



DEVELOPMENT SERVICES
DEPARTMENT

City of
REDLANDS

Incorporated 1888
35 Cajon Street, Ste. 20
P.O. Box 3005, Redlands, CA 92373
909-798-7555 Ext. 2
lfarris@cityofredlands.org

Brian Desatnik
Development Services Director

July 22, 2021

City of Redlands
Attn: Kathleen Giorgianni
PO Box 3005
Redlands, CA 92373

SUBJECT: MINOR CERTIFICATE OF APPROPRIATENESS NO. 633 – 25 GRANT STREET (REDLANDS BOWL)

Dear Ms. Giorgianni,

The Historic Preservation Officer has hereby approves Minor Certificate of Appropriateness No. 633 which is a request to reinforce approximately 2,400 square feet of existing flat roof at the Redlands Bowl by installing a WeatherWeld R-16-30-AL system, evaluating, restoring, and repairing approximately 2,925 square feet of the existing tile roof, and inspecting and repairing the roof deck for water and/or termite damage and replacing with in-kind material. The property is located at 25 Grant Street and is located within Historic District No. 8 (Smiley Park Neighborhood Historic and Scenic District) (APNs: 0171-244-06-0000 and 0171-244-07-0000).

Unless an appeal is filed or a Historic and Scenic Preservation Committee review is requested, this action will be effective on **August 2, 2021**, a business day, ten (10) days from the date of this Memorandum.

If you have any further questions regarding this matter, please do not hesitate to contact Lorelee Farris, Principal Planner at (909) 798-7555 ext. 2 or via email at lfarris@cityofredlands.org.

