

# LODI UNIFIED SCHOOL DISTRICT



## **ADDENDUM #4** **Issued 11-8-2024**

### **Julia Morgan Elementary School Roof Replacement**

This addendum to the bid package (contract documents) issued on the above date sets forth changes and amendments to the previously published description of work for this project.

---

Item #1 – See the attached revised Section 01 11 00 Summary of Work.

Item #2 – See the attached photos with notes in regards to specific details.

End of addendum #4

Addendum #1 must be signed, dated and returned with bid to confirm receipt and acknowledgment

Signed \_\_\_\_\_

Date \_\_\_\_\_

Print Name \_\_\_\_\_

**SECTION 01 11 00**  
**SUMMARY OF WORK (Addendum #4)**

**PART 1 — GENERAL**

**1.1 WORK REQUIRED BY CONTRACT DOCUMENTS**

- A. Drawings and general provisions of the Contract, including the Conditions of the Contract and Division 01 Specification Sections apply to this Section.
- B. The work of this project consists of, but is not limited to the Scope of Work listed below. This scope is for information purposes only. It is the responsibility of the contractor to perform all work as shown, specified and required based upon the contract documents (drawings, specifications, addenda, etc.)

**1.2 SUMMARY**

- A. Section includes removal and replacement of the existing roofing systems as specified with all applicable details for a complete watertight warranted roofing assembly per the manufacturers instructions.
- B. Related Work Specified Elsewhere:
  - 1. Section 06 - Rough Carpentry
  - 2. Section 07 - Roof Insulation
  - 3. Section 07 - KEE Membrane Roofing
  - 4. Section 07 - Asphalt Shingles
  - 5. Section 07 - Sheet Metal Flashing and Trim

**1.3 WORK COVERED BY CONTRACT DOCUMENTS**

- A. Project Identification: Julia Morgan Elementary School Roof Replacement
- B. Project Location: Julia Morgan Elementary School 3777 A.G. Spano's Blvd. Stockton, CA 95209
- C. Owner: Lodi Unified School District 880 N. Guild Ave. Lodi, CA 95240
- D. General scope of work but not limited to;
  - 1. **Building A, B, C, D, E, F per the attached site map:**
  - 2. Includes removal and disposal of existing roofing system(s), insulation board, flashings, copings, etc. for a complete prepared roof surface. All sheet metal coping shall be set aside and protected for re-use.
  - 3. Remove any un-used vents or items identified by the district, fill decking with like kind materials.
  - 4. Include one hundred (100) square feet of decking replacement included in the base bid price. A per square foot price will be inserted into the bid form for anything needed and approved by the district over 100 square

feet. Photos are required of all dryrot replacement with billing for anything over 100 square feet. Install one layer of rosin paper over the entire wood roof deck at the low slope roof section only.

5. Install one layer of HPR Base Sheet over the wood deck and nail in place.
6. Install 1 layer of 1" Iso board with screws and plates, 16 per 4'x8' sheet.
7. Install one layer of ½" Dens Deck Prime insulation board with Insuloc Insulation Adhesive at all roof areas.
8. Install one layer of 1/4" Dens Deck Prime insulation board with screws and plates, 6 per 4'x8' sheet at all vertical walls, curbs, etc.
9. Install one layer of KEE FB 80 mil membrane adhered at all horizontal surfaces per manufactures details.
10. Install one layer of KEE NF 80 mil membrane adhered at all vertical surfaces per manufacturers details.
11. Install 24 gauge clad metal edge at all perimeter edges with 22 gauge cleat. Install over the top of the membrane and strip in in with reinforced membrane.
12. Install new KEE prefabricated boots at all pipe penetrations.
13. Install new vents at all locations and incorporate into the roof system per manufacturers details.
14. Install new equipment support blocking with a 24 gauge sheet metal pan at the fixed pipe support locations.
15. Install new C-Port or equal rubber blocks at all condensate, electrical, etc. for support blocking. Install one layer of walk pad slip sheet under each block.
16. Install KEE walkway pad from the ladder access or roof hatch / ladders to and around all HVAC units and under all support blocking.
17. Install new 24 gauge galvanized sheet metal skirt flashing at all HVAC and roof curbs.
18. Clean all existing gutters and seal all laps / connections with Tuff Stuff urethane Sealant. Install new sheet metal gutter guards at all existing gutter locations.
19. Remove all coping and set aside for re-use. Re-install all coping metal and ensure proper engagement into the cleat flashing. Fasten at 24" on center and seal all laps with Tuff Stuff Urethane sealant.
20. Prepare and paint all gas line, conduit line, and galvanized pipe safety yellow.
21. Prepare and paint all drain baskets safety yellow.
22. Install 1 layer of R-Mer Seal self adhering underlayment at all sloped roof areas. At areas below a 2/12 slope install 2 layers of R-Mer Seal self adhering underlayment.
23. Install new 24 gauge pre-finished edge metal at all sloped roof areas.
24. Install new 4lb lead roof jacks with factory lead tops at all pipe penetrations.
25. Install all new vents, flashings, step flashing, valley flashing, etc. at all sloped roof areas.

