



July 7, 2015

Client:

City of Calistoga
414 Washington Street
Calistoga, CA 94515

Project:

Sharpsteen Museum
1311 Washington Street
Calistoga, CA 94515

Re: Roofing Submittals

Attn: Michael T. Kirn

Sprayed Polyurethane Foam (SPF) Roofing System Submittals:

1. CCC Documents:

- A. CCC Proposal
- B. CCC General Installation Guidelines, Including Guidelines for Other Trades and Roof Traffic Guideline
- C. CCC Injury and Illness Prevention Program.

2. Code Documents:

- A. UL Listing from Bayer Material Science
- B. CRRC Listing from Bayer Material Science

3. Warranty Documents:

- A. CCC 10 Year Full System Warranty
- B. CCC Service Department Agreement

4. Material Spec Sheets:

- A. Bayer Material Science Bayblock NS Primer
- B. Bayer Material Science Bayseal 3.0 Foam
- C. Bayer Material Science Bayblock HT White Acrylic Coating
- D. National Coatings, WA-10 Roofing Granules

5. Materials Safety Data Sheets

- A. MSDS attached.



CENTRAL COATING COMPANY

Proposal No. #15-006
By Jack Hnilo

670 South Pine Street * Madera, CA 93637 * 559-673-0074 tel * 559-673-8243 fax
777 North First Street * San Jose, CA 95112 * 408-292-4747 tel Page 1 of 6
www.centralcoatingcompany.com

PROPOSAL SUBMITTED TO: City of Calistoga	(707)942-2828	6/30/2015
414 Washington Street	JOB NAME Sharpsteen Museum	
Calistoga, CA 94515	1311 Washington St., Calistoga, CA	
ATTN: Michael T. Kirn	mkirn@ci.calistoga.ca.us	JOB PHONE

We hereby submit specifications and estimates for

Proposal and specifications to install a sprayed polyurethane foam (SPF) and acrylic elastomeric coated roof system.

I. LIST ROOF(S) AND FOAM THICKNESS REQUIRED

A. <u>Name of Roof Area</u>	<u>Size</u>	<u>Foam Thickness</u>	<u>Board Feet</u>	<u>R-Value</u>
Roof Deck	3,715 sq. ft.	2 inches	7,430 bd. ft.	R13.0
Parapet Walls	780 sq. ft.	1 inch	780 bd. ft.	R-6.5
Ducts	1,025 sq. ft.	1.5 inches avg.	1,538 bd. ft.	R-10 avg.

B. Extra foam required to correct ponding: Roof Deck: 500 bd. ft.; Ducts: 500 bd. ft.

C. Extra foam required to build crickets: Included.

Note: A pond is described as more than 100 sq. ft. in size or more than 1/2" deep 24 hours after it has rained.

Note: 1" foam has an aged insulation value of approximately R-6.5.

II. INSPECTION REPORT

The roof(s) listed above were inspected by Jack Hnilo on June 18, 2015.

Note: This inspection was performed to be an aid in preparing this proposal and was not a complete evaluation of the roof(s), the building(s), or equipment. No drainage calculations were made and no structural analysis was performed.

III. SPECIFICATION

A. SAFETY, EQUIPMENT STAGING AND ROOF ACCESS:

1. Comply with all OSHA requirements.
2. Contractor Safety and Product Stewardship Program forms will be filled out by CCC and Owner representatives.
3. Install a temporary parapet wall/safety rail/wind screen around the entire perimeter of the roof area. This installation will provide fall protection for our employees and provide protection against SPF overspray leaving the roof area. See Detail R-10-C.1.
4. Install a positive restraint pull-up station on the roof above the staging area.
5. An equipment and materials staging area will be established along side (rear) of the building.
6. Access to the roof will be via extension and step ladders.



B. PREPARATION: The surface must be clean and dry so that the foam will develop 100% adhesion to the substrate.

1. Special preparation to be completed by the Owner at the sole cost and expense of the Owner:
 - a. Remove abandoned equipment and associated lines, if any.
 - b. Cover abandoned equipment openings, if any, using galvanized sheet metal or plywood as required.
 - c. Install supports for any new equipment prior to roof installation.
 - d. Repair HVAC units (2 each) to eliminate condensation running onto the roof.
2. Special preparation items noted in the inspection report and/or inspection checklist that are not covered in this specification: None
3. Special preparation that will be covered in an addendum to the Base Bid:
 - a. Remove and replace dry rotted decking and support beams as required using standard Time & Materials pricing with labor @ \$75.00/hour and materials @ cost plus 15%.

