



February 26, 2024

SCOPE OF WORK AEC Roof

SCOPE OF WORK: Work shall consist of furnishing all labor, materials, and warranties to perform the complete application of a fluid applied encapsulating roofing membrane, a Title 24 compliant reflective roof coating, and necessary repairs and replacement of the existing flashings, copings, and associated roofing components to provide for a complete roofing system and a NDLC 40-year warranty to the Athletic Event Center (AEC) roof. The Basis of Design is Weatherweld R-16-30-A system. The contractor shall be responsible for the verification of all measurements and quantities necessary to complete all facets of the work.

All work shall comply with trade standards, all current applicable codes, and Standard Specifications For Public Works Construction (current edition).

1. BACKGROUND: The Athletic Event Center has experienced several leaks recently. This has resulted in additional damages to the interior of the facility. This project will provide for the application of a complete weatherproofing system to the roof of the Athletic Event Center. The Construction Manager (CM) for this project will be Jesse J. Sluder or his designated appointee. The CM can be reached at office: (805) 289-6235 or cell: (805) 746-4413.

2. LOCATION: Work site is the Athletic Event Center (Large Gym) on Ventura College 4667 Telegraph Road, Ventura, CA. 93003.

Protection

It is the intent of this Scope to retain all aspects of the existing roofing system where feasible and apply a Weatherweld fluid applied roofing membrane. Should extensive damages and/or loose material prevent the application, the following shall be performed.

Protect all areas from material spills and overspray with appropriate masking.

Protect adjacent areas from vehicle or equipment staging damage.

All areas not specified for roofing material installation must be clean and free of material drips or overspray before project is considered complete.

3. PRINCIPAL FEATURES: The work to be performed shall be in accordance with the details contained within the specifications and the following items:

3.1 Preparation Phase

3.1.1 Remove down to the surface of the roof, all damaged or loose laid roof flashings at curbs and parapet walls where necessary.

3.1.2 Remove down to the surface of the roof, all loose laid existing flashings at roof drains and penetrations where necessary.



3.1.3 Where roof repairs create inconsistencies in the roof surface, fill low spots with like materials to create a smooth, even surface for application of new roof membranes.

3.1.4 Install new wood nailers as necessary.

3.1.5 Verify that existing conditions meet the following requirements:

3.1.5.1 Remove all loose dirt and foreign debris from the roof surface. Do not damage roof materials in cleaning process.

3.1.5.2 Clean and seal all parapet walls, gutters, and coping caps, and repair any damaged metal where necessary. Seal watertight all fasteners, pipes, drains, vents, joints, and penetrations where water could enter the building envelope.

3.1.5.3 Confirm local water run-off ordinances and restrictions prior to cleaning roof. Clean the entire roof surface by removing all dirt, algae, mold, moss, paint, oil, talc, rust, or other foreign substance. Use a bio-degradable cleaner when necessary and warm water. Scrub heavily soiled areas with a brush. Power wash roof thoroughly with an industrial surface cleaner equipped with one-piece balanced spray rotating jets for streak free close contact cleaning. Rinse with fresh water to completely remove all residuals. Allow roof to dry thoroughly before continuing.

3.1.6 At the brow on the north side of the AEC and the breezeway roofs, where a tar and aggregate roofing system exist, scrape and vacuum or sweep to remove all aggregate from the roof surface. Ensure surface is clear of all dust and loose aggregate prior to the application of the roofing membrane.

3.1.7 Remove and dispose of all other loose debris on roof.

3.2 Installation

Application of the Seamless Composite Membrane

Coverage Rates

30 Gallons / 100 square feet of WeatherWeld Emulsion.

16 Lbs. / 100 square feet of Weatherweld Fiberglass Roving

3.2.1 Encapsulate entire roof area.

3.2.2 Extend composite applications to top of outside edges of parapet walls / terminations / equipment / counter flashings / pipe penetration flashings.

3.2.3 Allow to cure for 10 days.

Application of the Reflective Coating System

Coverage Rates:



1.5 Gallons / 100 square feet of WeatherWeld Acrylic Base-Coat.

1.5 Gallons / 100 square feet of WeatherWeld Acrylic Top-Coat (Title 24 Compliant).

3.2.4 Apply reflective coating to all surfaces covered with Seamless Composite Membrane.

3.2.5 Install Basecoat and allow to cure for 2 days.

3.2.6 Install Topcoat and allow to cure for 2 days.

3.3 Flood Test

3.3.1 Flood test roof for ponding and leaks.

3.3.2 All areas of ponding in excess .5" beyond a 24 hour period shall be remedied prior to the issuance of the warranty.

END OF SCOPE