26. Install presidential roof shingles per manufacturers instructions.

**1.4 WORK COMPLETED BY THE DISTRICT**

A. No work will be completed by the district.

**1.5 TYPE OF CONTRACT**

A. Work will be completed under a single prime contract.

**1.6 USE OF PREMISES**

- A. General: Contractor will have limited use of premises for construction operations.
- B. Use of site: Limit use of premises to work areas required. Do not disturb portions of the project site beyond areas in which the work is indicated.
- C. The building interior is off limits to the contractor. All access shall be from the exterior.
- D. The point of exterior access must be approved by the owner.
- E. Entrances: Keep all entrances serving the building clear and available to the owner, owner's employees, and emergency vehicles.
- F. Use of existing building: Maintain existing building in a weather tight condition throughout the construction period. Repair damage caused by construction operations. Protect building and occupants during construction.
- G. Vehicle Parking: Contractor parking is available on site and will need to be approved by the owner.
- H. Assume full responsibility for protection and safekeeping of materials stored on premises. Coordinate the location of materials and equipment to be stored on premises. Provide barricades, barriers, and enclosures as required to ensure safety.

**1.7 OWNERS OCCUPANCY REQUIREMENTS**

- A. The owner will occupy the building during the entire construction phase. Cooperate with the owner during construction operations to minimize owner conflicts and facilitate owner usage. Perform the work as to not interfere with owners operations.
- B. A minimum of 72 hours notice is needed for all activities that will affect the owners operations.

**1.8 WORK RESTRICTIONS**

- A. On site work hours: Work shall generally be performed from the hours of 7:00 am – 5:00 pm Monday through Friday except as otherwise indicated or approved by the owner.
  - 1. Weekend hours, early morning hours, utility shut down, and noisy activity requires owner's authorization a minimum of 72 hours in advance.

**1.9 UNIT PRICES**

- A. The following unit prices will be used to add or deduct from the total contract amount.
  - a. Unit-1 Replacement of dryrot wood roof decking, add a line items per square foot cost to proposal form.

- b. Unit-2 Replacement of dryrot wood fascia board, add a line item per square foot cost to proposal form.

**1.10 SCHEDULE OF ALTERNATES**

- A. None

**1.11 PROJECT CONDITIONS**

- A. Proceed with roofing work only when existing and forecasted weather conditions will permit a unit of work to be installed in accordance with manufacturer's recommendations and warranty requirements.
- B. Do not apply roofing insulation or membrane to damp deck surface.
- C. Do not expose materials subject to water or solar damage in quantities greater than can be weatherproofed during same day.

**1.12 SEQUENCING AND SCHEDULING**

- A. Sequence installation of roofing with related units of work specified in other sections to ensure that roof assemblies, including roof accessories, flashing, trim and joint sealers, are protected against damage from effects of weather, corrosion and adjacent construction activity.
- B. Complete all roofing field assembly work each day. Phased construction will not be accepted

END OF SECTION 01 11 00 – SUMMARY OF WORK

Replace all fiberglass vents and replace with new  
24 ga sheet metal fabricated curb vent





**Raise all curbs 8" above the finished roof height.**

All copper condensate lines will need to be modified as part of the scope of work to accommodate the new roof height. All condensate lines will need to be removed and reinstalled to not break the connection to the unit. Install a temporary line with a trap during construction.







**Modify the existing pan and add taper insulation around the support post. Field wrap the support post with membrane per manufacturer details.**