

SECTION 01 11 00 - SUMMARY OF WORK (Revised for Addendum #1)

PART 1 - GENERAL

1.01 SUMMARY

- A. Project Identification: Roofing and General Roof Maintenance at multiple campuses, Hays CISD.**
- B. Project Summary: Base Bid Item #1: Barton Middle School** – All rubber pipe boots are to be replaced with new pipe boots (soil stacks and heated rated pipe boots on all heater vents). Pipe boots are to have stainless steel clamps installed at boot to pipe intersection. If new pipe boots do not cover the existing screw holes in the roof panel (from the existing pipe boot) a 22 gauge metal sheet approximately 12" x 12" will be set in urethane sealant and the new boot fastened through the metal sheet and into the roof panel. All roof curbs are to be cleaned, rust inhibitive paint installed on welded seams and in areas on the curbs that are showing signs of rusting. All curbs resealed with polyester reinforced tape (over seams) and two coats of urethane sealant covering the curb and the area around the curb approximately 18" out onto the field of the roof on each side of the base of the curb. Existing expansion joints running parallel to the roof panel will have caps removed, exposed area of expansion joint covered with peel-n-stick membrane and new 24 gauge galvalume cap installed to match metal roof panel. Replace all loose and missing fasteners (one size larger) associated with the existing curb flashing and where the curb flashing extends out onto the roof surface. Seal all metal panel lap seams (end laps only) in the roof panels with polyester reinforced tape and urethane sealant throughout the Barton Middle School campus roof area as described in the specifications and shown on the drawings.
- C. Project Summary: Base Bid Item #2: Camino Real Elementary School** – remove clamping rings from all internal drains. Clean clamping rings and paint blue. Prime an area around each drain approximately 6' x 8' install new mod bit membrane to extend outside of each sump a minimum of 4". Replace bolts and washers securing the clamping rings to drain body and provide new metal strainers for all drains with missing or damaged strainers and as described in the specifications and shown on the drawings. Cracked or broken clamping rings will be replaced on a unit cost basis. **Front Office Area** designated wall area only - The wall to the right of the front entrance between the first story roof to the second story roof (over office area). Remove brick and existing through wall receiver flashing. Install new two ply flashing membrane. Replace through wall receiver at brick wall with stainless steel receiver and counter flashing. New weep holes to be provided at through wall height 3' on center. New through wall to be stainless steel and to be sealed to internal block wall with asphalt cement and polyester reinforcement. Wall to be worked is 105 linear feet long. 8 windows (one bank) 18' x 6' is to have caulk joints at window frame to brick connection removed, cleaned and urethane caulking installed. Plastic glazing strips on windows will be cut flush with window frame and silicon wet glazing installed. Clean construction joints in brick x 18' high, install new backer rod and polyurethane sealant. Power wash entire wall and clean with B Clean masonry cleaner. Damproof entire wall area worked with silicon damproofing (105' x 18' high).
- D. Project Summary: Base Bid Item #3: Blanco Vista Elementary School** – remove clamping rings from all internal drains. Clean clamping rings and paint blue. Prime an area around each drain approximately 6' x 8' install new mod bit membrane to extend outside of each sump a minimum of 4". Replace wall flashing utilized as a stripping membrane for the scupper insert. Replace bolts and washers securing the clamping rings to drain body on all internal drains as described in the specifications and shown on the drawings. Cracked or broken clamping rings will be replaced on a unit cost basis.

