# Granada School Beta & Epsilon ReRoof Project

Reed Union School District

## Addendum No. 1,

## 3/31/2026

## Drawings:

Item #1 DELETE Bid Form. ADD Bid Form – AD 1, Attachment 1.

Item #2 ADD Granada School Drawings set, Sheets 1-5, Attachment 2.

Item #3 DELETE Section 07555 Modified Bitumen Roofing. ADD 07555 Modified Bitumen Roofing – AD 1, Attachment 3.

# BID FORM

**Bid Opening Date: April 2nd, 2026**
**Hour of Bid Opening: 2:30 P.M.**

**Place of Bid Opening:**
Reed Union School District
Business Services Department
277 Karen Way
Karen Way, CA 94920

Pursuant to the Notice Inviting Bids, and in compliance with the Instructions to Bidders, having reviewed the contract documents and the site(s) of the work, the undersigned hereby proposes to furnish all work, labor, materials, tax, transportation, equipment and services necessary for the GRANADA SCHOOL BETA & EPSILON REROOFING PROJECT in accordance with the General Conditions and Special Conditions and other contract documents, together with any Addendum issued at the time of bidding, if any, now on file with the Reed Union School District Maintenance Department located at 50 El Camino Dr, Corte Madera, California 94925 for the sum of:

Base Bid: _____ Dollars ($_____)

Allowance (10% of Base bid cost):_____Dollars ($_____)

Total Bid: _____ Dollars ($_____)

which sum includes all labor, materials, transportation and services necessary to complete said work, including State of California and local sales or use taxes, license or permit fees, if any. Bidder expressly guarantees that the price shall remain effective for a period of 60 days after the time set for the opening of bids. The bid includes all costs associated with any Addenda. Failure to acknowledge addenda, if any, may be cause for rejection of the bid as non-responsive. Enter Addenda number(s) and date(s) on Document 00 91 13 – Addenda Acknowledgment Form.

Schedule of Unit Costs:

½" Plywood, 4' x 8': _____ Dollars ($_____)

2x6 Plank Decking, Linear ft: _____
Dollars ($_____)

If awarded the contract, Bidder shall begin work not later than ten (10) days after being notified in writing by the District's representative to commence work on the project.

**Enclosed you will please find (check as appropriate): (  ) cash deposit, (  ) cashier's check, (  ) certified check, or (  ) surety bid bond of:**

_____

**(Name of Surety if bid bond)**

**In an amount not less than the five percent (5%) of the amount bid. If the enclosure is a check or bond, it is made payable to the Reed Union School District.**

The undersigned agrees that the enclosed cash deposit, cashier's check, certified check or surety bond accompanying this proposal, shall be left on deposit with the Reed Union School District, that its amount is the measure of the liquidated damages which the Reed Union School District will sustain by the default of the undersigned through failure to execute and deliver the above agreement within ten (l0) days of written notice of the award of the contract to Bidder and that the money or surety bond so deposited by Bidder shall be collectible and become the property of the Reed Union School District in case of such default.

By submission of a bid, Bidder certifies possession of a duly issued and valid contractor's license issued by the State of California, which license authorizes Bidder to contract to perform the type of work required by the specifications. Should the Bidder fail to provide the number and classification of Bidder's State Contractor's License below, the District may reject this bid therefore.

By submission of a bid, Bidder certifies neither its principals, officers, employees nor agents have acted in collusion or conspiracy with any other bidder, subcontractor, material supplier, other entity, their principals, officers, employees or agents to predetermine or fix the outcome of this bid process, whether for the benefit of Bidder or the benefit of any other bidder, subcontractor, material supplier or other entity. Any bidder engaging in collusion or conspiracy shall have their bid rejected as non-responsive and shall be permanently barred from participating in any future bid process, whether direct or indirect, involving Reed Union School District. All such activities shall be reported to the Contractors State License Board and other agencies having jurisdiction. Failure to execute the attached Document 00 45 19 – Non-Collusion Affidavit shall cause the bid to be rejected as non-responsive.

**Contractor:** _____

**Address:** _____

**City, State, Zip Code:** _____

**Phone Number:** _____

**Contractors' License #:** _____

**License Classification(s):** _____

**License Expiration Date:** _____

**Signature:** _____

**Name:** _____

**Title:** _____

**Date:** This _____ day of _____, 20__

**NOTICE TO BIDDER**: No bid shall be valid unless signed by the person making the bid. If the bidder is an individual, the bid shall be signed by the individual. If the bidder is a partnership, the name of the partnership shall be given and the bid shall be signed by one of the partners. If the bidder is a corporation, the bid shall be signed and sealed by the corporation by its properly authorized officer or officers. Failure to properly sign the bid shall cause the bid to be rejected as non-responsive.