Respectfully,

Lorelee Farris
Principal Planner

Attachment: Conditions of Approval



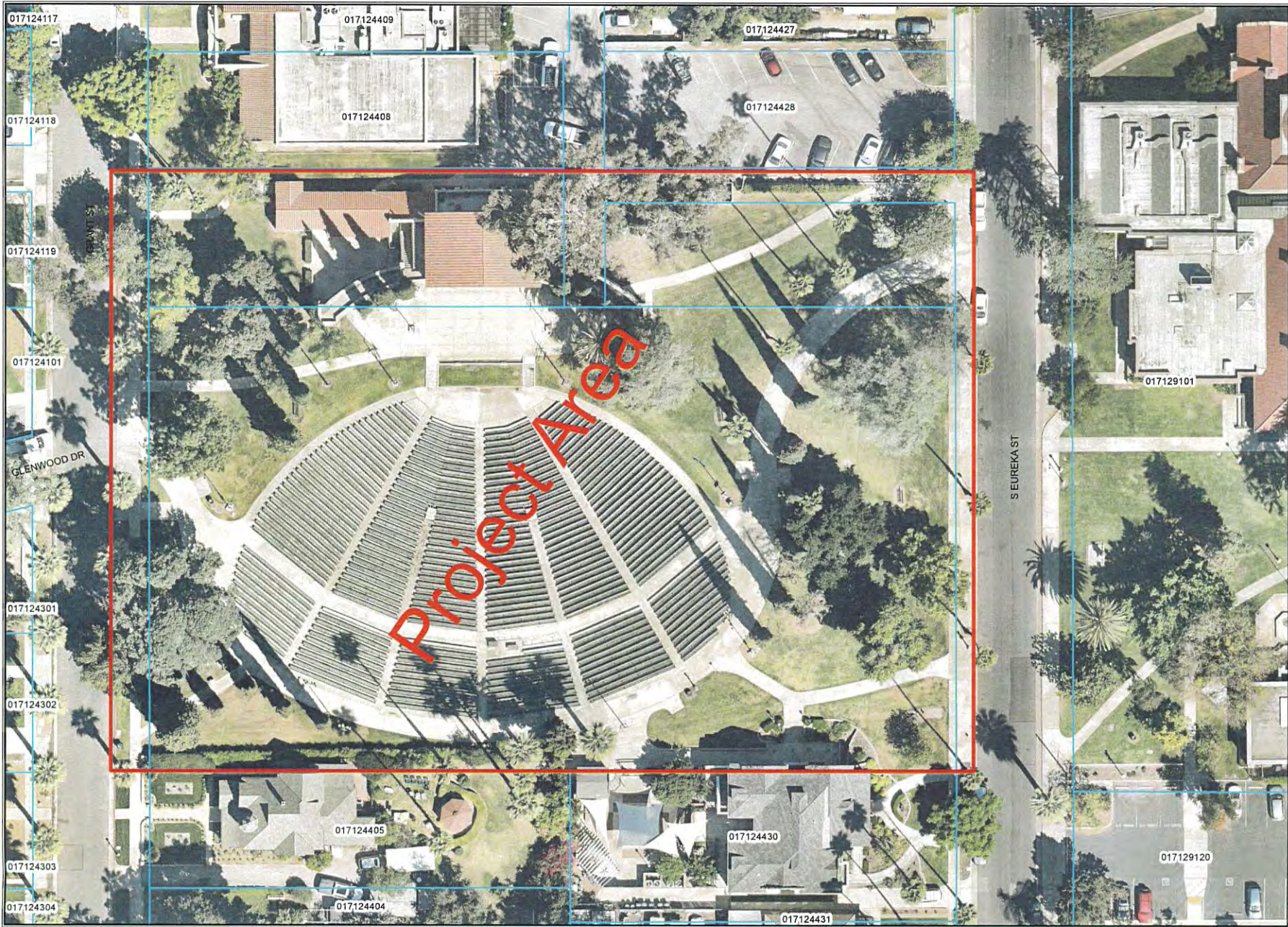
**CONDITIONS OF APPROVAL
CERTIFICATE OF APPROPRIATENESS NO. 633**

1. This approval is for a Minor Certificate of Appropriateness No. 633 to reinforce approximately 2,400 square feet of existing flat roof at the Redlands Bowl by installing a WeatherWeld R-16-30-AL system, evaluating, restoring, and repairing approximately 2,925 square feet of the existing tile roof, and inspecting and repairing the roof deck for water and/or termite damage and replacing with in-kind material. The property is located at 25 Grant Street and is located within Historic District No. 8 (Smiley Park Neighborhood Historic and Scenic District) (APNs: 0171-244-06-0000 and 0171-244-07-0000).
2. Prior to construction, a building permit shall be obtained from the Development Services Department.
3. All plans submitted to the City as part of the building permit application shall reflect all conditions of approval of Minor Certificate of Appropriateness No. 633 and shall comply with all provisions of the Redlands Municipal Code.
4. Unless construction has commenced pursuant to a building permit, or a time extension is granted in accordance with the Redlands Municipal Code, this application shall expire in eighteen (18) months from the approval date.

Note: This project can be extended by staff per Section 2.62.200 K for a period not to exceed thirty-six (36) months.

5. The applicant for this permit, and its successors and assigns, shall defend, indemnify and hold harmless the City of Redlands, and its elected officials, officers, agents and employees, from and against any and all claims, actions, and proceedings to attack, set aside, void or annul the approval of this permit by the City, or brought against the City due to acts or omissions in any way connected to the applicant's project that is the subject of this permit. This indemnification shall include, but not be limited to, damages, fees, costs, liabilities, and expenses incurred in such actions or proceedings, including damages for the injury to property or persons, including death of a person, and any award of attorneys' fees. In the event any such action is commenced to attack, set aside, void or annul all, or any, provisions of this permit, or is commenced for any other reason against the City for acts or omissions relating to the applicant's project, within fourteen (14) City business days of the same, the applicant shall file with the City a performance bond or irrevocable letter of credit (together, the "Security") in a form and in an amount satisfactory to the City, to ensure applicant's performance of its defense and indemnity obligations under this condition. The failure of the applicant to provide the Security shall be deemed an express acknowledgement and agreement by the applicant that the City shall have the authority and right, without objection by the applicant, to

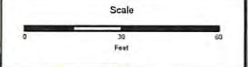
revoke all entitlements granted for the project pursuant to this permit. The City shall have no liability to the applicant for the exercise of City's right to revoke this permit.



SCE FIM Request

Redlands Bowl Electrical
Retrofit Project
QOL05022019
APNs: 0171-244-06-0000,
0171-244-07-0000,
0171-244-29-0000

This map was produced by the City of Redlands, Geographic Information System. The City of Redlands assumes no warranty or legal responsibility for the information contained on this map. The data used to generate this map is dynamic in nature, therefore the information shown may or may not be the most current.