- E. Project Summary: Base Bid Item #4: Science Hall Elementary School -** (Gym walls only including those wall areas extending above the adjacent roof area) – **Windows/Skylights (KalWal)** at Gym walls are to have sealants removed and new silicon glazing installed at fiberglass to metal frame joints. Polyurethane sealant to be installed on all window frame to brick/block joints. Brick/Block joints are to be cleaned free of old sealants and new backer rod and polyurethane sealant installed (including corner joints where sealant currently is located). Block/Brick is to be power washed and cleaned with B Clean masonry cleaner. Silicon damproofing is then to be installed on all wall areas of the gym as described in the specifications and shown on the drawings.
- F. Project Summary: Base Bid Item #5: Hays High School Science Lab Area -** replace the existing roof assembly with a new modified roof assembly.
1. All gutters downspouts, edge metal, modified wall flashings, curb flashings, coping cap (on all walls that are associated with the two roof sections) and penetration flashings will be removed in the areas that the roof will be replaced.
 2. Remove the existing roof down to the metal roof deck.
 3. Install base layer of 2” polyisocyanurate insulation mechanically fastened to metal deck with 1-90 fastening pattern. Final fastening will be determined by manufacturer’s engineering department. (approx. 12-18-24)
 4. Install ¼” per foot tapered polycisocyanurate insulation (slope from transition wall to farthest edge at eave) to base layer of insulation in insulation adhesive. Off sets will require tapered wood blocking along the eave. Average R-25 is to be achieved with insulation assembly. All additional wood blocking, wall panel and expansion joint (at wall) modifications to accommodate new insulation height is to be included in the base bid amount.
 5. Install one layer of ½” SecureRock or Dense Deck Primed gypsum board insulation to base layers of insulation in insulation adhesive.
 6. Install two ply modified membrane (torch applied) to field of the roof. Install 2 ply modified flashing membrane to include all new pre-painted metal counter flashings. Raising of the expansion joint and cutting of the wall panels to allow for 12” minimum flashing height is to be included in the base bid. Metal hat channel will be required to support wall panel and new counter flashing at the base of the wall panel. All counter flashings are to be 24 gauge pre-painted to match existing red color.
 7. Install 22 gauge metal pitch pans and hoods/collars at all electrical, condensate lines and HVAC wiring penetrations.
 8. All soil pipe penetrations are to utilize 4 lb lead roof jacks.
 9. All heater vents and exhaust vents are to receive new 22 gauge roof jack and collar. Collars are to be caulked and secured to flue with stainless steel clamps.
 10. New pre-painted 24 gauge metal gutters, downspouts, conductor heads, copings and fascia metal trim below the gutters will be installed to provide a complete watertight roof assembly.
 11. Pre-cast concrete splash blocks a minimum of 36” long and 12” wide are to be installed at all down spouts that drain onto grassy areas.
 12. Additional electrical circuit to be provided for exhaust vent motor. Currently the electrical service for the exhaust fan motor is coming from the courtesy outlet on the AC unit next to the exhaust vent. All electrical and/or mechanical work required to complete the project is to be included in the base proposal. This is **not** an item that will be charged to the “Betterment Allowance”.
 13. The existing exhaust stack (stainless steel) will be disconnected, a new 42” x 42” curb installed. Top of curb will be covered with ¾” plywood, 40 mil peel-n-stick membrane and 22 gauge metal cap. Exhaust stack will be set on new curb and secured with four guy wires. Each guy wire will have a ½” eye bolt installed through the metal deck and secured to the metal deck with nuts and washers above and below the deck. Eye bolt will be waterproofed with 4” x 4” pitch pan. Pitch pans will be filled with non-shrink grout and pourable sealer. New 24 gauge metal caps installed on each pitch pan to protect the pourable sealer. Any seams in the caps will be caulked.

G. Project Summary: Add Alternate Bid Item #5A: Hays High School Science Lab Area - replace the existing roof assembly with a new modified roof assembly.

1. All gutters downspouts, edge metal, modified wall flashings, curb flashings, coping cap (on all walls that are associated with the two roof sections) and penetration flashings will be removed in the areas that the roof will be replaced.
2. Remove the existing roof down to the metal roof deck.
3. Install base layer of 2" polyisocyanurate insulation mechanically fastened to metal deck with 1-90 fastening pattern. Final fastening will be determined by manufacturer's wind calculations provided by the manufacturer's engineering department. (approx. 12-18-24)
4. Install 1/4" per foot tapered polycisocyanurate insulation (slope from transition wall to farthest edge at eave) to base layer of insulation in insulation adhesive. Off sets will require tapered wood blocking along the eave. Average R-25 is to be achieved with insulation assembly. All additional wood blocking, wall panel and expansion joint (at wall) modifications to accommodate new insulation height is to be included in the base bid amount.
5. Install one layer of 1/2" SecureRock or Dense Deck Primed gypsum board insulation to base layers of insulation in insulation adhesive.
6. Install two ply modified membrane (torch applied) to field of the roof. Install 2 ply modified flashing membrane to include all new pre-painted metal counter flashings. Raising of the expansion joint and cutting of the wall panels to allow for 12" minimum flashing height is to be included in the base bid. Metal hat channel will be required to support wall panel and new counter flashing at the base of the wall panel. All counter flashings are to be 24 gauge pre-painted to match existing red color.
7. Install 22 gauge metal pitch pans and hoods/collars at all electrical, condensate lines and HVAC wiring penetrations.
8. All soil pipe penetrations are to utilize 4 lb lead roof jacks.
9. All heater vents and exhaust vents are to receive new 22 gauge roof jack and collar. Collars are to be caulked and secured to flue with stainless steel clamps.
10. New pre-painted 24 gauge metal gutters, downspouts, conductor heads, copings and fascia metal trim below the gutters will be installed to provide a complete watertight roof assembly.
11. Pre-cast concrete splash blocks a minimum of 36" long and 12" wide are to be installed at all down spouts that drain onto grassy areas.
12. All electrical and/or mechanical work required to complete the project is to be included in the base proposal. This is **not** an item that will be charged to the "Betterment Allowance".

