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Assistant Superintendent
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ADDENDUM #1
BID #14/23-24

Littlerock and Highland High Schools Main Building Reroofs

THE FOLOWING REVISIONS AND CLARIFICATIONS SHALL BE MADE TO THE BIDDING REQUIREMENTS AND CONTRACT DOCUMENTS. REVISE AND AMEND THE DOCUMENTS FOR THE ABOVE NAMED PROJECT IN ACCORDANCE WITH THIS ADDENDUM. THE BID SHALL REFLECT THESE ADDENDUM CHANGES AND EACH BIDDER SHALL MAKE REFERENCE IN THEIR BID TO THIS ADDENDUM.

ALL BIDDING REQUIREMENTS AND CONTRACT DOCUMENTS SHALL APPLY TO THIS ADDENDUM AS ORIGIANLLY INIDCATED IN THE APPLICABLE PORTION OF THE CONTRACT DOCUMENTS, UNLESS OTHERWISE MODIFIED BY THIS ADDENDUM.

1. Refer to attached "Exhibit A" ,"Exhibit B" and "Exhibit C" for Clarifications, Specifications, Job Walk Notes and Addenda.

"EXHIBIT A"



124-012

National Roofing Consultants, Inc. 118 Lincoln Avenue, Pomona, CA 91767 909/620-0177 Fax 909/620-6068

PRE-BID JOB WALK NOTES / ADDENDA

Edmund Hadvina

March 25, 2024

CLIENT: Antelope Valley Union High School District
44811 N. Sierra Hwy.
Lancaster, CA 93534

CONTACT: Scott Fish
661.942.8496 x102
sfish@avhsd.org

JOB: Littlerock High School
10833 East Avenue R
Littlerock, CA 93543

ATTENTION ALL BIDDERS!

The following changes or clarifications have been made to the specifications on the above referenced job. Please be advised, and adjust your bids accordingly.

1. Bid due date: 2:00pm Wednesday, April 10, 2024. Follow AVUHSD bid package instructions where to send bids.
2. RFIs to be submitted to Scott Fish due by Friday March 29, 2024.
3. Bidding shall be executed in accordance with project coating restoration specifications section 07590, which shall carry a 10-year manufacturer warranty. NRC to approve coating manufacturer prior to final submittal.
4. Include in base bid necessary primer and surface preparation.
5. Bidder must include, with bid, a letter from manufacturer stating that bidder is certified to install manufacturer's product. In addition, submittals must be provided and approved prior to commencement of roofing.
6. Anticipated start date for application is set for early June of 2024.
7. Anticipated completion prior to August 12.
8. It is bidders' responsibility to assure the existing drain bowls are in a condition to be reused, including strainers. If not, include in base bid for damaged drain bowl replacements.

9. It is bidders' responsibility to assure any equipment on the roof is in the same operating condition once roofing has been completed.
10. Bidders shall be responsible for necessary due diligence of existing conditions to circumvent unforeseen conditions and change orders.
11. Include D-Quad small snack bar roof with base bid.
12. Include in the base bid the removal and disposal of the existing stair apparatus at the small gym wall access.
13. Attached to this pre-bid addenda are a map of the 10 roof drain rings that needs repair, which is included in the base bid.



END

"EXHIBIT B"



124-013

National Roofing Consultants, Inc. 118 Lincoln Avenue, Pomona, CA 91767 909/620-0177 Fax 909/620-6068

PRE-BID JOB WALK NOTES / ADDENDA

Edmund Hadvina

March 25, 2024

CLIENT: Antelope Valley Union High School District
44811 N. Sierra Hwy.
Lancaster, CA 93534

CONTACT: Scott Fish
661.942.8496 x102
sfish@avhsd.org

JOB: Highland High School
44701 32nd Street West
Lancaster, CA 93536

ATTENTION ALL BIDDERS!

The following changes or clarifications have been made to the specifications on the above referenced job. Please be advised, and adjust your bids accordingly.

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2. RFIs to be submitted to Scott Fish due by Friday March 29, 2024.
3. Bidding shall be executed in accordance with project coating restoration specifications section 07590, which shall carry a 10-year manufacturer warranty. NRC to approve coating manufacturer prior to final submittal.
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10. Bidders shall be responsible for necessary due diligence of existing conditions to circumvent unforeseen conditions and change orders.
11. Include D-Quad small snack bar roof with base bid.
12. Include in the base bid the removal and disposal of the existing stair apparatus at the small gym wall access.