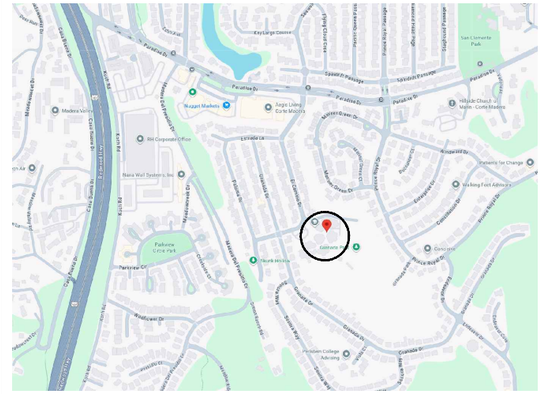
END OF DOCUMENT

# GRANADA SCHOOL
## BETA & EPSILON REROOF PROJECT
## 50 EL CAMINO DR, CORTE MADERA, CA 94925



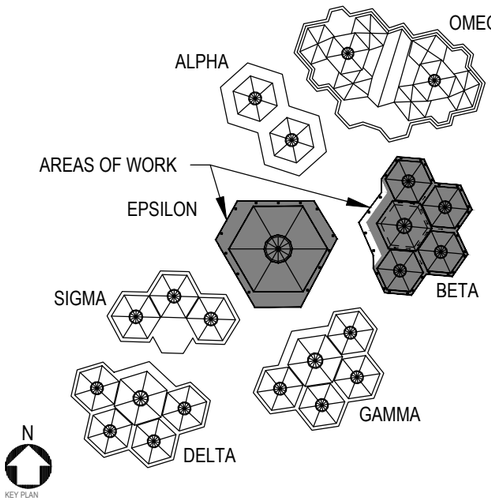

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LOCATION MAP



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KEY PLAN




DRAWING INDEX

SHT 1 - COVER SHEET
SHT 2 - SCOPE OF WORK
SHT 3 - ROOF PLAN
SHT 4 - DETAILS
SHT 5 - DETAILS

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Reed Union School District
50 EL CAMINO DR, CORTE MADERA, CA 94925

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REVISION:

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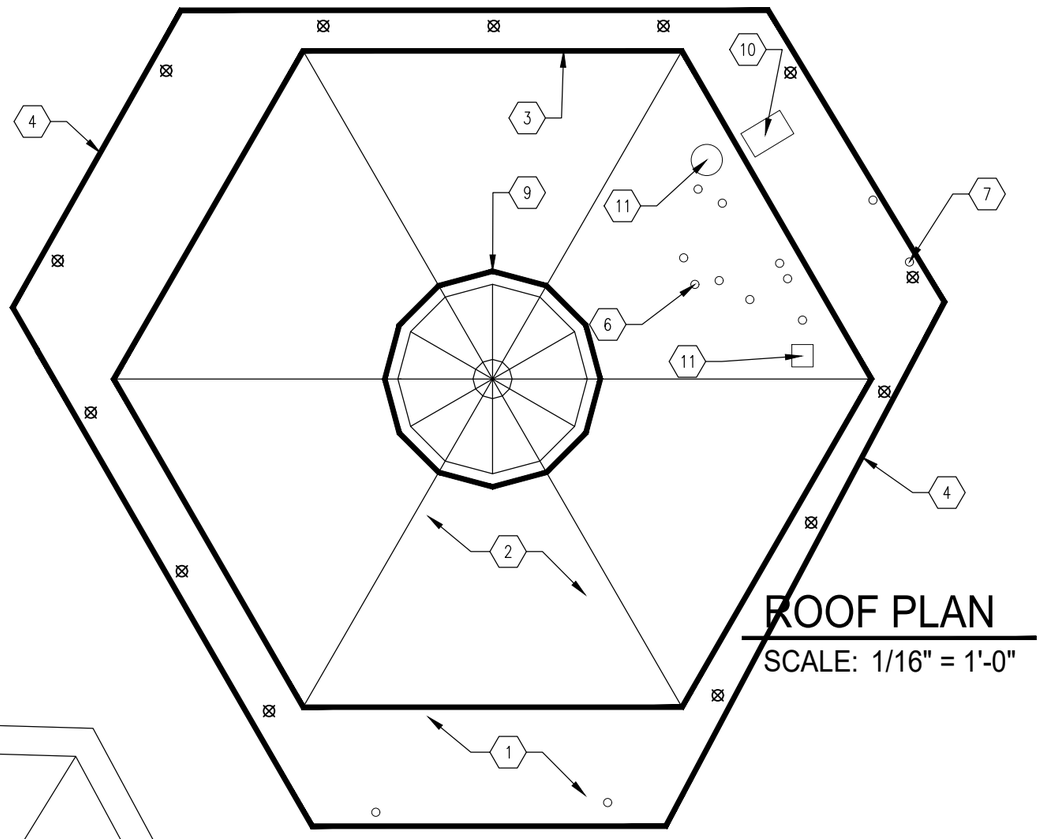
GENERAL NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH ALL DETAILS INVOLVED IN THE ROOFING CONTRACT.
2. ALL DRAWINGS ARE GRAPHIC REPRESENTATION OF APPROXIMATE LOCATION OF EXISTING AND NEW MATERIALS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING CONDITIONS PRIOR TO BID AND COMMENCEMENT OF WORK.
3. THE ROOFING CONTRACTOR TO PROTECT ALL ADJACENT SURFACES NOT SCHEDULED FOR WORK AND TO REPAIR ANY DAMAGED AREAS AS A RESULT OF CONTRACTOR WORK AT NO ADDITIONAL COST TO THE OWNER.
4. THE ROOFING CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN WATER TIGHTNESS AND PROVIDE PROTECTION AT ANY/ALL OPENINGS IN THE ROOF LEFT AT THE END OF EACH CONSTRUCTION DAY.
5. ALL WOOD BLOCKING SHALL BE PRESSURE TREATED IF IN CONTACT WITH CONCRETE.
6. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, CONDITIONS, AND QUANTITIES.
7. CONTRACTOR TO VERIFY ALL DRAINS ARE FREE FLOWING PRIOR TO COMMENCING WORK AND NOTIFYING OWNER OF PLUGGED OR SLOW DRAINING PIPES. CONTRACTOR TO WATER TEST ALL DRAINS AT END OF PROJECT.
8. VERIFY ALL DIMENSIONS IN FIELD.
9. ALL DETAILS ARE TYPICAL.
10. ALL ITEMS NOT SHOWN IN DETAILS AS EXISTING (E) SHALL BE NEW.
11. ALL CRICKETS SHOWN ARE TO BE NEW WHERE INDICATED AS FRAMED INTO STRUCTURE.