Note: Items 1, 2 and 3 above deal only with items observed during the inspection and are not a complete evaluation of the roof(s), the building(s) or equipment. All items to be completed by the Owner must be completed to specification in a timely and workmanlike manner. The Owner releases Contractor and agrees to hold Contractor harmless from liability resulting from damage caused as a result of the Owner failing to complete such items to specification in a timely and workmanlike manner.

4. Substandard conditions discovered while the roofing work is in progress:

All conditions that are recognized by CCC to be detrimental to the integrity of the roof system will be brought to the Owner's attention immediately. If CCC is to do the work it will be completed either by writing a specific change order or by completing the work on a Time & Materials basis. Labor, including hand and small power tools, will be charged @ \$75.00/hour. Materials and miscellaneous items will be billed out to the client at our cost plus an administration fee of 15%. This work must have written authorization from the Owner prior to execution. Work reports will be signed off daily by CCC and the Owner's representative. All repairs must be completed in a timely manner and must not delay the performance of the roofing work.
5. Standard surface preparation to be completed by CCC:
 - a. Sweep roof area to remove loose dirt.
 - b. Blow down with compressed air.
 - c. Remove blisters and ridged capsheet.
 - d. Remove BUR to deck and parapet wall immediately around all roof drains and overflows.
 - e. Remove pipe insulation at roof penetrations, as necessary.
 - f. Remove loose rust using a power brush as required to ensure foam adhesion.
 - g. Remove loose/soft and failed mastic patch materials.
 - h. Set all gas, electrical, condensate, and coaxial lines onto Fiberglass Reinforced Polyester (FRP) channel.
 - i. Survey roof using a transit to determine amount and location of roof deflection.



6. Special surface preparation to be completed by CCC:
 - a. Insert 10" flat metal flashings behind the existing coping counterflashing.
 - b. Insert 6" flat metal flashings behind HVAC curb counterflashings.
 - c. Remove mastic at front façade. Reseal façade using the Fabric Reinforcing System as outlined in Item III. G.
 - d. Install steel slipsheets at HVAC and low ducts as required.
 - e. Resecure existing coping using screw type fasteners with neoprene rubber washers.
 - f. Reseal exterior wall perimeters of the roof drains and overflow drain scuppers using Fabric Reinforcing System as outlined in Item III. G.
- C. **METAL:** Install new 24 gauge galvanized sheet metal.
 1. All flat metal will be paint ready 24 gauge.
 2. All slip sheet metal will be paint ready 24 gauge.
- D. **PRIMING:**
 1. Prime roof areas as needed with Bayer Material Science (BMS) Bayblock NS acrylic primer/sealer at the rate of 0.33 gals. per 100 sq. ft.
 2. Prime properly prepared metal surfaces with BMS Bayblock RI rust inhibitive primer.
 3. New galvanized steel will be acid etched prior to priming.
- E. **FOAMING:** Apply BMS Bayseal 3.0 lb. roofing foam at the nominal thickness specified in Part I above.
 1. Foam will encapsulate abandoned equipment covers.
 2. Foam will taper to a finish past fasteners securing new steel flashings.
 3. Additional passes of foam will be sprayed to eliminate ponding at the drains.
- F. **COATING:** Apply a UL rated elastomeric coating system as follows:
 1. Apply BMS Bayblock HT **WHITE** High Tensile Strength acrylic coating system to yield a theoretical dry film thickness of 36 mils.
 2. Physical requirements of coating system:
 - a. Have no shadows in the finish coat.
 - b. Be installed in accordance with manufacturer's instructions.
 - c. Be installed in two or more coats to achieve the best possible coating film and meet the other requirements of this specification.
 3. The coating's **Bright White** color is compliant with California's Title 24 'Cool Roof' requirements.
- G. **FABRIC REINFORCING SYSTEM:** Install a Polyester Fabric Reinforcing System to seal the front concrete/tile façade and exterior wall scupper drains using the following procedure:
 1. Remove failed caulking materials.
 2. Clean surfaces as needed.
 3. Prime all surfaces receiving caulk, cloth and coating.
 4. Embed polyester reinforcing fabric in a 1/2" diameter bead of single component urethane caulk, pressing and spreading to ensure adhesion.
 5. Apply base coat overlapping approximately two inches beyond edge of cloth.
 6. Apply full top coating (white) and granules.



