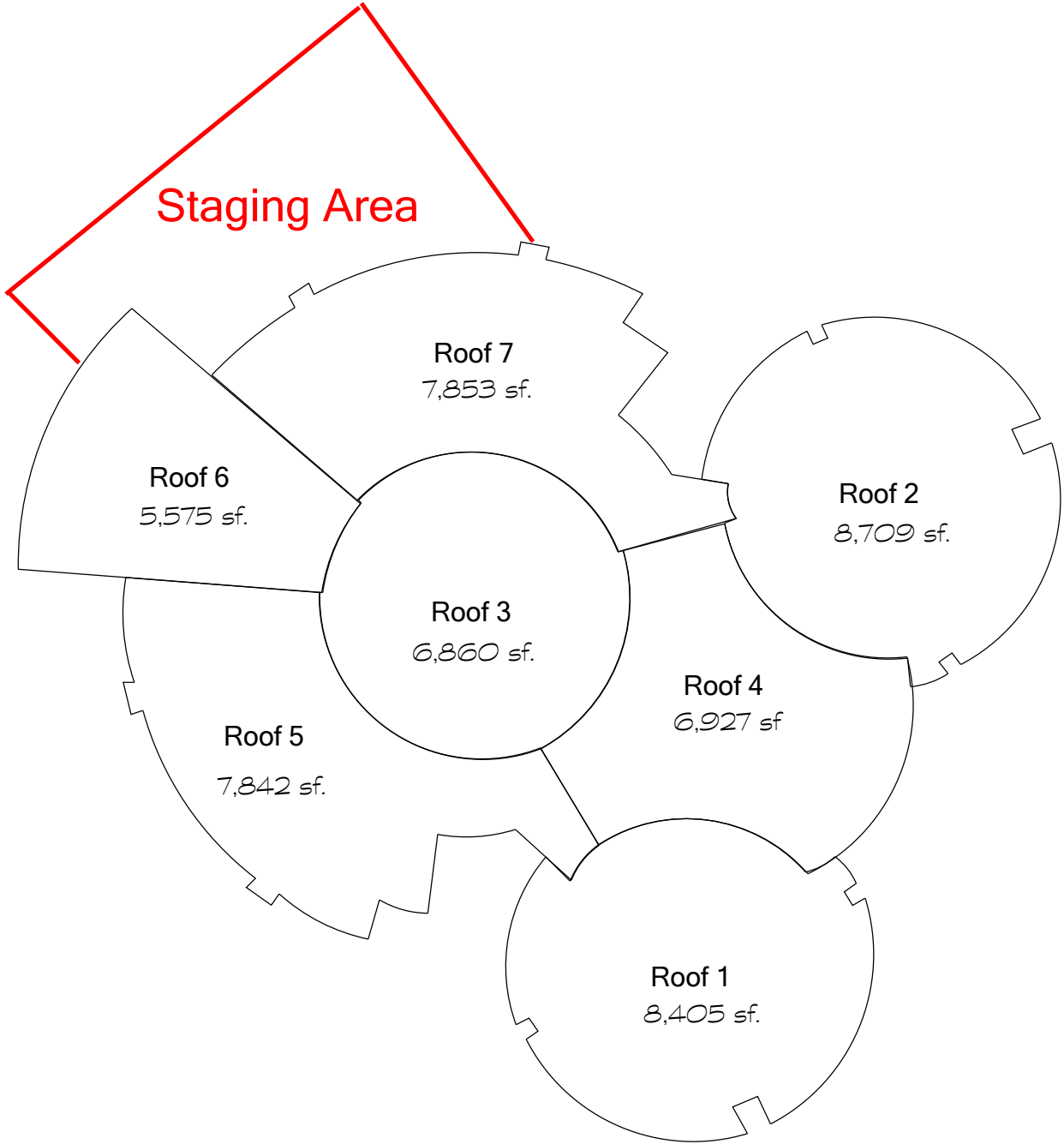
	Whiteriver Unified School District, #20 Amendment #3		PO Box 190 959 S Chief Avenue Whiteriver, AZ 86303 (928) 358-5800
	IFB: 16-07-16 PROJECT: Roofing Project- Cradleboard Elementary School	Page 1 of 19	