SHEET NOTES:

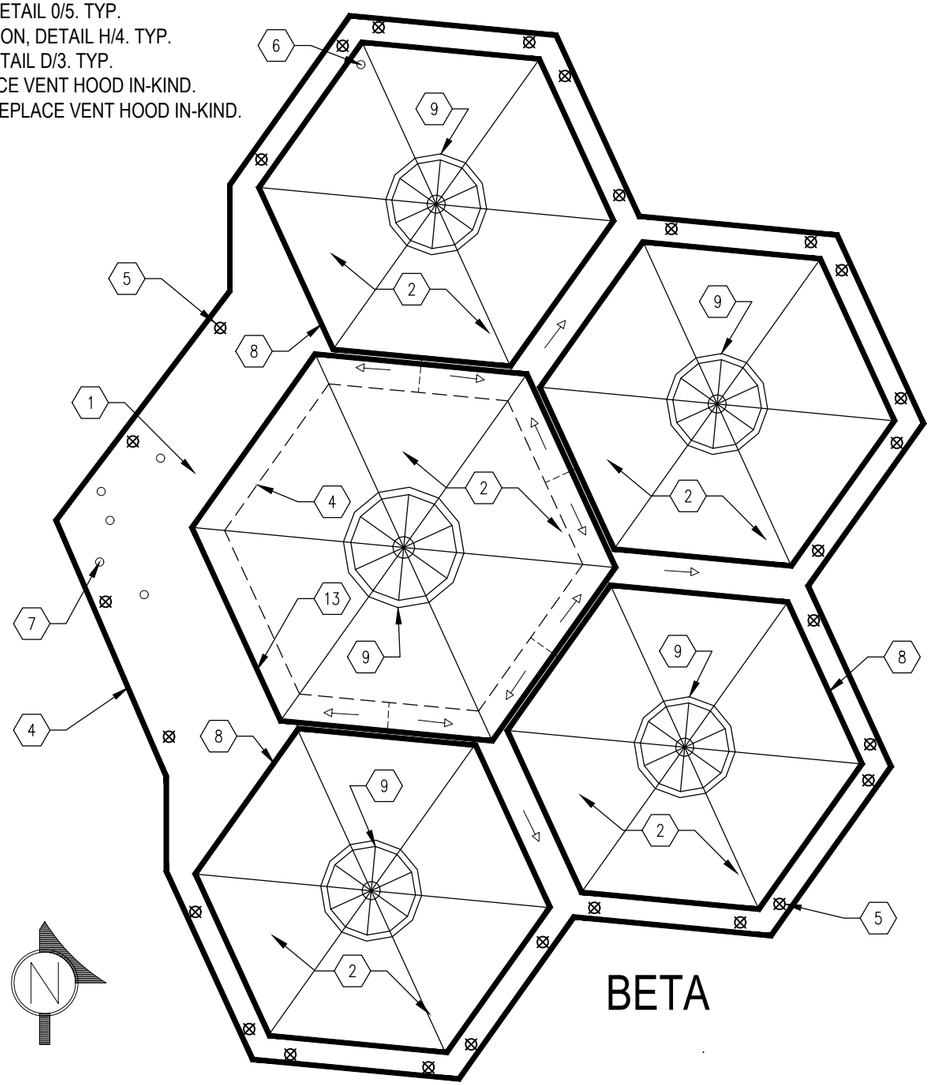
1. REMOVE ALL ROOFING TO THE WOOD SUBSTRATE AND DISPOSE OF. MECHANICALLY ATTACH TAPERED INSULATION, COVERBOARD, ROOFING AND SURFACING PER SECTION 07 555.
2. REMOVE ALL SHINGLE ROOFING TO WOOD SUBSTRATE, INSTALL SA UNDERLAYMENT, SHINGLES AND ASSOCIATED SHEET METAL PER SECTION 07 311. DETAIL E/3.
3. STEP UP IN ROOF, DETAIL J/4. TYP.
4. RAISED EDGE. DETAIL M/5. TYP.
5. ROOF DRAIN, DETAIL N/5. CUT MIN 2 INSERT DRAINS THROUGH SOFFIT PER FACE, PRIME AND STRIP FLANGE INTO ROOFING. INSTALL ROUND ALUMINUM LEADER BACK TO WALL AND DOWNSPOUT TO GRADE. TYP.
6. SHINGLE PIPE PENETRATION, DETAIL C/3. TYP.
7. LOW SLOPE PIPE PENETRATION, DETAIL 0/5. TYP.
8. LOW SLOPE-TO-SHINGLE TRANSITION, DETAIL H/4. TYP.
9. SKYLIGHT HEAD TERMINATION, DETAIL D/3. TYP.
10. PASSIVE VENT, DETAIL P/5. REPLACE VENT HOOD IN-KIND.
11. HEATER FLUE VENT, DETAIL G/3. REPLACE VENT HOOD IN-KIND.
12. WALL FLASHING, DETAIL K/4.
13. SHINGLE ROOF EDGE, DETAIL L/4.

## EPSILON




## ROOF PLAN

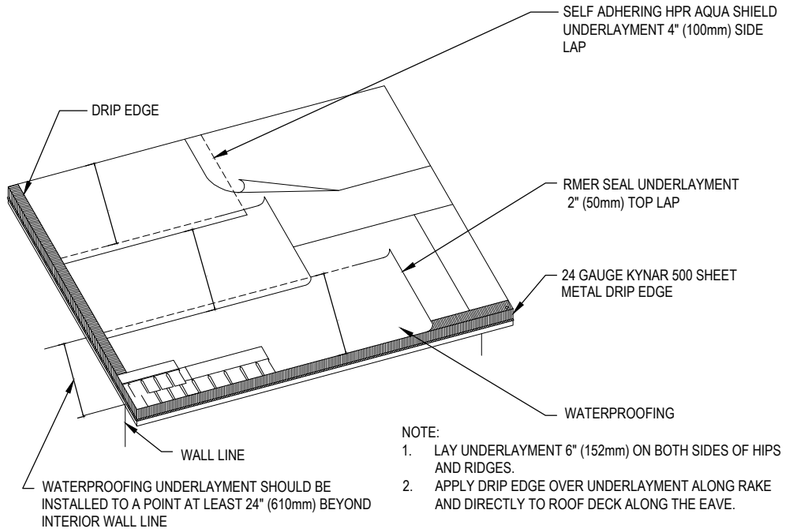
SCALE: 1/16" = 1'-0"




## BETA

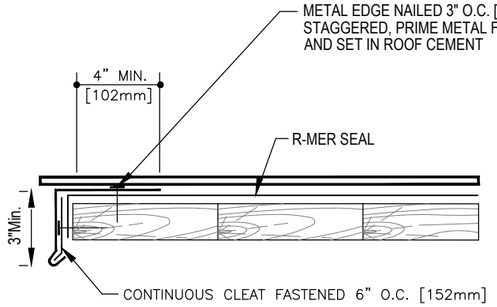
NOTE:
CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY ALL DIMENSIONS, CONDITIONS AND QUANTITIES.