REDLANDS "A CITY THAT WORKS"

May 24, 2021
OneStop.mxd

ATTACHMENT A

FCS02012021KG

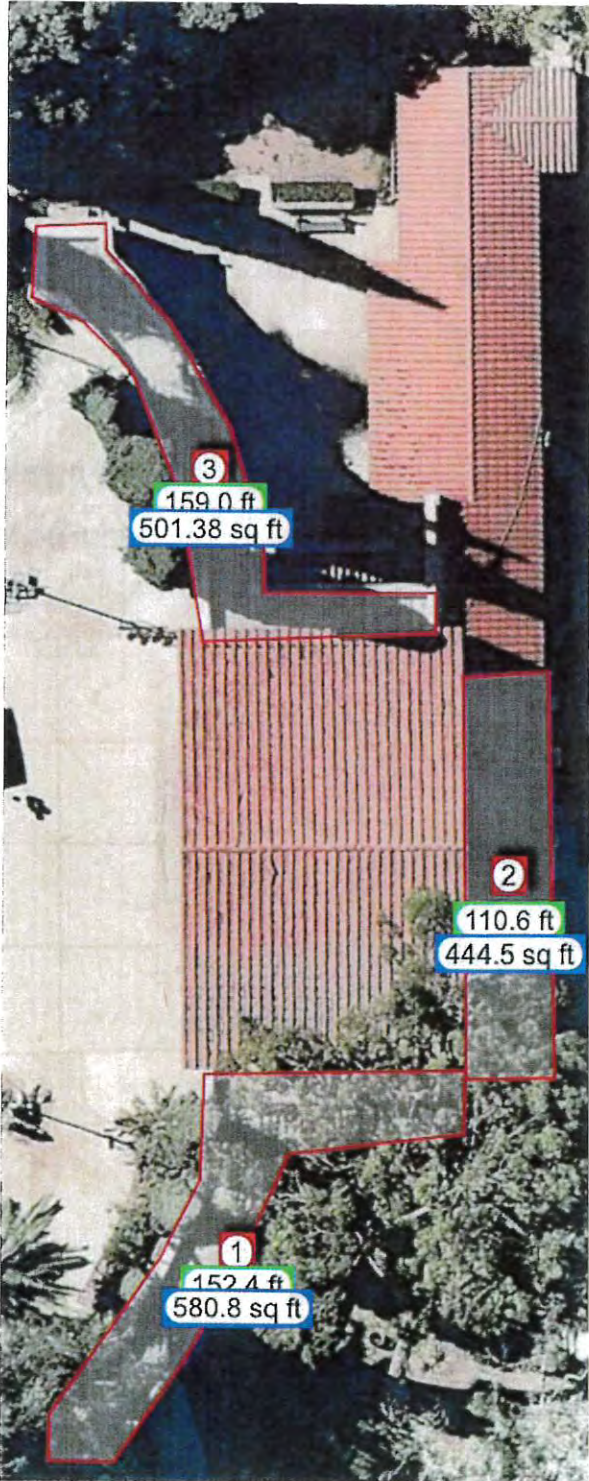
Tile Roof



BUILDING DIAGRAM

CITY OF REDLANDS / REDLANDS BOWL

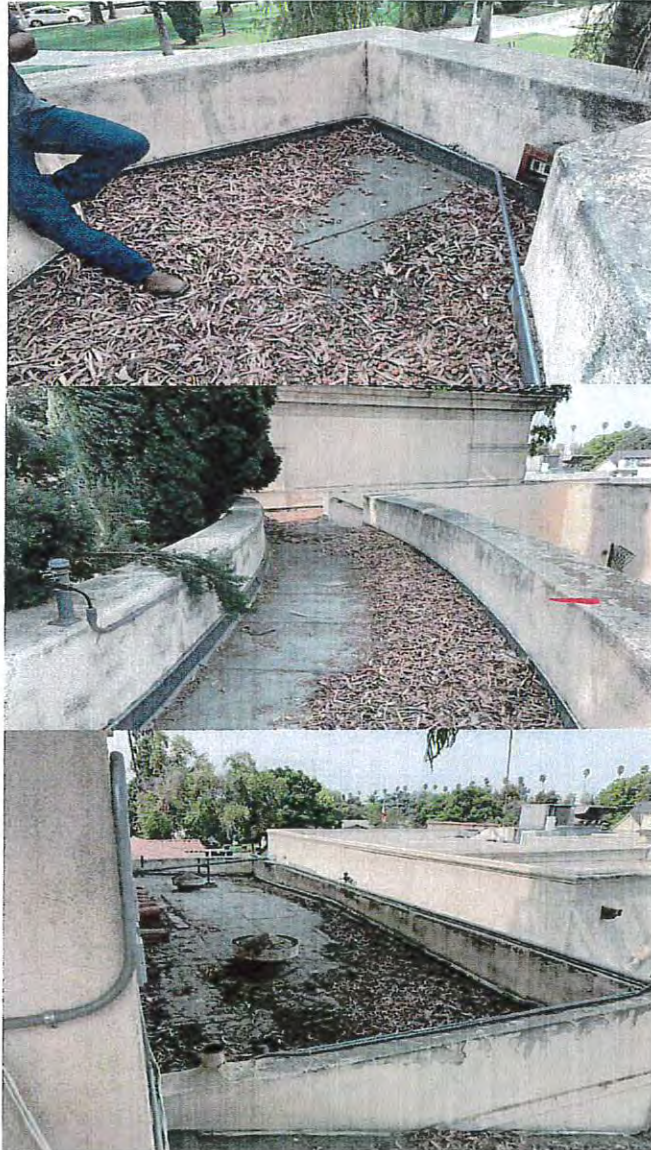
Flat Roof



INSPECTION PHOTOS

CITY OF REDLANDS / REDLANDS BOWL

REDLANDS BOWL



INSPECTION DETAILS

CITY OF REDLANDS / REDLANDS BOWL

ROOFTOP INSPECTION

INSPECTION DATE:	08/20/2020	CORE SAMPLE:	NO
INSPECTION TYPE:	VISUAL	DECK CONDITION:	FAIR
ROOF LEAK DATA:	YES	SOURCE:	OWNER

<u>EXISTING ROOF TYPE / RATING</u>	<u>GOOD / FAIR / POOR</u>
DECK:	FAIR
FIELD – EXISTING ROOF:	POOR
FIELD SEAMS – EXISTING ROOF:	POOR
PERIMETER – EXISTING ROOF:	FAIR
PENETRATIONS – EXISTING ROOF:	POOR
WALLS – EXISTING:	FAIR
DRAINS:	POOR
SKYLIGHTS:	N/A
COUNTER FLASHINGS:	FAIR
DEBRIS ON ROOF:	YES
PONDING WATER:	YES

ROOFTOP CONDITIONS

PROJECT

During the on-site inspection, the following conditions / deficiencies were noted:

GENERAL

FIELD

The roofing system consists of a solidly attached built-up roof system.

Repairs:

There have been multiple repairs to the roof throughout its life.

PERIMETER

The perimeter consists of a short parapet wall with sheet metal coping. Over time, building movement and material shrinkage has caused the existing roof to separate at the base flashings, which is causing cracks and roof leaks.

PENETRATIONS

The roof has vent and pipe penetrations.

DRAINS

The building drains to scuppers.

It is recommended to ensure drains are clear and operational before each rain.

Ponding Water:

There is minor ponding water at drainage edge.

INSPECTION PHOTOS

PROJECT / BUILDING 1



The City of Redlands building is a historical building with a roof that has reached to end of its ability to keep the building watertight.



The building has a built-up roof with counter flashing and conduit that runs along the flashing. It is recommended that the conduit be removed if not operational and reinforce the existing roof with WeatherWeld.



It is recommended to encapsulate the entire section from the outside edge of the parapet wall to the opposite outside edge after prepping the top of the parapet wall and applying a self-adhering divorcement sheet.



All vents and piping support penetrations should be sealed during roof work or removed if not being used.

**REDLANDS BOWL FLAT ROOFING REPLACEMENT
FCS04102021KG**

SCOPE OF SERVICES

The City of Redlands is accepting quotes for the replacement of flat roofing at the Redlands Bowl located at 30 Grant Street, Redlands, CA 92373. The city is requiring that the new flat roof consist of a WeatherWeld WW-R-16-30-A and existing roofing does not require removal.

