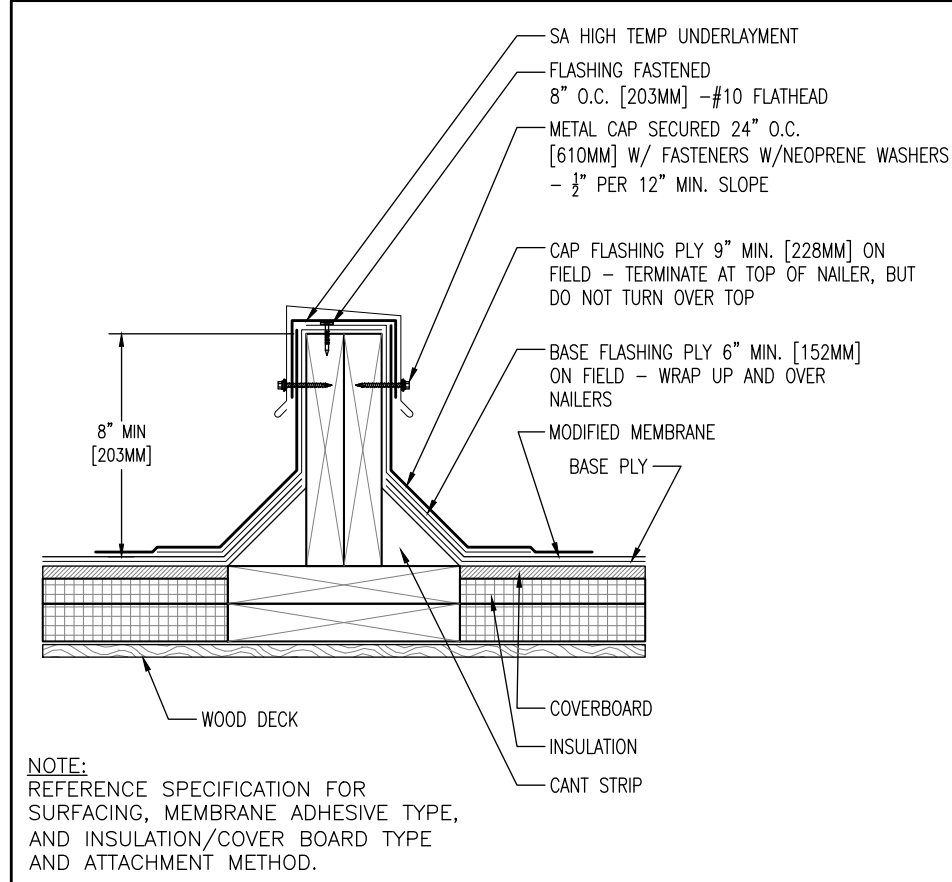
SHEET TITLE

LOVE ELEMENTARY REPAIR DETAILS

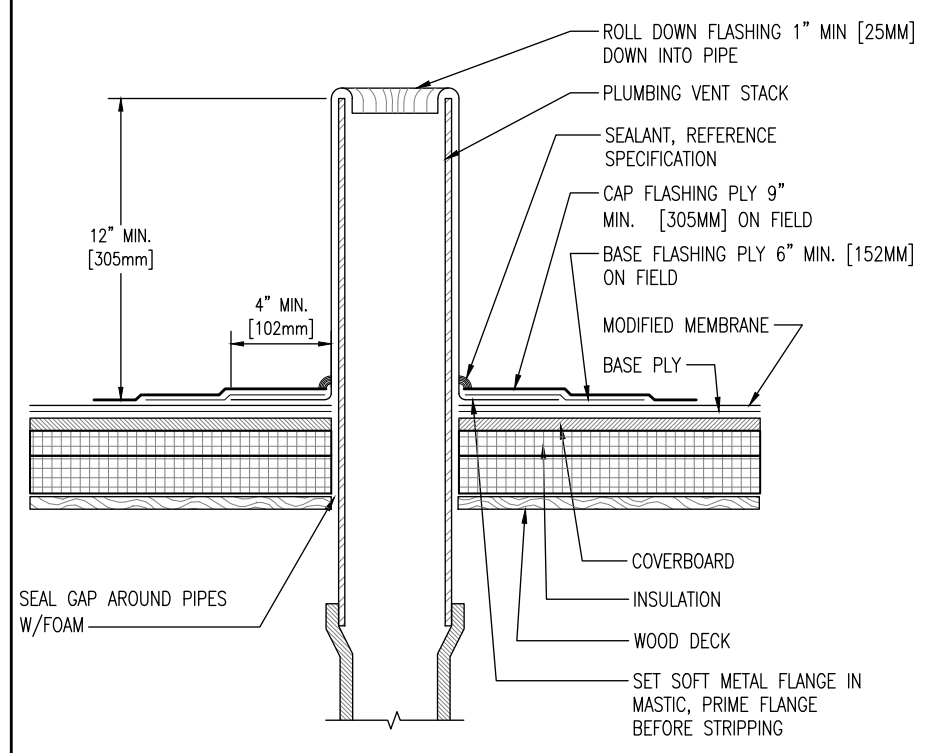
SHEET NUMBER

Sheet: A-0.2

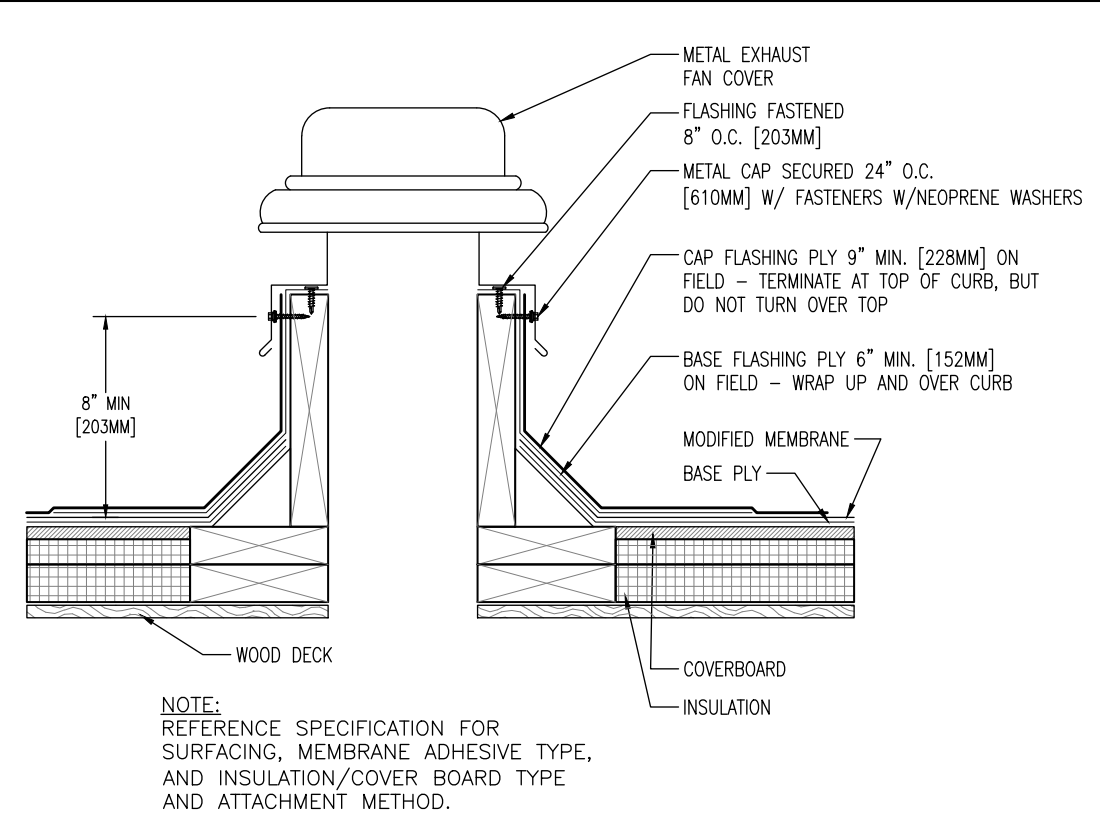
Page: 4 of 14



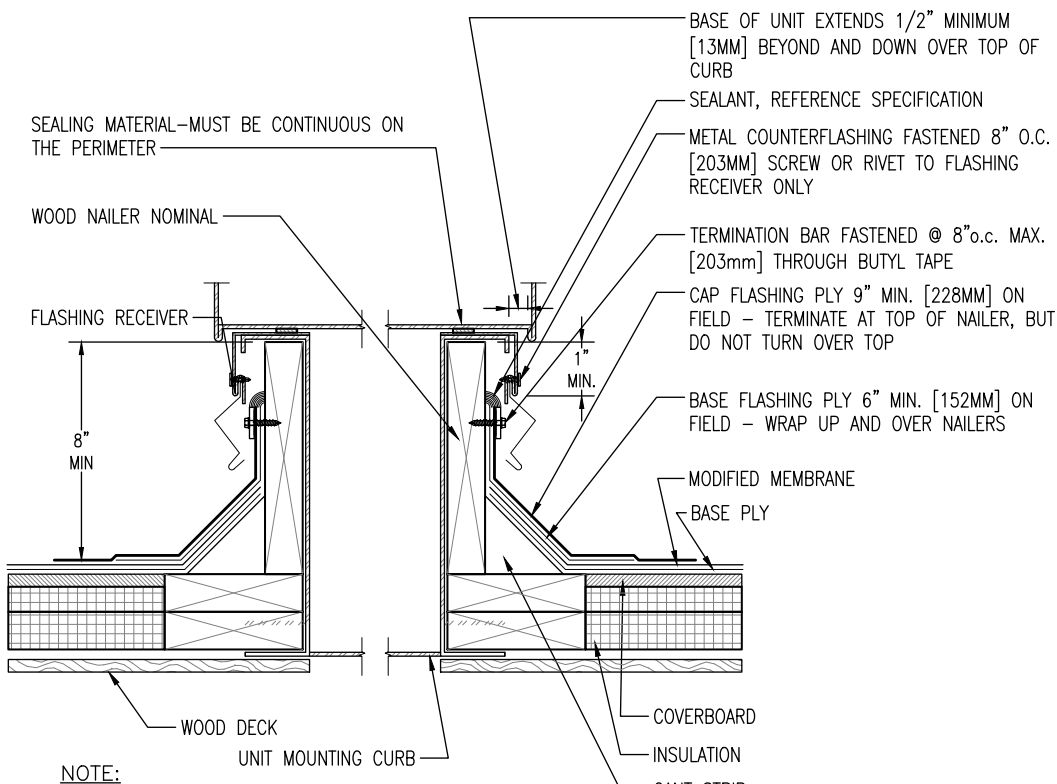
M
3
AREA DIVIDER
SCALE: 1½" = 1'-0"