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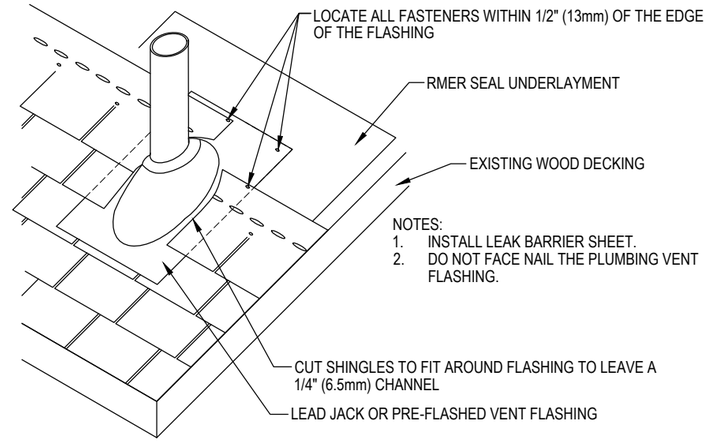



NOTE:
1. LAY UNDERLAYMENT 6" (152mm) ON BOTH SIDES OF HIPS AND RIDGES.
2. APPLY DRIP EDGE OVER UNDERLAYMENT ALONG RAKE AND DIRECTLY TO ROOF DECK ALONG THE EAVE.