August 4, 2016

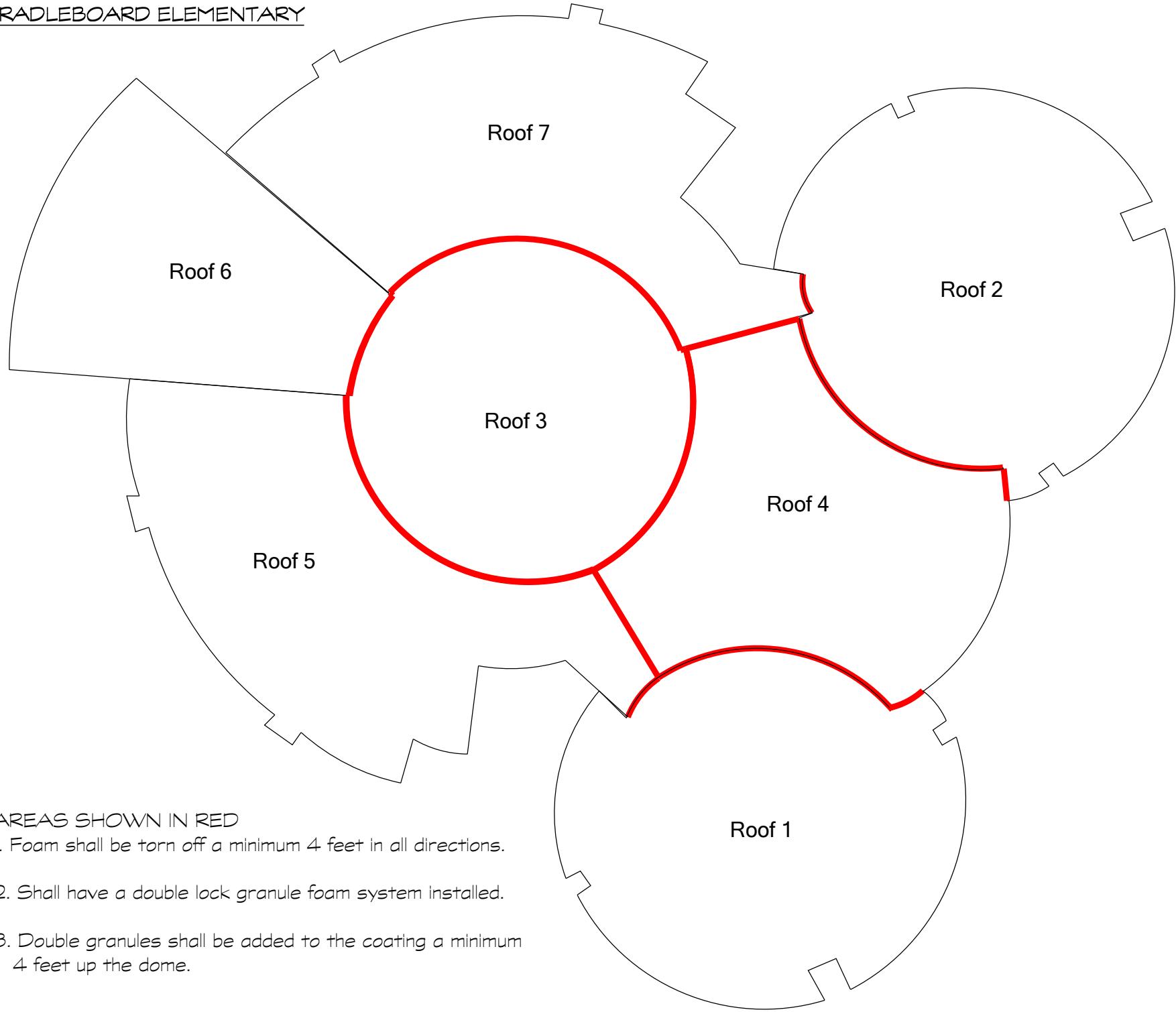
The following information is provided to all interested parties.