- H. GRANULES:** Install National Coating's WA-10 **WHITE** roofing granules in the final pass of coating at the rate of 35 lbs. per 100 sq. ft.
- I. WALKWAYS:** Walk pads are automatically installed at roof access hatches, doors and ladders. Additional walk pads will be installed upon client's request @ \$15.00 per linear foot.
- J. DUCTS:** Spray apply one inch of foam and the full coating specification to the tops, sides, and bottom seams only, of 1,025 sq. ft. of ducts. Foam will taper to a finish away from filter access doors, electrical boxes, manual vent control levers, and HVAC to duct flexible boot connections. Ducts will be foamed together in areas where they are too close to be foamed separately.
- K. SCHEDULING INFORMATION:** Projects are scheduled when contracts are received. Please allow two to four weeks notification to order materials and schedule crews.
- L. RESPONSIBILITIES OF OTHERS:**
1. Assign a representative to arrange for and coordinate various aspects of work which the Owner will furnish. CCC's foreman will check in with this representative daily or as required. In the event that this representative will not be available, an alternate Owner contact will be provided.
 2. Supply an area for materials and equipment as they are received at the project.
 3. CCC is responsible for CCC's own acts of negligence. However, the Owner or General Contractor shall maintain control and custody over the job site and is responsible for making the location of the work to be performed by CCC available to CCC. Owner or General Contractor agrees to release CCC and hold CCC harmless from any liability arising from damage occurring during the progress of the job resulting from inclement weather, adverse conditions and/or the acts of parties not directly under control of CCC.
- M. GENERAL CONDITIONS:**
1. CCC shall comply with all laws, regulation and codes that apply to the work site.
 - a. Installed foam shall have an attractive overall appearance.
 - b. Foam and coating detail work shall be done in accordance with CCC's General Installation Guidelines. Available upon contract award.
 - c. Foam profile shall be of an orange peel type appearance.
 - d. CCC will supply and empty trash bins. CCC will be responsible for cleaning up all trash and leaving the work area in a broom clean condition.
 - e. All coatings will be applied without runs or sags.
 - f. CCC shall protect all surfaces not being insulated from overspray damage.
 - g. CCC will supply a generator to provide required 220 volt electrical service required to complete the work.
 - h. CCC will remove all material containers from job site upon completion of project.



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N. WARRANTY: Upon signing this contractual agreement, both parties agree to the terms and conditions of Bayer Material Science's Twenty Year Full System Warranty and Central Coating Company, Inc.'s Ten Year Full System Warranty. The Warranty will be issued upon completion of the project. (See attached copy.)

1. Leaks covered by the Warranty will be repaired at no cost to the Owner as described in the Warranty.
2. If the Owner calls for an inspection under the terms of the Warranty and our inspection indicates that the leak is associated with a building component other than the roof, our inspector will immediately advise the Owner of the situation. There will be a minimum service charge for this inspection.
3. The Owner may then have our inspector make repairs under the terms of the CCC Maintenance Agreement. These repairs will be made with quality materials and workmanship. However, they will not be covered by the Warranty on the roof itself. If services are billed under the Maintenance Agreement, the minimum service charge in #2 above will be deleted.

O. MAINTENANCE AGREEMENT: (See attached copy.) Note that the first 5 years of inspections, with minor repairs, are included in the Base Bid.

P. GENERAL INSTALLATION GUIDELINES: Available upon contract award.

Q. ROOF TRAFFIC GUIDELINES: Available upon contract award.

R. TERMS: Materials – Net 10 days upon delivery; Balance – Net 10 days upon completion. Past due accounts (30 days from invoice date) will be charged a FINANCE CHARGE at the periodic rate of 1.5% per month, which is an ANNUAL PERCENTAGE RATE of 18%.

S. PRICE: Supply all labor, equipment and materials to complete the work described in this specification for a total contract price of:

5,520 sq. ft. @ \$ 13.20/sq. ft. = \$ 72,865.⁰⁰

NOTE #1: Building Permit:

In many areas a building permit is required. Once a specification and price have been agreed upon, CCC will contact the local building department. If a permit is required, we will obtain the permit and add the direct cost of permit to the contract amount. In some cases, the building department may require that additional work, which is not included in this proposal, be included before a permit can be issued. All costs associated with the additional work will be the Owner's responsibility. CCC will submit a written change order to the Owner for authorization to proceed with any additional work required.