END

"EXHIBIT C"

ANTELOPE VALLEY HIGH SCHOOL DISTRICT

Highland High School Littlerock High school

Section 07590

Built-Up Asphalt Roof Coating

PART I GENERAL

1.01 SCOPE

- A. All roofing areas, flashings, penetrations, drains, skylights, and equipment shall be included in the work under this section.
- B. Furnish materials and perform labor as specified and as necessary to complete the specified reroofing including, but not limited to, these major items:
 - 1. Pressure washing of roof surfaces.
 - 2. General maintenance and repairs.
 - 3. Application of white California Title 24 compliant/CCRC rated acrylic coating to carry manufacturer 10-year NDL warranty.
 - 4. NOTE: Inspection services shall be utilized by the owner to oversee the work.

1.02 REFERENCES

- A. American Society for Testing & Materials (ASTM)
- B. Federal Specifications (FS)
- C. Underwriters Laboratories (UL)
- D. Factory Mutual (FM)

1.03 QUALITY ASSURANCE

- A. Compliance to Specifications
 - 1. Roofing foreman shall always have a copy of these specifications on the job during application and shall refer to same for proper application methods.
 - 2. Whenever specification items found herein are less stringent than the roofing manufacturer's published specifications, the manufacturer's minimum *requirements* shall be followed. Owner/owner representative will invite the roofing manufacturer's representative to the pre-construction conference, and the representative will visit the work in progress.
 - 3. Written specifications submitted to the roofing contractor do not relieve the roofing contractor of his obligation to thoroughly check the size, substrate, slope, and other conditions of the roof.
 - 4. Contractor must provide submittals of alternate roofing materials including MSDS information five (5) days prior to pre-construction conference, for the purpose of review and approval by owner prior to the start of the work.
- B. Regulatory Requirements
 - 1. Fire Regulations: Roofing contractor shall be responsible for meeting fire regulations.

2. Safety barriers shall be erected around ladder and area around pipe or hose delivering coating to roof level. Warning tape shall be placed at material storage location and roof edges where roofing is in progress.
3. Barricades shall be placed around skylight openings during renovation of curbs. If skylights are not set, a temporary sheet of plywood shall be attached to close in the openings.
4. Roofing contractor shall be responsible to meet OSHA and Cal-OSHA requirements for safety of all involved and around buildings.

C. Quality Control

1. All work is to be performed under the full-time observation of National Roofing Consultants (NRC), 118 Lincoln Ave, Pomona CA 91767 909.620.0177.
2. Responsibility for Payment: Owner will provide and make payment to NRC for all daily observation; however, the roofing contractor will be responsible (by whatever arrangements are mutually agreed upon between the roofing contractor and the owner) for observation costs incurred as the result of unapproved time delays and observation costs incurred when work is not performed as scheduled.
3. Coordination
 - a. Job Conference: Prior to commencement of work the owner representative shall arrange a conference to be held at the job site to review specifications and to walk deck. Roofing contractor, owner representative, and NRC representative are to be in attendance.
 - b. Notification: The roofing contractor shall give 72 hours prior notice to consulting service before starting application and shall notify the same each time work is to be performed. Lack of notification of work schedule changes shall result in compensation for NRC's lost time and expenses.
 - c. Final/Punch List
 - (1) Consulting service shall be notified upon completion of roof and shall return and do final/punch list.

D. Change Orders

1. The Quality Control Observer does not have authority to permit specification changes. Any information or assistance provided by the same does not relieve the roofing contractor of strict compliance with specifications, drawings, and material manufacturer's requirements. NRC does not assume responsibility, such as water damage, which is normally the roofing contractor's. Bidders are required to meet the specifications at time of bid. The work will be observed according to the specifications.
2. No change orders covering cost additions to meet manufacturer's *requirements* will be accepted. The roofing contractor is responsible to meet all manufacturer's *requirements and job specifications*, whichever is more stringent. Costs to improve existing conditions, i.e. minimum curb height, lead drain flashings, crickets, etc. are to be included in the bid. Compliance with manufacturer *recommendations* shall apply only as directed by these specifications. The contractor shall identify those items that apply with the material manufacturer.
3. **Any variance from the specifications shall be by written change order or written instruction from owner/owner representative only. Work in question shall terminate until authorization to proceed has been given.**
4. Bidder desiring to submit an alternate or equal material must do so five (5) days prior to bid due date. Failure to do so will disqualify bid. Include written proof in the form of ASTM and FS number, type, UL ratings and manufacturer's specification number.