1. Power broom and remove all loose debris from roof.
2. Inspect the deck for water damaged wood, termite damage, tec. If repairs are needed, the owner or owners representative will be notified for approval of repairs, if any repairs are too be done by contractor upon agreement, there will be an additional charge from original priced based on materials and labor.
3. General repairs and maintenance to the roof flashings as needed.
4. Replace all gravel stop and flashings as needed.
5. At termination of new roof system to tie in over existing roof at adjoining building to be feathered in to create a smooth proper seal.
6. Over the existing prepare roof, apply the Weather-weld system as follows:
 - Spray apply 30 gal per square of Modified Asphalt Emulsion and immediately embed 16lbs. of chopped glass. Let cure for 48 hours.
 - All pipes with flashings to be sealed with a storm collar
 - Wood Blocks: All pipes, conduit lines, condensation lines running along roof membrane shall have a 3 ½" x 3 ½" treated or red wood block attached with proper pipe clamps, distance from one to the other not to exceed over ten (10') feet.
 - After Seamless WeatherWeld composite has fully cured, apply one (1) coat of Aluminum coat at a rate of approximately 2 gal. per 100 sq.ft.
7. Contractor to supply a 2 year labor warranty.
8. WeatherWeld to supply a 30 year warranty for their system.

Exclusions:

Sheet metal related items, rain gutters, demolition, abatement or substrate repairs, temporary roofing or temporary weather protection, carpentry work, permits, build up or crickets for ponding.

WEATHERWELD

A division of Liquiform Technologies, Inc.

Roof Management Report

CITY OF REDLANDS

REDLANDS BOWL

Prepared For:

ZACH LABONTE
FACILITIES SUPERVISOR
(909) 206-7415

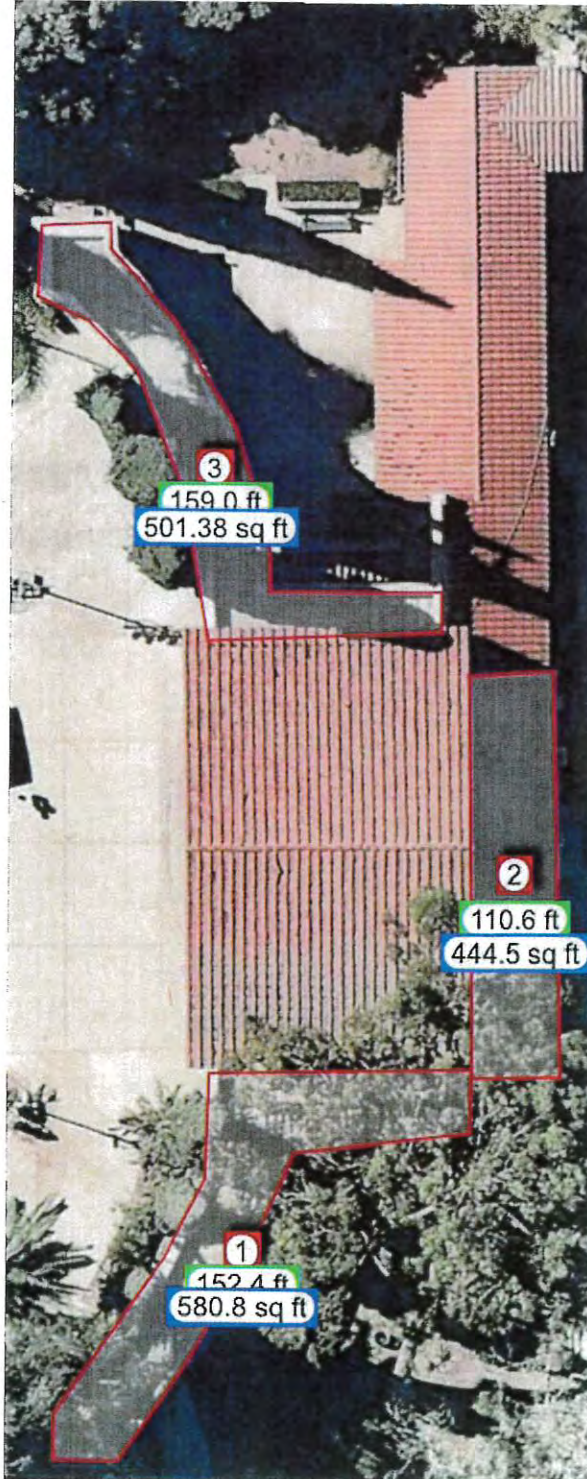
Prepared By:

MICHAEL JONES

BUILDING DIAGRAM

CITY OF REDLANDS / REDLANDS BOWL

Flat Roof



OVERVIEW

CITY OF REDLANDS / REDLANDS BOWL

OVERVIEW

Considering the age of the building and the existing roof, the roof has reached the end of its useful life for keeping the building watertight.