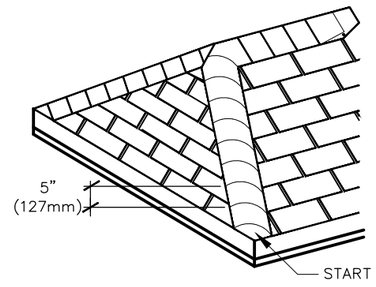
A/3 UNDERLAYMENT DETAIL
SCALE: NTS



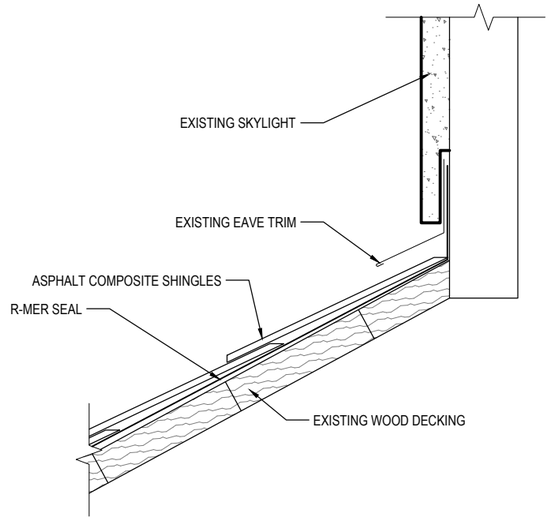

B/3 RAKE DETAIL
SCALE: NTS



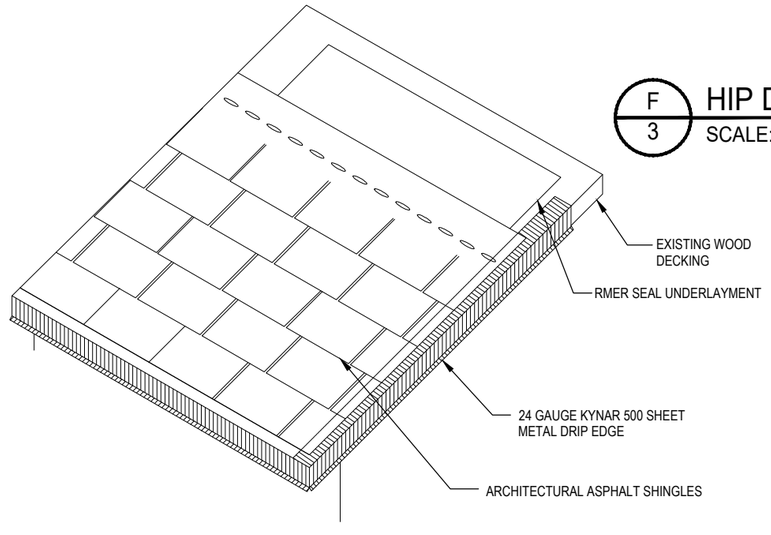

C/3 VENT/PIPE PENETRATION FLASHING DETAIL
SCALE: NTS



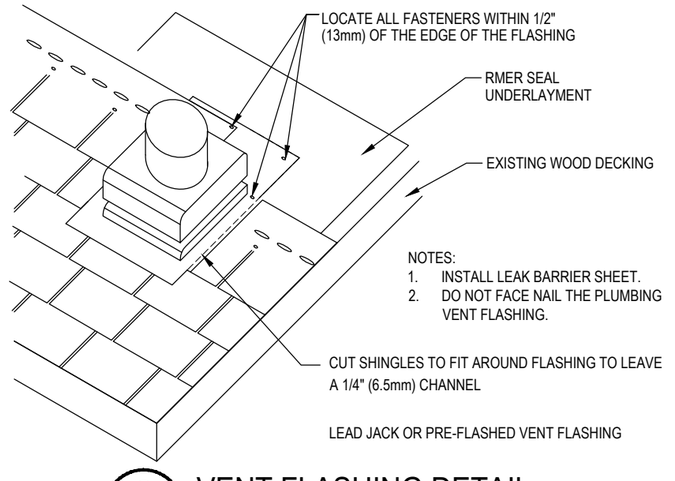

F/3 HIP DETAIL
SCALE: NTS




D/3 STEP FLASHING DETAIL
SCALE: NTS

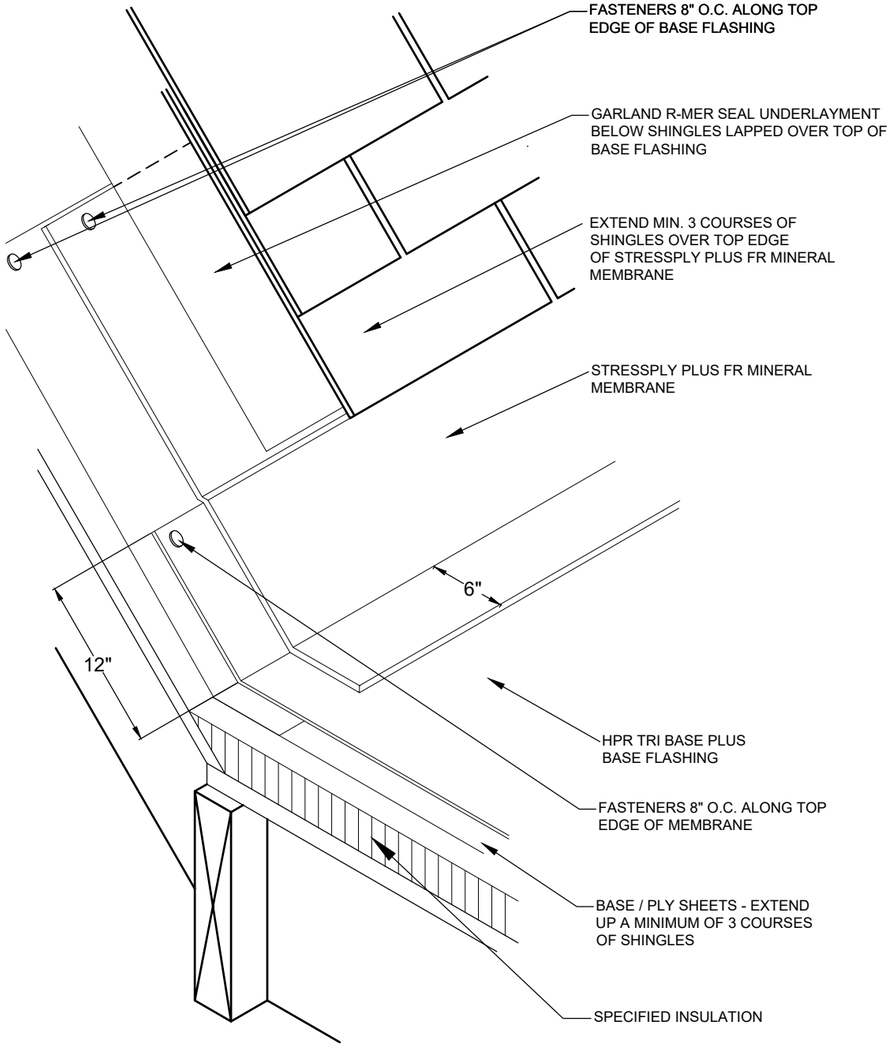



E/3 TYPICAL ROOF SECTION ASHPALT
SCALE: NTS

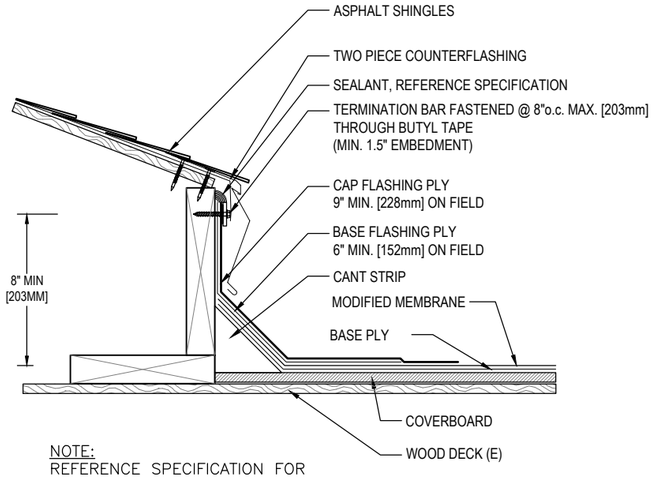



G/3 VENT FLASHING DETAIL
SCALE: NTS

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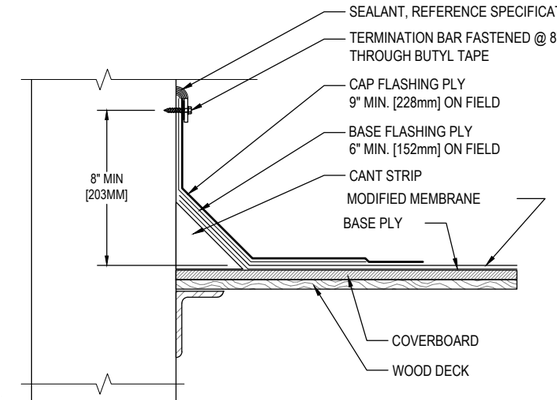



H/4 LOW SLOPE ROOF / SHINGLE TIE-IN DETAIL
SCALE: NTS



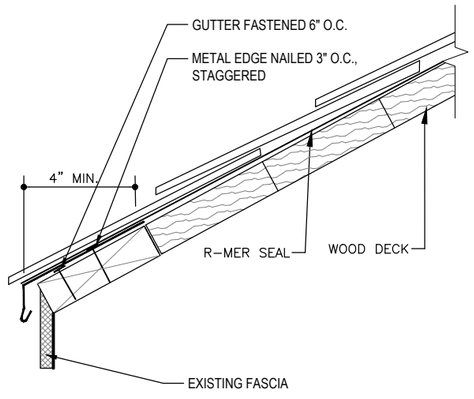

NOTE:
REFERENCE SPECIFICATION FOR SURFACING, MEMBRANE ADHESIVE TYPE, AND INSULATION/COVER BOARD TYPE AND ATTACHMENT METHOD.

