

**GLENDALE UNIFIED SCHOOL DISTRICT
CRESCENTA VALLEY HIGH SCHOOL
BUILDING AB (2000) LOWER ROOF SECTION
2900 COMMUNITY AVENUE
LA CRESCENTA, CALIFORNIA**

TREMCO RESTORATION SPECIFICATION

SCOPE OF WORK

The work consists of furnishing all labor, materials, equipment, and services as may be necessary to complete the following roof related items necessary for the Tremco Roof System Restoration Warranty as:

Preparation

1. Thoroughly clean the roof area to be repaired of all dirt, gravel, and debris, clean roof section of all debris.
2. Hydro-wash the complete roof section, including slope elevations to remove all loose or peeling existing coating. Remove debris from roof surface.
3. All cleaned areas to be primed before making repair with Tremco SP Primer, applied at one gallon per square.

Restoration Items

1. Check all hypalon seams. Seal all open seams with a three course of Solargard Acrylic Mastic and Solargard Polyester Membrane.
2. Seal the corners of curbs, base flashing, and perimeter metal seams in the Flashing with a three course of Solargard Acrylic Mastic and Solargard Polyester Membrane (4").
3. Check roof system for any punctures, blisters, etc., and repair per Tremco standard repair requirements.
4. Seal all pipe penetrations with Solargard Acrylic Mastic and Polyester Membrane.
5. Seal all open metal counter flashing with Tremseal D.
6. In the low areas in valleys apply a double pour of Rock-it Adhesive, at a rate of five gallons per square and embedded White Rock.
7. Prime the roof section and sloped area on the Building with SP Primer, applied at a rate of one gallon per square
8. Apply Rock-it Adhesive to the primed flat area at a rate of 5 gallons per square and embed either White Marble Chips or Snow White Gravel.
9. Apply two coats of ICE Coating to the prime sloped roof elevation, at a rate of 3½ gallons per 100 square feet
10. Allow roof system to cure 7 days before foot traffic.
11. Schedule of application of coating will be determined by School District and Events Schedule for the on the Campus.
12. Care must be given to protect surrounding areas of over spray.

Restoration Warranty:

1. Tremco to provide a 10 Year QA Plus Restoration Warranty.

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A. Ten-Year Restoration Roofing Warranty:

Special Warranty: Tremco QA Plus 10 Year Restoration Warranty and Service Agreement in which manufacturer agrees to repair or replace components of roofing system that fail in materials or workmanship within specified warranty period. Failure includes roof leaks.

1. Special warranty includes roofing membrane, base flashings, roofing membrane accessories, roof insulation, all sheet metal-related details, and termination details.
 2. Manufacturer will provide, at no cost to owner, the following services in Years 2 and 5:
 - a. Inspection by a Technical Representative and delivery of a written inspection report documenting roof conditions.
 - b. Preventative maintenance and necessary repairs, including splits, tears, or breaks in the roof membrane system and flashings that threaten the integrity of the roof system and are not exempt from coverage due to neglect, negligence, vandalism, or other exclusion.
 - c. General rooftop housekeeping and clean-up, subject to limits, but generally including removal of incidental debris.
 3. Warranty Period: 10 years from date of Substantial Completion.
2. Technical Service Inspection
- A. Tremco to provide Technical Consulting Service and Full Time Inspection for 3 days during the roof restoration at a cost of \$750.00 per day to the Contractor.

GENERAL CONDITIONS

1. The contractor shall make the application in a neat and workmanlike manner and be responsible for leaving the area free of debris at the completion of the work.
2. Application of all materials will be in accordance with the Tremco recommendations and any instructions as given by the Tremco Representative at the work site.

Tremco Contact: Mr. William R. Calagna
(800) 282-4343
(818) 429-2584

3. The following materials will be used in performing the work. All requests for changes, substitutions, "or equals" are to be accompanied by complete specification sheets,

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describing materials and methods of applications. The Glendale Unified School District reserves the right to make the final decision with regard to any material change and/or acceptances.

- A. Tremco Solargard Acrylic Mastic
 - B. Fire White Roofing Gravel
 - C. Tremco Solargard Permafab Polyester
 - E. Tremco SP Primer
 - F. Tremco Tremseal D
 - I. Tremco Rock-it Adhesive
 - J. Tremco ICE Coating
4. The contractor shall obtain and pay for all permits, licenses, and all other related fees as shall be required for this work.
 5. Ten per cent (10%) of the contract amount will be retained by Owner until the final inspection has been made by the Tremco Technical Representative and any punch list items have been completed. Release of retention funds should not be done until notification has been given by the Tremco Representative.
 6. Equipment and storage areas should be scheduled and approved by the District's representative at the site.
 7. All areas around and on the building must be kept well-policed daily as the work proceeds. Deposit all trash and debris into trucks or containers daily. All materials removed, shall be disposed of away from the site.
 8. Deliver all materials in their original containers with seals unbroken and manufacturer's label and product identification clearly legible on each package. Underwriter's Laboratory (U.L.) designation must appear on all labels.
 9. Store all un-containerized materials at the site under cover, maintaining a dry condition until ready for use.
 10. After all preparatory work has been completed, the job area must be inspected by the Tremco Representative on the job site before any application of coatings begins.
 11. Before submission of a bid for this work, the prospective contractor shall have made a careful examination of the project premises and shall be thoroughly familiar with the requirements of the work.
By submitting a bid and entering into a contract for this project, it shall be deemed the contractor has:
 - A. made the aforementioned site examination.
 - B. become familiarized with all conditions and requirements.
 - C. accepted all conditions of the site and these specifications.
 12. The contractor shall confine his operations to the areas to be improved; and to the areas allotted to him by Career Planning Center for his operations, and for material and equipment storage.

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13. The contractor shall be responsible and liable for all damages to the property of the District which is caused by the contractor, subcontractors, or employees thereof, during the application phase of specified work and shall, at his own expense repair and/or replace all damaged property to its original condition.
14. Upon completion of the work, the contractor shall leave all roof surfaces in the adjacent site free from accumulation of dirt and debris and shall also remove all job related soil from walls, windows, floors, ladders and similar aspects of the building.
15. During the application of materials, the contractor shall have the manufacturer's representative on the job site for periodic inspections accompanied by a representative of the District.
16. All change orders, additions to, or deletions from the Specifications shall only be by written order. The owner is the sole authority regarding change orders and the contractor shall not change, alter, or delete, in any manner, from these Specifications without prior approval.

Restoration of Listed Items:

1. All restored items to be completed per manufacturer=s listed standard specifications and minimum requirements. Contractor can request additional information about proper repair techniques required to meet Warranty requirements. Project to be inspected prior to approval.
2. Repair Procedures:
 - a. Power Wash all loose elevations to remove all loose or peeling existing coating.
 - b. Clean the roof surface of all debris and dirt.
 - c. Seal all open hypalon seams with a three course Solargard Acrylic Mastic and Permafab Polyester Membrane.
 - d. Seal all penetrations with a three course of Solargard Acrylic Mastic and Permafab Polyester Membrane.
 - e. Prime all roof surfaces with Primer SP at a rate of 100 square feet per gallon.
 - f. Apply Tremco ICE Coating to slope elevation of primed roof surface in two coats. ICE Coating to be applied at a rate of 3½ per 100 square feet.
 - g. Apply Rock-it Adhesive and Fire White Rock to all flat areas of main roof section, at a rate of 5 gallons and 400 lbs.
 - h. Apply a double pour of Rock-it Adhesive and Rock to the south side valley areas.
 - i. Clean up roof areas and ground areas.
 - j. No foot traffic for 7 days,