

Rossi Apartments – Roofing Specifications – Bid R1068

PART 1 GENERAL

1.01 DESCRIPTION

- A. The Rossi Apartment complex consists of a total of 15 duplex buildings and 4 laundry buildings on four sites which are located at the addresses listed below. Scott Fitzgerald is the Owner's representative and may be contacted regarding any questions at (209) 557-2078 or (209) 404-2750.
1. 3315 Stanislaus Street, Apts. A & B
 2. 3321 Stanislaus Street, Apts. A & B
 3. 6611 Fourth Street, Apts. A & B
 4. 3320 Sierra Street, Apts. A, B, C & D
 5. 3328 Sierra Street, Apts. A, B, C & D
 6. 3206 Sierra Street, Apts. A, B, C & D
 7. 3210 Sierra Street, Apts. A & B
 8. 3207 Stanislaus Street. Apts. A & B
 9. 3209 Stanislaus Street, Apts. A, B, C, D, E & F
 10. 6610 Second Street, Apts. A & B
- B. The project consists of removing the existing roofing on all dwelling and laundry buildings including flashing, pipe jacks and gutters and replacing with new material described in this specification. New gutters and downspouts will be installed on all of the buildings. The contractor will also replace any damaged or rotted plywood, fascia, barge boards and rafter tails after the existing roofing material is removed and a joint inspection is conducted by the contractor and the owner.

1.02 EXTENT OF WORK

- A. Provide all labor, materials, tools, equipment and supervision necessary to complete the installation of the specified roofing systems including flashings, pipe jacks, gutters and downspouts as specified herein and in accordance with the manufacturer's most current specifications and details.
- B. The roofing contractor shall be fully knowledgeable of all requirements of the contract documents and shall make themselves aware of all job site conditions that will affect their work.
- C. The roofing contractor shall confirm all given information and advise the building owner, prior to bid, of any conflicts that will affect their cost proposal.
- D. The roofing contractor will be responsible for obtaining required work permits from the local building department and requesting the required inspections. All signed off inspection permits will be submitted to the owner at the job closeout.
- E. Federal prevailing wages will be paid in accordance with the Davis-Bacon Act. Please refer to the enclosed wage decision.

1.03 SUBMITTALS

- A. Prior to starting work, the roofing contractor must submit the following:

1. Samples of the roofing system material being used. Owner to choose color of roofing from the manufacturer's standard colors.
2. A sample of the manufacturer's roofing system warranty.

1.04 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Deliver material to the job site in the manufacturer's original, unopened containers or wrappings with the manufacturer's name, brand name and installation instructions intact and legible. Deliver in sufficient quantity to permit work to continue without interruption.
- B. Comply with the manufacturer's written instructions for proper material storage.
- C. Any materials which are found to be damaged will be replaced at the installer's expense.

1.05 WORK SEQUENCE

- A. Schedule and execute work to prevent leaks and excessive traffic on completed roof sections. Care should be exercised to provide protection for the interior of the building and to ensure water does not flow beneath any completed sections of the roofing system including condensate from HVAC equipment.
- B. Do not disrupt activities in occupied spaces.

1.06 USE OF THE PREMISES

- A. Before beginning work, the roofing contractor must secure approval from the building owner's representative for the following:
 1. Areas permitted for personnel parking.
 2. Access to the site.
 3. Areas permitted for storage of materials and debris.
 4. Areas permitted for the location of cranes, hoists and chutes for loading and unloading materials to and from the roof.

1.07 EXISTING CONDITIONS

If discrepancies are noted between the existing conditions and those noted in the specifications, immediately notify the owner's representative by phone and solicit the manufacturer's approval prior to commencing with the work. Necessary steps shall be taken to make the building watertight until the discrepancies are resolved.

1.08 PRE-BID MEETING

- A. **A mandatory pre-bid meeting will be held at 3309 Stanislaus Street, Riverbank, CA 95367 on Wednesday, February 10, 2010 at 2:00 PM. Contact the owner's representative, Scott Fitzgerald, at (209) 557-2078 or (209) 404-2750 if there are any questions.**
- B. Prior to bid submittal, the roofing contractor should complete a job site inspection to observe actual conditions and verify all dimensions of the roof. The job site inspections may occur on the day of the

pre-bid meeting or after such meeting. Should access to the roof be necessary after the pre-bid meeting, the contractor must contact the owner's representative to coordinate an appropriate time.