J/4 FLASHING TO SHINGLE ROOF
SCALE: 1½" = 1'-0"



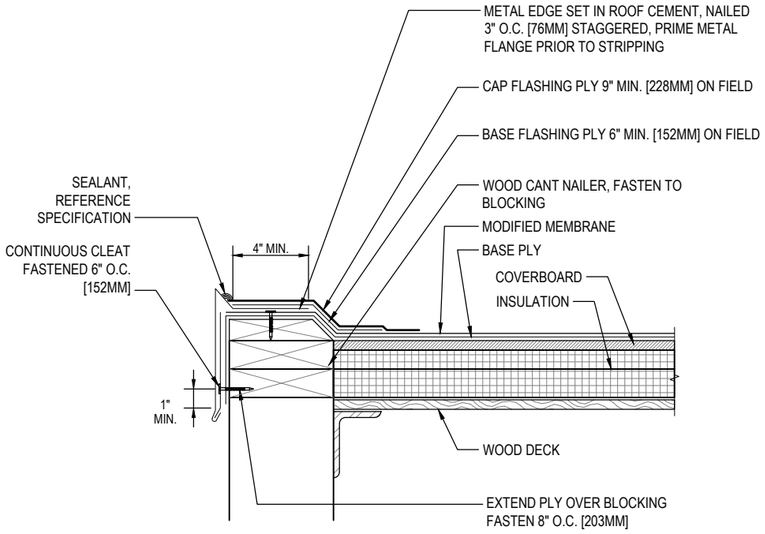

NOTE:
REFERENCE SPECIFICATION FOR SURFACING, MEMBRANE ADHESIVE TYPE, AND INSULATION/COVER BOARD TYPE AND ATTACHMENT METHOD.

K/4 WALL FLASHING AT WALL
SCALE: 1½" = 1'-0"




L/4 SHINGLE METAL EDGE
SCALE: 1½" = 1'-0"

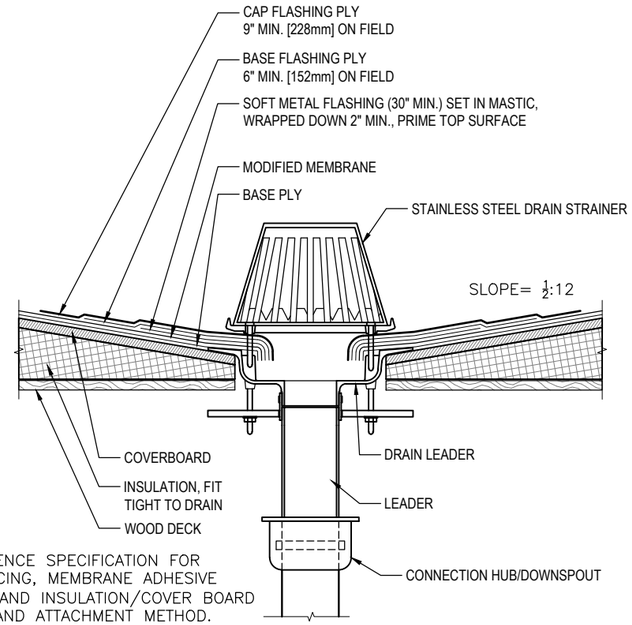
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NOTE:
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## M/5 RAISED EDGE FASCIA DETAIL

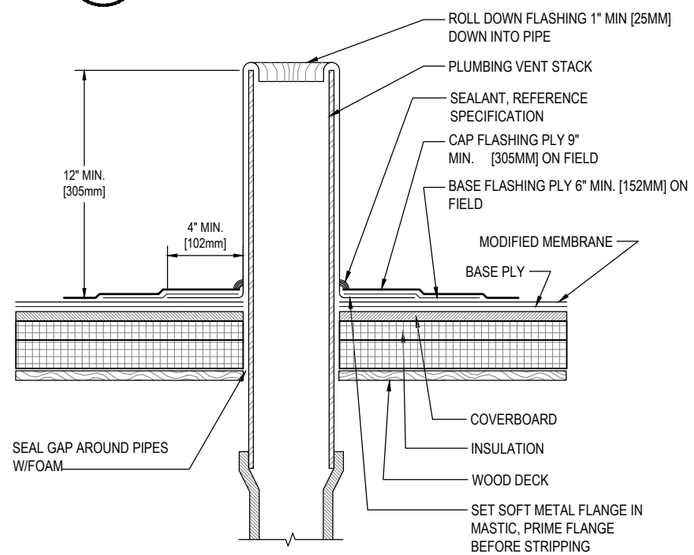
SCALE: 1½" = 1'-0"