H. Project Summary: Base Bid Item #6: Kyle Elementary School Bldg 200 – replace the existing roof assembly with a new modified roof assembly.

1. All gutters downspouts, edge metal, copings, wall flashings, curb flashings and penetration flashings will be removed in the designated areas that the roofs will be replaced.
2. Remove the existing roof down to the wood roof deck.
3. Install base layer of 2" polyisocyanurate insulation mechanically fastened to wood deck with 1-90 fastening pattern. Final fastening will be determined by manufacturer's wind calculations provided by the manufacturer's engineering department. (approx. 12-18-24). Additional nailers (if required) for new insulation height are to be included in the base bid. Removal of existing nailers to the new insulation height will be performed by the contractor as part of the base bid.
4. Install 1/4" per foot tapered polycisocyanurate insulation to base layer of insulation in insulation adhesive. Average R-25 is to be achieved with insulation assembly.
5. Install one layer of 1/2" SecureRock or Dense Deck Primed gypsum board insulation to base layers of insulation in insulation adhesive.
6. Install two ply modified membrane (torch applied) to field of the roof. Install 2 ply modified flashing membrane to include all new pre-painted metal counter flashings. Cutting of wall panels to allow for 12" minimum flashing height is to be included in the base bid. Metal hat channel will be required to support wall panel and new counter flashing at the base of the wall panel.

7. Install 22 gauge metal pitch pans and hoods/collars at all electrical, HVAC and condensate penetrations.
8. All soil stack penetrations are to utilize 4 lb lead roof jacks.
9. All heater vents and exhaust vents are to receive new 22 gauge roof jack and collar. Collars are to be caulked and secured to flue with stainless steel clamps.
10. New pre-painted 24 gauge metal gutters, downspouts, conductor heads, copings and fascia metal trim below the gutters will be installed to provide a complete watertight roof assembly.
11. Pre-cast concrete splash blocks a minimum of 36" long and 12" wide are to be installed at all down spouts that drain onto grassy areas.
12. All electrical and/or mechanical work required to complete the project is to be included in the base and alternate proposals. These are **not** items that will be charged to the "Betterment Allowance".

I. Project Summary: Add Alternate Bid Item #6A: Kyle Elementary School - Replace Roof at the Enclosed walkway from Main Building to Classroom Wing with a new modified roof assembly as shown on the drawings and described in the specifications.