With the discrepancies noted during this inspection, along with the age of the roof (over 20 years old), action is required to prolong the roof with a long-term, high-tensile strength reinforcement system designed to last the life of the building.

DISCUSSION

CITY OF REDLANDS / REDLANDS BOWL

We recommend leaving the existing roofs in place because they are still functioning and serving their purpose. Leaving the existing roofs in place eliminates disruption and allows the buildings to function as normal during roof installation. This also gives the owner the advantage of eliminating the removal and replacement cost of both the existing roof and the insulation under the roof.

The WeatherWeld seamless composite material works universally well in both new roof and existing roof reinforcement application, providing the owner with the benefit of a seamless roof system from the top of the wall to the bottom of the drain.

The roofing options above provide leak-free performance with a seamless system designed to be installed one time, eliminating removal for the life of the building. The cost savings compared to the competition is dramatic due to the maintenance-free design of the product and expected lifecycle, allowing the owner to enjoy the benefit of leak-free performance for the life of the building.

SUMMARY OF WORK

CITY OF REDLANDS / REDLANDS BOWL

SCOPE OF WORK

CITY OF REDLANDS – REDLAND BOWL

FIELD

1. Prepare existing roof / power wash

GENERAL - ENTIRE ROOF

1. Install WeatherWeld R-16-30-AL
2. Install Aluminum Roof Reflective Coating

Thank you for the opportunity to submit this report. The representative for this project is Bobby Duncan and he can be reached at (888) 440-3224 or on his cell phone at 213-324-6057.

WW-R-16-30-A | REINFORCE EXISTING FLAT ROOF | 30-YEAR WARRANTY



Physical Characteristics

Minimum Strength (ASTM D 4830-523)	MD 300 lb.	Minimum @ 77° F
	CMD 300 lb.	Minimum @ 77° F
Minimum Elongation (ASTM D 2523-78)	10%	Minimum @ 77° F
Minimum Puncture (ASTM D 4830-88)	700 lb.	Minimum @ 77° F
Weight	1.47 lb. per 100 sq. ft.	
Thickness	240 mil dry	
Fire Rating	UL Class "A"	

USES: A fully seamless composite roofing system intended for use on existing built-up, modified, polyester and single-ply roofs that do not need to be removed. The 1/4" thick composite fully adheres to the existing roof, creating a lightweight solid seamless structure that is stronger and more durable than a new roll-applied roofing system. Suitable deck substrates include plywood, concrete and insulated steel.

MATERIALS: The WeatherWeld seamless fiberglass-reinforced membrane consists of 30 gal. of high solids asphalt emulsion, which is uniformly and evenly disbursed within a 16 lb. application of a high-strength, multi-filament Type E fiberglass per 100 sq. ft. of roof area. The fiberglass reinforcement is disbursed from the WeatherWeld applicator in varying lengths up to 24" and mixed thoroughly with emulsion before coming in contact with roof deck. Reflective coating system shall meet California Title 24 requirements and shall be applied at a rate not less than 3 gal. per 100 sq. ft.

Specification System & Dry Weights (per 100 sq. ft.)	
Existing Smooth-Surfaced Roof	> 250 lb.
Asphalt Emulsion – 30 gal.	120 lb.
Fiberglass Roving	16 lb.
Reflective Coating (approximate)	> 20 lb.
Approximate Total Weight	147-156 lb.