1. Two requests have been received.
2. Please provide an update map of the buildings with correct reference numbers. That follows on page 2-3.
3. Attached is the second item, the roof assessment with photos included, 16 pages
4. **Remember to price the Add Alternates on Bid form:**
 - A. **Add Alternate #1** shall be decking installed: metal, like for like, per square foot \$_____, Qty of 10 sq ft for an extended price.
 - B. **Add Alternate #2** shall be decking installed: OSB, like for like, per square foot \$_____, Qty of 10 sq ft for an extended price.
5. Remember to acknowledge this and any other amendment issues during the solicitation process on the forms provided in the original IFB and bid submittal form. All Amendments are posted to the Whiteriver website where the original download occurred.
6. All other terms and conditions remain the same.
7. End of Amendment #3.

Cradleboard Elementary
7301 Power Line Rd.
Whiteriver, AZ 85941



**CONTRACTORS SHALL FIELD VERIFY ALL CONDITIONS,
SQUARE FOOTAGES AND DIMENSIONS**



AREAS SHOWN IN RED

1. Foam shall be torn off a minimum 4 feet in all directions.
2. Shall have a double lock granule foam system installed.
3. Double granules shall be added to the coating a minimum 4 feet up the dome.



Cradleboard Elementary School
7301 Power Line Rd.
Whiteriver, AZ 85941

Project: Roof Assessment

Inspection Date: 7/12/2016

Inspector: Jerry Brown, RRO & Bryan Hill, RRO

WRECORP was retained to inspect the roof system at above listed address. This report contains WRECORP's preliminary opinions on the existing conditions found at the time of inspection.

All opinions, conclusions and/or recommendations within this report are subject to change in the event that any additional information is discovered or brought to the attention of WRECORP.

Industry standards use: NRCA (National Roofing Contractors Association), SPFA (Spray Polyurethane Foam Alliance)

Summary

Cradleboard Elementary consist of 3 dome and 4 flat roofs. Dome roofs have a Hypalon single ply roofing system and the flat roofs have sprayed polyurethane foam roof system. All roofs have been recoated sometime in the past.

All roofs are leaking primarily at the tie-in are of the dome to flat roofs. It is reported that the persons unknown have been skateboarding on the roofs causing some irreparable damage. These areas of the roofs will have to be torn out and replaced with new foam and coatings. Aggregate will be added to reduce the amount of damage in the future.

The remainder of the roof surfaces is in poor shape but can be restored with the proper coating system.

The following assessments detail each roof section. The definitions for Roof Condition Index are as follows:

Roof Condition Index

0 – Critical: Roof system is a total failure and is leaking throughout causing major damage inside the structure. Roof system needs to be replaced as soon as possible.

25 – Urgent: Roof system is failing and leaking is significant causing moderate damage inside the structure. Roof system needs to be replaced as soon as possible.

50 – Poor: Roof system has major issues and some leaking is occurring. Leaks are causing minor damage inside the structure. Roof system needs to be restored or replaced soon.

75 – Fair: Roof system has some minor damage and needs only minor repairs and maintenance. Roof needs to be repaired and maintenance soon.

100 – Maintainable: Roof is in good shape and needs only annual maintenance at this time.

Limitations on Consultant's Responsibility, Indemnity & Insurance

Client acknowledges that Consultant is performing professional service on behalf of Client and in the event claims, losses, damages or expenses are caused by the negligence of Contractor or Client or both, Client agrees to indemnify and hold harmless Consultant, and Consultant's officers, employees, agents and representatives, from and against liability for all Professional Liability claims, losses, damages and expenses whether or not insured, including reasonable attorney's fees.