1. All gutters downspouts, edge metal, fascia, copings, wall flashings, curb flashings and penetration flashings will be removed in the designated areas that the roofs will be replaced.
2. Remove the existing roof down to the metal roof deck.
3. Install base layer of 2" polyisocyanurate insulation mechanically fastened to metal deck with 1-90 fastening pattern. Final fastening will be determined by manufacturers wind calculations provided by the manufacturer's engineering department. (approx. 12-18-24). Additional nailers (if required) for new insulation height are to be included in the base bid. Removal of existing nailers to the new insulation height will be performed by the contractor as part of the base bid.
4. Install ¼" per foot tapered polycisocyanurate insulation to base layer of insulation in insulation adhesive (slope to one side of enclosed walkway). Average R-25 is to be achieved with insulation assembly. New gutters and down spouts will be installed on low side of new roof assembly.
5. Install one layer of ½" SecureRock or Dense Deck Primed gypsum board insulation to base layers of insulation in insulation adhesive.
6. Install two ply modified membrane (torch applied) to field of the roof. Install 2 ply modified flashing membrane to include all new pre-painted metal counter flashings. Cutting of wall panels to allow for 12" minimum flashing height is to be included in the base bid. Metal hat channel will be required to support wall panel and new counter flashing at the base of the wall panel.
7. Install 22 gauge metal pitch pans and hoods/collars at all electrical, HVAC and condensate penetrations.
8. All soil stack penetrations are to utilize 4 lb lead roof jacks.
9. All heater vents and exhaust vents are to receive new 22 gauge roof jack and collar. Collars are to be caulked and secured to flue with stainless steel clamps.
10. New pre-painted 24 gauge metal gutters, downspouts, conductor heads, copings and fascia metal trim below the gutters will be installed to provide a complete watertight roof assembly.
11. Pre-cast concrete splash blocks a minimum of 36" long and 12" wide are to be installed at all down spouts that drain onto grassy areas.
12. All electrical and/or mechanical work required to complete the project is to be included in the base and alternate proposals. These are **not** items that will be charged to the "Betterment Allowance".

J. Project Summary: Add Alternate Bid Item #6B: Kyle Elementary School - Replace Roof at the Enclosed walkway from Classroom Wing to Kimbro and Gym Buildings with a new modified roof assembly as shown on the drawings and described in the specifications.

1. All gutters downspouts, edge metal, copings, fascia, wall flashings, curb flashings and penetration flashings will be removed in the designated areas that the roofs will be replaced.
2. Remove the existing roof down to the metal roof deck.
3. Install base layer of 2" polyisocyanurate insulation mechanically fastened to metal deck with

- 1-90 fastening pattern. Final fastening will be determined by manufacturer's wind calculations provided by the manufacturer's engineering department. (approx. 12-18-24). Additional nailers (if required) for new insulation height are to be included in the base bid. Removal of existing nailers to the new insulation height will be performed by the contractor as part of the base bid.
4. Install ¼" per foot tapered polycisocyanurate insulation to base layer of insulation in insulation adhesive (slope to one side of enclosed walkway). Average R-25 is to be achieved with insulation assembly. New gutters and down spouts will be installed on low side of new roof assembly.
 5. Install one layer of ½" SecureRock or Dense Deck Primed gypsum board insulation to base layers of insulation in insulation adhesive.
 6. Install two ply modified membrane (torch applied) to field of the roof. Install 2 ply modified flashing membrane to include all new pre-painted metal counter flashings. Cutting of wall panels to allow for 12" minimum flashing height is to be included in the base bid. Metal hat channel will be required to support wall panel and new counter flashing at the base of the wall panel.
 7. Install 22 gauge metal pitch pans and hoods/collars at all electrical, HVAC and condensate penetrations.
 8. All soil stack penetrations are to utilize 4 lb lead roof jacks.
 9. All heater vents and exhaust vents are to receive new 22 gauge roof jack and collar. Collars are to be caulked and secured to flue with stainless steel clamps.
 10. New pre-painted 24 gauge metal gutters, downspouts, conductor heads, copings and fascia metal trim below the gutters will be installed to provide a complete watertight roof assembly.
 11. Pre-cast concrete splash blocks a minimum of 36" long and 12" wide are to be installed at all down spouts that drain onto grassy areas.
 12. All electrical and/or mechanical work required to complete the project is to be included in the base and alternate proposals. These are **not** items that will be charged to the "Betterment Allowance".

K. Project Summary: Base Bid Item #7: Wallace Middle School – replace the existing roof assembly with a new insulated steel metal roof assembly.