- C. The date and time for submittal of the bids is listed in the Invitation for Bids in Section A of the bid packet. Please note the date and time. Late bids will not be accepted.
- D. Any conditions which are not addressed in the specifications should be brought to the attention of the owner's representative prior to submittal of the bid. If necessary, a bid addendum will be issued to clarify any questionable conditions.

1.09 TEMPORARY FACILITIES AND CONTROLS

A. Temporary Utilities

- 1. Water for construction purposes is available at the site and will be made available to the roofing contractor.
- 2. Provide all hoses, valves and connections for water from a source designated by the owner when made available.
- 3. Electrical power will need to be provided by the contractor.

B. Temporary Sanitary Facilities

- 1. Sanitary facilities will not be available at the job site.
- 2. The roofing contractor will be responsible for the provision and maintenance of portable toilets or their equal.

C. Building Site

- 1. The roofing contractor will use reasonable care and responsibility to protect the building and the site against damages. The contractor shall be responsible for the correction of any damage incurred as a result of the performance of the contract.
- 2. The roofing contractor shall remove all debris from the job site in a timely and legally acceptable manner so as not to detract from the aesthetics or the function of the building. Trash receptacles located on site are for resident use only and shall not be used for disposal of any materials in connection with the work performed by the contractor.

D. Security

Obey the owner's requirements for personnel identification, inspection and other security measures.

1.10 JOB SITE PROTECTION

- A. The roofing contractor shall adequately protect the building, paved areas, service drives, lawn, shrubs, trees, etc. from damage while performing the required work. Provide canvas, boards and sheet metal as necessary for protection and remove protection material at completion. The contractor shall repair or be responsible for costs to repair all property damaged incurred as a result of the performance of the contract.
- B. During the roofing contractor's performance of the work, the building residents will continue to occupy the building. The contractor shall take precautions to prevent the spread of dust and debris,

particularly where such material may sift into the building. The roofing contractor shall provide labor and materials to construct, maintain and remove necessary, temporary enclosures to prevent dust or debris in the construction areas from entering the remainder of the building.

- C. Do not overload any portion of the building by either use of or placement of equipment, storage of debris or storage of materials.
- D. Protect against fire and flame spread. Maintain proper and adequate fire extinguishers.
- E. Store moisture susceptible materials above ground and protect with waterproof covering.
- F. Remove all traces of construction debris and return site to original condition upon completion of the work.

1.11 SAFETY

The roofing contractor shall be responsible for all means and methods as they relate to safety and shall comply with all applicable local, state and federal requirements that are safety related. **Safety shall be the responsibility of the roofing contractor.** All related personnel shall be instructed daily to be mindful of the full time requirement to maintain a safe environment for the building's occupants, owner's staff, visitors and occurrences of the general public on or near the site.

1.12 WORKMANSHIP

- A. Provide adequate number of experienced workmen regularly engaged in this type of work who are skilled in the application techniques of the materials specified.
- B. All work shall be of highest quality and in strict accordance with the manufacturer's published specifications and to the building owner's satisfaction.
- C. Provide at least one thoroughly trained and experienced superintendent on the job site at all times while work is in progress.

1.13 QUALITY ASSURANCE

- A. Shingles shall carry Underwriter's Laboratories Labels:
 - 1. UL® 790, Class A Fire Resistance
 - 2. D 3161 Class "F" Wind Resistance
 - 3. ASTM D3462
- B. Install shingles to meet requirements of published manufacturer's instructions.

1.14 WARRANTY

- A. Provide manufacturer's limited lifetime materials warranty. Pro-rated systems warranties shall not be accepted.
- B. Provide two year non prorated warranty on labor and installation defects.

PART 2 MATERIALS

2.01 ASPHALT SHINGLES

Owens Corning Duration™ Premium Cool fiber glass-based asphalt shingles complying with ASTM specifications E 108 Class A or UL 790 Class A, D 3462, D 3161 Class "F" D 228 or UL 997, , D 3018 Type 1, , ASTM D 228.

Duration™ Premium Cool Shingle Product Specification

Nominal Size: 13 ¼" x 39 3/8"

Exposure: 5 5/8"

Shingles per Square: 64

Bundles per Square: 4 bundles of 16 shingles

Coverage per Square: 98.4 sq. ft.