Facility Name/Number & Year Built: Cradleboard Elementary / 1997		Roof Section #: 1	Date of Inspection: 7/12/2016
Roofing System Type: Single Ply		Drainage Adequate: Yes	
Deck Type: Gunitite		Currently Leaking: Yes	
Manufacturer: Unknown		History of Leaks: Yes	
Year Last Roof Installed: 1997		# of Drains: None	
Current Design Life (years): 15		Size of Drains: None	
Life Remaining (years): 1 to 2		# of Scuppers: None	
Building was Built (year): 1997		Size of Scuppers: None	
Roof Access: Ground level and roof hatch		Wall Height above Ground: N/A	
Roof Slope: Dome roof varies		Roof Height below wall: N/A	
Core Information:			
System Type (Ex: BUR, Foam Single Ply, Mod Bit.)	Layer Description (Ex: Fiberglass, TPO, APP)	Attachment Method (Ex: Hot Asphalt, Adhered, Mechanically Attached)	
Single Ply	Hypalon	Adhered	
Current Weight of Roof System by Square Foot: 0.5 pounds			
Roof Condition Index 0 to 100: 50 - Poor			
<u>Recommended Corrective Action:</u>			
Year 2016	Activity (Maintenance / Replace/ Recoat) Restoration with recoating		Urgency Moderate
Recommended Roof Replacement - New system type: N/A		Restoration or Repair Description: Clean roof system, removing loose coatings. Repair damages and coat with organic epoxy resin and acrylic coatings.	
Cost: \$ N/A	Year: N/A	Cost: \$	Year: 2016

Access & Staging Issues: **Good access at the north west section of building**

Working Hours: **Daylight to dark weather permitting for cleaning and coating. Tear off and mechanical work on off school hours.**

Working Days: **7 days a week**

Other Trades Needed for Project

Mechanical: **No**

Electrical: **No**

Plumbing: **No**

Communication: **No**

Solar: **No**

General Contractor: **No**

Current Warranties

Manufacturer: **None**

Years:

Type:

Expires:

Contractor: **None**

Years:



Facility Name/Number & Year Built: Cradleboard Elementary / 1997		Roof Section #: 2	Date of Inspection: 7/12/2016
Roofing System Type: Single Ply		Drainage Adequate: Yes	
Deck Type: Gunitite		Currently Leaking: Yes	
Manufacturer: Unknown		History of Leaks: Yes	
Year Last Roof Installed: 1997		# of Drains: None	
Current Design Life (years): 15		Size of Drains: None	
Life Remaining (years): 1 to 2		# of Scuppers: None	
Building was Built (year): 1997		Size of Scuppers: None	
Roof Access: Ground level and roof hatch		Wall Height above Ground: N/A	
Roof Slope: Dome roof varies		Roof Height below wall: N/A	
Core Information:			
System Type (Ex: BUR, Foam Single Ply, Mod Bit.)	Layer Description (Ex: Fiberglass, TPO, APP)	Attachment Method (Ex: Hot Asphalt, Adhered, Mechanically Attached)	
Single Ply	Hypalon	Adhered	
Current Weight of Roof System by Square Foot: 0.5 pounds			
Roof Condition Index 0 to 100: 50 - Poor			
<u>Recommended Corrective Action:</u>			
Year 2016	Activity (Maintenance / Replace/ Recoat) Restoration with recoating	Urgency Moderate	
Recommended Roof Replacement - New system type: N/A		Restoration or Repair Description: Clean roof system, removing loose coatings. Repair damages and coat with organic epoxy resin and acrylic coatings.	
Cost: \$ N/A	Year: N/A	Cost: \$	Year: 2016

Access & Staging Issues: **Good access at the north west section of building**

Working Hours: **Daylight to dark weather permitting for cleaning and coating. Tear off and mechanical work on off school hours.**