- E. Roofing Contractor's Qualifications
 - 1. Successful bidder must submit a letter from manufacturer stating that bidder is certified to install manufacturer's product.

- 1.04 SUBMITTALS
 - A. Necessary items pertaining to Section 1.03A4.
 - B. Necessary items pertaining to Section 1.03D4.
 - C. Necessary items pertaining to Section 1.03E1.

- 1.05 DELIVERY, STORAGE AND HANDLING
 - A. Delivery: Deliver all materials in their original containers with seals unbroken and manufacturer's label and product identification clearly legible on each package.
 - B. Storage: Store coatings and mastics at recommended temperatures appropriate for time of year materials are being installed. Do not allow water-based products to freeze. Product must be stored at 50° & 110°F Polyester must be kept dry.

- 1.06 PROJECT CONDITIONS
 - A. Moisture: Wet materials shall not be applied nor shall roofing application proceed when moisture is on roof or deck. Temperature for application shall be between 50° F & 110° F.
 - B. Building Protection
 - 1. The building exterior must be protected from damage, markings, or spillage using tarpaulins or protective sheeting.
 - a. Interior walls must be protected as well from damage, markings, or spillage using tarpaulins or protective sheeting.
 - 2. The contractor will be responsible for damage to grass, shrubs, trees, or grounds including curbs and side walks. Protective covers shall be utilized under any equipment that would damage or stain any surface.
 - C. Clean Up: Premises shall be kept clean **daily** during application and left clean when roof is completed.

- 1.07 SEQUENCING AND SCHEDULING
 - A. Time Limitation: Roofing contractor shall complete the work within thirty (30) working days, weekend and inclement weather days excluded. Roofing contractor shall be penalized \$500.00 per day for work extended beyond the time limitation.
 - B. Roofing contractor shall inform owner representative and receive approval for start date, work duration time, material and equipment storage area and vehicle, equipment, and pedestrian traffic pattern.

- 1.08 GUARANTEE
 - A. Roofing contractor shall provide to owner a written guarantee against defects of workmanship and to maintain roof in a watertight condition for a period of two (2) years from final acceptance of product by owner.
 - B. Roofer shall provide 10-year NDL manufacturer labor and material warranty.

PART II PRODUCTS

2.01 MATERIALS

- A. Roofing materials shall have a U/L Class A fire rating and shall be documented in the roofing manufacturer's current published specification. Submit manufacturer's printed specification for approval.

- B. Summary of Materials: Materials shall not be less than the following per 100 square feet.
 - 1. Coating (3 gals) 027 lbs
 - TOTAL APPROXIMATE WEIGHT 027 lbs**

- C. Standards: All materials shall conform to the following:
 - 1. Modified Plastic Roofing Cement: FS SS-C-153 Type I; ASTM D-4586 Type II or III; MUST NOT CONTAIN ASBESTOS.
 - 2. Non-Fibered Modified Emulsion: Water-based, solvent free roof coating. ASTM D-1227, Type III, Class I.
 - 3. Self-Adhered Membrane Repair Material-No Cure Time: Self Adhered Modified Bitumen: APOC® 567 PRO-TAC Reinforced Self Adhering Membrane for SBS Rubberized Membrane (ASTM D 1682) or other approved manufacturer's equivalent.
 - 4. Polyester Reinforced Fabric: Tensile Strength (ASTM D-5034) 35 lbs, Elongation (ASTM D-5034) 50%, Ball Burst (ASTM D-3787) 80 lbs, Trapezoid (ASTM D-1117) 14 lbs.
 - 5. Elastomeric Metal Primer: Water-based.
 - 6. White Acrylic Reflective Coating: Approved manufactures: APOC Roofing Products, or approved equal. Requirements: emissivity .75, reflectivity .70. CCRC rated. California Title 24 certified.
 - 7. Polyurethane sealant: Sikaflex 1a moisture-cured, 1-component, polyurethane-based, non-sag elastomeric sealant, or equivalent.
 - 8. Pond Patch: Henry's Pond Patch trowel-applied leveling compound.
 - 9. Cap Sheet: 105 lbs., polyester, FR APP modified bitumen cap sheet, granule surfaced with factory-applied California; ASTM D 6222, U.L. Class A.
 - 10. Asphalt Primer: FS SS-A-701 or ASTM D-41 (dilute no more than 20% with paint thinner only).
 - 11. Flexible Flashings: Eternabond self-adhesive flashing by Eternabond Products.
 - 12. ChemCurb by Chemlink or equivalent.
 - 13. Permaflash by J.M. or equivalent.