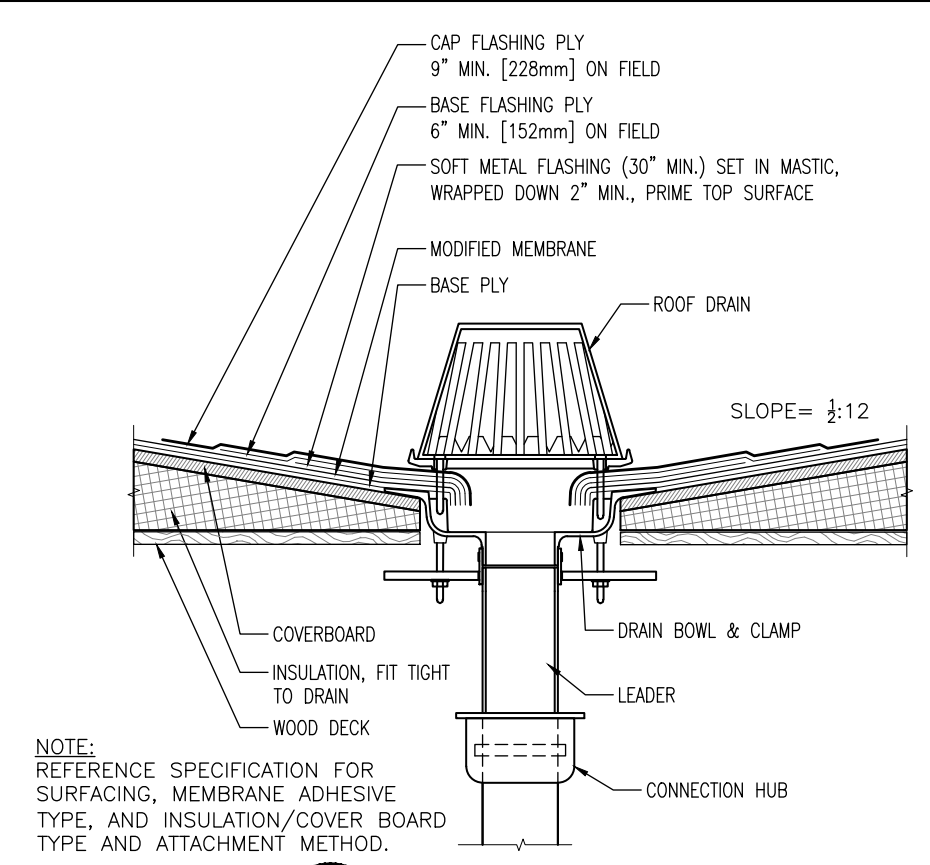
J
3
PLUMBING STACK
SCALE: 1½" = 1'-0"



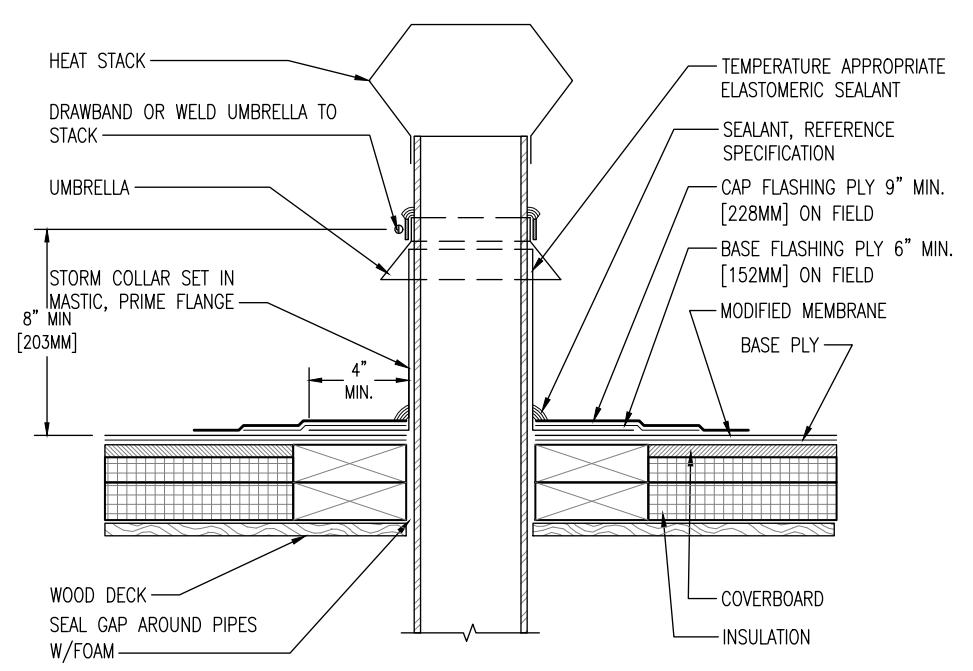
L
3
EXHAUST FAN
SCALE: 1½" = 1'-0"



H
3
CURB DETAIL / AIR HANDLING STATION
SCALE: 1½" = 1'-0"



K
3
ROOF DRAIN
SCALE: 1½" = 1'-0"



G
3
HEAT STACK
SCALE: 1½" = 1'-0"