Working Days: **7 days a week**

Other Trades Needed for Project

Mechanical: **No**

Electrical: **No**

Plumbing: **No**

Communication: **No**

Solar: **No**

General Contractor: **No**

Current Warranties

Manufacturer: **None**

Years:

Type:

Expires:

Contractor: **None**

Years:



Facility Name/Number & Year Built: Cradleboard Elementary / 1997		Roof Section #: 3	Date of Inspection: 7/12/2016
Roofing System Type: Single Ply		Drainage Adequate: Yes	
Deck Type: Gunitite		Currently Leaking: Yes	
Manufacturer: Unknown		History of Leaks: Yes	
Year Last Roof Installed: 1997		# of Drains: None	
Current Design Life (years): 15		Size of Drains: None	
Life Remaining (years): 1 to 2		# of Scuppers: None	
Building was Built (year): 1997		Size of Scuppers: None	
Roof Access: Ground level and roof hatch		Wall Height above Ground: N/A	
Roof Slope: Dome roof varies		Roof Height below wall: N/A	
Core Information:			
System Type (Ex: BUR, Foam Single Ply, Mod Bit.)	Layer Description (Ex: Fiberglass, TPO, APP)	Attachment Method (Ex: Hot Asphalt, Adhered, Mechanically Attached)	
Single Ply	Hypalon	Adhered	
Current Weight of Roof System by Square Foot: 0.5 pounds			
Roof Condition Index 0 to 100: 50 - Poor			
<u>Recommended Corrective Action:</u>			
Year 2016	Activity (Maintenance / Replace/ Recoat) Restoration with recoating	Urgency Moderate	
Recommended Roof Replacement - New system type: N/A		Restoration or Repair Description: Clean roof system, removing loose coatings. Repair damages and coat with organic epoxy resin and acrylic coatings.	
Cost: \$ N/A	Year: N/A	Cost: \$	Year: 2016

Access & Staging Issues: **Good access at the north west section of building**

Working Hours: **Daylight to dark weather permitting for cleaning and coating. Tear off and mechanical work on off school hours.**

Working Days: **7 days a week**

Other Trades Needed for Project

Mechanical: **No**

Electrical: **No**

Plumbing: **No**

Communication: **No**

Solar: **No**

General Contractor: **No**

Current Warranties

Manufacturer: **None**

Years:

Type:

Expires:

Contractor: **None**

Years:



Facility Name/Number & Year Built: Cradleboard Elementary / 1997	Roof Section #: 4	Date of Inspection: 7/12/2016
Roofing System Type: Coated foam	Drainage Adequate: No	
Deck Type: Lightweight concrete over steel	Currently Leaking: Yes	
Manufacturer: Unknown	History of Leaks: Yes	
Year Last Roof Installed: 1997	# of Drains: 4 primary & 4 overflow	
Current Design Life (years): 10	Size of Drains: 6"	
Life Remaining (years): 0 to 1	# of Scuppers: None	
Building was Built (year): 1997	Size of Scuppers: None	
Roof Access: Roof hatch	Wall Height above Ground: 15' to 16'	
Roof Slope: Average 1/4" per foot	Roof Height below wall: 2' to 3'	

Core Information:

<u>System Type</u> (Ex: BUR, Foam Single Ply, Mod Bit.)	<u>Layer Description</u> (Ex: Fiberglass, TPO, APP)	<u>Attachment Method</u> (Ex: Hot Asphalt, Adhered, Mechanically Attached)
Coated Foam	Coatings over foam over styrene board over concrete over metal	Adhered

Current Weight of Roof System by Square Foot: 0.75 pounds

Roof Condition Index 0 to 100: 25 - Urgent

Recommended Corrective Action:

Year	Activity (Maintenance / Replace/ Recoat)	Urgency
2016	Repair & Restoration with Coating	High

Recommended Roof Replacement -

New system type: N/A

Restoration or Repair Description:

Tear out 4' wide at dome to flat roof and adjacent parapet walls at drains. Install new 3 lb. foam. Clean roof system, removing loose coatings. Repair damages and coat entire roof with organic epoxy resin and acrylic coatings.