PART 2 – PRODUCTS

1. ACCEPTABLE MANUFACTURERS
 - A. WeatherWeld Seamless Roofing
 Division of Liquiform Technologies Inc
 9757 7th St #803, Rancho Cucamonga, CA 91730
 (888) 440-3224
Approved system materials list available upon request.
2. PRODUCT DELIVERY
 - A. Bulk-delivered material shall be accompanied by approved system component bill of lading.
3. MATERIALS (per 100 sq. ft.)
 - A. Seamless Composite (240 dry mil)
 1. Asphalt Emulsion – 30 gal.
 2. Fiberglass Roving – 16 lb.
 - B. Reflective Surfacing
 1. CA Title 24 Cool Roof Reflective Coating (3 gal. per 100 sq. ft.)
 - C. Miscellaneous Products
 1. SBS Modified Self-Adhesive Membrane

2. Polyester Fabric
3. Pipe Supports

PART 3 – COMPOSITE APPLICATION

1. GENERAL
 - A. WeatherWeld's General Requirements and Product Data are a part of this specification. To qualify for WeatherWeld reinforcement and warranty, the existing system must:
 1. Have no more than one roof covering
 2. Not be mopped to a nail-able deck
 3. Show signs that the substrate is structurally unsound
 4. Contain wet insulation that cannot be dried or removed
 5. Not tie-in to building components without flashings
 6. Not be excessively worn as determined by testing
 7. Not have equipment fastened through the roof without counter flashings
2. EXAMINATION
 - A. Inspect existing roof and advise owner, in writing, of any corrections required before proceeding with roofing.
3. PREPARATION
 - A. Cleaning of the roof membrane shall be done using high-pressure water or a wet broom, or both. Any temporary repairs needed to prevent water from entering the building during washing shall be made with WeatherWeld composite, if possible. If

temporary repairs are made with mastic, any excessive mastic shall be removed prior to composite application.

- B. Roof penetrations: Refer to current WeatherWeld drawings for specific visual detail. In general, all roof penetrations shall be primed as needed, sealed with a minimum of 240 mil of composite fully attaching to the penetration, and counter flashed with storm collar type flashings when complete. Porous materials (e.g. wood and stucco) must be counter flashed or fully encapsulated.
- C. New penetrations: All bare metal flashings shall be set in adhesive, nailed on 3" centers with ring shank nails, and flashed with two layers of polyester, set in 4 gal. of emulsion each. The polyester shall be cut to leave 2" around the base of the cone of the jack adhesion of the composite application, which covers the entire cone, and onto the penetration.
- D. Blisters and buckles in the existing roof membrane shall be cut and opened, and the excess edges cut off. The separation shall be coated with a thin coat of sealant or other approved adhesive and laid back flat without air pockets. The edges are to be nailed with ring shank nails on 3" centers and spot-nailed in the field of the blister to aid adhesion of the sealant. One layer of polyester in 6-8 gal. of emulsion shall be laid extending 12" past the leading edges of the blister. The polyester shall be solidly adhered to the existing roof and be left white on the top side to speed drying.
- E. Storm collars: All penetrations shall have 22 ga. galvanized sheet metal, 6 lb. copper or .040 malleable aluminum cone shaped counter flashing storm collar attached approximately 1" above the top of the jack flashing opening, be sealed with caulking and have a draw band attached.
- F. Drains: Remove drain bolt and compression ring. Tape bolts and cover drain pipe opening to protect from debris. Install 240 mil of composite from 8" on the roof to a minimum of 2" down the sides of drain bowl. After the system is dry, reinstall compression ring no tighter than to compress the composite by 1/16". Drains are to be snaked to ensure clear drainage. Wall scuppers shall be treated similarly so that field layers of composite adhere to the metal of the inside of the scupper. The bottom outside corners of the scupper snout shall be cut at a 45° angle for 1/2" and bent down the half bottom edge to prevent water from running into the building. Caulk the outside of the scupper and wall joint.
- G. Parapet walls: All walls shall be covered with the same components as the roofing system. Wood parapets shall be covered to the outside edge of the wall and covered coping metal. Existing metal may be reused if in good condition. Coping shall be minimum 24 ga. continuous outside cleat anchor to meet I-90 wind uplift. Concrete parapets covered with roofing shall have the roofing cut back from the

outside edge to the middle of the top of the wall and re-nailed as needed. Composite shall be applied to cover the entire wall, attaching a minimum of 3" to the outside edge of the concrete wall, forming a continuous reinforced seal of the top of the wall.