2.02 UNDERLAYMENT

Owens Corning Fiberglas Reinforced Felt Underlayment complying with ASTM D 6757, ASTM D 226 and ASTM D 4869

2.03 HIP AND RIDGE SHINGLES

Owens Corning High Style Hip and Ridge Shingles of same background color as field of roof.

Hip & Ridge Product Specification

High Style Hip & Ridge

Nominal Size: 16 ½" X 8"

Exposure: 7 3/4"

Pieces per Carton: 48

Lineal Feet per Carton: 31 Feet

2.04 FASTNERS

All fasteners must be driven flush with the shingle surface and penetrate at least ¾" into the wood deck. Where the deck is less than ¾" thick, the fastener should be long enough to penetrate fully and extend at least 1/8" through the roof deck. The manufacturer recommends the use of nails as the preferred method of attaching shingles to wood decking or other nailable substrates. **STAPLES WILL NOT BE USED.**

2.05 SEAMLESS ALUMINUM GUTTERS

- A. Install 5 inch, fascia style, seamless gutters constructed of .032 primary aluminum at all eaves of all of the buildings.
- B. Install gutter hangers a maximum of 8 feet apart.
- C. Install Owens Corning Rapid Flow Gutter Protectors along the full length all gutters.
- D. Install a sufficient number of 2" by 3" down spouts at each run of gutter to ensure that the gutters will not overflow.

- E. Mount downspouts to the building by means of straps which are securely fastened to the building. Secure downspouts to mounting straps and gutter with self tapping screws or rivets.
- F. Gutters and downspouts shall be pre-finished. Owner to select color from manufacturer's standard colors.
- G. Install one preformed concrete splash block for each downspout that terminates in a lawn or flowerbed areas.

2.06 FLASHING & OTHER SHEET METAL

- A. Install new metal roof jacks and flashing. Paint to match roofing color.
- B. Install new pre-finished metal drip edge at all rake edges of roof. Size of the new drip edge will be the same as the existing. Owner to select color from manufacturer's standard colors.
- C. Existing roof vents will be reused. Paint to match color of roofing.

2.07 PLYWOOD

- A. Inspect all existing plywood for rot and water damage after removal of existing roofing material. Contractor will make inspection with the owner's representative and receive owner's approval prior to replacing any plywood.
- B. After receiving owner approval, contractor will replace damaged areas of plywood with materials of same quality and thickness of surrounding material.
- C. Any plywood replaced in open eave areas which will be exposed to the weather will be primed and painted to match existing eaves as closely as possible. OWNER WILL SUPPLY PRIMER AND PAINT.

2.08 FASCIA AND BARGE BOARDS

- A. Inspect all existing fascia and barge boards for rot and water damage after removal of existing roofing material. Contractor will make inspection with the owner's representative and receive owner's approval prior to replacing any fascia and barge boards.
- B. After receiving owner approval, contractor will replace damaged areas of fascia and barge boards with materials of same quality and thickness of surrounding material.
- C. All fascia and barge boards will be primed and painted on all sides to match existing material as closely as possible. OWNER WILL SUPPLY PRIMER AND PAINT.

2.09 RAFTER TAILS

- A. Inspect all existing rafter tails for rot and water damage after removal of existing roofing material. Contractor will make inspection with the owner's representative and receive owner's approval prior to replacing any rafter tails.
- B. After receiving owner approval, contractor will replace damaged rafter tails with materials of same quality and thickness of surrounding material.

- C. All rafter tails replaced in open eave areas which will be exposed to the weather will be primed and painted on all sides to match existing material as closely as possible. OWNER WILL SUPPLY PRIMER AND PAINT.

PART 3 EXECUTION

3.01 GENERAL

- A. Comply with the manufacturer's published instructions and local building codes for the installation of the specified materials including proper substrate preparation, job site considerations and weather restrictions.
- B. Prior to starting work, examine all roof decks on which work is to be applied for defects in materials and workmanship which may be detrimental to the proper installation or long term performance of the roofing system.

3.02 CLEAN UP

- A. Perform daily cleanup to collect all wrappings, empty containers, paper and other debris from the project site. Upon completion, all debris must be disposed of in a legally acceptable manner.
- B. The contractor will call to schedule a final inspection of the project with the owner's representative prior to closeout of the job.

END OF SPECIFICATION