

VENTURA UNIFIED SCHOOL DISTRICT

BID ADDENDUM NO.1 ISSUED 1/21/26

TO THE CONTRACT DOCUMENTS, SPECIFICATIONS AND PLANS FOR VENTURA
UNIFIED SCHOOL DISTRICT

THE FOLLOWING REVISIONS AND/OR 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 REFER IN THEIR BID TO THIS ADDENDUM. **CONTRACTORS SHALL ACKNOWLEDGE THIS ADDENDUM AT THE SPACE PROVIDED ON THE BID PROPOSAL.**

ROOF REPLACEMENT AT THE FOLLOWING SITE:

ATLAS SCHOOL – 760 Jazmine Ave, Ventura, CA 93004

Project/ Bid No.: BID # E21-26 **Atlas School Roofing**

Bid Deadline: Friday, January 30, 2026 at 11:00 am

The following additions, modifications, corrections, deletions and clarifications are hereby made to the Contract Documents of the subject Project and constitute Addendum Number 1. This Addendum is hereby incorporated into the contract documents by reference.

- I. REVISIONS, CLARIFICATIONS, & RESPONSES TO PRE-BID RFI'S
 - a. Clarification: Linear foot cost for fascia replacement shall include any required abatement and/or lead safe work practices as called out in the hazardous material reports in the base bid documents.
 - b. Clarification: All bid proposals must be submitted electronically via the District's Secure Bids Vendor portal. Disregard mention to submission to in sealed envelopes in the Instructions to Bidders section.

- II. REVISED SPECIFICATIONS AND DRAWINGS
 - a. Site Plans and Drawings
 - i. All buildings highlighted in the plans are to be included in the scope of work including all eyebrows, overhangs, and popouts
 - b. Specifications
 - i. Section 01640
 1. District-supplied materials have been updated on the new section 01640. See enclosures
 - ii. Section 07550

1. All low slope roof sections are to be replaced with the KEE-Stone roofing system per specification section 07550, with Flexbase 80 as the base sheet and KEE-Stone FB 60 as the surface membrane. See enclosed specification
2. Contractor to perform a water test of all drains prior to the start of construction to ensure proper function of all drains and report to the owner any deficiencies in the drains.
3. Contractor to perform a water test of all drains prior to completion of the project to ensure the proper function of all drains and drain rings
4. No rigid insulation is specified for the project; however, the contractor is to ensure positive drainage and no ponding conditions. Crickets and saddles are to be installed where required to eliminate any ponding

----- REVISED DOCUMENTS ATTACHED AT END -----
ISSUED 1/21/2026

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SECTION 016400 - OWNER FURNISHED PRODUCTS

1 GENERAL

1.1 SUMMARY

- A. DESCRIPTION: The Owner shall procure and provide certain products for installation as shown and specified per Contract Documents for projects listed below:
 - 1. ATLAS SCHOOL 2026 ROOFING PROJECT
- B. RELATED WORK SPECIFIED ELSEWHERE:
 - 1. General: Products furnished and paid for by the Owner are described in the following technical sections and /or in the Drawings.
 - 2. DISTRICT SUPPLIED MATERIAL
Note that this project includes the installation of owner-supplied material; the District has acquired roofing material through the CMAS (California Multiple Award Schedules) program.

1.2 DEFINITIONS

- A. GENERAL: The following are used to identify products as noted on the Drawings.
- B. OWNER FURNISHED CONTRACTOR INSTALLED (O.F.C.I.): Products or equipment furnished by the Owner for installation under this contract.
- C. OWNER FURNISHED OWNER INSTALLED (O.F.O.I.): Products or equipment to be provided and installed by the Owner, but requiring surfacing, backing, utility connections or other preparation under this contract, for proper installation.
- D. NOT IN CONTRACT (N.I.C.): Products or equipment to be provided and installed by Owner, not requiring surfacing, backing, utility connections or other preparation under this contract.

2 PRODUCTS

2.1 PRODUCTS

- A. ROOFING MATERIAL FURNISHED BY OWNER (O.F.C.I.): District supplied material through the CMAS (California Multiple Award Schedules) program. Related specification sections include;
 - 1. Section 07550
 - 2. Section 07310
 - 3. Section 07563
- B. MATERIAL LIST

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Listed in the Tables below is a list of district provided material. Any material or accessories required for the installation of the roof system in excess of the district provided material must be supplied by the Contractor. It is up to the Contractor to determine the precise amount of material required for the completion of this project; and to provide excess material, as required. The cost to handle and break flashing metal from the District provided flat stock is contractor's responsibility.

TABLE 1. ROOFING MATERIAL OWNER FURNISHED CONTRACTOR INSTALLED (O.F.C.I)
ATLAS SCHOOL

Material	Product Name	Product Code	Quantity Supplied by District	Coverage
Cap Sheet	KEE-STONE	9500	44	800 sqft roll
Flashing Cap	KEE-STONE	9501-NF	10	100 sqft roll
Base Sheet	FLEXBASE 80	4143-80-P	350	100 sqft roll
Underlayment	R-MER SEAL	4133	7	200 sqft roll
Metal Roof Coating	COOL-SIL	21050-G	80	5gal pail

3 EXECUTION

3.1 OWNER'S RESPONSIBILITIES

- A. SUBMITTALS: Arrange for and deliver necessary shop drawings, product data and samples to Contractor.
- B. DELIVERY:
 - 1. General: Arrange and pay for product delivery to site, in accordance with construction schedule.
 - 2. Bill of Materials: Deliver supplier's documentation to Contractor.
 - 3. Inspection: Inspect jointly with Contractor.
 - 4. Claims: Submit for transportation damage and replacement of otherwise damaged, defective, or missing items.
- C. GUARANTEES: Arrange for manufacturer's warranties, bonds, service, inspections, as required.