Cost: \$ N/A	Year: N/A	Cost: \$	Year: 2016
Access & Staging Issues: Good access at the north west section of building		Working Hours: Daylight to dark weather permitting for cleaning and coating. Tear off and mechanical work on off school hours.	
		Working Days: 7 days a week	
Other Trades Needed for Project		Current Warranties	
Mechanical: Yes		Manufacturer: None	
Electrical: Yes		Years:	
Plumbing: Yes		Type:	
Communication: No		Expires:	
Solar: No		-----	
General Contractor: No		Contractor: None	
		Years:	



Facility Name/Number & Year Built: Cradleboard Elementary / 2002	Roof Section #: 5	Date of Inspection: 7/12/2016
Roofing System Type: Coated foam	Drainage Adequate: Yes	
Deck Type: Metal B-decking	Currently Leaking: Yes	
Manufacturer: Unknown	History of Leaks: Yes	
Year Last Roof Installed: 2002	# of Drains: 1 primary & 1 overflow scupper 2" X 8"	
Current Design Life (years): 10	Size of Drains: 6"	
Life Remaining (years): 0 to 1	# of Scuppers: 3	
Building was Built (year): 2002	Size of Scuppers: 8" X 8" Primary Scuppers	
Roof Access: Roof hatch	Wall Height above Ground: 15' to 16'	
Roof Slope: Average 1/2" per foot	Roof Height below wall: 2' to 3'	

Core Information:

<u>System Type</u> (Ex: BUR, Foam Single Ply, Mod Bit.)	<u>Layer Description</u> (Ex: Fiberglass, TPO, APP)	<u>Attachment Method</u> (Ex: Hot Asphalt, Adhered, Mechanically Attached)
Coated Foam	Coatings over foam over taped flutes of metal deck	Adhered

Current Weight of Roof System by Square Foot: 0.75 pounds

Roof Condition Index 0 to 100: 50 - Poor

Recommended Corrective Action:

Year	Activity (Maintenance / Replace/ Recoat)	Urgency
2016	Repair & Restoration with Coating	High

Recommended Roof Replacement -

New system type: N/A

Restoration or Repair Description:

Tear out 4' wide at dome to flat roof and adjacent parapet walls at drains. Install new 3 lb. foam. Clean roof system, removing loose coatings. Repair damages and coat entire roof with organic epoxy resin and acrylic coatings.

Cost: \$ N/A	Year: N/A	Cost: \$	Year: 2016
Access & Staging Issues: Good access at the north west section of building		Working Hours: Daylight to dark weather permitting for cleaning and coating. Tear off and mechanical work on off school hours.	
		Working Days: 7 days a week	
Other Trades Needed for Project		Current Warranties	
Mechanical: Yes		Manufacturer: None	
Electrical: Yes		Years:	
Plumbing: Yes		Type:	
Communication: No		Expires:	
Solar: No		-----	
General Contractor: No		Contractor: None	
		Years:	