THE GARLAND COMPANY INC.
3800 EAST 91st STREET - CLEVELAND, OHIO 44105-2197
PHONE (800) 321-9336 / FAX (216) 641-0633

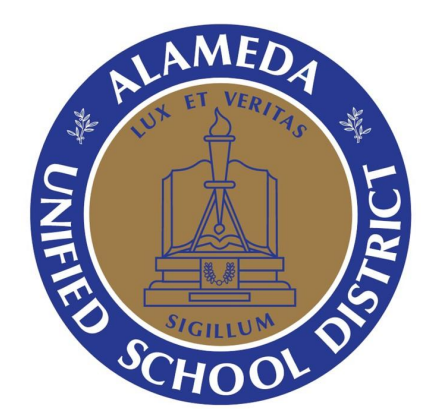
LOVE ELEMENTARY SCHOOL
2025 SANTA CLARA AVE. ALAMEDA, CA 94501

REVISION: _____
SHEET: 3 OF 4

ARCHITECT: _____
CUSTOMER: _____

DATE: 11-22-22

JOB NUMBER: _____
DWG BY: GCK
CHK BY: JJP

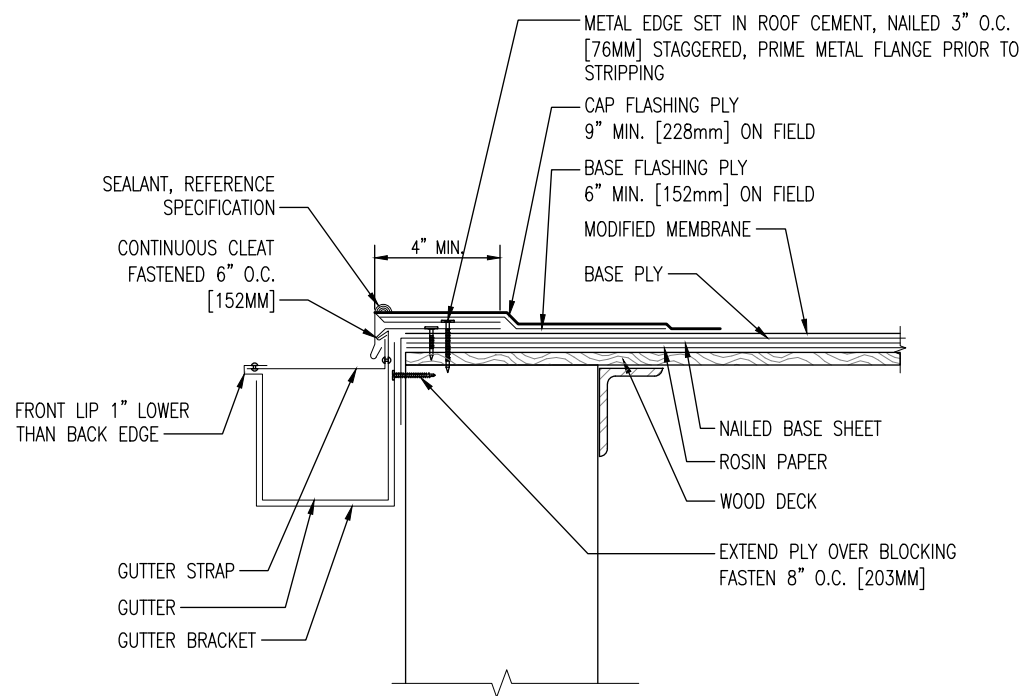


ALAMEDA UNIFIED SCHOOL DISTRICT

VARIOUS SCHOOL SITE ROOF REPAIRS

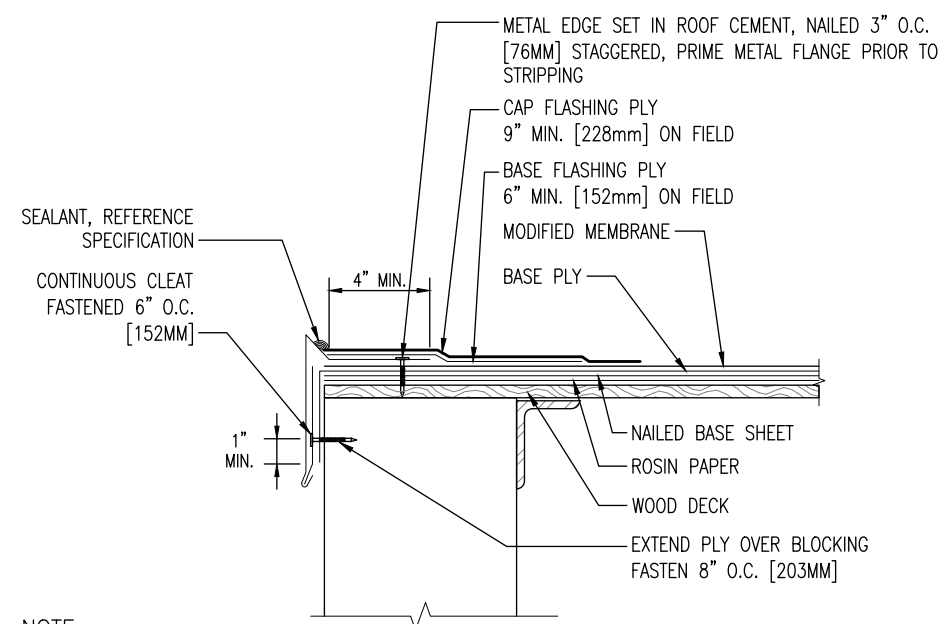
SHEET TITLE

LOVE ELEMENTARY REPAIR DETAILS



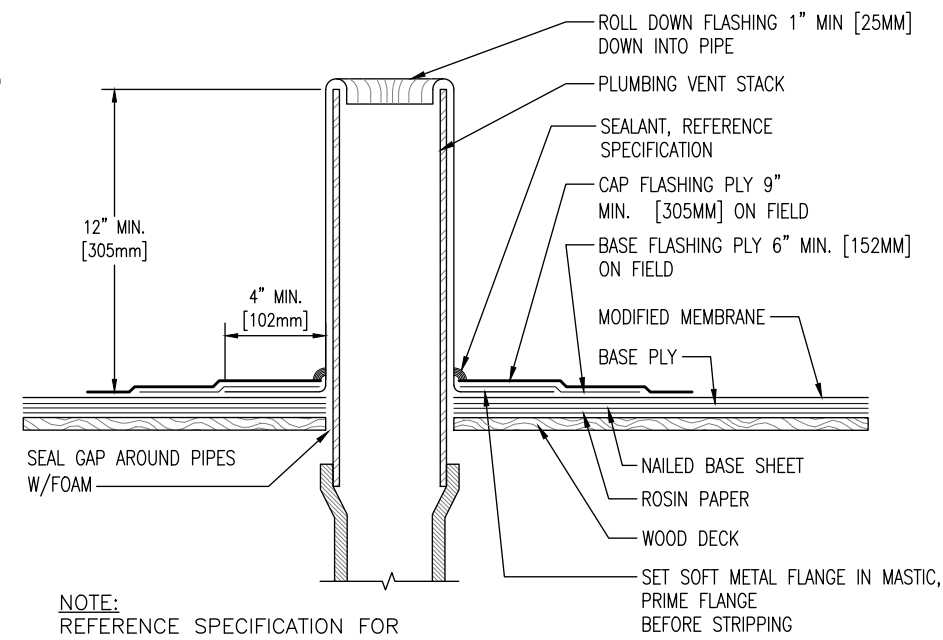
NOTE:
REFERENCE SPECIFICATION FOR
SURFACING, MEMBRANE ADHESIVE TYPE,
AND INSULATION/COVER BOARD TYPE
AND ATTACHMENT METHOD.

R
4 **METAL EDGE -
DRIP EDGE WITH GUTTER**
SCALE: 1½" = 1'-0"



NOTE:
REFERENCE SPECIFICATION FOR
SURFACING, MEMBRANE ADHESIVE TYPE,
AND INSULATION/COVER BOARD TYPE
AND ATTACHMENT METHOD.

Q
4 **METAL EDGE - GRAVEL STOP**
SCALE: 1½" = 1'-0"



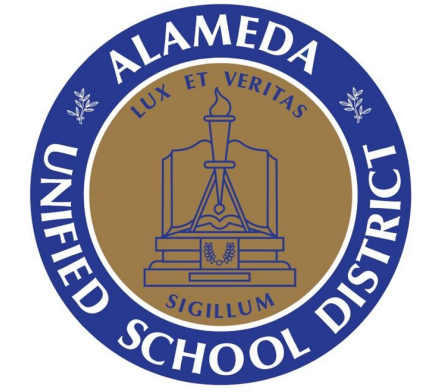
NOTE:
REFERENCE SPECIFICATION FOR
SURFACING, MEMBRANE ADHESIVE TYPE,
AND INSULATION/COVER BOARD TYPE
AND ATTACHMENT METHOD.

P
4 **PLUMBING STACK**
SCALE: 1½" = 1'-0"

THE GARLAND COMPANY INC.
3800 EAST 91st STREET - CLEVELAND, OHIO 44105-2197
PHONE (800) 321-9356 / FAX (216) 641-0633



REVISIONS:	LOVE ELEMENTARY SCHOOL 2025 SANTA CLARA AVE. ALAMEDA, CA 94601			
	ARCHITECT:	AGENT:	JOB NUMBER:	DWG BY: GSK
SHEET:	DATE: 11-22-22	CUSTOMER:	CHK BY: JLP	
	OF 4			



ALAMEDA UNIFIED SCHOOL DISTRICT

VARIOUS SCHOOL SITE ROOF REPAIRS

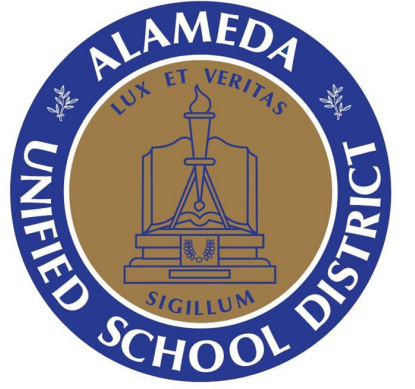
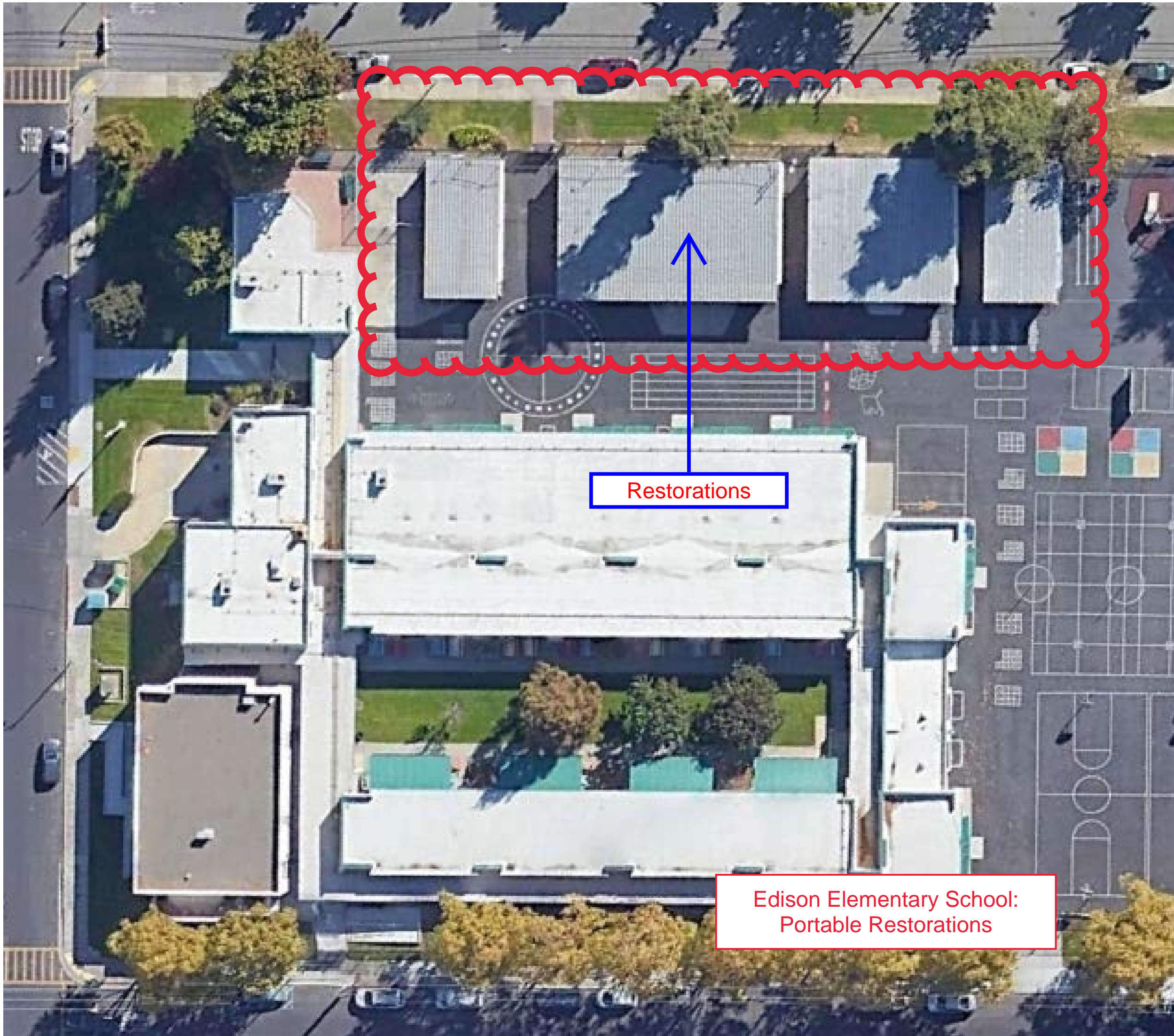
SHEET TITLE