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3.2 CONTRACTOR'S RESPONSIBILITIES

- A. SUBMITTALS: Review shop drawings, product data and samples and submit to Architect with notification of any discrepancies or problems anticipated in use of product.
- B. DELIVERY:
 - 1. General: Designate delivery date for each product in Progress Schedule.
 - 2. Receiving: Receive and unload products at site. Handle products at site, including uncrating and storage.
 - 3. Inspection: Promptly inspect products jointly with Owner; record shortages, damaged or defective items.
 - 4. Storage: Protect products from damage or exposure to elements.
- C. INSTALLATION:
 - 1. General: Assemble, install, connect, adjust and finish products, as stipulated in the respective section of Specifications.
 - 2. Repair and Replacement: Items damaged during handling and installation.

END OF SECTION

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SECTION 07550
MODIFIED BITUMINOUS MEMBRANE ROOFING

VENTURA UNIFIED SCHOOL DISTRICT
2026 LOW SLOPE ROOFING

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Cold Applied 2-Ply Thermoplastic Hybrid Roof System (KEE-Stone FB 60). (2.17)(3.4)
- B. Accessories. (2.19)
- C. Edge Treatment and Roof Penetration Flashings. (2.20)(3.9)

1.2 SCOPE OF WORK

- 1. Water test all drains to ensure proper function. Report to the owner any deficiencies
- 2. Remove the existing roofing system to the wood deck and properly dispose of all debris
- 3. Repair all deficiencies in wood deck and fascia to match existing
- 4. Mechanically fasten ½" Densdeck prime coverboard attached per approved wind uplift criteria
- 5. Install one ply Flexbase 80 set in GreenLock adhesive applied at a minimum 2.5 gal/100sf
- 6. Install one ply KEE-Stone FB 60 set in KEE-Lock spatter spray foam adhesive applied per product wind uplift criteria and datasheets
- 7. All vertical flashings to receive KEE-Stone FB 60 Non-fleeceback membrane in a two-ply application
- 8. All drip edge conditions to be replaced with new Solarbrite KEE clad metal
- 9. Termination bar to be applied on all flashings set in butyl tape and sealed with Tuff Stuff sealant
- 10. All curbs to meet a minimum of 6-8" height
- 11. All expansion joints to be replaced with KEE-Stone roofing membrane
- 12. The contractor is responsible for ensuring positive drainage and no ponding conditions
- 13. All gutters to be replaced with new 22GA Garland flat sheet in style selected by the owner from the manufacturer's standard and designer list of colors
- 14. All downspouts to be replaced with new 3" min schedule 30 steel pipe primed and coated to match the gutter
- 15. All conduit to be properly supported on Viking C-Port supports
- 16. All positive attachments including all U-Anchor attachments to conduit are to be supported by sleepers per Garland sleeper detail.
- 17. 3' wide path of travel to be approved by the owner with Viking KEE walkway pads leading to and around all rooftop mechanical equipment
- 18. Replace all non-mechanical rooftop air vents, heat stacks, breathers, and penetration flashings with new to match existing. All penetrations are to be appropriately sealed and booted per Garland-approved details
- 19. All exposed ducts are to be coated with Cool-Sil with Unibond reinforcement at the seams
- 20. Plug and water test all drains to ensure proper function of drains and drain rings

1.3 REFERENCES

- A. ASTM D 312 - Standard Specification for Asphalt used in Roofing.
- B. ASTM D 1970 - Specification for Sheet Materials, Self-Adhering Polymer Modified Bituminous, Used as Steep Roofing Underlayment for Ice Dam Protection.
- C. ASTM D 1079 Standard Terminology Relating to Roofing, Waterproofing and Bituminous Materials.
- D. ASTM D 2178 Standard Specification for Asphalt Glass Felt Used in Roofing and Waterproofing.
- E. ASTM D 4586 Standard Specification for Asphalt Roof Cement, Asbestos-Free.
- F. ASTM D 4601 Standard Specification for Asphalt Coated Glass Fiber Base Sheet Used in Roofing.
- G. ASTM D 5147 Standard Test Method for Sampling and Testing Modified Bituminous Sheet Materials.
- H. ASTM D 6162 Standard Specification for Styrene Butadiene Styrene (SBS) Modified Bituminous Sheet Materials Using a Combination of Polyester and Glass Fiber Reinforcements.
- I. ASTM D 6163 Standard Specification for Styrene Butadiene Styrene (SBS) Modified Bituminous Sheet Materials Using Glass Fiber Reinforcements.
- J. ASTM D 6164 - Standard Specification for Styrene Butadiene Styrene (SBS) Modified Bituminous Sheet Materials Using Polyester Reinforcements.
- K. ASTM D 6754 - Standard Specification for Ketone Ethylene Ester (KEE) Sheet Roofing.
- L. ASTM D 6757 - Standard Specification for Underlayment Felt Containing Inorganic Fibers Used in Steep-Slope Roofing.
- M. ASTM E 108 - Standard Test Methods for Fire Test of Roof Coverings
- N. National Roofing Contractors Association (NRCA): Roofing and Waterproofing Manual.
- O. Sheet Metal and Air Conditioning Contractors National Association, Inc. (SMACNA) - Architectural Sheet Metal Manual.
- P. Underwriters Laboratories, Inc. (UL): Fire Hazard Classifications.
- Q. Warnock Hersey (WH): Fire Hazard Classifications.
- R. ANSI-SPRI ES-1 Wind Design Standard for Edge Systems used with Low Slope Roofing Systems.
- S. ASCE 7, Minimum Design Loads for Buildings and Other Structures
- T. UL - Fire Resistance Directory.
- U. FM Approvals - Roof Coverings and/or RoofNav assembly database.
- V. California Title 24 Energy Efficient Standards.