1. All gutters, downspouts, edge metal, fascia metal, wall flashings, curb flashings and penetration flashings will be removed in the designated areas that the roof will be retrofitted.
2. Remove gravel from BUR roof assembly and lightly spud the remainder of the gravel to provide a level surface to install the new roof assembly.
3. Behind wide fascia below the gutters at the perimeter of these roof areas, fascia metal and plywood will be removed and two (2) layers of ¾" plywood will be installed behind all fascia metal below the gutter areas. 45 mil peel-n-stick membrane to be install prior to new fascia metal installation.
4. Spud gravel from existing roof membrane.
5. Install 1.5" polyisocyanurate insulation over BUR roof membrane fastening 4 per board to hold in place.
6. 6" wide, 20 gauge flat galvanized metal flat pieces will be set over the existing built-up roof assembly and fastened to the purlins every 6" on center. Purlin spacing is approximately 5' on center. Hat channels will then be fastened to the flat metal every 6" staggered on center (one screw every 6" each side of hat channel). Care must be taken to not penetrate any conduit installed within the purlins used as the roof structural support.
7. ¾" EPS fill insulation will then be installed between the hat channels.
8. Install insulated steel metal panel to 22 gauge framing assembly with seam bar and screws.
9. All other roof penetrations will utilize 22 gauge roof jacks or rubber pipe boots as appropriate.
10. New pre-painted 24 gauge metal downspouts, gutters and rake (gable) trim flashing will be installed to provide a complete watertight roof assembly. Foam closures with factory applied adhesive are to be installed between the clip of the new rake flashings and the existing wall panel.
11. Pre-cast concrete splash blocks a minimum of 36" long and 12" wide are to be installed at all Down spouts that drain onto grassy areas.

12. New pre-painted 22 gauge metal ridge cap will be installed.
13. Blind seam is to be installed approximately 2' – 3' from all edges and on both sides of the ridge cap. Blind seam does not require a seam bar and screws are spaced 4" on center.
14. All electrical and/or mechanical work required to complete the project is to be included in the base and alternate proposals. This is **not** an item that will be charged to the "Betterment Allowance".

L. Unit Prices: The following unit prices will be required

1. UP-1 Replace clamping ring on one (1) internal drain including new bolts and washers.
2. UP-2 Replace metal roof deck per square feet
3. UP-3 Replace 22 gauge galvanized metal scupper insert with flashing membrane.
4. UP-4 Replacement of deteriorated 2X wood mailers per linear foot.

M. Allowances: Allowances for the units cost items will be a part of each proposal. They are to include all overhead, profit, materials, labor and all other associated costs relating to the described unit cost items

1. Base Bid Item #1 - **\$7,500 Design Fee**, \$8500 Betterment Allowance (**\$16, 0000 total**)
2. Base Bid Item #2 - \$4500 Betterment Allowance
3. Base Bid Item #3 - \$4500 Betterment Allowance
4. Base Bid Item #4 - \$4500 Betterment Allowance
5. Base Bid Item #5 - \$4500 Betterment Allowance
6. Base Bid Item #6 - \$4500 Betterment Allowance
7. Base Bid Item #7 - \$4500 Betterment Allowance

N. Special Project Requirements:

1. Construction and completion: The Contractor shall coordinate all specified work and sequencing with Owner's representative at Hays Consolidated ISD.
2. Codes: Comply with all applicable codes and regulations of authorities having jurisdiction. Submit copies of inspection reports, notices and similar communications to Hays Consolidated ISD, Maintenance Department.

O. Dimensions: The Roofing Contractor shall verify all measurements and dimensions. Verify dimensions indicated on drawings with field dimensions before fabrication or ordering of materials. Do not scale drawings. Dimensions provided are a courtesy only and may be inaccurate.

P. Existing Conditions: Notify Owner's representative of existing conditions differing from those indicated on the drawings. Do not remove or alter structural components without prior written approval.

Q. Definitions for terms used in the specifications:

1. Provide: Furnish and install, complete with all necessary accessories, ready for intended use. Pay for all related costs.
2. Approved: Acceptance of item submitted for approval. Not a limitation or release for compliance with the Contract Documents or regulatory requirements.
3. Match Existing: Match existing as acceptable to the Owner and/or Engineer.

R. Intent: Drawings and specifications are intended to provide the basis for proper completion of the work suitable for the intended use of the Owner. Anything not expressly set forth but which is reasonable implied or necessary for proper performance of the project shall be included.

- S.** Writing Style: Specifications are written in the imperative mode. Except where specifically intended otherwise, the subject of all imperative statements is the Contractor. For example, 'Provide wood nailers' means 'Contractor shall provide wood nailers'.

PART 2 - PRODUCTS - Not Applicable To This Section

PART 3 - EXECUTION - Not Applicable To This Section

END OF SECTION