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

## N/5 ROOF DRAIN

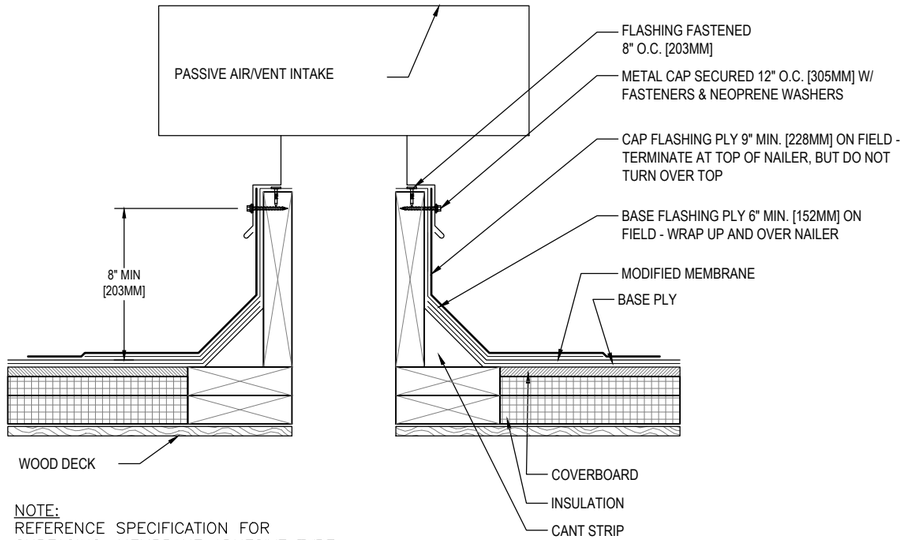
SCALE: 1½" = 1'-0"




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

## O/5 PLUMBING STACK

SCALE: 1½" = 1'-0"




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

## P/5 PASSIVE AIR / VENT INTAKE

SCALE: 1½" = 1'-0"

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## SECTION 07555
## MODIFIED BITUMEN ROOFING

### PART 1 - GENERAL

1.1 SCOPE OF WORK:

B. Roof replacement.

1. Remove all roofing to the structural deck.
2. Nail rosin paper.
3. Mechanically attach tapered insulation, WHERE REQUIRED FOR POSITIVE DRAINAGE, and cover board. Prime cover board.
4. Install base ply and base flashing in no VOC adhesive.
5. Install cap sheet and flashing sheet in no VOC adhesive.
6. Apply flood coat and embed colored granules.
7. Install new aluminum edge metal at perimeter and all steps in roof.

1.2 RELATED SECTIONS:

A. Section 07620 – Flashing and Sheet Metal

1.3 REFERENCES:

A. The editions of the American Society for Testing and Materials (ASTM) Standards referenced herein apply to the work only to the extent specified by the references thereto.

1.4 SUBMITTALS:

A. Product Data: Submit certificates of compliance, manufacturer's specifications, installation instructions, and general recommendations for each roofing and insulation material required.
    1. Submit certificates of conformance, certified test reports, or other data indicating conformance of installation with the applicable reference standards.
B. Certificates: Applicator shall provide letter certifying that work has been installed in accordance with specifications and manufacturer's written instructions.
C. Warranty: sample of 30 year warranty.
D. Wind uplift calculation per ASCE 7-16 stamped by the roofing system manufacturer’s California licensed structural engineer.

1.5 QUALITY ASSURANCE:

A. Manufacturer: Obtain primary roofing materials from a single manufacturer who specializes in this particular field of roofing and who has been so engaged,

successfully, for a period of at least 10 years immediately prior to this contract. Provide secondary materials as recommended by manufacturer of primary materials.

B. Applicator: A firm with not less than 5 years of successful experience in installation of roofing systems similar to those required for this project and who is acceptable to or licensed by manufacturer of primary roofing materials.

C. UL Listing: Provide labeled materials which have been tested and listed by UL in "Building Materials Directory" for application indicated, with UL or Warnoch Hersey Class A fire rated system for roof slopes indicated.

D. Pre-installation Conference: Before installing roofing system, conduct conference at Project site to comply with requirements of Section 01312. Notify participants at least 5 working days before conference.

1. Meet with Owner; Architect; roofing installer, materials manufacturer, the sheet metal installer, the roofing accessories installer, the mechanical and electrical sub-contractors, Contractor, testing laboratory in attendance.
2. Review methods and procedures related to roofing installation, including manufacturers written instructions.
3. Examine deck substrate conditions and finishes for compliance with requirements, including flatness and fastening.
4. Review flashings, special roofing details, roof drainage, roof penetrations, equipment curbs, and condition of other construction that will affect roofing.
5. Review governing regulations and requirements for insurance, certificates, and inspection and testing.
6. Review temporary protection requirements for roofing system during and after installation.
7. Document proceedings, including corrective measures or actions required, and furnish copy of record to each participant.

1.6 DELIVERY, STORAGE AND HANDLING:

A. Deliver materials to the site in their original unbroken containers or packages bearing the manufacturers name, and brand designation. In addition, liquid materials shall bear the date of manufacture and manufacturers recommended shelf life.

B. Store materials at the site in a dry location, raised above the ground and protected from physical damage. Store materials, other than sheet roofing, at temperatures between 40 degrees F and 80 degrees F. Do not store materials past their shelf life.

C. If materials are stored on the roof, distribute the load so as not to exceed the designed live load limits of the roof construction.

1.7 PROJECT CONDITIONS:

A. Do not install the insulation and sheet roofing during high winds; wet, damp or foggy weather or when there is moisture or visible dampness on the substrate surface.

1.8 GUARANTEE:

A. Manufacturer's warranty shall be a total system labor and material warranty including all built up bituminous roofing.

1. This warranty shall provide the Owner with a single source of liability by guaranteeing the waterproofing system (metal coping, modified bitumen roofing and metal edge system) against leaks for a period of 30 years.
2. Warranty shall cover up to ASCE 7-16 calculated wind pressures.

1.9 MANUFACTURER INSPECTIONS

A. Minimum of three times per week.

B. Weekly inspection reports, including photos, by the roofing system manufacturer's technical representative to the Owner and the Architect during installation.

**PART 2 - PRODUCTS**

2.1 MATERIALS:

B. Use basic products of one manufacturer throughout. Materials which are not available from the basic manufacturer shall be approved by him. In all cases, materials and application shall be in accordance with the requirements of this specification.