1.4 DESIGN / PERFORMANCE REQUIREMENTS

- A. Perform work in accordance with all federal, state and local codes.

- B. Design Requirements:
1. Uniform Wind Uplift Load Capacity
 - a. Installed roof system shall withstand negative (uplift) design wind loading pressures complying with the following criteria.
 - 1) Design Code: ASCE 7, Method 2 for Components and Cladding.
 - 2) Importance Category:
 - a) IV
 - 3) Wind Speed: 110 mph
 - 4) Exposure Category:
 - a) B
 - 5) Design Roof Height: 20 feet.
 - 6) Minimum Building Width: 110 feet.
 - 7) Roof Pitch: .25 :12.
 - 8) Roof Area Design Uplift Pressure:
 - a) Zone 1 - Field of roof 24.8 psf
 - b) Zone 2 - Eaves, ridges, hips and rakes 32.7 psf
 - c) Zone 3 - Corners 32.7 psf
 2. Live Load: 20 psf, or not to exceed original building design.
 3. Dead Load:
 - a. Installation of new roofing materials shall not exceed the dead load capacity of the existing roof structure.
- C. Energy Star: Roof System shall comply with the initial and aged reflectivity required by the U.S. Federal Government's Energy Star program.
- D. Roof System membranes containing recycled or bio-based materials shall be third party certified through UL Environment.
- E. Roof system shall have been tested in compliance with the following codes and test requirements:
1. Cool Roof Rating Council (CRRC)

1.5 SUBMITTALS

- A. Product Data: Manufacturer's data sheets on each product to be used, including:
1. Preparation instructions and recommendations.
 2. Storage and handling requirements and recommendations.
 3. Installation instructions.
- B. Shop Drawings: Submit shop drawings if submitting an alternate roof system other than the basis of design including installation details of roofing, flashing, fastening, insulation and vapor barrier, including notation of roof slopes and fastening patterns of insulation and base modified bitumen membrane, a minimum of 7 days prior to bid opening. Shop drawings must be signed and sealed by a professional engineer licensed in the state of CA.
- C. Design Pressure Calculations: Submit design pressure calculations for the roof area in accordance with ASCE 7 and local Building Code requirements. Include a roof system attachment analysis report, certifying the system's compliance with applicable wind load requirements before Work begins. If submitting an alternate to the basis of design, contractor is to submit design pressure calculations a minimum of 7 days prior to bid opening that are signed and sealed by a professional engineer licensed to practice in the state of CA
- D. Provide a notarized letter stating that a full-time representative of the roofing manufacturer will perform the site inspections listed in section 3.8
- E. Recycled or Bio-Based Materials: Provide third party certification through UL Environment of

roof System membranes containing recycled or bio based materials.

- F. Verification Samples: For each modified bituminous membrane ply product specified, two samples, minimum size 6 inches (150 mm) square, representing actual product, color, and patterns.
- G. Manufacturer's Certificates: Provide to certify products meet or exceed specified requirements.
- H. Test Reports: Submit test reports, prepared by an independent testing agency, for all modified bituminous sheet roofing, indicating compliance with ASTM D5147. Testing must be performed at 77 deg. F. Tests at 0 deg. F will not be considered.
- I. Closeout Submittals: Provide manufacturer's maintenance instructions that include recommendations for periodic inspection and maintenance of all completed roofing work. Provide product warranty executed by the manufacturer. Assist Owner in preparation and submittal of roof installation acceptance certification as may be necessary in connection with fire and extended coverage insurance on roofing and associated work.

1.6 QUALITY ASSURANCE

- A. Perform Work in accordance with NRCA Roofing and Waterproofing Manual.
- B. Manufacturer Qualifications: Company specializing in manufacturing products specified with documented ISO 9001 certification and minimum of twelve years of documented experience and must not have been in Chapter 11 bankruptcy during the last five years.
- C. Installer Qualifications: Company specializing in performing Work of this section with minimum five years documented experience and a certified Pre-Approved Garland Contractor.
- D. Installer's Field Supervision: Maintain a full-time Supervisor/Foreman on job site during all phases of roofing work while roofing work is in progress.
- E. Product Certification: Provide manufacturer's certification that materials are manufactured in the United States and conform to requirements specified herein, are chemically and physically compatible with each other, and are suitable for inclusion within the total roof system specified herein.
- F. Source Limitations: Obtain all components of roof system from a single manufacturer. Secondary products that are required shall be recommended and approved in writing by the roofing system Manufacturer. Upon request of the Architect or Owner, submit Manufacturer's written approval of secondary components in list form, signed by an authorized agent of the Manufacturer.

1.7 PRE-INSTALLATION MEETINGS

- A. Convene minimum two weeks prior to commencing Work of this section.
- B. Review installation procedures and coordination required with related Work.
- C. Inspect and make notes of job conditions prior to installation:
 - 1. Record minutes of the conference and provide copies to all parties present.
 - 2. Identify all outstanding issues in writing designating the responsible party for follow-up action and the timetable for completion.
 - 3. Installation of roofing system shall not begin until all outstanding issues are resolved to the satisfaction of the Architect.

1.8 DELIVERY, STORAGE, AND HANDLING

- A. Deliver and store products in manufacturer's unopened packaging with labels intact until ready for installation.
- B. Store all roofing materials in a dry place, on pallets or raised platforms, out of direct exposure to the elements until time of application. Store materials at least 4 inches above ground level and covered with "breathable" tarpaulins.
- C. Stored in accordance with the instructions of the manufacturer prior to their application or installation. Store roll goods on end on a clean flat surface except store KEE-Stone FB 60 rolls flat on a clean flat surface. No wet or damaged materials will be used in the application.
- D. Store at room temperature wherever possible, until immediately prior to installing the roll. During winter, store materials in a heated location with a 50 degree F (10 degree C) minimum temperature, removed only as needed for immediate use. Keep materials away from open flame or welding sparks.
- E. Avoid stockpiling of materials on roofs without first obtaining acceptance from the Garland
- F. Adhesive storage shall be between the range of above 50 degree F (10 degree C) and below 80 degree F (27 degree C). Area of storage shall be constructed for flammable storage.

1.9 COORDINATION

- A. Coordinate Work with installing associated metal flashings as work of this section proceeds.

1.10 PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.

1.11 WARRANTY

- A. Upon completion of the work, provide the Manufacturer's written and signed Edge-To-Edge NDL System Warranty, warranting that, if a leak develops in the roof during the term of this warranty, due either to defective material or defective workmanship by the installer, the manufacturer shall provide the Owner, at the Manufacturer's expense, with the labor and material necessary to return the defective area to a watertight condition including Garland Metal Components.
 - 1. Warranty Period:
 - a. 30 years from date of acceptance.
- B. Installer is to guarantee all work against defects in materials and workmanship for a period indicated following final acceptance of the Work.
 - 1. Warranty Period:
 - a. 5 years from date of acceptance.

PART 2 PRODUCTS

2.1 MANUFACTURERS

- A. Basis of Design: Garland Company, Inc. (The); 3800 E. 91st St., Cleveland, OH 44105. ASD. Toll Free: 800-321-9336. Phone: 216-641-7500. Fax: 216-641-0633. Web Site: www.garlandco.com.
 - a. Local Representative:

- 1) Jason Moronolte
(661) 889-0449
jmoronolte@garlandind.com

B. Or Equal

- C. The Products specified are intended and the Standard of Quality for the products required for this project. If other products are proposed the bidder must disclose in the bid the manufacturer and the products that they intend to use on the Project. If no manufacturer and products are listed, the bid may be accepted only with the use of products specified.
1. Bidder will not be allowed to change materials after the bid opening date.
 2. If alternate products are included in the bid, the products must be equal to or exceed the products specified. Supporting technical data shall be submitted to the Architect/ Owner for approval prior to acceptance.
 3. In making a request for substitution, the Bidder/Roofing Contractor represents that it has:
 - a. Personally investigated the proposed product or method, and determined that it is equal or superior in all respects to that specified.
 - b. Will provide the same guarantee for substitution as for the product and method specified.
 - c. Will coordinate installation of accepted substitution in work, making such changes as may be required for work to be completed in all respects.
 - d. Will waive all claims for additional cost related to substitution, which consequently become apparent.
 - e. Cost data is complete and includes all related cost under his/her contract or other contracts, which may be affected by the substitution.
 - f. Will reimburse the Owner for all redesign cost by the Architect for accommodation of the substitution.
 4. Architect/ Owner reserves the right to be the final authority on the acceptance or rejection of any or all bids, proposed alternate roofing systems or materials that has met ALL specified requirement criteria.
 5. Failure to submit substitution package, or any portion thereof requested a minimum of 7 days prior to bid opening will result in immediate disqualification and consideration for that particular contractors request for manufacturer substitution.

2.2 COLD APPLIED 2-PLY THERMOPLASTIC HYBRID ROOF SYSTEM - KEE-Stone FB 60

- A. Coverboard: ½" DensDeck Prime attached per engineered wind uplift calculations.
1. ½" GP DensDeck Prime:
- B. Base (Ply) Sheet: One ply bonded to the prepared substrate with Interply Adhesive:
1. Flexbase 80:
- C. Thermoplastic Cap (Ply) Sheet: One ply bonded to the prepared substrate with Interply Adhesive (2):
1. KEE-Stone FB 60:
- D. Interply Adhesive: (1)
1. Green-Lock Plus Membrane Adhesive Applied at 2.5 gal/100sqft
- E. Interply Adhesive: (2)
1. KEE-Lock Foam Spatter Spray Applied at 1,500sqft per kit
- F. Flashing Base Ply: One ply bonded to the prepared substrate with Flashing Ply Adhesive:
1. Flexbase 80:
- G. Flashing Cap (Ply) Sheet: One ply bonded to the prepared substrate with KEE-Lock Flashing

Ply Adhesive:

1. KEE-Stone NF Flashing.
- H. Flashing Ply Adhesive (1):
1. Green-Lock Plus Flashing Adhesive applied at 4 gal/100sqft
- I. Flashing Ply Adhesive (2):
1. KEE-Lock Foam Spatter Spray Applied at 1,500sqft per kit

2.3 ACCESSORIES:

- A. Roof Insulation: Provide G-P Gypsum DenDeck Prime or USG Securrock for proper adhesion of the new roofing system
- B. Treated wood nailer. Unit cost to be submitted with proposal for replacement of dry rotted or damaged wood nailers
- C. KEE Walkway rolls around all equipment and in path leading to the equipment

2.4 EDGE TREATMENT AND ROOF PENETRATION FLASHINGS

- A. Coping Cap: R-Mer 22GA flat sheet fabricated and installed per ANSI/SPRI ES-1. Requires wood nailer and continuous cleat
- B. Flashing Boot - KEE Flashing Boot: Solarbrite KEE pipe boot for sealing single or multiple pipe penetrations adhered in approved adhesives as recommended and furnished by the membrane manufacturer.
- C. Conduit Supports – Viking C-port foam block supports to be installed to replaced all wood blocks to support all conduit throughout the roof
- D. Vents and Breathers: Heavy gauge aluminum and fully insulated vent that allows moisture and air to escape but not enter the roof system as recommended and furnished by the membrane manufacturer.
- E. Pitch pans, Rain Collar 24 gauge stainless or 20oz (567gram) copper. All joints should be welded/soldered watertight. See details for design.
- F. Drain Flashings should be 16oz copper formed and rolled.
- G. Plumbing stacks should be 16oz copper formed and rolled.
- H. Liquid Flashing - Tuff-Flash: An asphaltic-polyurethane, low odor, liquid flashing material designed for specialized details unable to be waterproofed with typical modified membrane flashings.
 1. Tensile Strength, ASTM D 412: 400 psi
 2. Elongation, ASTM D 412: 300%
 3. Density @77 deg. F 8.5 lb/gal typical
- I. Fabricated Flashings: Fabricated flashings and trim are specified in Section 07620.
 1. Fabricated flashings and trim shall conform to the detail requirements of SMACNA "Architectural Sheet Metal Manual" and/or the CDA Copper Development Association "Copper in Architecture - Handbook" as applicable.
- J. Manufactured Roof Specialties: Shop fabricated copings, fascia, gravel stops, control joints, expansion joints, joint covers and related flashings and trim are specified in Section 07710.
 1. Manufactured roof specialties shall conform to the detail requirements of SMACNA "Architectural Sheet Metal Manual" and/or the NRCA "Roofing and Waterproofing

Manual" as applicable.

- K. Walk pads: Viking KEE Walkway Roll heat welded directly to the KEE roof membrane installed in all high foot traffic areas
 - 1. Thickness 5/32 in
 - 2. Roll Size 30 in x 50 ft
 - 3. Breaking Strength 56 lbs
 - 4. Elongation 205
- L. Manufactured Roof Specialties: Shop fabricated copings, fascia, gravel stops, control joints, expansion joints, joint covers and related flashings and trim are specified in Section 07710.
 - 1. Manufactured roof specialties shall conform to the detail requirements of SMACNA "Architectural Sheet Metal Manual" and/or the NRCA "Roofing and Waterproofing Manual" as applicable.

PART 3 EXECUTION

3.1 EXAMINATION

- A. Do not begin installation until substrates have been properly prepared.
- B. Inspect and approve the deck condition, slopes and fastener backing if applicable, parapet walls, expansion joints, roof drains, stack vents, vent outlets, nailers and surfaces and elements.
- C. Verify that work penetrating the roof deck, or which may otherwise affect the roofing, has been properly completed.
- D. If substrate preparation and other conditions are the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

3.2 PREPARATION

- A. General: Clean surfaces thoroughly prior to installation.
 - 1. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
 - 2. Fill substrate surface voids that are greater than 1/4 inch wide with an acceptable fill material.
 - 3. Roof surface to receive roofing system shall be smooth, clean, free from loose gravel, dirt and debris, dry and structurally sound.
 - 4. Wherever necessary, all surfaces to receive roofing materials shall be power broom and vacuumed to remove debris and loose matter prior to starting work.
 - 5. Do not apply roofing during inclement weather. Do not apply roofing membrane to damp, frozen, dirty, or dusty surfaces.
 - 6. Fasteners and plates for fastening components mechanically to the substrate shall provide a minimum pull-out capacity of 400 lbs. (136 k) per fastener.
- B. Re-Roofing Applications:
 - 1. Remove existing roof flashings from curbs and parapet walls down to the surface of the roof. Remove existing flashings at roof drains and roof penetrations.
 - 2. Remove all wet, deteriorated, blistered or delaminated roofing membrane or insulation and fill in any low spots occurring as a result of removal work to create a smooth, even surface for application of new roof membranes.
 - 3. Install new wood nailers as necessary to accommodate insulation/recovery board or new nailing patterns.
 - 4. When mechanically attached, the fastening pattern for the insulation/recovery board

shall be as recommended by the specific product manufacturer.

3.3 INSTALLATION - GENERAL

- A. Install modified bitumen membranes and flashings in accordance with manufacturer's instructions and with the recommendations provided by the National Roofing Contractors Association's Roofing & Waterproofing Manual, the Asphalt Roofing Manufacturers Association, and applicable codes.
- B. General: Avoid installation of modified bitumen membranes at temperatures lower than 40-45 degrees F. When work at such temperatures unavoidable use the following precautions:
 - 1. Take extra care during cold weather installation and when ambient temperatures are affected by wind or humidity, to ensure adequate bonding is achieved between the surfaces to be joined. Use extra care at material seam welds and where adhesion of the applied product to the appropriately prepared substrate as the substrate can be affected by such temperature constraints as well.
 - 2. Unrolling of cold materials, under low ambient conditions must be avoided to prevent the likelihood of unnecessary stress cracking. Rolls must be at least 40 degrees F at the time of application. If the membrane roll becomes stiff or difficult to install, it must be replaced with roll from a heated storage area.
- C. Commence installation of the roofing system at the lowest point of the roof (or roof area), working up the slope toward the highest point. Lap sheets shingle fashion so as to constantly shed water
- D. All slopes greater than 2:12 require back-nailing to prevent slippage of the ply sheets. Use ring or spiral-shank 1 inch cap nails, or screws and plates at a rate of 1 fastener per ply (including the membrane) at each insulation stop. Place insulation stops at 16 ft o.c. for slopes less than 3:12 and 4 feet o.c. for slopes greater than 3:12. On non-insulated systems, nail each ply directly into the deck at the rate specified above. When slope exceeds 2:12, install all plies parallel to the slope (strapping) to facilitate backnailing. Install 4 additional fasteners at the upper edge of the membrane when strapping the plies.

3.4 INSTALLATION COLD APPLIED ROOF SYSTEM

- A. Base Ply: Cut base ply sheets into 18 foot lengths and allow plies to relax before installing. Install base sheet in Interply Adhesive: applied at the rate required by the manufacturer. Shingle base sheets uniformly to achieve one ply throughout over the prepared substrate. Shingle in proper direction to shed water on each large area of roofing.
 - 1. Lap ply sheet ends 8 inches. Stagger end laps 12 inches minimum.
 - 2. Solidly bond to the substrate and adjacent ply with specified cold adhesive at the rate of 2 to 2-1/2 gallons per 100 square feet.
 - 3. Roll must push a puddle of adhesive in front of it with adhesive slightly visible at all side laps. Use care to eliminate air entrapment under the membrane.
 - 4. Install subsequent rolls of modified across the roof as above with a minimum of 4 inch side laps and 8 inch staggered end laps. Lay modified membrane in the same direction as the underlayers but the laps shall not coincide with the laps of the base layers.
 - 5. Extend plies 2 inches beyond top edges of cants at wall and projection bases.
 - 6. Install base flashing ply to all perimeter and projection details.
 - 7. Allow the one ply of base sheet to cure at least 30 minutes before installing the modified membrane. However, the modified membrane must be installed the same day as the base plies.
- B. Thermoplastic Cap Ply: Allow plies to relax before installing. Install in interplay adhesive applied at the rate required by the manufacturer. Shingle sheets uniformly over the prepared substrate to achieve the number of plies specified. Shingle in proper direction to shed water

on each large area of roofing.

1. All field seams exceeding 10 feet in length shall be welded with an approved automatic welder.
 2. All field seams must be clean and dry prior to initiating any field welding. Remove foreign materials from the seams (dirt, oils, etc.) with acetone or authorized alternative. Use CLEAN WHITE COTTON cloths and allow approximately five minutes for solvents to dissipate before initiating the automatic welder. Do not use denim or synthetic rags for cleaning.
 3. Contaminated areas within a membrane seam will inhibit proper welding and will require a membrane patch or strip.
 4. All welding shall be performed only by qualified personnel to ensure the quality and continuity of the weld. The lap or seam area of the membrane may be intermittently tack welded to hold the membrane in place.
 5. The back interior edge of the membrane shall be welded first, with a thin, continuous weld to concentrate heat along the exterior edge of the lap during the final welding pass.
 6. Follow local code requirements for electric supply, grounding and surge protection. The use of a dedicated, portable generator is highly recommended to ensure a consistent electrical supply, without fluctuations that can interfere with weld consistency.
 7. Properly welded seams shall utilize a 1.5 inch wide nozzle, to create a homogeneous weld, a minimum of 1.5 inches in width.
- C. Fibrous Cant Strips: Provide non-combustible perlite or glass fiber cant strips at all wall/curb detail treatments where angle changes are greater than 45 degrees. Cant may be set in approved cold adhesives, hot asphalt or mechanically attached with approved plates and fasteners.
- D. Wood Blocking, Nailers and Cant Strips: Provide wood blocking, nailers and cant strips as specified
1. Provide nailers at all roof perimeters and penetrations for fastening membrane flashings and sheet metal components.
 2. Wood nailers should match the height of any insulation, providing a smooth and even transition between flashing and insulation areas.
 3. Nailer lengths should be spaced with a minimum 1/8 inch gap for expansion and contraction between each length or change of direction.
 4. Nailers and flashings should be fastened in accordance with Factory Mutual "Loss Prevention Data Sheet 1- 49, Perimeter Flashing" and be designed to be capable of resisting a minimum force of 200 lbs/lineal foot in any direction.
- E. Metal Work: Provide metal flashings, counter flashings, parapet coping caps and thru-wall flashings as specified . Install in accordance with the SMACNA "Architectural Sheet Metal Manual" or the NRCA Roofing Waterproofing manual.
- F. Termination Bar: Provide a metal termination bar or approved top edge securement at the terminus of all flashing sheets at walls and curbs. Fasten the bar a minimum of 8 inches (203 mm) o/c to achieve constant compression. Provide suitable, sealant at the top edge if required.
- G. Flashing Base Ply: Install flashing sheets by the same application method used for the base ply.
1. Seal curb, wall and parapet flashings with an application of mastic and mesh on a daily basis. Do not permit conditions to exist that will allow moisture to enter behind, around or under the roof or flashing membrane.
 2. Prepare all walls, penetrations, expansion joints and where shown on the Drawings to be flashed with required primer at the rate of 100 square feet per gallon. Allow primer to dry tack free.

3. Adhere to the underlying base ply with specified flashing ply adhesive unless otherwise specified. Nail off at a minimum of 8 inches (203 mm) o.c. from the finished roof at all vertical surfaces.
 4. Solidly adhere the entire flashing ply to the substrate. Secure the tops of all flashings that are not run up and over curb through termination bar fastened at 6 inches (152 mm) O.C. and sealed at top.
 5. Seal all vertical laps of flashing ply with a three-course application of trowel-grade mastic and fiberglass mesh.
 6. Coordinate counter flashing, cap flashings, expansion joints and similar work with modified bitumen roofing work as specified.
 7. Coordinate roof accessories, miscellaneous sheet metal accessory items, including piping vents and other devices with the roofing system work.
 8. Secure the top edge of the flashing sheet using a termination bar only when the wall surface above is waterproofed, or nailed 4 inches on center and covered with an acceptable counter flashing.
- H. Flashing Cap Ply:
1. Seal curb, wall and parapet flashings with an application of mastic and mesh on a daily basis. Do not permit conditions to exist that will allow moisture to enter behind, around or under the roof or flashing membrane.
 2. Prepare all walls, penetrations, expansion joints and where shown on the Drawings to be flashed with required primer at the rate of 100 square feet per gallon. Allow primer to dry tack free.
 3. Adhere to the underlying base flashing ply with specified flashing ply adhesive unless otherwise specified. Nail off at a minimum of 8 inches (203 mm) o.c. from the finished roof at all vertical surfaces.
 4. Coordinate counter flashing, cap flashings, expansion joints and similar work with modified bitumen roofing work as specified.
 5. Coordinate roof accessories, miscellaneous sheet metal accessory items with the roofing system work.
 6. All stripping shall be installed prior to flashing cap sheet installation.
 7. Heat and scrape granules when welding or adhering at cut areas and seams to granular surfaces at all flashings.
 8. Secure the top edge of the flashing sheet using a termination bar only when the wall surface above is waterproofed, or nailed 4 inches on center and covered with an acceptable counter flashing.
- I. Roof Walkways: Provide walkways in areas indicated on the Drawings.

3.5 INSTALLATION EDGE TREATMENT AND ROOF PENETRATION FLASHING

- A. Coping Cap: Designed per approved architectural details
1. Install continuous cleat first nailed 3" O.C. staggered
 2. Position base flashing ply over the wall edge covering nailers completely, fastening 8 inches on center. Install base ply and thermoplastic cap ply with proper material and procedure according to manufacturer's recommendations.

3.6 CLEANING

- A. Clean-up and remove daily from the site all wrappings, empty containers, paper, loose particles and other debris resulting from these operations.
- B. Remove asphalt markings from finished surfaces.
- C. Repair or replace defaced or disfigured finishes caused by Work of this section.

3.7 PROTECTION

- A. Provide traffic ways, erect barriers, fences, guards, rails, enclosures, chutes and the like to protect personnel, roofs and structures, vehicles and utilities.
- B. Protect exposed surfaces of finished walls with tarps to prevent damage.
- C. Plywood for traffic ways required for material movement over existing roofs shall be not less than 5/8 inch (16 mm) thick.
- D. In addition to the plywood listed above, an underlayment of minimum 1/2 inch (13 mm) recover board is required on new roofing.
- E. Special permission shall be obtained from the Manufacturer before any traffic shall be permitted over new roofing.

3.8 FIELD QUALITY CONTROL

- A. Inspection: Provide manufacturer's field observations at start-up and at intervals of 4 days per working week. Provide a final inspection upon completion of the Work.
 - 1. Warranty shall be issued upon manufacturer's acceptance of the installation.
 - 2. Field observations shall be performed by a Sales Representative employed full-time by the manufacturer and whose primary job description is to assist, inspect and approve membrane installations for the manufacturer.
 - 3. Provide observation reports from the Sales Representative indicating procedures followed, weather conditions and any discrepancies found during inspection.
 - 4. Provide a final report from the Sales Representative, certifying that the roofing system has been satisfactorily installed according to the project specifications, approved details and good general roofing practice.