LOVE ELEMENTARY REPAIR DETAILS

SHEET NUMBER

Sheet: A-0.4

Page: 6 of 14



**ALAMEDA
UNIFIED
SCHOOL
DISTRICT**

VARIOUS
SCHOOL SITE
ROOF REPAIRS

SHEET TITLE

**EDISON
ELEMENTARY
SITE PLAN**

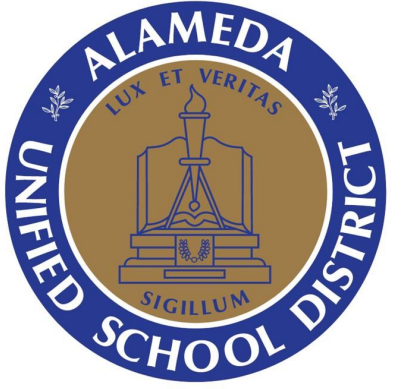
SHEET NUMBER

Sheet: A-1.1

Page: 7 of 14

PORTABLE CLASSROOM ROOF REPAIRS

EDISON ELEMENTARY
2700 Buena Vista Ave, Alameda, CA 94501



**ALAMEDA
UNIFIED
SCHOOL
DISTRICT**

VARIOUS
SCHOOL SITE
ROOF REPAIRS

SHEET TITLE

**FRANKLIN
ELEMENTARY
SITE PLAN**

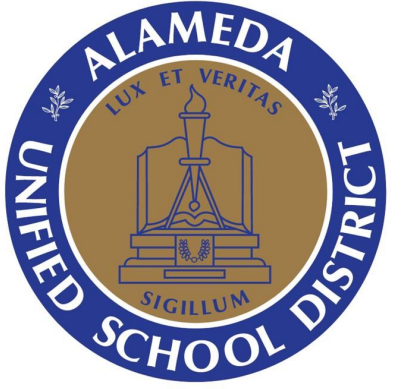
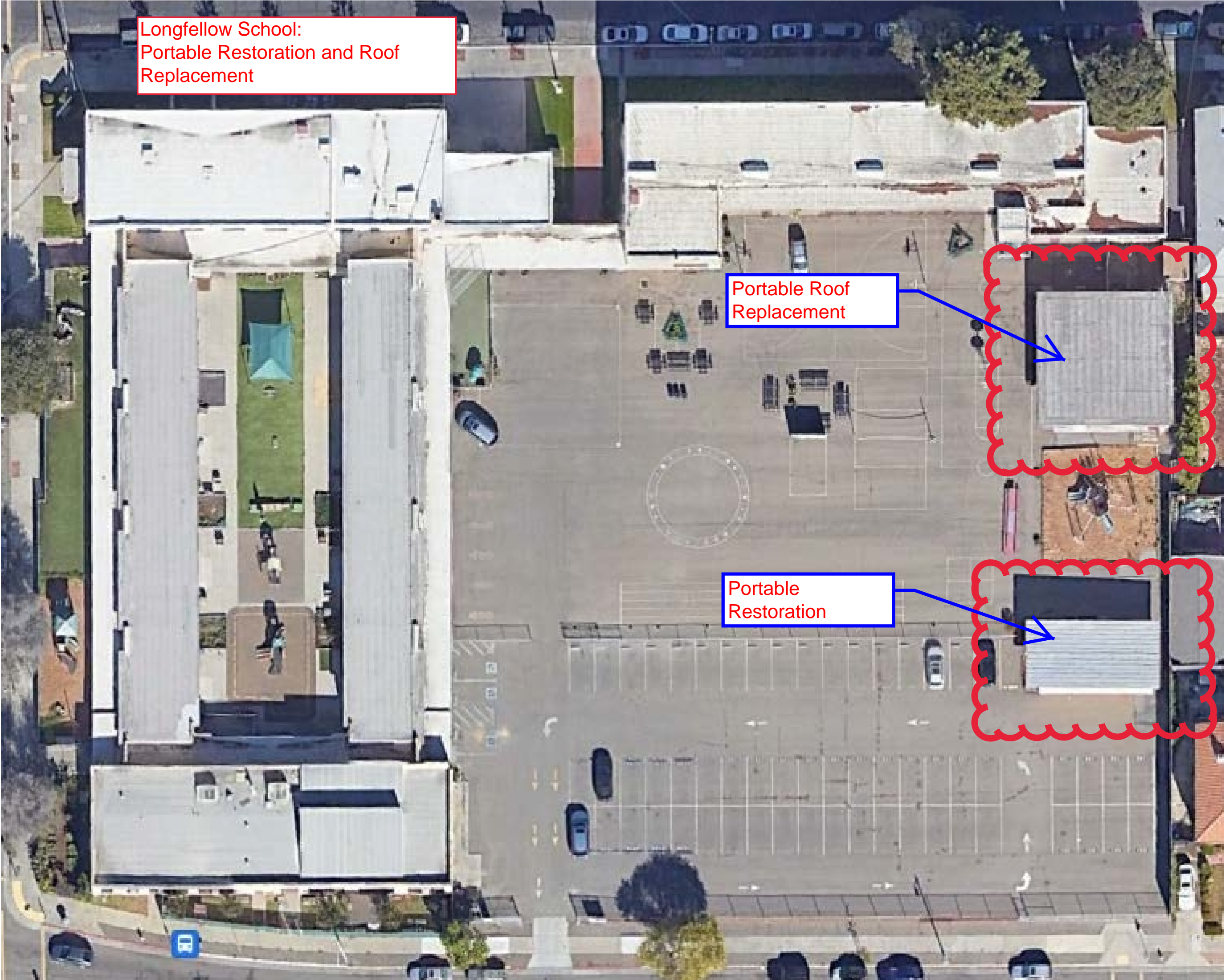
SHEET NUMBER

Sheet: A-1.2

Page: 8 of 14

PORTABLE CLASSROOM ROOF REPAIRS

FRANKLIN ELEMENTARY
1433 San Antonio Ave, Alameda, CA 94501



**ALAMEDA
UNIFIED
SCHOOL
DISTRICT**

VARIOUS
SCHOOL SITE
ROOF REPAIRS

SHEET TITLE

LONGFELLOW
SITE PLAN

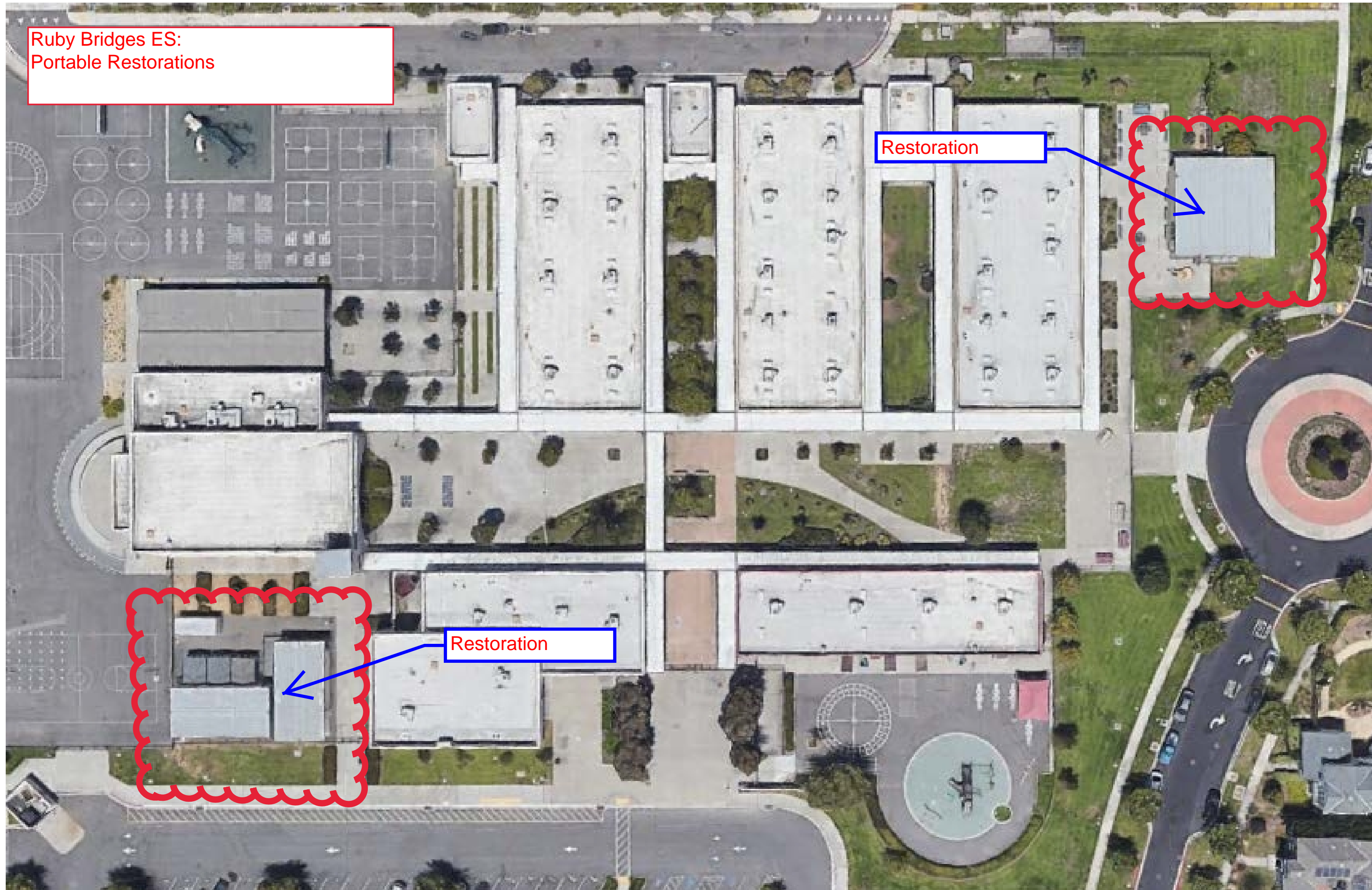
SHEET NUMBER

Sheet: A-1.3

Page: 9 of 14

PORTABLE CLASSROOM ROOF REPAIRS

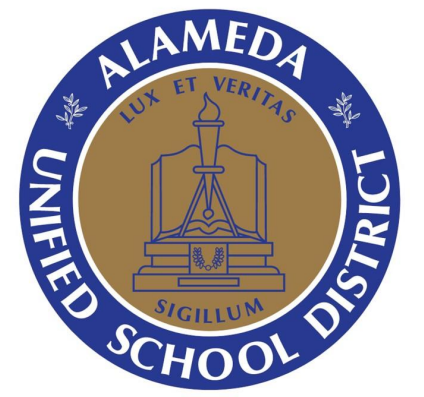
LONGFELLOW SCHOOL SITE
500 Pacific Ave, Alameda, CA 94501