PART III EXECUTION

3.01 PREPARATION

- A. Repairs/General Maintenance
 - 1. Cut blisters, buckles or other protrusions and dry out; then secure, flatten and treat small blisters less than one (1) square foot in width with manufacturer's repair method. Large blisters shall be cut out and reintegrated with fully adhered modified bitumen.
 - a. All cut membrane areas and integration points shall be reinforced with 6" wide polyester cloth and white mastic after roof has been washed.
 - 2. Similarly, seal all splits, delaminated side laps, fish mouths, exposed ply reinforcements, protruding or exposed fasteners and like surface problems with manufacturer's required repair method.
 - 3. Slice down and fully adhere loose and poorly applied cap sheet repairs around air conditioning units. Areas where tears or gaps exist should be patched with white mastic and polyester cloth.
 - 4. Upgrade sealant at necks and/or bases of conduits, pipes, reglets, laps, seams, joints, equipment support legs, pitch pockets and perimeter edge.

- B. Granulated modified bitumen patch areas
 - 1. Apply self-adhered modified bitumen over a primed surface prior to cleaning roof. Apply polyester reinforcement cloth over all laps with elastomeric at 3 gal/sq.
 - C. Crickets
 - 1. All curbs exceeding 30" facing up slope shall be outfitted crickets.
 - a. All crickets curbs should extend to the corner of the curbs.
 - 2. Apply pond patch, self-adhered modified bitumen, or granules thoroughly mixed with white mastic to mild ponding areas at existing crickets, or equivalent.
 - 3. Crickets waterways: Build up small ponding areas along cricket waterways.
 - D. Parapets
 - 1. Apply balance of coating at the base flashings and terminate below the existing counter flashing.
 - E. Ponding corrections
 - 1. Light ponding areas should receive an application of APP modified bitumen or Verticap material over an asphalt primed surface. Such applications should be washed as part of the power washing of the surface.
 - 2. Light ponding areas may also receive a thoroughly mixed coating and granules.
 - 3. Modified emulsion and granules followed by a 1 gal/sq top coating of modified emulsion with no granules topped with a broomed on 4' polyester cloth. This ponding repair should be coated with at least 1 gallon / sq of white elastomeric as a protection for the cloth scrim during the power wash phase and to prevent dust or debris contamination of the polyester scrim prior to coating the roof surface.
 - 4. Replacement of heavily deflected sheets shall be included in the alternate. Remove heavily deflected sheets if other pond correction methods are insufficient. Replace deflected plywood and broken joists and tie in to the existing built-up roofing with self-adhered applied modified bitumen prior to coating.
 - F. Asphalt spills and mastic repair areas
 - a. Excess asphalt spills and mastic repairs greater than 6" x 6" in size shall be covered with at least two (2) applications of modified emulsion till smoothed out and filled in. Once cured apply one (1) gal/sq modified emulsion and broom in 4' polyester fabric over the top cut to fit as needed. See process in 3.01F
 - G. Cleaning
 - a. Remove soil, loose granules, grease, and debris.
 - b. Remove excess stucco and stucco spills from the base flashing areas.
 - c. Thoroughly wash entire cap sheet membrane under low pressure.
 - i. Remove contaminants using TSP or other non-sudsing cleaner.
 - ii. Rinse off treated surfaces.
 - H. Allow surfaces to thoroughly dry.
- 3.02 DRAINS & SCUPPERS
- A. Drains
 - 1. Water test downspouts to assure unrestricted flow. Route clogged downspouts where needed. (Include HVAC dedicated condensate drain which appears to be clogged).
 - 2. Remove and clean clamping ring on all drains and apply coating with polyester cloth extending 4' out from the drain in every direction and lap the inner drain bowl by 1". Then reinstall the clamp ring over the cured coating and polyester cloth membrane at the end of the job. All clamping ring bolts shall be fully engaged and tightened. Simply coating up to the drain will not be accepted nor will white mastic slathering of the drain to mask an incorrect application.