3.9 SCHEDULES

- A. Base (Ply) Sheet:
 - 1. Flexbase 80: 80 mil SBS (Styrene-Butadiene-Styrene) rubber modified roofing base sheet reinforced with a fiberglass and polyester composite scrim, performance requirements according to ASTM D 5147.
 - a. Tensile Strength, ASTM D 5147
 - 1) 2 in/min. @ 73.4 +/- 3.6 deg. F MD 550 lbf/in XD 550 lbf/in
 - 2) 50 mm/min. @ 23 +/- 2 deg. C MD 96.2 kN/m XD 96.2 kN/m
 - b. Tear Strength, ASTM D 5147
 - 1) 2 in/min. @ 73.4 +/- 3.6 deg. F MD 1,000 lbf XD 1,000 lbf
 - 2) 50 mm/min. @ 23 +/- 2 deg. C MD 4,448 N XD 4,448 N
 - c. Elongation at Maximum Tensile, ASTM D 5147
 - 1) 2 in/min. @ 73.4 +/- 3.6 deg. F MD 9% XD 9%
 - 2) 50 mm/min. @ 23 +/- 2 deg. C MD 9% XD 9%
 - d. Low Temperature Flexibility, ASTM D 5147, Passes -40 deg. F (-40 deg. C)
- B. Thermoplastic Cap (Ply) Sheet:
 - 1. KEE-Stone FB 60: 60 mil thermoplastic, ketone ethylene ester (KEE) roofing membrane with polyester scrim. ASTM D6754
 - a. Breaking Strength, ASTM D 751, Proc. B, strip
 - 1) 375 lbf. (1,668 N)
 - b. Tear Strength ASTM D 751
 - 1) 120 lbf. min. (534 N)
 - c. Elongation at Break (%), ASTM D 751, Proc. B, Strip
 - 1) 40.0%
- C. Interply Adhesive:
 - 1. Green-Lock Plus Membrane Adhesive: Cold applied solvent free membrane adhesive:

- zero V.O.C. compliant performance requirements:
 - a. Non-Volatile Content ASTM D 4586 100%
 - b. Density ASTM D 1475 11.4 lbs./gal. (1.36 g/m³)
 - c. Viscosity Brookfield 20,000-50,000 cPs.
 - d. Flash Point ASTM D 93 400 deg. F min. (232 deg. C)
 - e. Slope: up to 3:12
 - 2. KEE-Lock Foam: Dual component, single bead (Spatter Spray) urethane insulation/membrane adhesive.
 - a. Tensile Strength (ASTM D 412) 250 psi
 - b. Density (ASTM D 1875) 8.5 lbs./gal.
 - c. Viscosity (ASTM D 2556) 22,000 - 60,000 cP
 - d. Peel Strength (ASTM D 903) 17 lb./in.
 - e. Flexibility (ASTM D 816) Pass @ -70 deg. F (-56.7 deg. C)
- D. Flashing Base Ply:
- 1. Flexbase 80: 80 mil SBS (Styrene-Butadiene-Styrene) rubber modified roofing base sheet reinforced with a fiberglass and polyester composite scrim, performance requirements according to ASTM D 5147.
 - a. Tensile Strength, ASTM D 5147
 - 1) 2 in/min. @ 73.4 +/- 3.6 deg. F MD 550 lbf/in XD 550 lbf/in
 - 2) 50 mm/min. @ 23 +/- 2 deg. C MD 96.2 kN/m XD 96.2 kN/m
 - b. Tear Strength, ASTM D 5147
 - 1) 2 in/min. @ 73.4 +/- 3.6 deg. F MD 1,000 lbf XD 1,000 lbf
 - 2) 50 mm/min. @ 23 +/- 2 deg. C MD 4,448 N XD 4,448 N
 - c. Elongation at Maximum Tensile, ASTM D 5147
 - 1) 2 in/min. @ 73.4 +/- 3.6 deg. F MD 9% XD 9%
 - 2) 50 mm/min. @ 23 +/- 2 deg. C MD 9% XD 9%
 - d. Low Temperature Flexibility, ASTM D 5147
 - 1) Passes -40 deg. F (-40 deg. C)
- E. Flashing Ply Adhesive:
- 1. KEE-Lock Foam: Dual component, single bead (Spatter Spray) urethane insulation/membrane adhesive.
 - a. Tensile Strength (ASTM D 412) 250 psi
 - b. Density (ASTM D 1875) 8.5 lbs./gal.
 - c. Viscosity (ASTM D 2556) 22,000 - 60,000 cP
 - d. Peel Strength (ASTM D 903) 17 lb./in.
 - e. Flexibility (ASTM D 816) Pass @ -70 deg. F (-56.7 deg. C)
 - 2. Green-Lock Plus Flashing Adhesive: Cold applied solvent free flashing adhesive: zero V.O.C.
 - a. Non-Volatile Content ASTM D 4586 100%
 - b. Density ASTM D 1475 11.8 lbs./gal. (1.17 g/m³)
 - c. Viscosity Brookfield 400,000 cPs.
 - d. Flash Point ASTM D 93 400 deg. F min. (232 deg. C)
- F. Surfacing:
- 1. Flashing Cap (Ply) Sheet:
 - a. KEE-StoneADD NF Flashing: 60 mil thermoplastic, ketone ethylene ester (KEE) roofing membrane with polyester scrim. ASTM D 6754.
 - 1) Breaking Strength, ASTM D 751, Proc. B, strip
 - a) 378 lbf
 - 2) Tear Strength ASTM D 751
 - a) 120 lbf. minimum.
 - 3) Elongation at Break (%), ASTM D 751, Proc. B, Strip
 - a) 40.0%

END OF SECTION