- H. Concrete panel joints shall be divorced from the roofing system prior to application by installing a 12" wide dry slip sheet of inverted modified base sheet covered by an 18"-36" wide sheet of polyester ply set in 4-6 gal. of emulsion.
 - I. Air conditioner units and roof-mounted equipment without self-flashing curbs shall be lifted and a blanket, consisting of the same components of the roofing system, installed. The blanket shall be of sufficient size to provide a minimum 18" overlap to the field roofing. Install blankets prior to field composite application.
 - J. Pipe cradles are not to be adhered to the roofing or have open fasteners penetrate the roofing membrane.
4. APPLICATION
- A. Over the prepared roof surface, apply composite roofing at a rate of 30 gal. of emulsion and 16 lb. of fiberglass reinforcement per 100 sq. ft. The fiberglass reinforcement shall be applied in lengths up to 24". Any loose strands shall be brushed or removed to create a solid surface. Areas where the composite accumulates (e.g. base flashing and penetrations) in excess of 300 mil wet shall be brushed to prevent surface crazing.
 - B. Coverage shall be uniform and extend to the top of all base flashings, intersections and walls. In no area is the total seamless composite thickness to be less than 240 mil dry.
5. REFLECTIVE COATING
- A. Allow WeatherWeld composite to cure to a TrameX meter moisture reading of zero before proceeding.
 - B. The surface shall be washed with high-pressure water, with all ponding areas being scrubbed to loosen the oils and dirt, and allowed to dry.
 - 1. White Elastomeric Coating
 - a. Apply WeatherWeld-approved coating system according to coating manufacturer's written instructions.
 - b. Any areas that peel must be redone before the project will be considered complete.
 - c. 12-year reflective coating warranty shall be provided from the reflective coating manufacturer upon completion.
6. WARRANTY
- A. 30-year warranties are available through approved contractors



Underwriters
Laboratories Inc.



**CITY OF REDLANDS
FACILITIES & COMMUNITY SERVICES**



Bid Proposal, Contract Documents and Specifications

For

**REDLANDS BOWL TILE ROOFING
REBID
FCS04072021KG**



RECYCLED PAPER

APRIL 2021

REDLANDS BOWL TILE ROOFING REBID - FCS04072021KG



OVERVIEW

The Redlands Bowl is located at 25 Grant Street in the City of Redlands and was built in 1924. It is an amphitheater used for music and theatrical performances that are offered to the public for no admission charge. The existing structure was commissioned and built by Florence and Clarence White as a gift to the City of Redlands.

The City of Redlands is looking for qualified contractors to perform tile roofing replacement and repairs.

The project consists of removing and stacking existing 2 piece clay roofing material (approximately 2880 square feet total) and saving all undamaged tiles to reuse. Remove and dispose of existing underlayment, inspecting existing plywood for damage (dry rot) and replacing with new plywood where required. Provide and install new Boral Tile Seal Underlayment, supply and install new clay tile to replace broken tile (chipped tiles are not broken tiles) and apply new tile at the least visible areas – new tile to match as closely as possible existing clay tile. Hip and ridge full mudding – both sides; bull noses/mud balls at all intersections of hip and ridges.

- Pull Permit and schedule all required inspections
- Contractor to provide temporary bathroom with wash station
- Construction fencing required around project area
- Roofing material (old and new) to be securely stored
- Electrical/Water is available onsite for contractor to use
- City personnel will assist with tree trimming and removing electrical where necessary
- Contractor is not to proceed with any additional work unless the City representative has granted written permission to proceed and a Change Order has been issued.

See **BID SCHEDULE** for a list of equipment that will be replaced and all construction services that will be required with the execution this RFB. All equipment/materials bid are to be what is specified or approved equal.

Pursuant to and in compliance with your Notice Inviting Bids, and the other documents relating thereto, the undersigned Bidder, having familiarized themselves with the terms of the Contract, the local conditions affecting the performance of the Contract and the cost of the work at the place where the work is to be done, and with the plans thereto, hereby proposes and agrees to perform within the time stipulated, the Contract, including all of its component parts and everything required to be performed, and to provide and furnish any and all of the labor, materials, tools, equipment and all utility and transportation services necessary to perform the contract, and complete in a workmanlike manner, all of the work covered by the contract in connection with the City's Prevailing Wage Project identified as: **REDLANDS BOWL TILE ROOFING REBID - FCS04072021KG.**