

REROOFING PROJECT (Technology M.S) & ROOF REHABILITATION PROJECT (Rancho Cotate H.S.)

PROJECT / BID NUMBER: 23-017
2024

PROJECT ADDENDUM # 1

Listed below find changes, modifications or additions to the Project Roofing Specification(s) that are made part of the project and are subject to all of the requirements thereof as if originally specified. The Bidder must acknowledge receipt of this Addendum on the bid proposal form and failure to do so may subject the Bidder to disqualification.

Addenda Item 1: New Bid Forms

The Reroofing Project on the Library Building Complex at Technology Middle School and the Roof Rehabilitation Project on the Administration Building at Rancho Cotate High School shall be bid as two(2) separate projects, and accompanying this Project Addendum you will find two(2) separate Bid Forms you must complete and submit with your bid(s). **Note:** (1.) It is not mandatory that you bid both of the roofing projects, i.e., you may bid both the reroofing project and the roof rehabilitation project or you may choose to bid only one of the projects. (2.) The projects will be awarded based on the lowest Base Bid for each of the projects.

REROOFING PROJECT AT TECHNOLOGY MIDDLE SCHOOL

Addenda Item 2: Treatment of the Deteriorated / Damaged Gutters

Prior to the commencement of the project the owner (CRPUSD) will remove / replace of all gutter sections that are deteriorated / damaged and the instructions found in the Reroofing Specification for Technology Middle School at SECTION 3.10 – SPECIAL INSTRUCTIONS, C. / 1. shall not be considered when bidding this project.

Addenda Item 3: Urethane / Silicone Coatings Over the Emulsion & Chopped Glass Application

At SECTION 3.07 – INSTALLATION OF EMULSION & CHOPPED GLASS / URETHANE COATINGS, the specification is changed to a Urethane / Silicone application (GacoFlex U-91 & S4200) over the newly installed emulsion & chopped fiberglass coating. Proceed per following instructions:

MATERIALS Required

1. Cleaner: GacoFlex GacoWash Concentrated Cleaner
2. Primer: GacoFlex E-5320 Epoxy Primer
3. Coating: GacoFlex U-91 Aliphatic Urethane & GacoFlex S-4200 Series Silicone

PREPARATION (Required)

It is extremely important to get the roof clean and dry.

1. First remove any dirt, dust, leaves and other debris from the roof using broom or air broom, then inspect the entire roof surface and flashings for any open seams or anomalies in the ECG surface. Repair these flaws so water is not blown in under membrane during the cleaning process. Pressure wash roof with water and allow to dry completely.
2. For general cleaning, after the roof is dry from initial washing, apply GacoWash Concentrated Cleaner according to label instructions with sprayer of choice, using a 3-4 foot (0.91-1.22 m) arc pattern. A Hudson-type agricultural sprayer, conventional pressure sprayer or airless sprayer is recommended. Allow solution to stand for 10-15 minutes, adding a light mist of water to prevent drying. While it sets,

lightly agitate any heavily soiled areas with a broom or brush. Do not allow dirt to settle in low areas. Use a commercial power washer >3,000 psi (20.69 MPa) to remove debris and continue rinsing until all suds are gone. Start at the lowest point of the roof and work towards the highest point. For low-sloped roofs, work away from and then back towards, roof drains. It is important to keep the surface wet until all of the GacoWash and other residue has been completely rinsed off and the surface is clean. After cleaning and rinsing the roof, ensure no dirt or debris is present.

- a. Drying: Allow surfaces to thoroughly dry to prevent blistering beneath coatings. Examine to determine that residual water has in fact dried before applying GacoFlex coatings.

Note: Drying time depends on weather conditions such as temperature, humidity and air movement. The above drying times assume good weather (70°F / 21°C daytime temperature) and no rain. Conditions of lower temperature and rain will require a longer period for drying.

INSTALLATION

1. Technical Advice: The installation of this system shall be accomplished in the presence of or with the advice of the Manufacturer's Technical Representative. Contact the nearest Gaco Western Regional Office for assistance.

- a. Primer: Dilute GacoFlex E-5320 Primer by 20% by adding (2) two gallon of water per 10 gallon kit (one 5 gallon pail of "A", one 5 gallon pail of "B"). Apply 1 coat of GacoFlex E-5320 at a rate of 500 square feet per diluted gallon. Apply by spray or by roller. Allow it to dry a minimum of 12-24 hours, 24 hours is ideal.

Note: Primer must be coated within 72 hours of the application. If primer is not coated within 72 hours, mechanical abrasion is necessary to improve the coating adhesion. Cure time will vary depending upon the ambient temperature and humidity. Stop the application two hours before rain or when the dew point would be reached.

REPAIR (As Required):

1. Inspect the roof surface for any punctures, tears, cuts and open seams. Open seams, tears, punctures and cuts must be covered with a minimum of a 6" wide coat of GacoFlex U-91 Urethane Coating applied with a brush or roller. While the GacoFlex U-91 Coating is wet, embed a strip of 4" wide GacoFlex 66-S Polyester Tape centered over the coated area. Apply a topcoat of GacoFlex U-91 Coating to totally encapsulate the reinforcing fabric. Feather the coating onto the membrane surface.

COATING:

When the roof surface is clean and dry:

1. Base Coat: Spray apply and back roll 1 coat of GacoFlex U-91 Urethane at a uniform rate of 1.5 gallons per 100 square feet to achieve a wet film thickness (WFT) of 24 mils. Coat all surfaces including all flashings. The required dry film thickness (DFT) is 18 mils.
2. Top Coat: Spray apply and back roll 1 coat GacoFlex S-4200 Series Silicone at the rate of 2.0 gallons per 100 square feet to achieve a wet film thickness (WFT) of 30 mils. Coat all surfaces including expansion joint covers and flashings. The required dry film thickness (DFT) is 28 mils.
3. The total dry mil thickness of the U-91 / S4200 Coating System shall measure a minimum of 46 mils.

ROOF REHABILITATION PROJECT AT RANCHO COTATE HIGH SCHOOL

Addenda Item 3: Urethane / Silicone Coatings Over the Emulsion & Chopped Glass Application

At SECTION 3.03 – APPLICATION OF EMULSION & CHOPPED GLASS / ELASTOMERIC COATINGS, C., ADD the GacoFlex GacoWash Concentrated Cleaner steps to the power-wash procedures specified. Proceed per following instructions:

1. First remove any dirt, dust, leaves and other debris from the roof using broom or air broom, then inspect

the entire roof surface and flashings for any open seams or anomalies in the ECG surface. Repair these flaws so water is not blown in under membrane during the cleaning process. Pressure wash roof with water and allow to dry completely.

2. For general cleaning, after the roof is dry from initial washing, apply GacoWash Concentrated Cleaner according to label instructions with sprayer of choice, using a 3-4 foot (0.91-1.22 m) arc pattern. A Hudson-type agricultural sprayer, conventional pressure sprayer or airless sprayer is recommended. Allow solution to stand for 10-15 minutes, adding a light mist of water to prevent drying. While it sets, lightly agitate any heavily soiled areas with a broom or brush. Do not allow dirt to settle in low areas. Use a commercial power washer >3,000 psi (20.69 MPa) to remove debris and continue rinsing until all suds are gone. Start at the lowest point of the roof and work towards the highest point. For low-sloped roofs, work away from and then back towards, roof drains. It is important to keep the surface wet until all of the GacoWash and other residue has been completely rinsed off and the surface is clean. After cleaning and rinsing the roof, ensure no dirt or debris is present.

- a. Drying: Allow surfaces to thoroughly dry to prevent blistering beneath coatings. Examine to determine that residual water has in fact dried before applying GacoFlex coatings.

Note: Drying time depends on weather conditions such as temperature, humidity and air movement. The above drying times assume good weather (70°F / 21°C daytime temperature) and no rain. Conditions of lower temperature and rain will require a longer period for drying.

BID FORM AND PROPOSAL – Rancho Cotate High School Office Roof Rehabilitation Project

To: Governing Board of Education of the Cotati-Rohnert Park Unified School District ("District")

From: _____
(Insert Proper Name of Bidder)

The undersigned declares that the Contract Documents including, without limitation, the Notice to Bidders and the Instructions to Bidders have been read and agrees and proposes to furnish all necessary labor, materials, and equipment to perform and furnish all work in accordance with the terms and conditions of the Contract Documents, including, without limitation, the Drawings and Specifications of the **Rancho Cotate High School Office Roof Rehabilitation Project, Bid No. 23-017(B)** ("Project") and will accept in full payment for that Work the following total lump sum amount, all taxes included:

A. _____ Dollars
 \$ _____
 Base Bid

B. _____ Dollars
 \$ _____
 10% Owner's Contingency

The Owner's Contingency of ten percent (10%) shall only be allocated for items relating to the Work that could not reasonably have been foreseen at the time of bid. Contractor shall not bill for or be due any portion of this allowance unless the District has identified specific work, Contractor has submitted a price for that work or the District has proposed a price for that work, the District has accepted the cost for that work, and the District has authorized Contractor's use of the Owner's Contingency. Contractor hereby authorizes the District to execute a unilateral deductive change order at or near the end of the Project for all or any portion of the allowance not allocated.

C. _____ Dollars
 \$ _____
 Additive Bid Alternate 1 –

D. _____ Dollars
 \$ _____
 Additive Bid Alternate 2 –

E. _____ Dollars
 \$ _____ TOTAL BID

The undersigned has checked carefully all the above figures and understands that the District is not responsible for any errors or omissions on the part of the undersigned in making this bid.

Enclosed find certified or cashier's check no. _____ of the _____ Bank for _____ Dollars (\$) or Bidder's Bond of the _____ surety company in an amount of not less than ten percent (10%) of the entire bid. The undersigned further agrees, on the acceptance of this proposal, to execute the Contract, provide the required bonds and insurance, and that, in case of default in executing these documents within the time fixed by the Contract Documents, the proceeds of the check or bond accompanying this bid shall be forfeited and shall become the property of the District.

Descriptions of alternates are primarily scope definitions and do not necessarily detail the full range of materials and processes needed to complete the construction.

1. Contractor agrees to commence and complete the work within the time specified in the Notice to Proceed. It is understood that this bid is based upon completing the work within the number of calendar days specified in the Contract Documents.
2. The liquidated damages clause of the General Conditions and Special Conditions is hereby acknowledged.
3. The following documents are attached hereto:

Bid Bond on the District's form or other security
Designated Subcontractors List
Non-Collusion Affidavit
Project Warranty

4. Receipt and acceptance of the following Addenda is hereby acknowledged:

Addendum No. 1 _____ Dated: _____

Addendum No. 2 _____ Dated: _____

Addendum No. 3 _____ Dated: _____

Addendum No. 4 _____ Dated: _____

Addendum No. 5 _____ Dated: _____

5. Bidder expressly acknowledges that it is aware that if a false claim is knowingly submitted (as the terms "claim" and "knowingly" are defined in the California False Claims Act, Cal.

Gov. Code, §12650 et seq.), the District will be entitled to civil remedies set forth in the California False Claim Act. It may also be considered fraud and the Contractor may be subject to criminal prosecution.

6. The undersigned Bidder certifies that it is, at the time of bidding, and shall be throughout the period of the contract, licensed by the State of California to do the type of work required under the terms of the Contract Documents. Bidder further certifies that it is regularly engaged in the general class and type of work called for in the Contract Documents.

Furthermore, Bidder hereby certifies to the District that all representations, certifications, and statements made by Bidder, as set forth in this bid form, are true and correct and are made under penalty of perjury.

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BID FORM AND PROPOSAL – Technology Middle School D Wing Roof Replacement

To: Governing Board of Education of the Cotati-Rohnert Park Unified School District ("District")

From: _____

(Insert Proper Name of Bidder)

The undersigned declares that the Contract Documents including, without limitation, the Notice to Bidders and the Instructions to Bidders have been read and agrees and proposes to furnish all necessary labor, materials, and equipment to perform and furnish all work in accordance with the terms and conditions of the Contract Documents, including, without limitation, the Drawings and Specifications of the **Technology Middle School Roofing Project, Bid No. 23-017(A)** ("Project") and will accept in full payment for that Work the following total lump sum amount, all taxes included:

A. _____ Dollars
 \$ _____
 Base Bid

B. _____ Dollars
 \$ _____
 10% Owner's Contingency

The Owner's Contingency of ten percent (10%) shall only be allocated for items relating to the Work that could not reasonably have been foreseen at the time of bid. Contractor shall not bill for or be due any portion of this allowance unless the District has identified specific work, Contractor has submitted a price for that work or the District has proposed a price for that work, the District has accepted the cost for that work, and the District has authorized Contractor's use of the Owner's Contingency. Contractor hereby authorizes the District to execute a unilateral deductive change order at or near the end of the Project for all or any portion of the allowance not allocated.

C. _____ Dollars
 \$ _____
 Additive Bid Alternate 1 –

D. _____ Dollars
 \$ _____
 Additive Bid Alternate 2 –

E. _____ Dollars
 \$ _____ TOTAL BID

The undersigned has checked carefully all the above figures and understands that the District is not responsible for any errors or omissions on the part of the undersigned in making this bid.

Enclosed find certified or cashier's check no. _____ of the _____ Bank for _____ Dollars (\$ _____) or Bidder's Bond of the _____ surety company in an amount of not less than ten percent (10%) of the entire bid. The undersigned further agrees, on the acceptance of this proposal, to execute the Contract, provide the required bonds and insurance, and that, in case of default in executing these documents within the time fixed by the Contract Documents, the proceeds of the check or bond accompanying this bid shall be forfeited and shall become the property of the District.

Descriptions of alternates are primarily scope definitions and do not necessarily detail the full range of materials and processes needed to complete the construction.

1. Contractor agrees to commence and complete the work within the time specified in the Notice to Proceed. It is understood that this bid is based upon completing the work within the number of calendar days specified in the Contract Documents.
2. The liquidated damages clause of the General Conditions and Special Conditions is hereby acknowledged.
3. The following documents are attached hereto:

Bid Bond on the District's form or other security
Designated Subcontractors List
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4. Receipt and acceptance of the following Addenda is hereby acknowledged:

Addendum No. 1 _____ Dated: _____

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Addendum No. 4 _____ Dated: _____

Addendum No. 5 _____ Dated: _____

5. Bidder expressly acknowledges that it is aware that if a false claim is knowingly submitted (as the terms "claim" and "knowingly" are defined in the California False Claims Act, Cal. Gov. Code, §12650 et seq.), the District will be entitled to civil remedies set forth in the

California False Claim Act. It may also be considered fraud and the Contractor may be subject to criminal prosecution.

6. The undersigned Bidder certifies that it is, at the time of bidding, and shall be throughout the period of the contract, licensed by the State of California to do the type of work required under the terms of the Contract Documents. Bidder further certifies that it is regularly engaged in the general class and type of work called for in the Contract Documents.

Furthermore, Bidder hereby certifies to the District that all representations, certifications, and statements made by Bidder, as set forth in this bid form, are true and correct and are made under penalty of perjury.