C. The design is based upon roofing systems engineered and manufactured by The Garland Company or approved equal.

D. MODIFIED BITUMENOUS MATERIALS:

1. Base ply and base flashing: One ply of Flexbase 80 bonded to the prepared substrate.

2. Modified Membrane
   a. Cap sheet at coated roofs: Stressply Plus FR Mineral.
   b. Flashing: Stressply Plus FR Mineral(P-80); 145 mil SBS (Styrene-Butylene-Styrene) mineral surfaced, rubber modified roofing membrane incorporating recycled rubber, fire retardant characteristics and reinforced with a fiberglass and polyester composite scrim.
   c. Performance Characteristics:
      Tensile Strength (ASTM D5147)
      2 in/min. @ 73.4 ± 3.6°F MD 310 lbf/in CMD 310 lbf/in
      Tear Strength (ASTM D5147)

      2 in/min. @ 73.4 ± 3.6°F MD 500 lbf CMD 500 lbf
      Elongation at Maximum Tensile (ASTM D5147)
      2 in/min. @ 73.4 ± 3.6°F MD 3.5% CMD 3.5%
      Title 24 approved for low slope.

3. All flashings will be Flexbase 80 base flashing ply covered by an additional layer of mineral surfaced modified bitumen membrane.

A. BITUMINOUS MATERIALS
   1. Asphalt Roofing Mastic: V.O.C. compliant, ASTM D-2822, Type II.
   2. Asphalt primer: ASTM D41.
   3. SA Primer: Garland SA Primer or approved equal.

2.2 AUXILIARY MATERIALS:

A. Sealant: exterior polyurethane as approved by roofing system manufacturer.

B. Pipe flashing: Greenweld from Viking Products Group.

C. Ceramic Granules: Color to per selected by owner to match adjacent buildings.

D. Sheet/Granule adhesive: GreenLock Plus, low VOC/smell adhesive.

   1. VOC: 0%
   2. Non-Volatile Content: 100%.

E. Flashing surfacing: Flood coat of Energizer and imbedded granules

F. Tapered insulation: ¼" slope Perlite fiberboard.

G. Cover board: ¼"" Densdeck Prime.

## PART 3 - INSTALLATION

3.1 GENERAL INSTALLATION REQUIREMENTS:

A. Cooperate with manufacturer, inspection and test agencies engaged or required to perform services in connection with installing modified bitumen roofing system.

B. Protect other work from spillage of modified bitumen roofing materials, and prevent liquid materials from entering or clogging drains and conductors. Replace or restore other work damaged by installations of modified bituminous roofing system work.

C. Coordinate installing roofing system components so that insulation and roofing plies are not exposed to precipitation or left exposed overnight. Provide cut offs at end of each day's work to cover exposed ply sheets and insulation with one ply of type II felt set in mastic and with joints and edges sealed with roofing cement. Remove cut offs immediately before resuming work.

D. Substrate Joint Penetrations: Prevent bitumen from penetrating substrate joints, entering building, or damaging roofing system components or adjacent building construction.

E. Apply roofing materials as specified herein unless recommended otherwise by manufacturer's instructions. Keep roofing materials dry before and during application. Do not permit phased construction. Complete application of roofing plies, modified sheet and flashing in a continuous operation. Begin and apply only as much roofing in one day as can be completed that same day.

F. Fume recovery system: shall be in operation at all times when kettle is lit.

3.2 INSULATION INSTALLATION

A. Per roofing system manufacturers wind uplift calculations.

B. Prime cover board.

3.3 BASE PLY INSTALLATION

A. Base ply: Install one base ply shingled uniformly to achieve one ply over the entire prepared substrate. Shingle in direction of slope of roof to shed water on each area of roof. Fish mouths should be cut and patched.

B. Lap ply sheet ends eight 8 inches. Stagger end laps twelve 12 inches minimum.

C. Extend ply two inches beyond top edges of cants at wall and roof projections and equipment bases. Seal top of flashing at end of day, every day.
D. Install base flashing ply to all perimeter and projection details.
E. Prime existing roof and lap onto existing roof a minimum of 6". Set membrane in mastic.

3.4 MEMBRANE APPLICATION:

A. Solidly bond the modified membrane to the base layer.
B. Exercise care during application to eliminate air entrapment under the membrane.
C. Apply pressure to all seams to ensure that the laps are solidly bonded to substrate with mastic.
D. Install subsequent rolls of modified membrane across the roof as above with a minimum of four inch side laps and eight inch end laps. Stagger the end laps. Apply the modified membrane in the same direction as the previous layers but stagger the laps so they do not coincide with the laps of the base layers.
E. Extend membrane 2" beyond top edge of all cants. Seal top of ply at end of day, every day.
F. Prime existing roof and lap onto existing roof a minimum of 12".

3.5 FLASHING MEMBRANE INSTALLATION (GENERAL)

A. All curb, wall and parapet flashings shall be sealed with an application of mastic and mesh on a daily basis. No condition should exist that will permit moisture entering behind, around, or under the roof or flashing membrane.
B. Prepare all walls, penetrations and expansion joints to be flashed and where shown on the drawings, with asphalt primer at the rate of one gallon per 100 square feet. Allow primer to dry tack free.
C. The modified membrane will be used as the flashing membrane and will be adhered to an underlying base flashing ply per manufacturer's recommendations and nailed off 8" O.C. at all vertical surfaces. Seal top of flashing at end of day every day.
D. The entire sheet of flashing membrane must be solidly adhered to the substrate.
E. Seal all vertical laps of flashing membrane with a three course application of Flashing Bond and fiberglass mesh.
F. Counter flashing, cap flashings, expansion joints, and similar work to be coordinated with modified bitumen roofing work are specified in other sections.
G. Roof accessories, miscellaneous sheet metal accessory items, including piping vents and other devices to be coordinated with modified bituminous roof system work are in other sections.

3.6 APPLICATION OF SURFACING

A. Granule surfacing: apply Energizer at 4 gallons per sq and broadcast ceramic granules until refusal. Allow to cure and sweep up unembedded granules.

3.7 CLEAN UP

A. Clean up work soiled in the performance of work under this section. Restore or replace surfaces which have been damaged by work under this section.

END OF SECTION