Ruby Bridges ES:
Portable Restorations

Restoration

Restoration



**ALAMEDA
UNIFIED
SCHOOL
DISTRICT**

VARIOUS
SCHOOL SITE
ROOF REPAIRS

SHEET TITLE

**RUBY BRIDGES
ELEMENTARY
SITE PLAN**

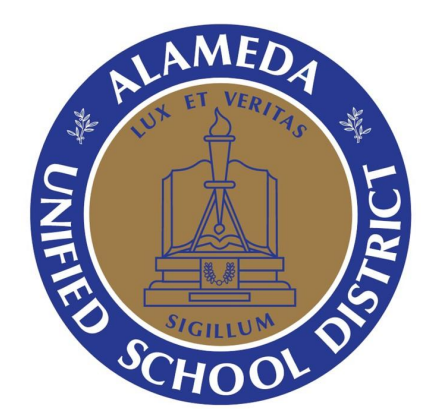
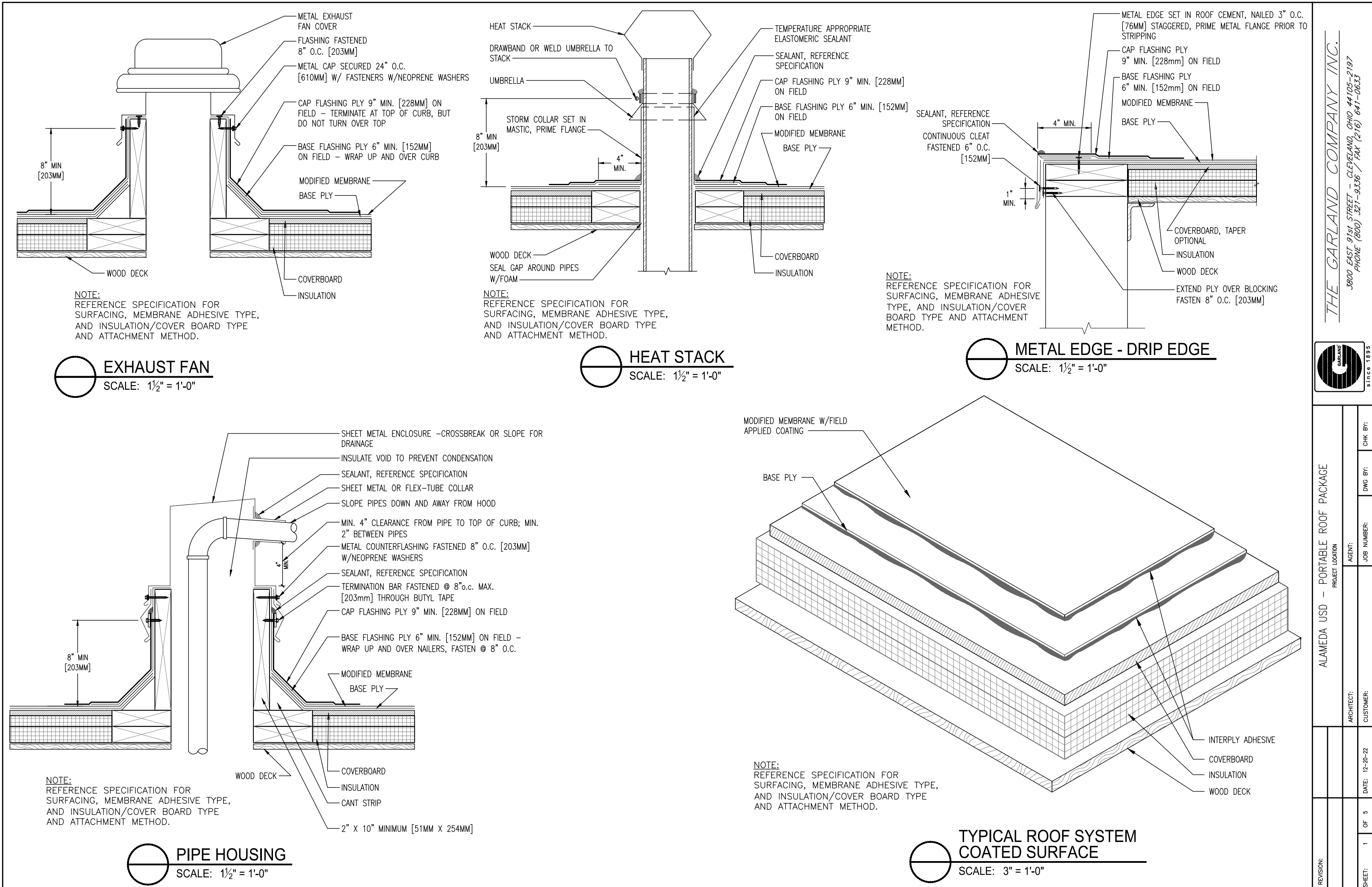
SHEET NUMBER

Sheet: A-1.4

Page: 10 of 14

PORTABLE CLASSROOM ROOF REPAIRS

RUBY BRIDGES ELEMENTARY
351 Jack London Ave, Alameda, CA 94501



ALAMEDA UNIFIED SCHOOL DISTRICT

VARIOUS SCHOOL SITE ROOF REPAIRS

SHEET TITLE

PORTABLE REPAIRS DETAILS

SHEET NUMBER

Sheet: A-2.1

Page: 11 of 14

THE GARLAND COMPANY INC.
3800 EAST 91st STREET - CLEVELAND, OHIO 44105-2197
PHONE (800) 321-8336 / FAX (216) 641-0633

ALAMEDA USD - PORTABLE ROOF PACKAGE

PROJECT LOCATION: **ALAMEDA**

ARCHITECT: **ALAMEDA**

CUSTOMER: **ALAMEDA**

DATE: 12-20-22

OF 5

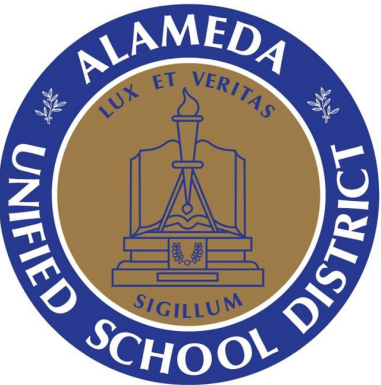
SHEET: 1

CHK BY: **ALAMEDA**

DWG BY: **ALAMEDA**

JOB NUMBER: **ALAMEDA**

REVISION: **ALAMEDA**



ALAMEDA
UNIFIED
SCHOOL
DISTRICT

VARIOUS
SCHOOL SITE
ROOF REPAIRS

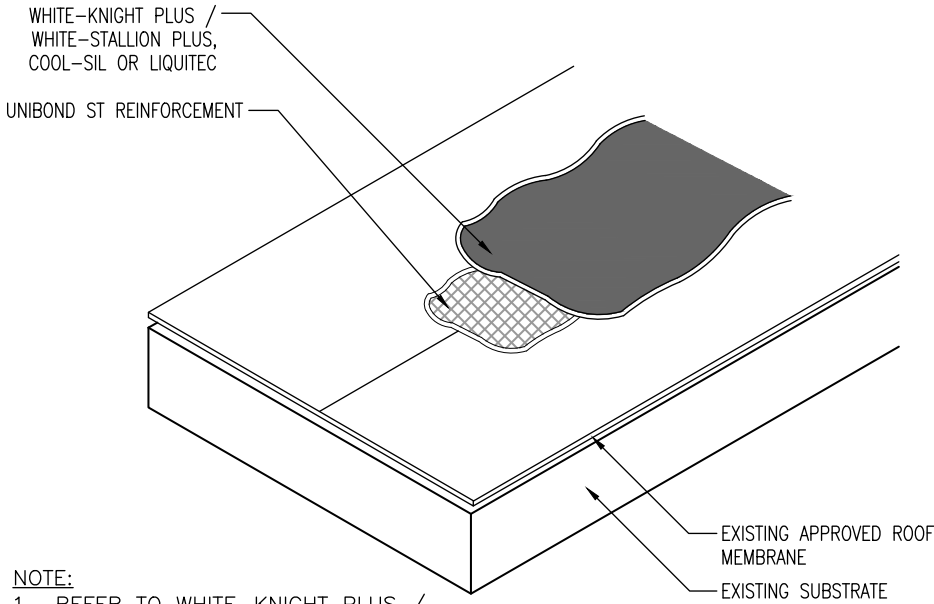
SHEET TITLE

PORTABLE
REPAIRS
DETAILS

SHEET NUMBER

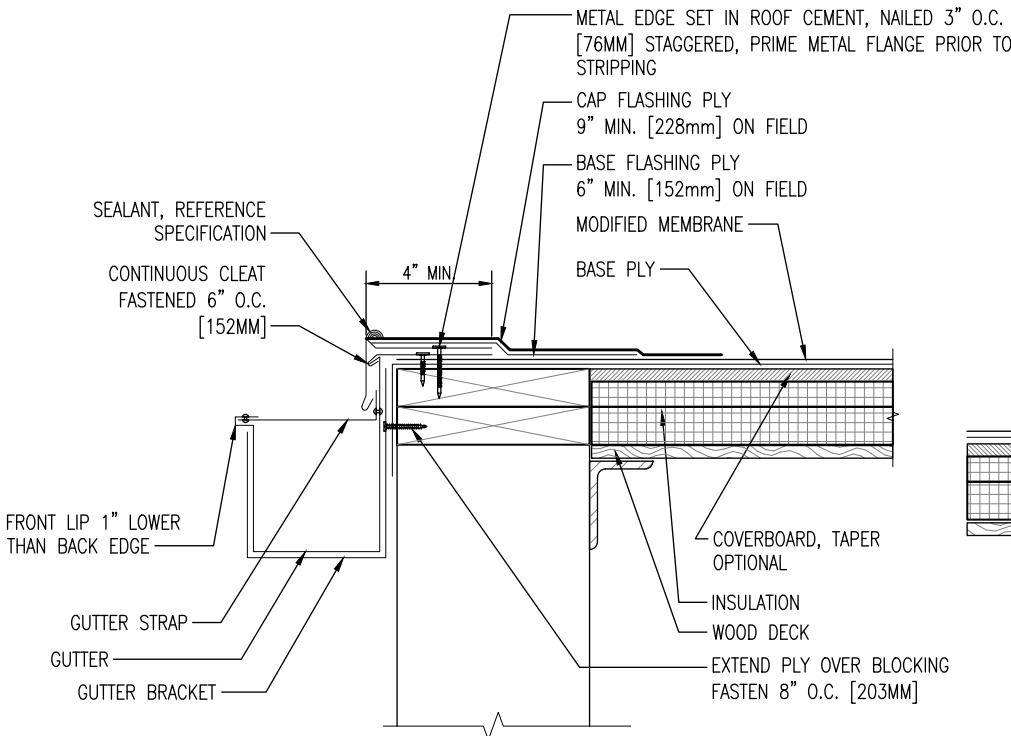
Sheet: A-2.2

Page: 12 of 14



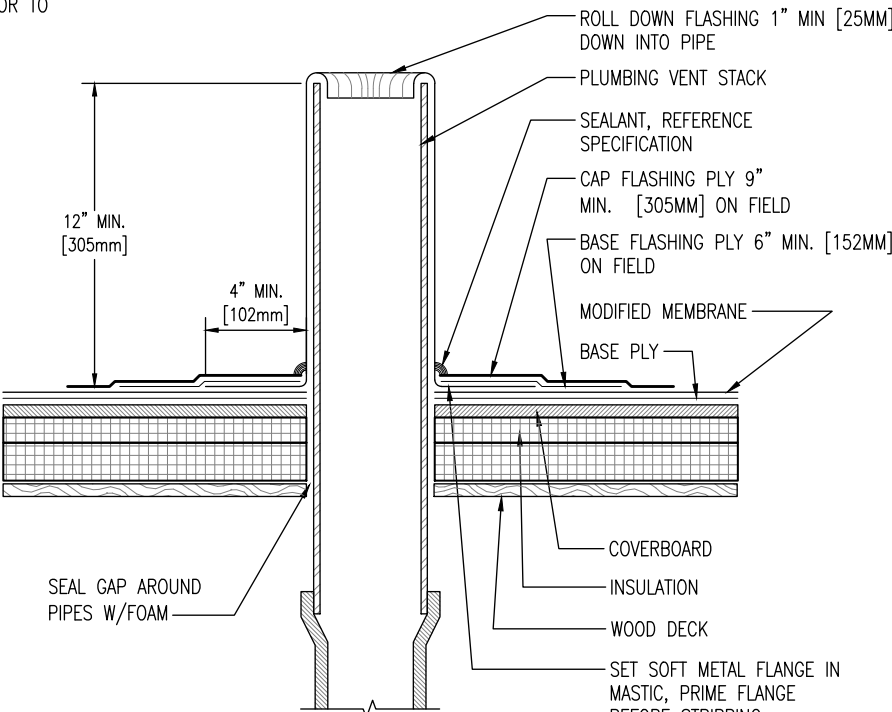
NOTE:
1. REFER TO WHITE-KNIGHT PLUS /
WHITE-STALLION PLUS, COOL-SIL OR LIQUITEC
APPLICATION GUIDES FOR INSTALLATION
GUIDELINES.

TYPICAL MEMBRANE SEAM DETAIL
SCALE: 1½" = 1'-0"



NOTE:
REFERENCE SPECIFICATION FOR
SURFACING, MEMBRANE ADHESIVE TYPE,
AND INSULATION/COVER BOARD TYPE
AND ATTACHMENT METHOD.

METAL EDGE -
DRIP EDGE WITH GUTTER
SCALE: 1½" = 1'-0"



NOTE:
REFERENCE SPECIFICATION FOR
SURFACING, MEMBRANE ADHESIVE TYPE,
AND INSULATION/COVER BOARD TYPE
AND ATTACHMENT METHOD.

PLUMBING STACK
SCALE: 1½" = 1'-0"

THE GARLAND COMPANY INC.
3800 EAST 91st STREET - CLEVELAND, OHIO 44105-2197
PHONE (800) 321-9336 / FAX (216) 641-0633



ALAMEDA USD - PORTABLE ROOF PACKAGE

PROJECT LOCATION

ARCHITECT:

REVISION:

CHK BY:

DWG BY:

JOB NUMBER:

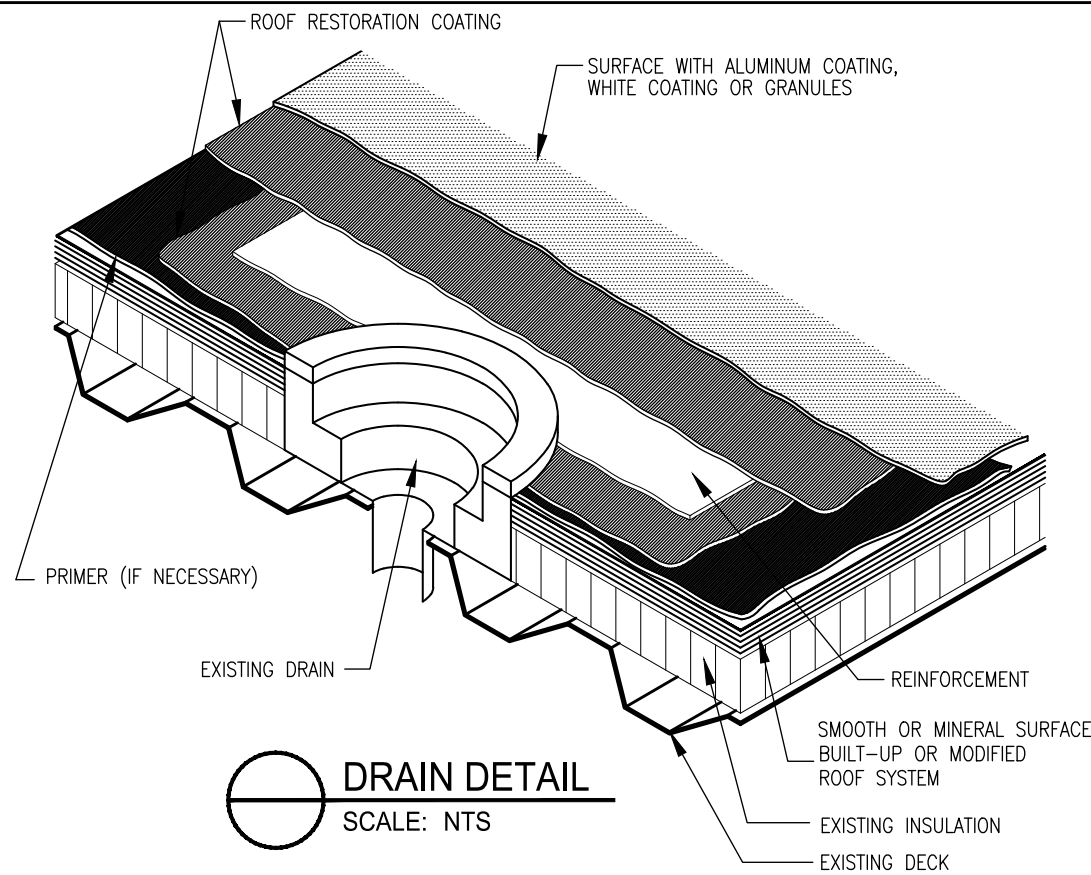
AGENT:

CUSTOMER:

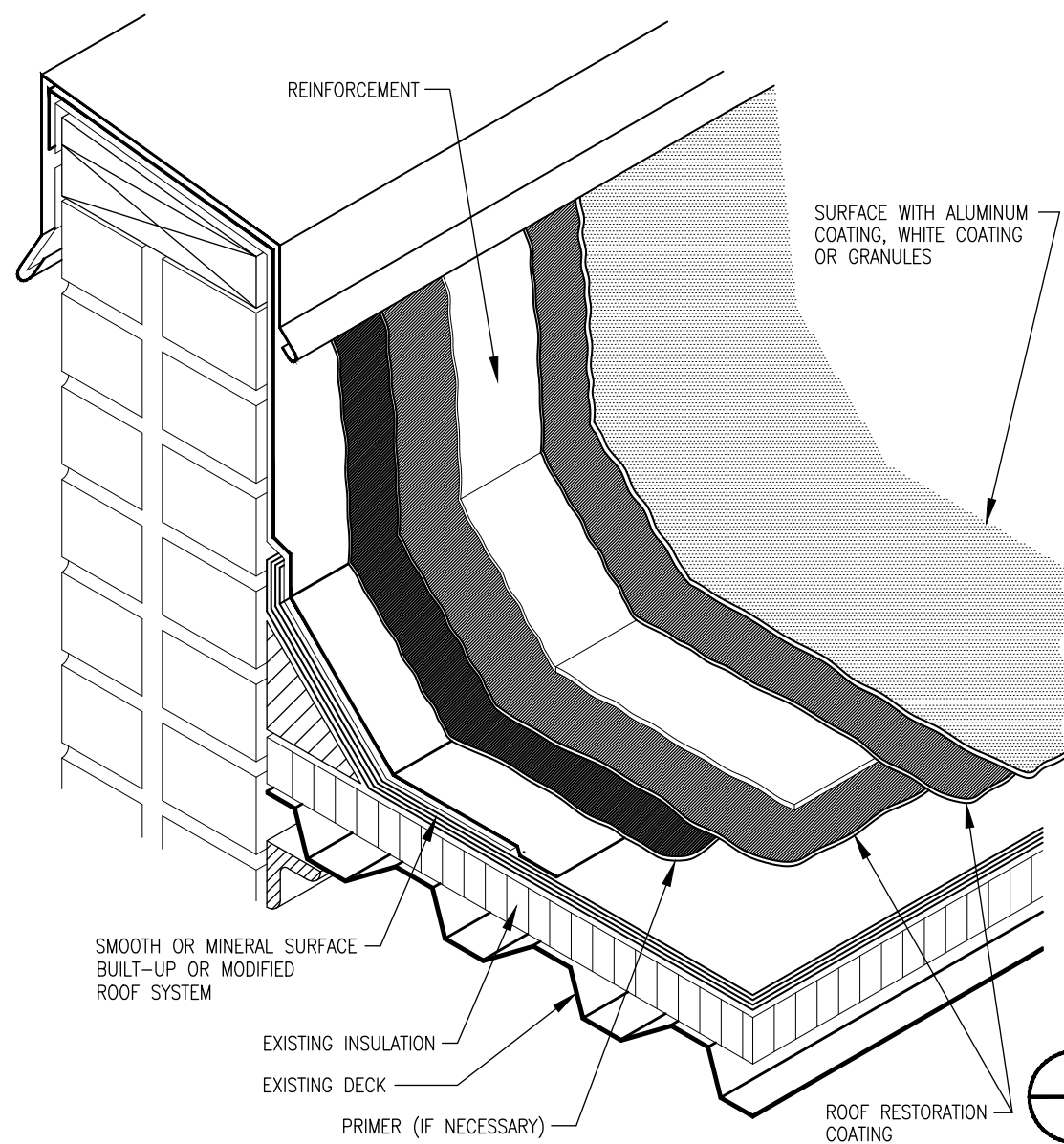
DATE: 12-29-22

OF 5

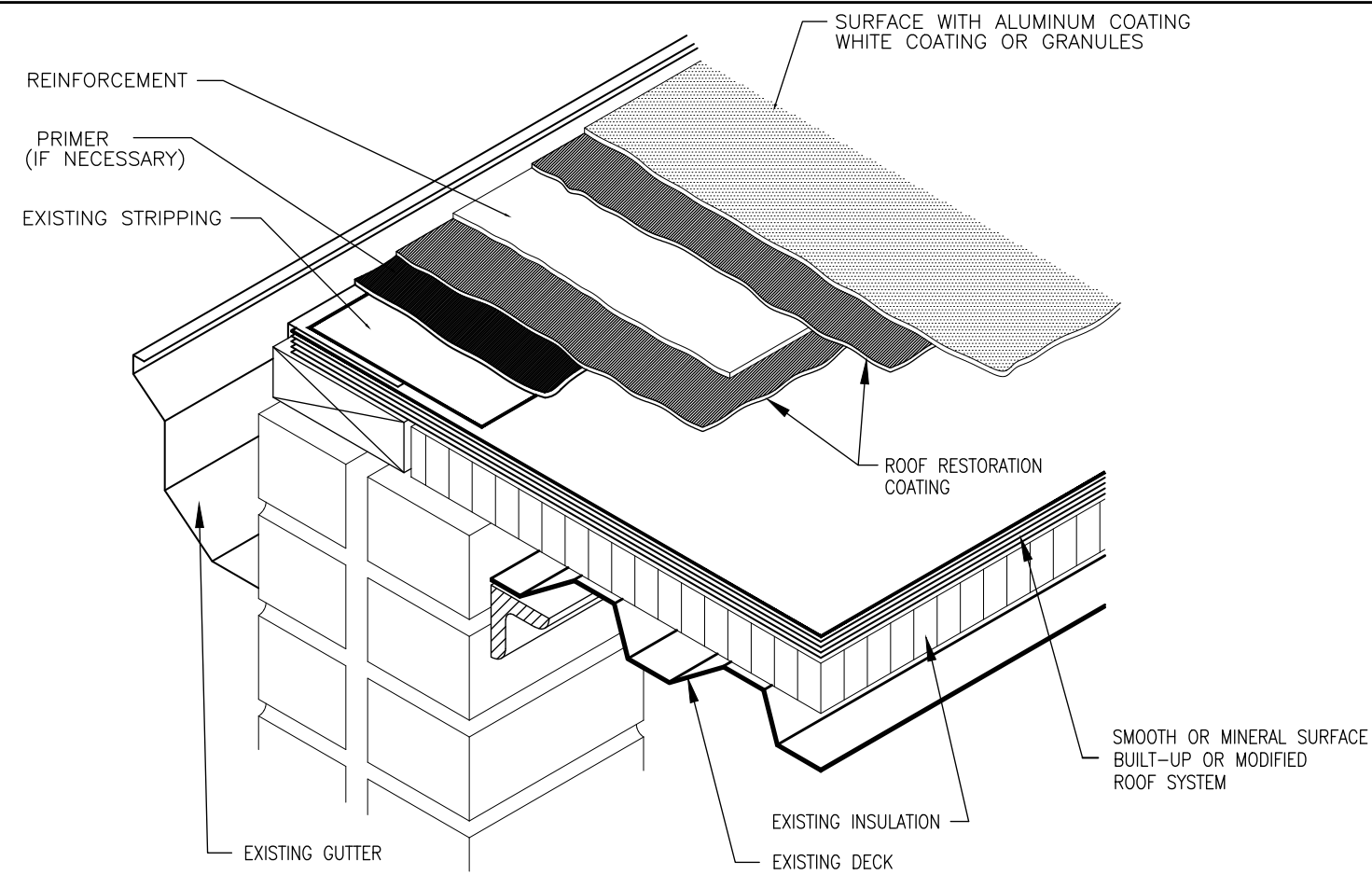
SHEET: 2



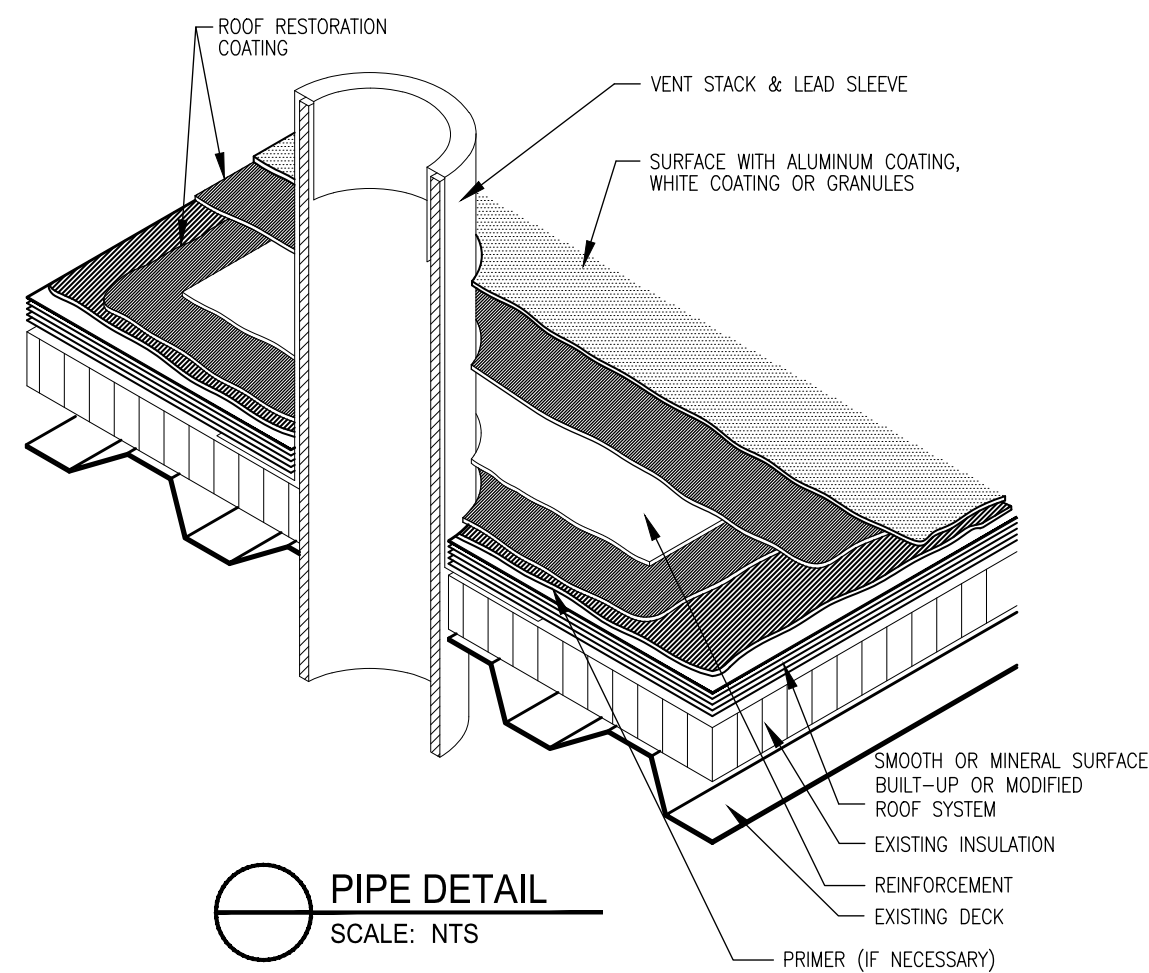
DRAIN DETAIL
SCALE: NTS



FLASHING DETAIL
SCALE: NTS

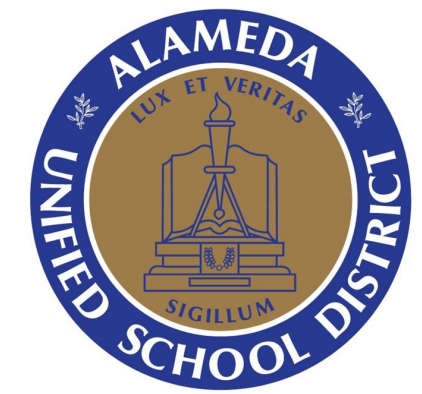


EDGE DETAIL
SCALE: NTS



PIPE DETAIL
SCALE: NTS

THE GARLAND COMPANY INC.			
3800 EAST 91st STREET - CLEVELAND, OHIO 44105-2197			
PHONE (800) 321-8338 / FAX (216) 641-0033			
SINCE 1883			
ALAMEDA USD - PORTABLE ROOF PACKAGE			
PROJECT LOCATION			
ARCHITECT:		CHK BY:	
CUSTOMER:		DWG BY:	
DATE: 12-20-22		JOB NUMBER:	
SHEET: 3		OF 5	



ALAMEDA UNIFIED SCHOOL DISTRICT

VARIOUS SCHOOL SITE ROOF REPAIRS

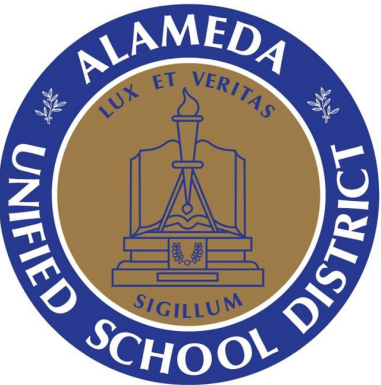
SHEET TITLE

PORTABLE REPAIRS DETAILS

SHEET NUMBER

Sheet: A-2.3

Page: 13 of 14



ALAMEDA
UNIFIED
SCHOOL
DISTRICT

VARIOUS
SCHOOL SITE
ROOF REPAIRS

SHEET TITLE

PORTABLE
REPAIRS
DETAILS

SHEET NUMBER

Sheet: A-2.4

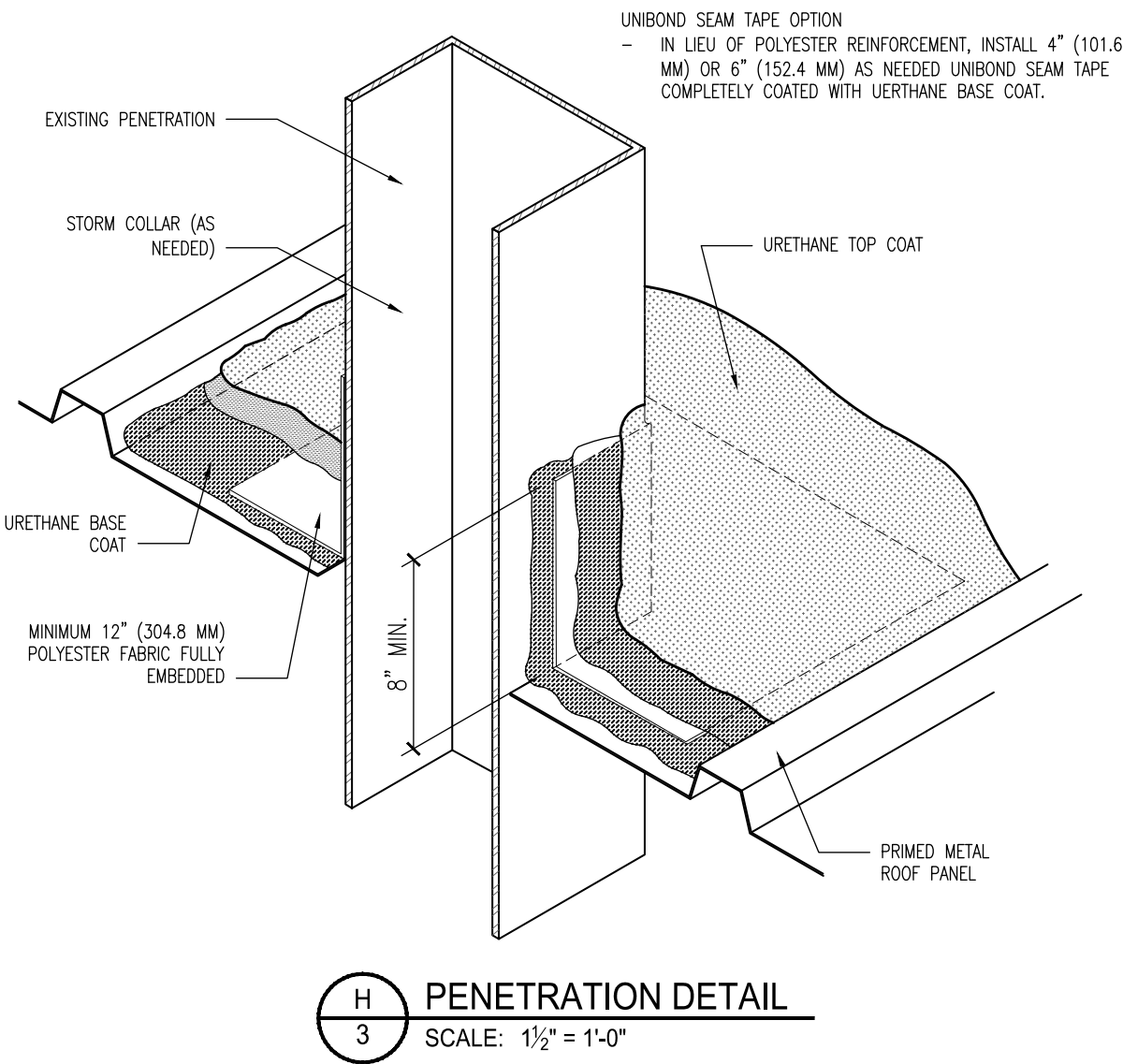
Page: 14 of 14

THE GARLAND COMPANY INC.
3800 EAST 91ST STREET - CLEVELAND, OHIO 44103-2197
PHONE (800) 321-9336 / FAX (216) 641-0633



ALAMEDA USD - PORTABLE ROOF PACKAGE		CHK BY:	
PROJECT LOCATION		DWG BY:	
ARCHITECT:		JOB NUMBER:	
CUSTOMER:		DATE: 12-26-22	
REVISION:		OF 5	
		SHEET: 4	

- NOTES:
1. REFER TO GARLAND WEBSITE FOR MOST CURRENT INFORMATION.
 2. ENSURE ROOF SURFACE TO BE COATED IS CLEAN AND DRY WITH NO OILS, GREASE, MOISTURE OR LOOSE DEBRIS. POWER WASHING WITH A 2000 PSI PRESSURE WASHER IS RECOMMENDED. REMOVE ANY EXISTING SEALING MATERIAL.
 3. REPAIR HOLES, SPLITS, AND OPENINGS IN METAL ROOF. REPLACE LOOSE OR MISSING FASTENERS WITH OVERSIZED FASTENERS. REATTACH LOOSE PANELS WITH APPROPRIATE FASTENERS TO ENSURE THEY ARE PULLED TOGETHER AND FLUSH. CAULK ALL REGLETS AND TERMINATION BARS.
 4. TREAT ALL AREAS OF CORROSION WITH RUST INHIBITIVE METAL PRIMER.
 5. ADDRESS ANGLE CHANGES USING UNIBOND SEAM TAPE OR 3-COURSE METHOD PRIOR TO COATING. TREATMENT SHALL EXTEND 1" (25 MM) PAST ANGLE CHANGE. DO NOT ALLOW SEAM TAPE TO BRIDGE AT ANGLE CHANGES.
 6. VERIFY PROPER COVERAGE RATE DURING APPLICATION.



- NOTES:
1. REFER TO GARLAND WEBSITE FOR MOST CURRENT INFORMATION.
 2. ENSURE ROOF SURFACE TO BE COATED IS CLEAN AND DRY WITH NO OILS, GREASE, MOISTURE OR LOOSE DEBRIS. POWER WASHING WITH A 2000 PSI PRESSURE WASHER IS RECOMMENDED. REMOVE ANY EXISTING SEALING MATERIAL.
 3. REPAIR HOLES, SPLITS, AND OPENINGS IN METAL ROOF. REPLACE LOOSE OR MISSING FASTENERS WITH OVERSIZED FASTENERS. REATTACH LOOSE PANELS WITH APPROPRIATE FASTENERS TO ENSURE THEY ARE PULLED TOGETHER AND FLUSH. CAULK ALL REGLETS AND TERMINATION BARS.
 4. TREAT ALL AREAS OF CORROSION WITH RUST INHIBITIVE METAL PRIMER.
 5. ADDRESS ANGLE CHANGES USING UNIBOND SEAM TAPE OR 3-COURSE METHOD PRIOR TO COATING. TREATMENT SHALL EXTEND 1" (25 MM) PAST ANGLE CHANGE. DO NOT ALLOW SEAM TAPE TO BRIDGE AT ANGLE CHANGES.
 6. VERIFY PROPER COVERAGE RATE DURING APPLICATION.