- B. Scuppers
 1. Upgrade sealant around scuppers and flash with polyester cloth and white mastic.
 2. Extend sheet metal for all over flow scuppers that are short of the walls' exterior.
 - a. Clean, let dry and embed 6" polyester reinforcement in patch material.
 - b. Fully caulk the outer face of the scupper edges to prevent back flow.
 - c. Prime the scupper 4" inside the sleeve and any remaining exposed sheet metal outside the sleeve.
 - d. Apply white mastic and polyester cloth extending 4" into the sleeve and 6" outside of the sleeve to the inner face of the parapet wall at the scupper transition.
- 3.03 FLASHINGS
- A. Pipes
 1. Upgrade cracked mastic seals at necks and bases of pipes with white mastic and polyester cloth
 2. Nested HVAC pipes where insulation is passing through the roof membrane shall be stripped approximately 2" off the deck to match the height of the Chem Curb or manufacturer's approved equivalent. Then apply Chem Curb or equivalent flashings.
 3. Existing pitch pan type flashings shall be topped off with white mastic.
 4. Low T-top flashings 6" or lower shall be removed; vent pipes extended to 10" off the deck, flashed with sheet metal flashings and integrated with torch-applied modified bitumen prior to coating.
- 3.04 PARAPETS
- A. Counter Flashings
 1. Cut out and replace deteriorated counter flashing sealant with specified sealant.
 - B. Key ways
 1. Remove existing mastic at top of key ways.
 2. Apply new white mastic, polyester reinforced fabric brushed to uncured base and allowed to cure then complete the third course as part of coating process
 - C. Base Flashings
 1. Where base flashings with open laps or existing mastic require repairs, apply white mastic base with imbedded polyester cloth.
 - D. Penetrations or exposed and protruding fasteners
 1. Knock down flush or replace all protruding fasteners along the parapet walls.
 2. Caulk all penetrations prior to coating or apply a glob of white mastic 1" beyond and over the nail heads.
- 3.05 EQUIPMENT
- A. HVAC units.
 1. Repair flashings at HVAC curb corners with white mastic, polyester reinforced fabric brushed to uncured base and allowed to cure then complete the third course as part of coating process.
 2. Coat flexible flashing with specified coating.
 - B. FANS AND VENTS
 1. Repair flashings at curb corners with white mastic, polyester reinforced fabric brushed to uncured base and allowed to cure then complete the third course as part of coating process.
 2. Coat flexible flashing with specified coating.
 3. Secure all fans and vents where fasteners are absent or missing.

4. Extend polyester fabric and coating up behind flashings under fans and vents where wood is exposed or visible from below the flashing.

3.06 MISCELLANEOUS

- A. Debris: Clean roof of trash, soil, granules, and abandoned fixtures.
- B. Sleepers: Sleepers for condensate lines shall be raised or removed during the coating process and replaced or reinstalled upon completion of the coating and included in the base bid. A slip sheet of granulated cap sheet or granulated APP modified will be installed under each condensate wood sleeper block.
 1. Deteriorated or missing wood sleepers shall be replaced with new red wood sleepers.
 2. Missing condensate attachment brackets for wood sleepers shall be installed as part of the base bid.

3.07 COATING

- A. Coat with manufacturer's white coating to comply with Title 24 requirements.
- B. Protection and start-up procedures:
 1. Prior to spray work, post notices around building and parking lots. Protect adjacent surfaces where product is not to be applied using masking tape, plastic, tarps, or plywood, whichever is appropriate.
 2. Owner should be notified of start times, so that HVAC air intakes may be sealed off or shut down.
 3. Contractor must remove drain screens and temporarily seal drainpipes to prevent plugging during the coating operation. Unplug drains and reinstall screens after spray operation has been completed.
- C. Install 1 ply of polyester ply sheet in shingle fashion. Embed each ply of polyester in 4-6 gallons of emulsion. Broom polyester into base coating eliminating any blisters, wrinkles, folds, or fish-mouths. Each ply of polyester shall be overlapped a minimum of 4" on side laps and 6" on end laps. End laps shall be staggered and offset a minimum of 3 feet. Allow a minimum of 24 hours to cure before applying reflective coating. Do not install if temperature is under 50°F. Do not install if rain is forecasted within 48 hours of application.
- D. White Coat: Upon curing of base coats, apply white finish coat at the rate of 1-½ gallons per square. Wait a minimum of 24 hours depending on drying conditions, and then apply a second coat of white elastomeric finish coat at the rate of 1-1/2 gallons per square in a crosshatch pattern, perpendicular to the first coat. Total coverage rate shall be 3 gallons per square. Application of white coatings should be completed a minimum of 4 hours prior to sunset.
- E. Coating Thickness
 1. Field - 24 dry mils (strictly enforced)
 2. Walls/base flashings – 12 dry mils

END OF SECTION 07590