Facility Name/Number & Year Built: Cradleboard Elementary / 2002		Roof Section #: 6	Date of Inspection: 7/12/2016
Roofing System Type: Coated foam		Drainage Adequate: Yes	
Deck Type: Metal B-decking		Currently Leaking: Yes	
Manufacturer: Unknown		History of Leaks: Yes	
Year Last Roof Installed: 2002		# of Drains: None	
Current Design Life (years): 10		Size of Drains: 6"	
Life Remaining (years): 2		# of Scuppers: 2	
Building was Built (year): 2002		Size of Scuppers: 8" X 8" Primary Scuppers	
Roof Access: Roof hatch		Wall Height above Ground: 15' to 16'	
Roof Slope: Average 1/2" per foot		Roof Height below wall: 2' to 3'	
Core Information:			
System Type (Ex: BUR, Foam Single Ply, Mod Bit.)	Layer Description (Ex: Fiberglass, TPO, APP)	Attachment Method (Ex: Hot Asphalt, Adhered, Mechanically Attached)	
Coated Foam	Coatings over foam over taped flutes of metal deck	Adhered	
Current Weight of Roof System by Square Foot: 0.75 pounds			
Roof Condition Index 0 to 100: 50 - Poor			
Recommended Corrective Action:			
Year 2016	Activity (Maintenance / Replace/ Recoat) Repair & Restoration with Coating		Urgency High
Recommended Roof Replacement - New system type: N/A		Restoration or Repair Description: Tear out 4' wide at dome to flat roof and adjacent parapet walls at drains. Install new 3 lb. foam. Clean roof system, removing loose coatings. Repair damages and coat entire roof with organic epoxy resin and acrylic coatings.	

Cost: \$ N/A	Year: N/A	Cost: \$	Year: 2016
Access & Staging Issues: Good access at the north west section of building		Working Hours: Daylight to dark weather permitting for cleaning and coating. Tear off and mechanical work on off school hours.	
		Working Days: 7 days a week	
<u>Other Trades Needed for Project</u>		<u>Current Warranties</u>	
Mechanical: Yes		Manufacturer: None	
Electrical: Yes		Years:	
Plumbing: Yes		Type:	
Communication: No		Expires:	
Solar: No		-----	
General Contractor: No		Contractor: None	
		Years:	



Facility Name/Number & Year Built: Cradleboard Elementary / 2002		Roof Section #: 7	Date of Inspection: 7/12/2016
Roofing System Type: Coated foam		Drainage Adequate: Yes	
Deck Type: Metal B-decking		Currently Leaking: Yes	
Manufacturer: Unknown		History of Leaks: Yes	
Year Last Roof Installed: 2002		# of Drains: 1 primary	
Current Design Life (years): 10		Size of Drains: 6"	
Life Remaining (years): 0 to 1		# of Scuppers: 3	
Building was Built (year): 2002		Size of Scuppers: 8" X 8" Primary Scuppers	
Roof Access: Roof hatch		Wall Height above Ground: 15' to 16'	
Roof Slope: Average 1/2" per foot		Roof Height below wall: 2' to 3'	
Core Information:			
System Type (Ex: BUR, Foam Single Ply, Mod Bit.)	Layer Description (Ex: Fiberglass, TPO, APP)	Attachment Method (Ex: Hot Asphalt, Adhered, Mechanically Attached)	
Coated Foam	Coatings over foam over taped flutes of metal deck	Adhered	
Current Weight of Roof System by Square Foot: 0.75 pounds			
Roof Condition Index 0 to 100: 50 - Poor			
Recommended Corrective Action:			
Year	Activity (Maintenance / Replace/ Recoat)	Urgency	
2016	Repair & Restoration with Coating	High	
Recommended Roof Replacement - New system type: N/A		Restoration or Repair Description: Tear out 4' wide at dome to flat roof and adjacent parapet walls at drains. Install new 3 lb. foam. Clean roof system, removing loose coatings. Repair damages and coat entire roof with organic epoxy resin and acrylic coatings.	
Cost: \$	N/A	Year: N/A	
Cost: \$		Year: 2016	

Access & Staging Issues: **Good**
access at the north west section of
building

Working Hours: **Daylight to dark weather**
permitting for cleaning and coating. Tear off
and mechanical work on off school hours.

Working Days: **7 days a week**

Other Trades Needed for Project

Mechanical: **Yes**

Electrical: **Yes**

Plumbing: **Yes**

Communication: **No**

Solar: **No**

General Contractor: **No**

Current Warranties

Manufacturer: **None**

Years:

Type:

Expires:

Contractor: **None**

Years:

