COLUMBUS CONSOLIDATED GOVERNMENT
Georgia's First Consolidated Government

FINANCE DEPARTMENT
PURCHASING DIVISION

1111 1st AVENUE - 1st FLOOR, COLUMBUS, GEORGIA 31901
P. O. BOX 1340, COLUMBUS, GEORGIA 31902-1340
706-225-4087 | www.columbusga.gov

November 3, 2026

REQUEST FOR BIDS: **RFB No. 27-0002**	Qualified vendors are invited to submit sealed bids, subject to conditions and instructions as specified, for the furnishing of: **FOX SENIOR CENTER ROOFING & WALL PROJECT**
GENERAL SCOPE	Provide all labor, equipment, and materials to complete the specified work at Fox Senior Center, in full compliance with the project manual. A DBE goal of 10% has been established for this project.
MANDATORY SITE VISIT	**A Mandatory Site Visit** is scheduled for **10:30 AM (Eastern) on Thursday, November 19, 2026.** Contractors shall convene and sign in at the Fox Senior Center, which is located at 3720 5th Avenue, Columbus, Georgia 31904. **Refer to page 9 for additional information.**
DUE DATE	**DECEMBER 9, 2026 - 2:30 PM (Eastern)** **Responses must be submitted via OpenBids (formerly DemandStar) on or before the due date. A virtual opening will be held during the 3:00 PM hour of the due date.** *Responding vendors are not required but are invited to attend the opening.* If you wish to attend the virtual opening, use one of the Microsoft Teams meeting options**:** Click here to join the meeting **or call in (audio only)** +1 478-239-0725,,855808406# United States, Macon Phone Conference ID: 855 808 406# Find a local number | Reset PIN. ***Note: Columbus Consolidated Government is not responsible for technical issues that may arise during the virtual opening.***
SUBMISSION REQUIREMENTS	See Appendix A for Submission Requirements, Submission Requirements Checklist, **DemandStar** Registration and Submission Instructions.
ADDENDA	**IMPORTANT INFORMATION** Any and all addenda will be posted on the Purchasing Division's web page, at https://www.columbusga.gov/finance/purchasing/docs/opportunities/Bid_Opportunities.htm. **It is the vendors' responsibility to periodically visit the web page for addenda before the due date and prior to submitting a quote.**
"NO BID" RESPONSE	If you are not interested in this solicitation, refer to page 3.

Andrea J. McCorvey
Purchasing Manager

IMPORTANT INFORMATION
e-Notification

The City uses the Georgia Procurement Registry e-notification system. You must register with GA@WORK (formerly Team Georgia Marketplace) to receive future procurement notifications via: **https://doas.ga.gov/state-purchasing/getting-started-supplier**.

If you have any questions or encounter any problems while registering, please contact the State Purchasing Division:

Telephone: 404-657-6000

Email: procurementhelp@doas.ga.gov

STATEMENT OF "NO BID"

Complete and return this form immediately if you do not intend to Bid:

Email: BidOpportunities@ColumbusGA.org
Attn: **Heather Biddle, Buyer**
Mail: Columbus Consolidated Government
Purchasing Division
P O Box 1340
Columbus, GA 31902-1340

We, the undersigned decline to bid on your **RFB No. 27-0002** for **FOX SENIOR CENTER ROOFING & WALL PROJECT** for the following reason(s):

___Specifications too "tight", i.e., geared toward one brand or manufacturer only (explain below)
___There is insufficient time to respond to the Request for Bids.
___We do not offer this product or service.
___We are unable to meet specifications.
___We are unable to meet bond requirements.
___Specifications are unclear (explain below).
___We are unable to meet insurance requirements.
___Other (specify below)

Comments: _____

_____

_____

_____

_____

_____

_____

COMPANY NAME:_____

AGENT:_____

DATE:_____

EMAIL:_____

GENERAL PROVISIONS

The provisions of the Procurement Ordinance for the Consolidated Government of Columbus, Georgia as adopted and amended by Council shall apply to all invitations for bids and award of all contracts and is specifically incorporated herein by this reference. A copy of the ordinance is on file in the Purchasing Division.

1. TERM "CITY". The term "City" as used throughout these documents will mean Consolidated Government of Columbus, Georgia.

2. PREPARATION OF FORM. Bid proposals shall be submitted on the forms provided by the City. All figures must be written in ink or typewritten. Figures written in pencil or erasures are not acceptable. However, mistakes may be crossed out, corrections inserted adjacent thereto, initialed in ink by the person signing the proposal. If there are discrepancies between unit prices quoted and extensions, the unit price will prevail. Failure to properly sign forms, in ink, will render bid incomplete.

3. EXECUTION OF THE BID PROPOSAL. Execution of the bid proposal will indicate the bidder is familiar and in compliance with all local laws, regulations, ordinances, site inspections, licenses, dray tags, etc.

4. BID DUE DATE. The bid submission must arrive in the Purchasing Division on or before the stated due date and time. Upon receipt, bids will be time and date stamped. Bids will remain sealed and secured until the stated due date and time for the bid opening.

5. BID OPENING. Bids shall be opened publicly in the presence of one or more witnesses at the time and place stated in the public notice. The amount of each bid, the bidder's name and such other relevant information as the Purchasing Manager deems appropriate shall be recorded and retained in accordance with Georgia law. The record and each bid shall be open to the public in accordance with Article 3. 301A of the Procurement Ordinance (Public Access to Procurement Information).

6. LATE BIDS. It is the responsibility of the bidder to ensure bids are submitted by the specified due date and time. Bids received after the stated date and time will be returned, unopened, to the bidder. The official clock to determine the date and time will be the time/date stamp located in the Finance Department. All bids received will be time and date stamped by the official clock. The City will not be held responsible for the late delivery of bids due to the U.S. Mail Service, or any other courier service.

7. RECEIPT OF ONE SEALED BID. In the event only one sealed bid is received, no formal bid opening shall take place. First, the Purchasing Division shall conduct a survey of vendors to inquire of "no bid" responses and non-responsive vendors. If, from the survey, it is determined by the Purchasing Division that specifications need revision, the one bid received will be returned, unopened, to the responding vendor, with a letter of explanation and a new bid solicitation prepared. If it is determined that other vendors need to be contacted, the bid due date will be extended, and the one bid received will remain sealed until the new bid opening date. The vendor submitting the single bid will receive a letter of explanation.

If it is determined the one bid received is from the only responsive, responsible bidder, then the bid shall be opened by the Purchasing Division Manager or designee, in the presence of at least one other witness. The single bid will be evaluated by the using agency for award recommendation.

8. RECEIPT OF TIE BIDS. In the event multiple responsive, responsible bidders are tied for the lowest price and all other terms and requirements are met by all tied bidders, the award recommendation shall be resolved in the order of the preferences listed below:

1. Award to the local bidder whose principal place of business is located in Columbus, Georgia.
2. Award to bidder previously awarded based on favorable prior experience.
3. Award to bidder whose principal place of business is located in the State of Georgia.
4. If feasible, divide the award equally among the bidders.
5. If it is not feasible to award equally and only two bidders are tied, perform a coin toss in the presence of the two bidders, either in person or virtually.
6. *If the above preferences are insufficient to resolve the tie, all bid responses will be rejected and the bid will be re-advertised.*

9. RECEIPT OF MULTIPLE BIDS. **Unless otherwise stated in the bid specifications, the City will accept one and only one bid per vendor.** Any unsolicited multiple bid(s) will not be considered. If prior to the bid opening, more than one bid is received from the same vendor, the following will occur: (1) the bidder will be contacted and required to submit written acknowledgment of the bid to be considered; (2) the additional bid(s) will be returned to the bidder unopened. If at the bid opening more than one bid is enclosed in a single bid package, the City will consider the vendor non-responsive and bids will be returned to the bidder.

10. CONDITIONS AND PACKAGING. Unless otherwise defined in the bid specifications, it is understood and agreed that any item offered or furnished shall be new, in current production and in first class condition, that all containers shall be new and suitable for storage or shipment, and that prices include standard commercial packaging.

11. FREIGHT/SHIPPING/HANDLING CHARGES. All freight, shipping, and handling charges shall be included in the bid price. The City will pay no additional charges.

12. CORRECTION OR WITHDRAWAL OF BIDS; CANCELLATION OF AWARDS

Correction or withdrawal of inadvertently erroneous bids before bid opening, or cancellation of awards or contracts based on such bid mistakes, may be permitted where appropriate. Mistakes discovered before bid opening may be modified or withdrawn by written notice received in the Purchasing Division.

After bid opening, corrections in bids shall be permitted only to the extent that the bidder can show by clear and convincing evidence that a mistake of a nonjudgmental character was made, the nature of the mistake and the bid price actually intended. After bid opening, no changes in bid prices or other provisions of bids prejudicial to the interest of the City or fair competition shall be permitted. In lieu of bid correction, a low bidder alleging a material mistake of fact may be permitted to withdraw its bid if the mistake is clearly evident on the face of the bid document but the intended correct bid is not similarly evident, or if the bidder submits evidence which clearly and convincingly demonstrate that a mistake was made.

All decisions to permit correction or withdrawal of bids or to cancel awards of contracts based on bid mistakes will be supported by the Purchasing Manager's written determination.

13. ADDENDA AND INTERPRETATIONS. If it becomes necessary to revise any part of this bid, a written addendum will be provided to all bidders. The City is not bound by any oral representations, clarifications, or changes made to the written specifications by City employees, unless such clarification or change is provided to the bidders in written addendum form from the Purchasing Officer. Bidders will be required to acknowledge receipt of the addenda (if applicable) in their sealed bid proposal. The vendor may provide an initialed copy of each addendum or initial the appropriate area on the bid form (pricing page). Failure to acknowledge receipt of the addenda (when applicable) will render bid incomplete. **It is the bidder's responsibility to ensure that they have received all addenda.**

14. BID RECEIPT AND EVALUATION. Bids shall be unconditionally received without alteration or correction except as authorized in the City's Procurement Ordinance. Bids shall be evaluated based on requirements set forth in the Invitation for Bid, which may include criteria to determine acceptability such as inspection, testing, quality, workmanship, delivery, and suitability for a particular purpose. Those criteria that will affect the bid price and be considered in evaluation for award shall be objectively measurable, such as discounts, transportation cost, and total or life-cycle costs. The specifications presented in the Invitation for Bids shall represent the evaluation criteria. No other criteria may be used to evaluate bids.

15. TIME FOR CONSIDERATION. Bids must remain in effect for at least ninety (90) days after date of receipt to allow for evaluation.

16. BID SECURITY

(1) Requirement for Bid Security. Bid security shall be required for all competitive sealed bids for construction contracts when the price is estimated by the Purchasing Manager to exceed $50,000. Bid security shall be a bond provided by a surety company authorized to do business in the State, or other form satisfactory to the City. Such bonds may also be required on construction contracts under $50,000 or other procurement contracts when circumstances warrant.

(2) Amount of Bid Security. Bid security shall be in an amount equal to at least five percent (5%) of the bid amount.

(3) Rejection of Bids for Noncompliance with Bid Security Requirements. When the invitation for Bids requires security, noncompliance with such requirement shall force rejection of a bid.

(4) Withdrawal of Bids. If a bidder is permitted to withdraw its bid before award as provided in Section 3-108 Subsection (G) (Competitive Sealed Bidding – Correction or Withdrawal of Bids: Cancellation of Awards), no action shall be had against the bidder or the bid security.

17. CONTRACT PERFORMANCE AND PAYMENT BONDS

(1) When Required: Amounts. When a construction contract is awarded in excess of $50,000, the following bonds or security shall be delivered to the City, and shall be binding on the parties upon the execution of the contract:

a. a performance bond satisfactory to the City executed by a surely company authorized to do business in the State, or otherwise secured in a manner satisfactory to the City, amounting to one hundred percent (100%) of the price specified in the contract; and

b. a payment bond satisfactory to the City executed by a surety company authorized to do business in the State or otherwise secured in a manner satisfactory to the City, to protect all persons supplying labor and material to the contractor or its subcontractors for the performance of the work provided for in the contract, amounting to one hundred percent (100%) of the price specified in the contract.

At the discretion of the Purchasing Manager, this same condition may be placed on awards of any amount.

(2) Authority to Require Additional Bonds. Nothing in this Section shall be construed to limit the authority of the City to require a performance bond or other security in addition to the bonds, in circumstances other than the circumstances described in Subsection (1) above.

18. SUBCONTRACTING. Should bidder intend to subcontract all or any part of the work specified, name(s) and address(es) of sub-contractor(s) must be provided in bid proposal (use additional sheet if necessary). The bidder shall be responsible for subcontractor(s) full compliance with the requirements of the bid specifications. **THE COLUMBUS CONSOLIDATED GOVERNMENT WILL NOT BE**

RESPONSIBLE FOR PAYMENTS TO SUBCONTRACTORS.

19. DISQUALIFICATION OF BIDDERS AND REJECTION OF BIDS. Bidders may be disqualified and rejection of bid proposals may be recommended by the City for any (but not limited) to the following reasons:

(A) Receipt after the time limit for receiving bid proposals as stated in the bid invitation.
(B) Any irregularities contrary to the General Provisions or bid specifications.
(C) Unbalanced unit price or extensions.
(D) Unbalanced value of items.
(E) Failure to use the proper forms furnished by the Consolidated Government.
(F) Failure to complete the proposal properly
(G) Omission of warranty, product literature, samples, acknowledgment of addenda or other items required to be included with bid proposal.
(H) Failure to properly sign forms in ink.

The City reserves the right to waive any minor informality or irregularity. The City reserves the right to reject any and all bids.

20. BRAND NAMES "OR EQUAL". Whenever in this invitation any particular material, process and/or equipment are indicated or specified by patent, proprietary or brand name of manufacturer, such wording will be deemed to be used for the purpose of facilitating description of the material, process and/or equipment desired by the City. It is not meant to eliminate bidders or restrict competition in any bid process. Any manufacturers' names, drawings, trade names, brand names, specifications and/or catalog numbers used herein are for the purpose of description and establishing general quality levels. Bidders may propose equivalent equipment, services or manufacturer. Any proposal that is equivalent to or surpasses stated specifications will be considered. Determination of equivalency shall rest solely with the City. **Please Note: Due to existing equipment, specific manufacturers may be required to facilitate compatibility.**

21. ASSIGNMENT OF CONTRACTUAL RIGHTS. It is agreed that the successful bidder will not assign, transfer, convey or otherwise dispose of the contract or its right, title or interest in or to the same, or any part thereof, without previous consent of the City and any sureties.

22. DISCOUNTS. Terms of payments offered will be reflected in the space provided on the bid proposal form. Cash discounts will be considered net in the bid evaluation process. All terms of payment (cash discounts) will be taken and computed from the date of delivery of acceptable material or services, or the date of receipt of the invoice, whichever is later.

23. TAXES. The City is exempt from State Retail Tax and Federal Excise Tax. Tax Exemption No. GA Code Sec. 48-8-3. Federal ID No. 58-1097948.

24. FEDERAL, STATE AND LOCAL LAWS. All bidders will comply with all Federal, State, and Local laws and ordinances, relative to conducting business in Columbus, Georgia.

25. BID INCLUSIONS. When bid inclusions are required, such as warranty information, product literature/specifications, references, etc. The inclusions should reference all aspects of the specific equipment or service proposed by the bidder. Do not include general descriptive catalogs. References to literature or other required inclusions submitted previously does not satisfy this provision. Bids found to be in non-compliance with these requirements will be subject to rejection.

26. NON-COLLUSION. By signing and submitting this bid, bidder declares that its agents, officers or employees have not directly or indirectly entered into any agreements, participated in any collusion or otherwise taken any action in restraint of free competitive bidding in connection with this bid. In the event, said bidder is found guilty of collusion, the company and agents will be removed from the City's bid list for one full year and any current orders will be canceled.

27. INDEMNITY. The successful bidder agrees, by entering into this contract, to defend, indemnify and hold City harmless from any and all causes of action or claims of damages arising out or under this contract.

28. DISADVANTAGED BUSINESS ENTERPRISE. Disadvantaged Business Enterprises (minority or women owned businesses) will be afforded full opportunity to submit proposals in response to this invitation and will not be discriminated against on the grounds of race, color, creed, sex, sexual orientation, gender identity or national origin in consideration for an award. It is the policy of the City that disadvantaged business enterprises and minority business enterprises have an opportunity to participate at all levels of contracting in the performance of City contracts to the extent practical and consistent with the efficient performance of the contract.

29. AFFIRMATIVE ACTION PROGRAM - NON-DISCRIMINATION CLAUSE. The Consolidated Government of Columbus, Georgia ("the City") is committed to using Disadvantaged Business Enterprises (DBEs) (small, women-owned and minority business enterprises) to the greatest extent practical in all solicitations and day-to-day procurement needs of the City and to taking specific affirmative actions to meet these commitments.

The City has an Affirmative Action Program in connection with Equal Employment Opportunities. The successful bidder will comply with all Federal and State requirements concerning fair employment and employment of the handicapped, and concerning the treatment of all employees, and will not discriminate between or among them by reason of race, color, age, religion, sex, sexual

orientation, gender identity, national origin or physical handicap.

30. AWARDS TO LOCAL BUSINESSES. Except for construction contracts, Federally funded projects, Request for Proposals and Request for Qualifications, awards will be made to responsive and responsible local businesses proposing a cost not more than two percent (2%) above the low bid or quote for contracts involving an expenditure less than or equal to $50,000.00; and made to responsive and responsible local businesses proposing a cost not more than one percent (1%) above the low bid or quote for contracts involving an expenditure greater than $50,000.00.

31. RIGHT TO PROTEST.

(1) Right of Protest. Any actual or prospective bidder offeror, or contractor who is aggrieved in connection with a solicitation or award of a contract may protest to the Purchasing Manager initially. All protests shall be filed in the manner prescribed herein. Protests that do not comply with the following rules shall be deemed invalid and of no effect.

(2) The protest must be in writing, executed by a company officer that is authorized to execute agreements on behalf of the bidder or offeror or provided by an authorized legal representative of the protestor.

(3) A protest with respect to an invitation for Bids or Request for Proposals shall be submitted in writing no less than five (5) business days prior to the opening of bids or the closing date of proposals or qualification statements.

(4) Stay of Procurement During Protests. If there is a timely protest submitted as described above, the Purchasing Manager shall not proceed further with the solicitation or award of the contract until all administrative remedies have been exhausted or until the City Council, Mayor, or City Manager makes a determination on the record that the award of the contract without delay is necessary to protect substantial interests of the City.

32. FAILURE TO BID. Vendors choosing not to submit a bid are requested to return a **Statement of "No Bid".**

33. PRODUCT/EQUIPMENT DEMONSTRATION - SITE VISIT. During the evaluation of bids, the City reserves the right to request a demonstration or site visit of the product, equipment or service offered by a bidder. The demonstration or site visit shall be at the expense of the bidder. Bidders who fail to provide demonstration or site visit, as requested, will be considered non-responsive.

34. CANCELLATION PROVISIONS. An Invitation for Bid, Request for Proposal, or other solicitation may be canceled, or any or all bids, proposals or responses rejected in whole or in part, at the discretion of the City for any reason whatsoever. The reasons for the cancellation shall be sent to all businesses solicited or that responded. The notice shall identify the solicitation, give the reasons for the cancellation, and when appropriate state that an opportunity will be given to compete on any re-solicitation or similar procurement in the future. Reasons for rejection will be provided to unsuccessful bidders or offerors.

When such action is in the best financial interest of the City, contracts for supplies to be purchased or services to be rendered under an annual (term) contract basis may be canceled and re-advertised at the discretion of the Purchasing Officer and in accordance with contract terms.

After the receipt of a product or piece of equipment, it is found that said item does not perform as specified and required, payment for said product or equipment will be withheld. The successful vendor will be notified of the non-performance in writing. After notification, the successful vendor will have ten (10) calendar days, from the date of notification, to deliver product or equipment which performs satisfactorily. If a satisfactory product is not delivered within 10 calendar days, from the notification date, the City will cancel the contract (purchase order) and award to the next low, responsive, responsible bidder. The vendor will be responsible for the pick-up or shipment of the unsatisfactory equipment or product.

35. QUESTIONS: Questions concerning specifications must be submitted, in writing, at least 5 (five) working days (Monday-Friday) prior to receipt date. Questions received less than five working days prior to receipt date will not be considered.

36. SAMPLES: When samples are required to be included with the proposal response, the bidder will be responsible for the following:

1) **Unless otherwise specified**, bidders are required to submit exact samples of item(s) bid. Do not submit sample of "like" item(s).
2) Affix an identification label to each individual sample to include bidder's name, bid name and number.
3) Make arrangements for the return of sample after the bid award. All shipping costs will be the responsibility of the bidder. If bidder does not make arrangements for return of sample, within 60 days after award, the sample will be discarded.

37. GOVERNING LAW: The parties agree that this Agreement shall be governed by the laws of Georgia, both as to interpretations and performance.

38. PAYMENT DEDUCTIONS: The City reserves the right to deduct, from payments to awarded vendor(s), any amount owed to the City for various fees, to include, but not limited to: False Alarm fees, Ambulance fees, Occupation License Fees, Landfill fees, etc.

39. PAYMENT TERMS: The City's standard payment term is usually net 30 days, after successful receipt of goods or services. Payment may take longer if invoice is not properly documented or not easily identifiable, goods/services are not acceptable, or invoice is in dispute.

40. FINAL CONTRACT DOCUMENTS: If a formal contract is required as a result of the Request for Bid; the final contract shall

include the following: 1) The RFB; 2) Addenda; 3) Awarded Vendors(s) Bid response; 4) Awarded Vendor(s) Clarifications; and 5) Awarded Vendor(s) Business Requirements.

NOTICE TO VENDORS

Sec. 2-3.05. - Submitting bids to Consolidated Government, etc.—By mayor or councilmembers.
Neither the mayor nor any member of the Columbus Council shall submit any bid to the consolidated government, nor shall the mayor or any member of the Columbus Council own or have a substantial pecuniary interest in any business that submits a bid to the consolidated government. (Ord. No. 92-60, 6-23-92)

Sec. 2-3.06. - Same—By members of boards, authorities, commissions.
No member of any board or authority or commission or other independent or subordinate entity of the consolidated government shall submit any bid to the consolidated government or have a substantial pecuniary interest in any business that submits a bid to the consolidated government if such bid pertains to the board or authority or commission on which such person holds such membership. (Ord. No. 92-61, 6-23-92)

MANDATORY SITE VIST

ATTENDANCE CONFIRMATION FORM

Date: _____

To: Heather Biddle, Buyer
Email: BidOpportunities@ColumbusGA.org

Re: Fox Senior Center Roofing & Wall Project – RFB No. 27-0002

A Mandatory Site Visit is scheduled for 10:30 AM (Eastern) on Thursday, November 19, 2026. Contractors shall convene and sign in at the **Fox Senior Center**, located at 3720 5th Avenue, Columbus, GA 31904.

The purpose of the site visit is to allow contractors to view and measure the work areas. The City will not be bound by any oral representations, clarifications or changes made at the site visit. If you have questions or requests for clarification resulting from the site visit, submit said inquires in the manner prescribed on pages 10 and 11 of these specifications.

Contractors shall sign an attendance sheet at both Mandatory Site Visits. **Only contractors who sign the attendance sheets will receive future addenda and will be allowed to submit a bid for this project.** The Purchasing Division will deem non-responsive any and all bids received from contractors who were not represented at the site visits.

Complete and return this form to confirm attendance:

Company Name	# of Attendees
Contact Person	Email Address
Mailing Address	City State Zip
Telephone Number	Fax Number

DO YOU HAVE QUESTIONS, CONCERNS OR NEED CLARIFICATION ABOUT THIS SOLICITATION?

COMMUNICATION CONCERNING ANY SOLICITATION CURRENTLY ADVERTISED MUST TAKE PLACE IN WRITTEN FORM AND ADDRESSED TO THE PURCHASING DIVISION.

ALL QUESTIONS OR CLARIFICATIONS CONCERNING THIS SOLICITATION SHALL BE SUBMITTED IN WRITING. THE CITY WILL NOT ORALLY OR TELEPHONICALLY ADDRESS ANY QUESTION OR CLARIFICATION REGARDING BID/PROPOSAL SPECIFICATIONS. IF A VENDOR VISITS OR CALLS THE PURCHASING DIVISION WITH SUCH QUESTIONS, HE OR SHE WILL BE INSTRUCTED TO SUBMIT THE QUESTIONS IN WRITING.

ALL CONTACT CONCERNING THIS SOLICITATION SHALL BE MADE THROUGH THE PURCHASING DIVISION.

BIDDERS SHALL NOT CONTACT CITY EMPLOYEES, DEPARTMENT HEADS, USING AGENCIES, EVALUATION COMMITTEE MEMBERS OR ELECTED OFFICIALS WITH QUESTIONS OR ANY OTHER CONCERNS ABOUT THE SOLICITATION. QUESTIONS, CLARIFICATIONS, OR CONCERNS SHALL BE SUBMITTED TO THE PURCHASING DIVISION IN WRITING. IF IT IS NECESSARY THAT A TECHNICAL QUESTION NEEDS ADDRESSING, THE PURCHASING DIVISION WILL FORWARD SUCH TO THE USING AGENCY, WHO WILL SUBMIT A WRITTEN RESPONSE.

THE PURCHASING DIVISION WILL FORWARD WRITTEN RESPONSES TO THE RESPECTIVE BIDDER OR IF IT BECOMES NECESSARY TO REVISE ANY PART OF THIS SOLICITATION, A WRITTEN ADDENDUM WILL BE ISSUED TO ALL BIDDERS.

THE CITY IS NOT BOUND BY ANY ORAL REPRESENTATIONS, CLARIFICATIONS, OR CHANGES MADE TO THE WRITTEN SPECIFICATIONS BY CITY EMPLOYEES, UNLESS SUCH CLARIFICATION OR CHANGE IS PROVIDED TO THE BIDDERS IN A WRITTEN ADDENDUM FROM THE PURCHASING MANAGER.

BIDDERS ARE INSTRUCTED TO USE THE ENCLOSED “QUESTION/CLARIFICATION FORM” TO FAX OR EMAIL QUESTION.

ANY REQUEST, AFTER A SOLICITATION HAS CLOSED AND PENDING AWARD, MUST ALSO BE SUBMITTED IN WRITING TO THE PURCHASING DIVISION.

QUESTION/CLARIFICATION FORM

DATE: _____

TO: Heather Biddle, Buyer
Email BidOpportunities@ColumbusGA.org

RE: Fox Senior Center Roofing & Wall Project – RFB No. 27-0002

Questions/clarification requests must be submitted at least five business days before the due date:

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

From: _____
Company Name Website

_____
Representative Email Address

_____
Complete Address City State Zip

_____
Telephone Number Fax Number

GENERAL SPECIFICATIONS
Fox Senior Center Roofing & Wall Project
RFB No. 27-0002

I. SCOPE:

Provide all labor, equipment, and materials to complete the specified work at the Fox Senior Center, in full compliance with the project manual.

A. Contractors are responsible for all measurements and estimating material quantities required to satisfy these specifications.
B. The work shall commence within (30) days after award, or as agreed upon by the Contractor and Owner.
C. The successful Contractor shall be responsible for all building permits.
D. If a conflict arises between the RFB document and the project manuals, the more stringent requirement shall prevail.

Refer to APPENDIX B, which begins after page 46, for the Project Manual and Technical Specifications.

II. INSURANCE: The vendors shall be required, at their own expense, to furnish to the City of Columbus Purchasing Division**,** evidence showing the insurance coverage to be in force throughout the term of the contract. Insurance requirements are listed on the attached **Insurance Checklist. The limits shown are minimum limits. Vendor shall indicate the actual limit they will provide for each insurance requirement. The bidder shall complete the Insurance Checklist and include with bid response**. **Certificate of Insurance is acceptable.** The Insurance Checklist will indicate to the City, the bidder's ability and agreement to provide the required insurance, in the event of contract award.

The successful candidate shall provide the required Certificates of Insurance within **10 business days** after award notification. The Certificates of Insurance will name Columbus Consolidated Government as an additional insured, **as well as list the applicable project or annual contract name, and/or Solicitation name and number.** The Certificate of Insurance will be included with the contract documents prior to signing.

III. GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT/E-VERIFY: Pursuant to O.C.G.A. § 13-10-91, a public employer shall not enter into a contract for the performance of services unless the contractor registers and participates in the federal work authorization program. If a supplier is providing services under a contract with a total compensation amount of $2,500 or greater, (even if such services will be performed outside of the state of Georgia), Columbus Consolidated Government requires a notarized affidavit from the supplier attesting to the following:

(A) The affiant has registered with, is authorized to use, and uses the federal work authorization program;
(B) The user identification number and date of authorization for the affiant;
(C) The affiant will continue to use the federal work authorization program throughout the contract period; and
(D) The affiant will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the contractor with the same information required by subparagraphs (A), (B), and (C) of this paragraph.

Additional information regarding the State's E-Verify requirements can be found at: https://www.audits2.ga.gov/wp-content/uploads/2021/10/13-10-91.pdf. **A completed, notarized E-Verify Affidavit must be included with bid submittal; failure to do so will render the company's or individual's bid submittal non-responsive and ineligible for award consideration.**

IV. INDEMNIFICATION:

The Contractor covenants to save, defend, hold harmless, and indemnify the City, and all of its officers, departments, agencies, agents, and employees (collectively the "City") from and against any and all claims, losses, damages, injuries, fines, penalties, costs (including court costs and attorney's fees), charges, liability, or exposure, however caused, resulting from, arising out of, or in any way connected with the Contractor's intentional, negligent, or grossly negligent acts or omissions in performance or nonperformance of its work called for by the Contract Documents.

V. BID SUBMISSION REQUIREMENTS:

Responses must be submitted via OpenBids (formerly DemandStar). **See Appendix A for *Submission Requirements, Submission Requirements Checklist, and DemandStar Registration and Submission Instructions.***

Each bidder shall include the following information with bid submission. Bidder shall submit **ONE (1) ELECTRONIC BID RESPONSE VIA DEMANDSTAR**. Submissions will be deemed incomplete/non-responsive if the following required documents are not included, as prescribed within the specifications: **E-Verify Affidavit, Conflict of Interest Affidavit, Communication Concerning This Solicitation form, Non-Collusion Affidavit and Bid Bond.** However, the City reserves the right to request **any other** omitted information, **WHICH DOES NOT AFFECT THE SUBMITTED BID PRICE.** Bidders shall be notified, in writing, and shall have two (2) days, after notification to submit the omitted information. If the omitted information is not received within two (2) days, the Bidder shall be deemed non-responsive and the Bid Submission will be deemed "**Incomplete":**

1. **E-Verify Affidavit**: Provide a properly notarized E-Verify Affidavit *(Form 1)*.
2. **Conflict of Interest Affidavit** *(Form 2)*
3. **Communication Concerning This Solicitation** *(Form 3)*
4. **Non-Collusion Affidavit:** Provide all information requested *(Form 4)*
5. **Federal Compliance**: Provide all information requested *(Form 5)*
6. **Addenda Acknowledgement**: Provide all information requested *(Form 6)*
7. **Statement of Qualifications and Work Guarantee** *(Form 7)*: Provide all information requested. Refer to the project manuals for specifications regarding Workmanship, Final Inspections, Adjustments and Repair, and Acceptability of Completed Work.
8. **DBE Participation** *(Form 8a and 8b)*
9. **Insurance:** Refer to Page 12, Section II *(Form 9)*.
10. **Bid Form (Pricing Page):** Provide all information requested *(Form 10)*
11. **Contract Signature Page:** Provide all information requested *(Form 11)*.
12. **Bid Bond:** Provide a bid surety in the form of a Cashier's Check, Certified Check, or Bid Bond payable to the Consolidated Government of Columbus, Georgia in the amount of five percent (5%) of the sum of the bid submittal. The bid surety will be forfeited to the City if successful Bidder fails to execute a contract within ten (10) calendar days after award notification, or if the successful Bidder fails to furnish Performance and Payment Bonds (see page 13, section VI) within ten (10) calendar days after award notification.
13. **Warranty Information:** Provide a copy of the manufacturer's warranty on Manufacturer's letterhead.
14. **Business License:** Submit a copy of the Business License (Occupation License) that is required to conduct business at your location. If the business location is not in Georgia, vendor must provide a current copy of their active Articles of Incorporation from the State and/or a current business license from the City/State in which business is located. If awarded the contract, the successful vendor must obtain a business license from the City of Columbus. However, If the business is not located in Muscogee County and has proof of being properly licensed by a municipality in Georgia, and paid applicable occupation taxes in that city, the vendor will not be required to pay occupation taxes in Columbus, Georgia.

If you have questions regarding this requirement, please contact the Revenue Division at 706-225-3780.

15. W-9 Form: Complete and return **Page 1** of the Form W-9 (**https://www.irs.gov/pub/irs-pdf/fw9.pdf**)

Note: After award of contract by Columbus Council, the successful bidder will be notified to provide an identical hard copy of their submitted bid, with original signatures.

VI. PERFORMANCE AND PAYMENT BONDS:

The successful Bidder shall, without any additional cost to the City, furnish Performance and Payment Bonds, both in the amount of one hundred percent (100%) of the total contract amount, within ten (10) calendar days after notification of award. Such bond shall be issued from a reliable surety company, licensed to do business in the state of Georgia and acceptable to the City.

VII. AWARD/NOTICE TO PROCEED/FINAL INSPECTION/INVOICE

A. Award: This RFB will be awarded in total to the lowest responsive, responsible bidder.

Columbus Consolidated Government (the City) will be the sole judge of the factors and will make the award accordingly. Should the successful bidder not be able to supply the required services, the City reserves the right to procure from other sources. After award of the bid by Columbus Council, the successful vendor will be required to provide a hard copy of their submitted bid, with original signatures, before the contract is executed.

B. Notice to Proceed: The Facilities Maintenance Manager (or designee) shall issue the notice to proceed with the work.

C. Final Inspection: Contractor must obtain final inspection approval from the Facilities Maintenance Manager (or designee) after work is completed and approved by Merik Building Construction Consultants.

D. Invoices: After satisfactory and completion of the work, the successful vendor shall forward an invoice to the following address. The invoice shall reference the purchase order number. Failure to reference the purchase order number may delay payment of the invoice:

Columbus Consolidated Government
Accounting Division
P. O. Box 1340
Columbus, Georgia 31902-1340

VIII. TERMINATION OF CONTRACT

A. Default: If the contractor refuses or fails to perform any of the provision of this contract with such diligence as will ensure its completion within the time specified in this contract, or any extension thereof, otherwise fails to timely satisfy the contract provisions, or commits any other substantial breach of this contract, the Purchasing Division Director may notify the contractor in writing of the delay or non-performance and if not cured within ten (10) days or any longer time specified in writing by the Purchasing Division Director, such director may terminate the contractor's right to proceed with the contract or such part of the contract as to which there has been delay or a failure to properly perform.

In the event of termination in whole or in part the Purchasing Division Director may procure similar supplies or services, from other sources, in a manner and upon terms deeded appropriate by the Purchasing Division Director. The contractor shall continue performance of the contract to the extent it is not terminated and shall be liable for excess costs incurred in procuring similar goods or services.

B. Compensation: Payment for completed supplies delivered and accepted by the City shall be at the contract price. The City may withhold from amounts due the contractor such sums as the Purchasing Division Director deem necessary to protect the City against loss because of outstanding liens or claims of former lien holders and to reimburse the City for the excess costs incurred in procuring similar goods and services.

C. Excuses for Nonperformance or Delayed Performances: Except with respect to defaults of subcontractors, the contractor shall not be in default by reason of any failure in performance of this contract in accordance with its terms, if the contractor has notified the Purchasing Division Director within 15 days after the cause of the delay and the failure arises out of causes such as: acts of God; acts of public enemy; acts of the City and any other governmental entity in its sovereign or contractual capacity; fires; floods; epidemics; quarantine restrictions; strikes or other labor disputes; freight embargoes; or unusually severe weather. If the failure to perform is caused by the failure of a subcontractor to perform or to make progress, and if such failure arises out of causes similar to those set forth above, the contractor shall not be deeded in default, unless the supplies or services to be furnished by the subcontractor were reasonably obtainable from other sources in sufficient time to permit the contractor to meet the contract requirements.

Upon request of the contractor, the Purchasing Division Director shall ascertain the facts and extent of such failure, and, if such director determines that any failure to perform was occasioned by any one or more of the excusable causes, and that, but for the excusable cause, the contractor's progress and performance would have met the terms of the contact, the delivery schedule shall be revised accordingly.

FORM 1

CONTRACTOR AFFIDAVIT
E-VERIFY / GEORGIA SECURITY & IMMIGRATION COMPLIANCE ACT

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services on behalf of ***Columbus Consolidated Government*** has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period and the undersigned contractor will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the contractor with the information required by O.C.G.A. § 13-10-91(b). Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

_____

Company ID Number ***(numerical, 4-7 digits)*** Date of Authorization

****See https://e-verify.uscis.gov/emp/vislogin.aspx?JS=YES to access your E-Verify Company Identification Number.**

_____

Name of Contractor

Fox Senior Center Roofing & Wall Project – RFB No. 27-0002

Name of Project

Columbus Consolidated Government

Name of Public Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on _____, ___, 20__ in _____ (city), _____(state).

_____

Signature of Authorized Officer or Agent

_____

Printed Name and Title of Authorized Officer or Agent

Subscribed and sworn before me on this the ___ day of _____,20___.

_____

STAMP/SEAL *NOTARY PUBLIC*

My Commission Expires:

_____

A properly completed, notarized/stamped E-Verify Affidavit must be included with bid submittal; failure to do so will render the submittal non-responsive and ineligible for further consideration.

FORM 2

CONFLICT OF INTEREST AFFIDAVIT:

THIS PAGE MUST BE SIGNED, NOTARIZED/STAMPED AND RETURNED WITH THE VENDOR'S BID/PROPOSAL. FAILURE TO INCLUDE THIS FORM WILL AUTOMATICALLY RENDER VENDOR'S RESPONSE NON-RESPONSIVE.

Pursuant to Columbus Georgia Code Part I – Charter, Appendix Two Code of Ethics and Prohibited Practices:

I hereby declare that any person(s) employed by the City of Columbus, who has direct or indirect personal or financial interest in this solicitation, has been identified and the interest disclosed below. (Please include in your disclosure any interest which you know of).

An example of a direct interest would be a City of Columbus employee, City of Columbus City Council Member who would be paid to perform services if awarded the contract.

An example of indirect interest would be a City of Columbus employee who is related to any officers, employees, principal, or shareholders of your firm or to you. (If in doubt as to status or interest, please disclose to the extent known).

CONFLICT OF INTEREST: ☐ YES ☐ NO

Disclosed Conflict of Interests:

_____

_____

_____

I hereby certify that the information on this form is complete and accurate. If necessary, I will provide the information requ to verify this data (e.g., pay stubs, bank account statements, etc.). I, therefore, authorize such verification, and I will provide supporting documentation, if necessary.

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on _____, _____, 20 ___ in _____ (city), ___ (state).

Vendor Name: _____

_____

Signature of Authorized Officer or Agent

_____

Printed Name and Title of Authorized Officer or Agent

Subscribed and sworn before me on this the __ day of ____

STAMP/SEAL

_____

NOTARY PUBLIC SIGNATURE

_____

PRINT NAME OF NOTARY PUBLIC

My Commission Expires: _____

FORM 3

COMMUNICATION CONCERNING THIS SOLICITATION

THIS PAGE MUST BE SIGNED AND RETURNED WITH THE VENDOR'S BID/PROPOSAL. FAILURE TO INCLUDE THIS FORM WILL AUTOMATICALLY RENDER VENDOR'S RESPONSE NON-RESPONSIVE.

ALL QUESTIONS OR CLARIFICATIONS CONCERNING THIS SOLICITATION SHALL BE SUBMITTED IN WRITING. THE CITY WILL NOT ORALLY OR TELEPHONICALLY ADDRESS ANY QUESTION OR CLARIFICATION REGARDING BID/PROPOSAL SPECIFICATIONS. IF A VENDOR VISITS OR CALLS THE PURCHASING DIVISION WITH SUCH QUESTIONS, HE OR SHE WILL BE INSTRUCTED TO SUBMIT THE QUESTIONS IN WRITING.

ALL CONTACT CONCERNING THIS SOLICITATION SHALL BE MADE THROUGH THE PURCHASING DIVISION. BIDDERS SHALL NOT CONTACT CITY EMPLOYEES, DEPARTMENT HEADS, USING AGENCIES, EVALUATION COMMITTEE MEMBERS, INCLUDING NON-CCG EMPLOYEES, CONTRACTED PERSONNEL ASSOCIATED WITH THIS PARTICULAR PROJECT (I.E. ARCHITECTS, ENGINEERS, CONSULTANTS), OR ELECTED OFFICIALS WITH QUESTIONS OR ANY OTHER CONCERNS ABOUT THE SOLICITATION. QUESTIONS, CLARIFICATIONS, OR CONCERNS SHALL BE SUBMITTED TO THE PURCHASING DIVISION IN WRITING. IF IT IS NECESSARY THAT A TECHNICAL QUESTION NEEDS ADDRESSING, THE PURCHASING DIVISION WILL FORWARD SUCH TO THE USING AGENCY, WHO WILL SUBMIT A WRITTEN RESPONSE.

THE PURCHASING DIVISION WILL FORWARD WRITTEN RESPONSES TO THE RESPECTIVE BIDDER. IF IT BECOMES NECESSARY TO REVISE ANY PART OF THIS SOLICITATION, A WRITTEN ADDENDUM WILL BE ISSUED TO ALL BIDDERS.

THE CITY IS NOT BOUND BY ANY ORAL REPRESENTATIONS, CLARIFICATIONS, OR CHANGES MADE TO THE WRITTEN SPECIFICATIONS BY CITY EMPLOYEES, UNLESS SUCH CLARIFICATION OR CHANGE IS PROVIDED TO THE BIDDERS IN A WRITTEN ADDENDUM FROM THE PURCHASING MANAGER.

BIDDERS ARE INSTRUCTED TO USE THE ENCLOSED "QUESTION/CLARIFICATION FORM" TO FAX OR EMAIL QUESTION. **QUESTIONS AND REQUESTS FOR CLARIFICATION MUST BE SUBMITTED AT LEAST FIVE (5) *BUSINESS* DAYS BEFORE THE DUE DATE.**

ANY REQUEST/CONCERN/PROTEST, AFTER A SOLICITATION HAS CLOSED AND PENDING AWARD, MUST ALSO BE SUBMITTED IN WRITING TO THE PURCHASING DIVISION.

I agree to forward all communication about this solicitation, in writing, to the Purchasing Division. I understand that communication with other persons, other than the Purchasing Division, will render my Bid/Proposal response non-responsive and I will no longer be considered in the solicitation process.

Vendor Name: _____

Print Name of Authorized Agent: _____

Signature of Authorized Agent: _____

FORM 4

NON-COLLUSION AFFIDAVIT OF PRIME BIDDER

STATE OF_____ COUNTY OF_____

I, being first duly sworn, deposes and says that;

1) I am fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

2) Such Bid is genuine and is not a collusive or sham Bid;

3) Neither the said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this Affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly with any other bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such Contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or any other Bidder, or to fix any overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against Columbus Consolidated government or any person interested in the proposed Contract; and

4) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including this Affiant.

By: _____
Authorized Signature Date of Signature

STAMP/SEAL

_____
Print Name

_____
Print Title

_____
Company Name

Subscribed and sworn before me on this the _____ day of _____, 20 ____.

_____
Notary Public

My Commission Expires:

_____

THIS PAGE MUST BE SIGNED, NOTARIZED/STAMPED AND RETURNED WITH THE VENDOR'S BID/PROPOSAL. FAILURE TO INCLUDE THIS FORM WILL AUTOMATICALLY RENDER VENDOR'S RESPONSE NON-RESPONSIVE.

FORM 5

FEDERAL COMPLIANCE

In the event a procurement under this contract is federally funded, the Contractor agrees to comply with all federal statutes relating to nondiscrimination, labor standards, and environmental compliance. The Contractor will be notified if the procurement is federally funded.

With regards to **"Rights to Inventions Made Under a Contract or Agreement,"** If the Federal award meets the definition of "funding agreement" under 37 CFR § 401.2 (a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the recipient or subrecipient must comply with the requirements of 37 CFR Part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by the awarding agency.

Contractor agrees to be wholly compliant with the provisions of **2 CFR 200, Appendix II**. Additionally, for work to be performed under the Agreement or subcontract thereof, including procurement of materials or leases of equipment.

Contractor shall comply and shall notify each potential subcontractor or supplier of the Contractor's federal compliance obligations. These may include, but are not limited to:

(a) **Title VII of the Civil Rights Act of 1964 (P.L. 88-352)** which prohibits discrimination on the basis of race, color or national origin;
(b) **Title IX of the Education Amendments of 1972**, as amended (20 U.S.C. §§ 1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex;
(c) the **Fair Labor Standards Act of 1938 (29 USC 676 et. seq.**),
(d) **Section 504 of the Rehabilitation Act of 1973, as implemented by Executive Orders 11914 and 11250)**, which prohibits discrimination on the basis of handicaps and the Americans with Disabilities Act of 1990;
(e) the **Age Discrimination in Employment Act of 1967 (29 USC 621 et. seq.)** and the Age Discrimination Act of 1974, as amended (42 U.S.C. §§ 6101-6107), which prohibits discrimination on the basis of age;
(f) the **Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255)**, as amended, relating to nondiscrimination on the basis of drug abuse;
(g) the **Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616)**, as amended, relating to the nondiscrimination on the basis of alcohol abuse or alcoholism;
(h) **§§ 523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. 290 dd-3 and 290 ee-3)**, as amended, relating to confidentiality of alcohol and drug abuse patient records;
(i) **Title VIII of the Civil Rights Act of 1968 (42 U.S.C. § 3601 et seq.)**, as amended, relating to nondiscrimination in the sale, rental or financing of housing;
(j) any other nondiscrimination provisions in any specific statute(s) applicable to any Federal funding for this Agreement;
(k) the requirements of any other nondiscrimination statute(s) which may apply to this Agreement;
(l) applicable provisions of the **Clean Air Act (42 U.S.C. §7401 et seq.)**, the **Federal Water Pollution Control Act, as amended (33 U.S.C. §1251 et seq.)**, **Section 508 of the Clean Water Act (33 U.S.C. 1368),** Permits required by **Section 404 of the Clean Water Act**, **Executive Order 11738**, **Endangered Species Act (P.L. 93-205)**, and the **Environmental Protection Agency regulations at 40 CPR Part 15**;
(m) **DBE requirements** found at **40 CFR Part 33**, **Executive Order 11246**, and **Equal Employment Opportunity** regulations at **41 CFR § 60-4**;
(n) applicable provisions of the **Davis-Bacon Act (40 U.S.C. 276a - 276a-7**) as it relates to cleanup activities, the **Copeland Act (40 U.S.C. 276c)**, the **Anti-Kickback Act (40 USC § 3145)**, the **OSHA Worker Health & Safety Standard (29 CFR § 1910.120)**, and the **Contract Work Hours and Safety Standards Act (40 U.S.C. 327-333)**, as set forth in Department of Labor Regulations at 20 CPR 5.5a;
(o) applicable provisions of **Uniform Relocation Act (40 USC § 61)** and the **National Historic Preservation Act (16 USC § 470)**;
(p) the mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the **Energy Policy and Conservation Act (P.L. 94-163).**
(q) the Buy America sourcing requirements in the **Build America, Buy America Act (41 U.S.C. § 8301-8305);**
(r) the general provisions of **Section 3** offering economic opportunities for low-income persons **(12 U.S.C. 1701u).**

To demonstrate acknowledgement and understanding of the above listed Federal Requirements, vendor is required to sign below and return with bid response:

Vendor Name:_____

Signature of Authorized Agent: _____

Print Name and Title of above Agent: _____

FORM 6

ADDENDA ACKNOWLEDGEMENT
Fox Senior Center Roofing & Wall Project
RFB No. 27-0002

The Purchasing Division will post addenda (if any) on the Bid Opportunities page: https://www.columbusga.gov/finance/Bid-Opportunities. It is the vendors' responsibility to periodically visit the page to check for addenda, ***both before the due date and prior to submitting a response in DemandStar.***

IF ADDENDA WERE ISSUED:
By signing below, I acknowledge 1) I have received the addenda (if any) as indicated below, 2) my submittal reflects the changes to the specifications, and 3) my submittal includes the most recently revised forms:

Addendum No. ____ dated _____ Addendum No. ____ dated _____

Addendum No. ____ dated _____ Addendum No. ____ dated _____

Addendum No. ____ dated _____ Addendum No. ____ dated _____

Addendum No. ____ dated _____ Addendum No. ____ dated _____

Addendum No. ____ dated _____ Addendum No. ____ dated _____

IF NO ADDENDA WERE ISSUED:
By signing below, I acknowledge that I reviewed the Bid Opportunities page referenced above on _____ and did not see any addenda listed for this solicitation.

(date)

Business Name **Date**

Authorized Signature **Print Name**

FORM 7

STATEMENT OF QUALIFICATIONS & WORK GUARANTEE

Fox Senior Center Roofing & Wall Project
RFB No. 27-0002

The undersigned certified under oath that the information provided herein is true and sufficiently complete so as not to be misleading.

Submitted to: _____

Submitted by: Company Name: _____

Address: _____

Principal Office Location: _____

Qualification Statement Submitted for - Project Name: _____

Type of Work:

Site Preparation _____ Roofing _____ Plumbing _____ HVAC _____
Sprinkler _____ Electrical _____ General Const. _____ Other _____
(File separate form for each classification of work)

Organization:

Please provide the following information concerning your organization:

Type of Entity: Corporation_____ Partnership_____ Individual_____ Other_____

Name of Principal, Owners or Partners

Name	Position	Years of Service with Organization

Number of years this organization has been in business? _____

Have members of this organization operated under former names/businesses? Yes____ No____
If "yes," list name, type of entity and names of principal, owners or partners.

_____
_____
_____

Provide a brief description of the general type of construction the firm performs. Please indicate for this project the work you intend to subcontract or perform.

	Perform	Subcontract		Perform	Subcontract
Earth Work	_____	_____	Sprinkler	_____	_____
Concrete Work	_____	_____	Plumbing	_____	_____
Masonry Work	_____	_____	HVAC	_____	_____
Structural Work	_____	_____	Electrical	_____	_____
Roofing Work	_____	_____			

Experience
Please list on a separate sheet marked "ATTACHMENT A" the major construction projects your organization has in progress providing the name of project, owner, architect, contract amount, bonding company, insurance carrier, percentage complete and scheduled completion date.

Please list on a separate sheet marked "ATTACHMENT B" the major projects your organization has completed in the past five years, giving the name of project, owner, architect, contract amount, bonding company, date of completion and percentage of the cost of the work performed with your own forces.

Insurance and Bonds
Please list names of current insurance carrier and number of projects insured by carrier:

_____

_____

Please list names of bonding company/agent utilized for projects constructed during the last five years:

_____

_____

Warranty
Describe your Warranty and Guarantee of Work (Use additional paper if necessary) _____

_____

_____

_____

Claims and Suits
Has your organization ever failed to complete any construction work it has been awarded? Yes____ No____

Within the last five years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract? (If the answer is yes, please describe in full.) Yes____ No____

Has there been in the last ten years, or is there now pending or threatened, any litigation, arbitration, investigation, or governmental or regulatory proceeding involving claims in excess of $100,000 or requesting a declaratory judgment or injunctive relief with respect to the construction or operation of any building which your firm, its principals, predecessors or affiliates constructed? Yes____ No____

Are all city, county, state and Federal taxes of any type, including real estate, FICA and Workmen's Compensation paid to date? Yes____ No____

Is there any potential claim, demand, litigation, arbitration, investigation, governmental proceeding or regulatory proceeding involving your firm, or its principals, predecessors or affiliates? If the answer to either of the preceding questions is "Yes," please describe in full in an attachment. Yes____ No____

In addition to the litigation, arbitration, investigation or governmental or regulatory proceeding referred to in the preceding paragraphs, is there any litigation, arbitration, investigation or governmental or regulatory proceeding now pending or threatened to which your firm is or may be a party, or are you aware of any potential claim or demand, which might otherwise affect the capacity of your firm to perform with respect to your involvement with the Owner, whether or not it concerns other work which you have undertaken? If so, please describe in full. Yes____ No____

Bankruptcy

Has your firm, its principals, predecessors, or affiliates been the subject of any proceeding under the federal bankruptcy laws or any other proceedings under state or federal law in which a court or government agency has assumed jurisdiction over any of the assets or business of your firm, its principals, predecessors or affiliates?
If so, please identify the proceedings, the court or governmental body and the date such jurisdiction was assumed in an attachment. Yes____ No____

Name and address of firm preparing attached financial statement and date thereof.

References

Please list below Trade References:

_____

_____

_____

Please list below Bank References:

_____

_____

_____

Business Name **Date**

Authorized Signature **Print Name**

DBE PARTICIPATION

CONSISTENT WITH THE PROCUREMENT ORDINANCE FOR THE CONSOLIDATED GOVERNMENT OF COLUMBUS, GEORGIA; THE CITY IS COMMITTED TO USING DISADVANTAGED BUSINESS ENTERPRISES (DBES) TO THE FULLEST EXTENT POSSIBLE IN ALL FTA ASSISTED PROCUREMENT CONTRACTS, CONSTRUCTION PROJECTS, AS WELL AS THE DAY-TO-DAY PROCUREMENT NEEDS OF THE CITY.

EACH BIDDER IS RESPONSIBLE FOR MAKING A GOOD FAITH EFFORT TO MEET OR EXCEED THE 10% WOMEN/MINORITY (DBE) PARTICIPATION GOAL IDENTIFIED BY THE CITY. THEREFORE, BIDDERS SHOULD UTILIZE THE SERVICES OF WOMEN/MINORITY (DBE) SUBCONTRACTORS IN ANY AREA POSSIBLE IN ORDER TO REACH THE CITY'S GOAL.

THE CITY RESERVES THE RIGHT TO REQUEST BIDDER SEEK ADDITIONAL DBE PARTICIPATION IF THE BIDDER'S DBE PARTICIPATION IS LESS THAN THE CITY'S 10% GOAL.

IN THE EVENT A DBE SUBCONTRACTOR IS NOT AVAILABLE OR UNABLE TO PERFORM ANY PORTION OF THIS PROJECT; THE PRIME CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING ENOUGH INFORMATION TO ENABLE THE CITY TO DETERMINE WHETHER EFFORTS MADE TO CONTACT DBE SUBCONTRACTORS WERE GOOD-FAITH EFFORTS. FAILURE TO PROVIDE THE INFORMATION WILL RENDER THE VENDOR'S BID INCOMPLETE.

DBE ATTACHMENT I IS A BINDING PART OF THE BID RESPONSE. THE CITY EXPECTS THE SUCCESSFUL BIDDER TO UTILIZE THE DBE SUBCONTRACTORS LISTED ON DBE ATTACHMENT I. CONSEQUENTLY, THE SUCCESSFUL BIDDER MUST FORWARD ANY CHANGES IN DBE UTILIZATION TO THE PURCHASING DIVISION.

THE PRIME CONTRACTOR SHALL HAVE A VALID STATE OF GEORGIA BUSINESS LICENSE. IT IS THE RESPONSIBILITY OF THE PRIME CONTRACTOR TO ENSURE THAT ALL SUBCONTRACTORS HAVE VALID GEORGIA BUSINESS LICENSES.

FORM 8a

DBE PARTICIPATION
ATTACHMENT I

(CONTRACTORS ARE REQUIRED TO COMPLETE AND RETURN THIS SHEET WITH SEALED BID. THE CITY RESERVES THE RIGHT TO REQUEST THE FORM OF ANY BIDDER, IF NOT INCLUDED WITH BID.)

Consistent with the Procurement Ordinance for the Consolidated Government of Columbus, Georgia; the City is committed to using Disadvantaged Business Enterprises (DBEs) to the fullest extent possible in all FTA assisted procurement contracts, construction projects, as well as the day to day procurement needs of the City. Therefore, prime contractors who bid on this project shall seek the services of DBE sub-contractors to perform portions of the work, where feasible.

List below all DBE subcontractors, suppliers, service firms, etc. expected to work on this project. Show complete name, address, phone number, owner and total dollars committed for all subcontract work by DBEs. **IF THE PRIME CONTRACTOR IS A CERTIFIED DBE, PLEASE STATE BELOW. IF VENDOR IS NOT UTILIZING ANY SUBCONTRACTORS, PLEASE STATE BELOW.**

PARTICIPATING DBE SUBCONTRACTORS

NAME OF DBE COMPANY ADDRESS, PHONE NUMBER, OWNER	PROJECT WORK ASSIGNED	DBE CERTIFICATION
Name: _____ **Owner:** _____ **Address:** _____ _____ **Telephone:** _____	**Work:** _____ _____ _____ **Amount: $**_____	**Certifying Agency:** _____ _____ _____
Name: _____ **Owner:** _____ **Address:** _____ _____ **Telephone:** _____	**Work:** _____ _____ _____ **Amount: $**_____	**Certifying Agency:** _____ _____ _____
Name: _____ **Owner:** _____ **Address:** _____ _____ **Telephone:** _____	**Work:** _____ _____ _____ **Amount: $**_____	**Certifying Agency:** _____ _____ _____

Columbus Consolidated Government is a member of the Georgia Unified Certification Program (UCP), in which Georgia Department of Transportation is the certifying agency for Disadvantaged Business Enterprises (DBEs). The following is a link to the UCP Directory: https://www.dot.ga.gov/GDOT/pages/business.aspx

I UNDERSTAND THAT THIS PAGE IS CONSIDERED A BINDING PART OF MY BID RESPONSE. The City expects the above listed DBE subcontractor(s) to be utilized on this project. Consequently, any changes in DBE utilization shall be forwarded to the Purchasing Division, in the event I am awarded the contract.

COMPANY NAME **AUTHORIZED SIGNATURE** **DATE**

FORM 8b

DBE PARTICIPATION
ATTACHMENT II

(BIDDERS ARE REQUIRED TO COMPLETE AND RETURN THIS SHEET WITH BID PACKAGE. THE CITY RESERVES THE RIGHT TO REQUEST THE FORM OF ANY BIDDER, IF NOT INCLUDED WITH BID PACKAGE.)

Important: In the event a DBE subcontractor is not available or unable to perform any portion of this project; the Prime contractor shall provide enough information to enable the City to determine whether good-faith efforts were made to contact DBE subcontractors. **(IF THE PRIME CONTRACTOR IS A CERTIFIED DBE, PLEASE STATE BELOW)**

List the name, address, and phone number of DBE subcontractors contacted for participation in this project:

NAME OF DBE SUBCONTRACTOR CONTACTED:	DATE CONTACTED	ADDRESS	PHONE NUMBER

COMPANY NAME **AUTHORIZED SIGNATURE** **DATE**

FORM 9

INSURANCE CHECKLIST

Fox Senior Center Roofing & Wall Project
RFB No. 27-0002

CERTIFICATE OF INSURANCE MUST SHOW ALL COVERAGE AND ENDORSEMENTS INDICATED BY "X"

CSL = Combined Single Limit; BI = Bodily Injury; PD=Property Damage

Required Coverage(s)		Limits (Figures denote minimums)	Bidders Limits/Response
X	1. Worker's Compensation and Employer's Liability	**STATUTORY REQUIREMENTS**	
	Comprehensive General Liability		
X	2. General Liability Premises/Operations	$1 Million CSL BI/PD each occurrence, $1 Million annual aggregate	
X	3. Independent Contractors and Sub - Contractors	$1 Million CSL BI/PD each occurrence, $1 Million annual aggregate	
	4. Products Liability	$1 Million CSL BI/PD each occurrence, $1 Million annual aggregate	
X	5. Completed Operations	$1 Million CSL BI/PD each occurrence, $1 Million annual aggregate	
X	6. Contractual Liability (Must be shown on Certificate)	$ 1 Million CSL BI/PD each occurrence, $1 Million annual aggregate	
	Automobile Liability		
X	7. *Owned/Hired/Non-Owned Vehicles/ Employer non ownership	$1 Million BI/PD each Accident, Uninsured Motorist	
	Others		
	8. Miscellaneous Errors and Omissions	$1 Million per occurrence/claim	
X	9. Umbrella/Excess Liability	$1 Million Bodily Injury, Property Damage and Personal Injury	
	10. Personal and Advertising Injury Liability	$1 Million each offense, $1 Million annual aggregate	
	11. Professional Liability	$1 Million per occurrence/claim	
	12. Architects and Engineers	$1 Million per occurrence/claim	
	13. Asbestos Removal Liability	$2 Million per occurrence/claim	
	14. Medical Malpractice	$1 Million per occurrence/claim	
	15. Medical Professional Liability	$1 Million per occurrence/claim	
	16. Dishonesty Bond		
	17. Builder's Risk	Provide Coverage in the full amount of contract	

Required Coverage(s)		Limits (Figures denote minimums)	Bidders Limits/Response
	18. XCU (Explosive, Collapse, Underground) Coverage		
	19. USL&H (Long Shore Harbor Worker's Compensation Act)		
	20. Contractor Pollution Liability	$2 Million per occurrence/claim	
	21. Environmental Impairment Liability	$2 Million per occurrence/claim	
	22. Pollution	$2 Million per occurrence/claim	
X	23. Carrier Rating shall be Best's Rating of A-VII or its equivalents		
X	24. Notice of Cancellation, non-renewal or material change in coverage shall be provided to City at least 30 days prior to action.		
X	25. The City shall be named Additional Insured on all policies		
X	26. Certificate of Insurance shall show Solicitation Number ***(RFB No. 27-0002)*** and Solicitation Title ***(Fox Senior Center Roofing & Wall Project)***		

*****If offeror's employees will be using their privately owned vehicles while working on this contract and are privately insured, please state that fact in the **Bidders Limits/Response** column of the insurance checklist.

BIDDER'S STATEMENT:

If awarded the contract, I will comply with contract insurance requirements.

Vendor Name

Signature of Authorized Agent Date

Title of Authorized Representative

Print Name of Authorized Agent

FORM 10

BID FORM (PRICING PAGE)
FOX SENIOR CENTER ROOFING & WALL PROJECT
RFB No. 27-0002

By signing this form, the authorized representative attests to the fact that the company has examined all agreements and specifications and has examined the site of the work; and on the basis of the agreements and specifications, the company proposes to furnish all necessary labor, materials, and equipment and will perform said work in the manner specified:

IMPORTANT INFORMATION:

Each bidder shall include the following information with bid submission. Bidder shall submit **ONE (1) ELECTRONIC BID RESPONSE VIA OPENBIDS** (formerly **DemandStar**). Submissions will be deemed incomplete/non-responsive if the following required documents are not included, as prescribed within the specifications: **E-Verify Affidavit, Conflict of Interest Affidavit, Communication Concerning This Solicitation form, Non-Collusion Affidavit and Bid Bond.** However, the City reserves the right to request **any other** omitted information, **WHICH DOES NOT AFFECT THE SUBMITTED BID PRICE.** Use the following checklist to verify the items are included in sealed bid:

□E-Verify Affidavit □Communications Concerning this Solicitation form □Bid Bond □Addenda Acknowledgement
□Federal Compliance form □Conflict of Interest Affidavit □Non-Collusion Affidavit □Statement of Qualifications
□Proof of Insurance □Bid Form (Pricing Page) □Contract Signature Page □Warranty Information □Business License
□W-9

The Contractor shall accept sole and exclusive responsibility for all taxes and required bonds/surety.

FOX SENIOR CENTER	
Manufacturer of Replacement Sections	
Total Sq/Ft Measured & Included in Bid	_____ sq ft
Price per Square Foot	$
Base Bid (total sq ft x price per sq ft)	$
Unit Prices, as specified in the project manual.	
1. Unit Price No. 1 – Price for removing damaged wood nailers and installing new wood nailers, price per board foot (12 x 12 x 1 inch)	$
2. Unit Price No. 2 – Price for remove existing individual wall mounted heat pump and associated electrical conduit and electrical connections using a licensed electrician and mechanical contractor. Infill wall mounted heat pump opening with new 20 GA galvanized metal stud framing, interior finished drywall with latex paint, exterior sheathing, weather-resistive barrier, and an EIFS system that matches the existing adjacent color and texture, price per individual unit (1- wall mounted heat pump, associated utility hook-ups and accessories).	$
Additional Bid Criteria	
We will begin the work, as specified, within _____ days after notice to proceed.	
The average number of roofing crew on-site for this project will be _____ people.	
Our anticipated number of actual working days to complete this project is _____days.	

Company Name **Authorized Signature** **Print Name** **Date**

If certified as a DBE or WBE, list the certifying agency: _____

FORM 11

CONTRACT SIGNATURE PAGE

FOX SENIOR CENTER ROOFING & WALL PROJECT

RFB No. 27-0002

THE UNDERSIGNED HEREBY DECLARES THAT HE HAS/THEY HAVE CAREFULLY EXAMINED THE SPECIFICATIONS HEREIN REFERRED TO AND WILL PROVIDE ALL EQUIPMENT, TERMS AND SERVICES TO THE CONSOLIDATED GOVERNMENT OF COLUMBUS, GEORGIA.

_____	_____
Company Name	Signature of Authorized Representative Date
_____	_____
Title of Authorized Representative	Print Name of Authorized Signatory

(Corporate seal, if applicable)

Company Ordering Address	***Company Payment Address***
_____	_____
_____	_____
Contact:_____	Contact:_____
Contact Email_____	Contact Email_____
Telephone_____	Telephone_____
Fax_____	Fax_____

CONSOLIDATED GOVERNMENT OF COLUMBUS, GEORGIA

Accepted this___ day of _____20____

_____
Tyson Begly, City Manager

APPROVED AS TO LEGAL FORM:

_____
Clifton C. Fay, City Attorney

ATTEST:

_____
Lindsey G. McLemore, Clerk of Council

APPENDIX A

OPENBIDS
SUBMISSION INFORMATION
(Formerly DemandStar)

Responses must be submitted via OpenBids. See following pages for Submission Requirements Checklist, Registering for OpenBids and Responding to an Electronic Bid in OpenBids.

There is no cost to submit responses electronically through OpenBids; you will only incur a fee if you opt to receive e-notifications directly from OpenBids. You must select "Columbus Consolidated Government" as your free agency (see registration instructions). Solicitations may be accessed thru the OpenBids link that is posted at: https://columbusga.gov/finance/bid-opportunities. Per Georgia HB489, the Purchasing Division will continue to post solicitations on the Georgia Procurement Registry. To receive future procurement notifications, you must register with the Team Georgia Marketplace at https://doas.ga.gov/state-purchasing/getting-started-supplier.

Excluding responses to Requests for Proposals (RFP), a tabulation of responses will be available on OpenBids shortly after the solicitation closes. The Purchasing Division will also continue to post tabulations at https://columbusga.gov/finance/bid-tabulations.

Failure to submit electronic responses, via OpenBids, will result in the rejection of your response. Submittals received via U.S. Postal Service, FedEx, UPS, etc., will be returned unopened at the expense of the sender. The Purchasing Division will not accept hand-delivered submittals and will immediately discard any submittal left in the reception area of the Finance Department.

The Purchasing Division sincerely appreciates your cooperation.

ELECTRONIC SUBMITTAL CHECKLIST

FOX SENIOR CENTER ROOFING & WALL PROJECT
RFB No. 27-0002

Submit your electronic response as instructed below:

1. Vendors shall submit **only** the required documents listed using the **"Bidder Response ALL Documents"** function.
2. **Zip files with multiple files are not acceptable**; vendors shall submit one PDF file of their submittal.
3. Due to file size limitations, please **do not resend the City's full specifications** as this information is already on file.
4. **This is a Sealed Bid, in the event OpenBids requires a dollar value for your submittal, enter "0".**

This checklist is for informational purposes only. Refer to the General Specifications for Bid Submission Requirements.

- ☐ 1. **E-Verify Affidavit** ***(Form 1)****
- ☐ 2. **Conflict of Interest Affidavit** ***(Form 2)****
- ☐ 2. **Communication Concerning this Solicitation** ***(Form 3)****
- ☐ 3. **Non-Collusion Affidavit** ***(Form 4)****
- ☐ 4. Federal Compliance ***(Form 5)***
- ☐ 5. Addenda Acknowledgement ***(Form 6)***
- ☐ 6. Statement of Qualifications and Work Guarantee ***(Form 7)***
- ☐ 7. DBE Participation ***(Form 8a & 8b)***
- ☐ 8. **Proof of Insurance** ***(Form 9 or Certificate of Liability Insurance)***
- ☐ 9. Bid Form/Pricing Page ***(Form 10)*** *
- ☐ 10. Contract Signature Page ***(Form 11)***
- ☐ 11. **Bid Bond***
- ☐ 12. **Warranty Information**
- ☐ 13. **Business License (Occupation License)**
- ☐ 14. **Page 1** of Form W-9 (https://www.irs.gov/pub/irs-pdf/fw9.pdf)

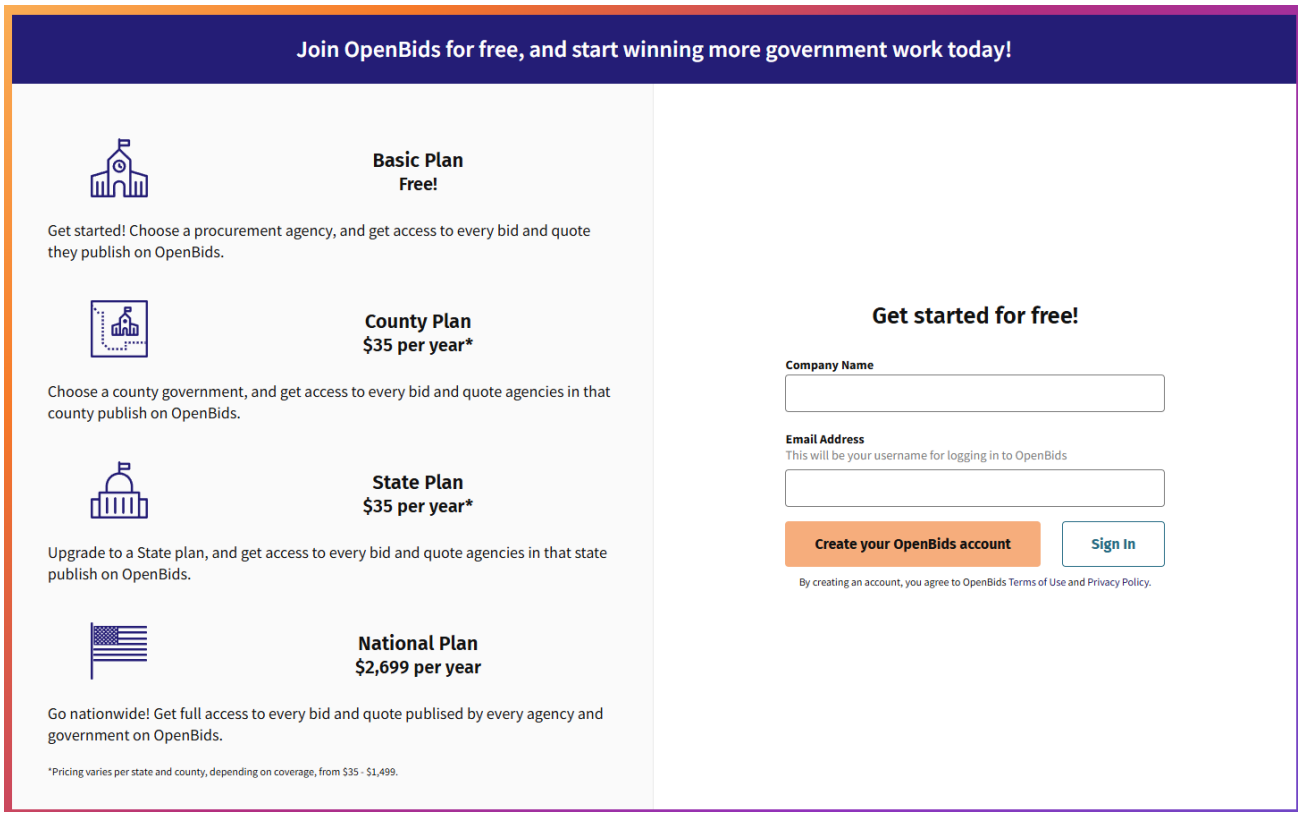
* ***Denotes mandatory submission requirements***

Please note: After award of contract by Columbus City Council, awarded vendor will be notified to provide an identical hard copy of submitted bid, with original signatures.

Registering for OpenBids (formerly DemandStar)

The following pages provide the steps for registering with OpenBids and submitting electronic responses.

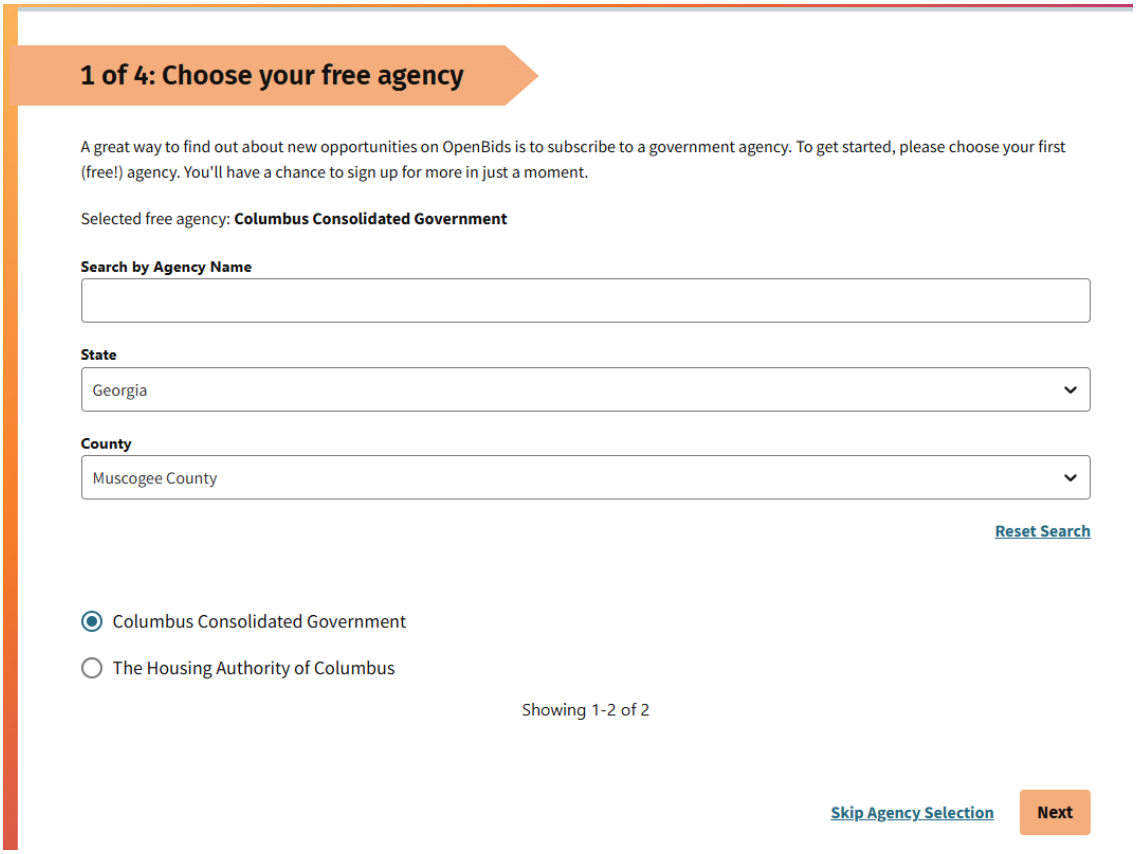
It's **free** to register with the **Basic Plan**. Go to: https://www.demandstar.com/registration



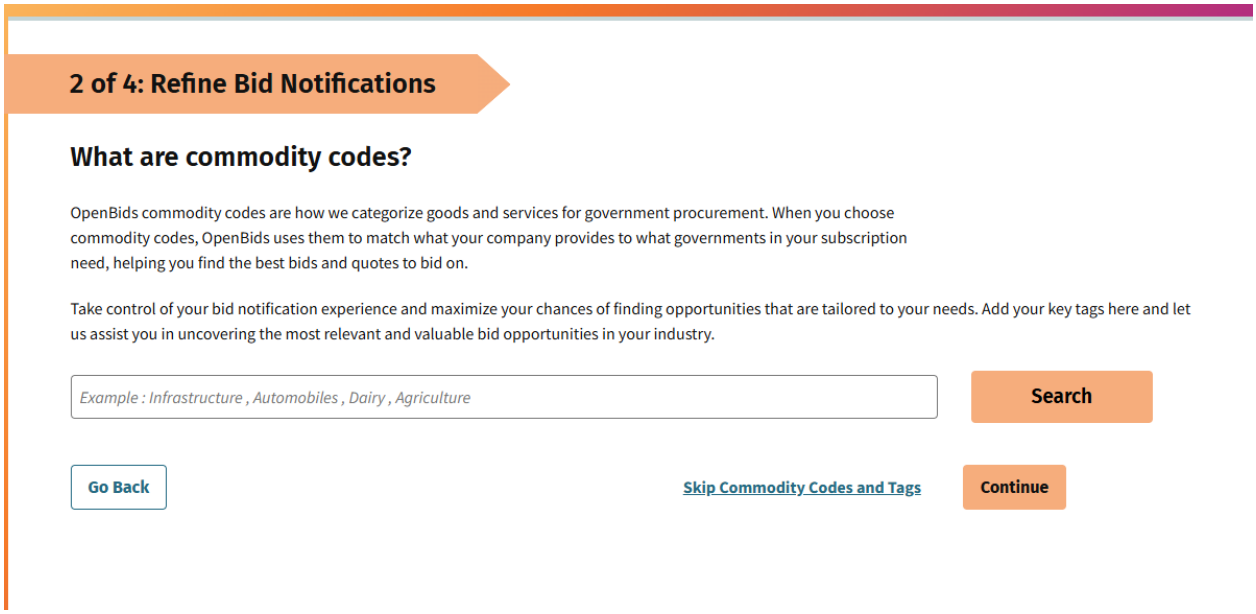
Step 1: Choose your free agency

- Search by Agency Name: Columbus Consolidated Government
- *or* search by State (GA) and County (Muscogee)

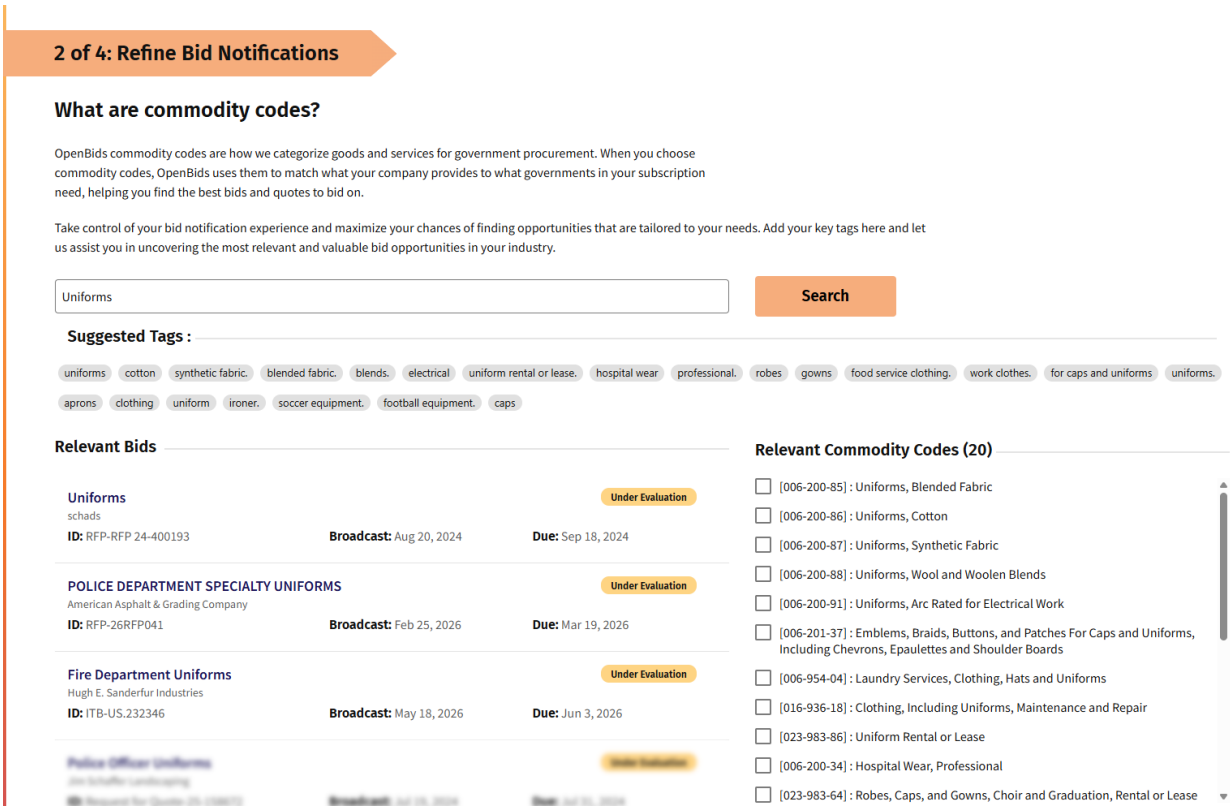
Select "Columbus Consolidated Government" as your free agency



Step 2: Select commodity codes (this step can be skipped).



If selecting codes, the following screen will appear:

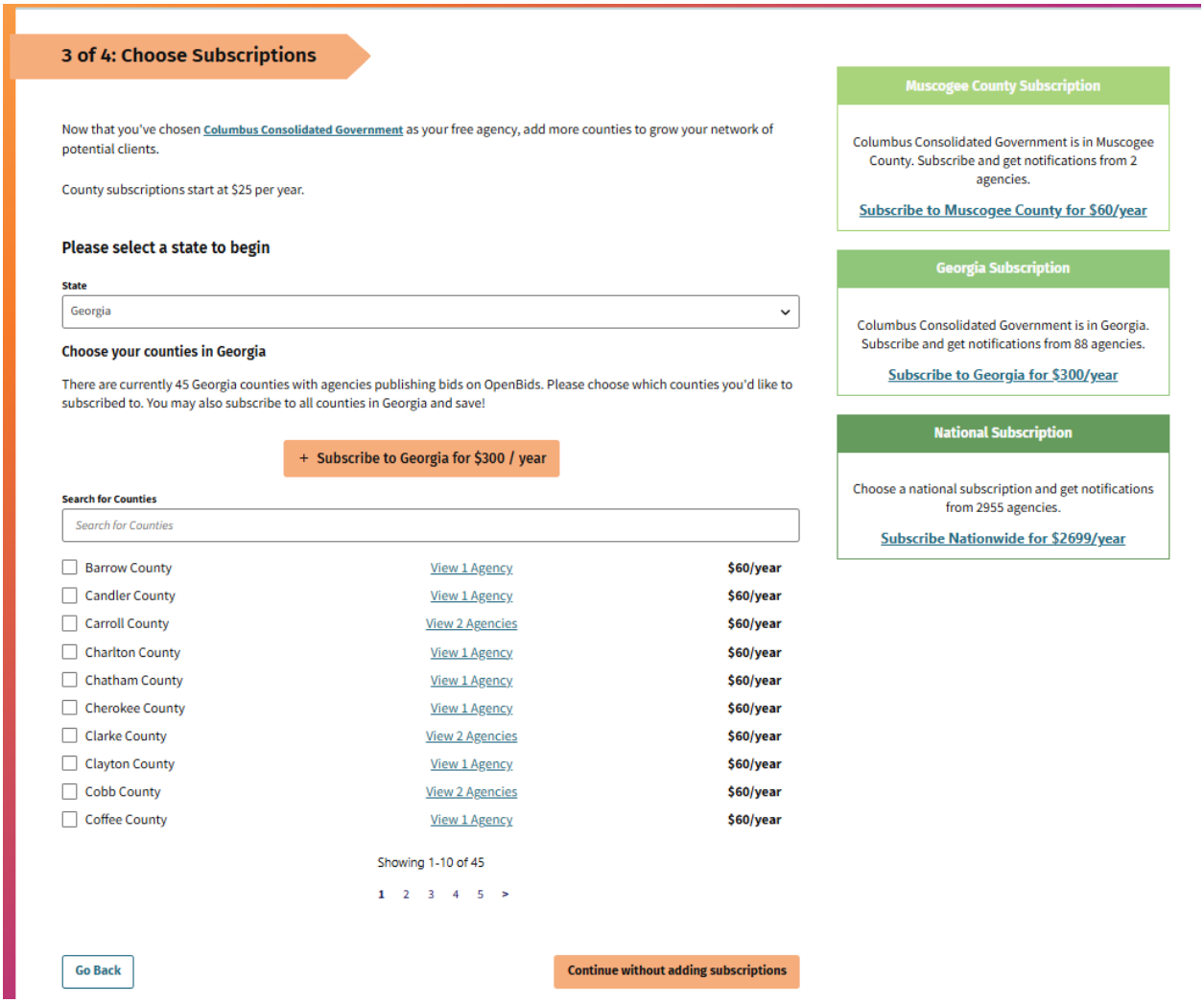


Selecting commodity codes will narrow down results to ensure you are receiving notifications for the most applicable bids only.

Step 3: Choose Subscriptions

- You've already selected Columbus Consolidated Government as your **free** agency.

- There is a fee to add additional subscriptions. However, you can continue without adding any additional subscriptions.



Step 4: Complete your profile

- Add your contact information and finish registration.
- Check your email for a link to set a password.

4 of 4: Complete your profile

We've saved your selections. Now that you've set up your subscriptions on OpenBids, tell us a little bit more about yourself.

Your contact information

First Name

Last Name

Phone Number

Test Company for CCG Information

Company Phone Number

Website (Optional)

Address

Suite, Floor, etc. (Optional)

Postal Code

City

State

Select...

County (Optional)

Select...

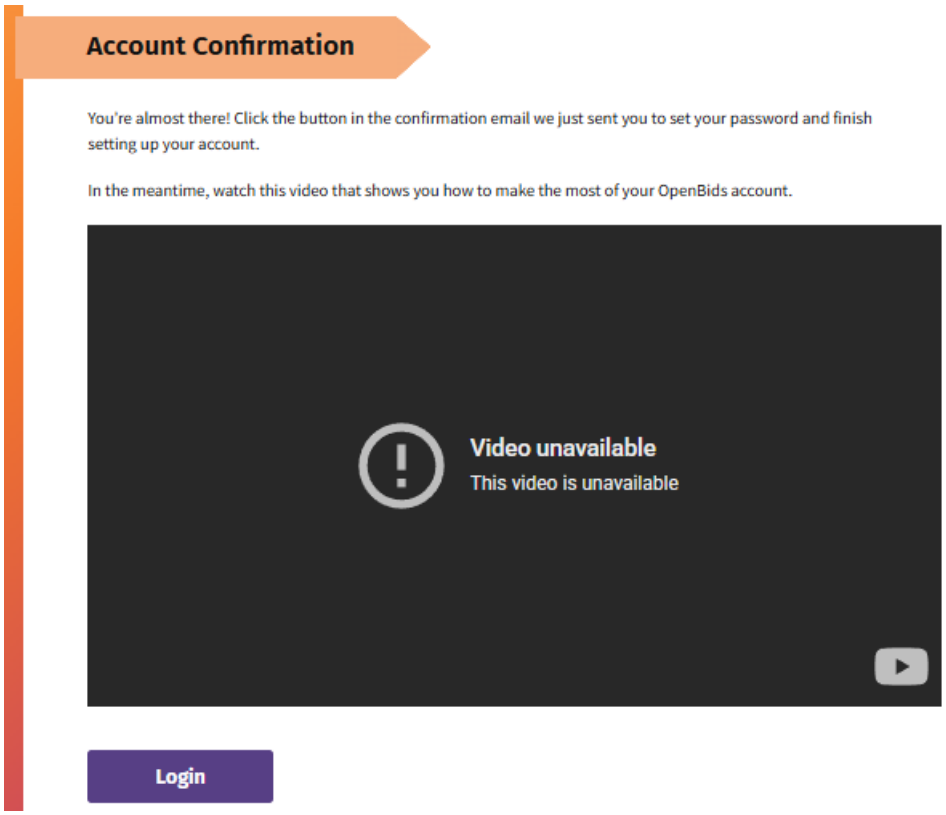
Country

Select...

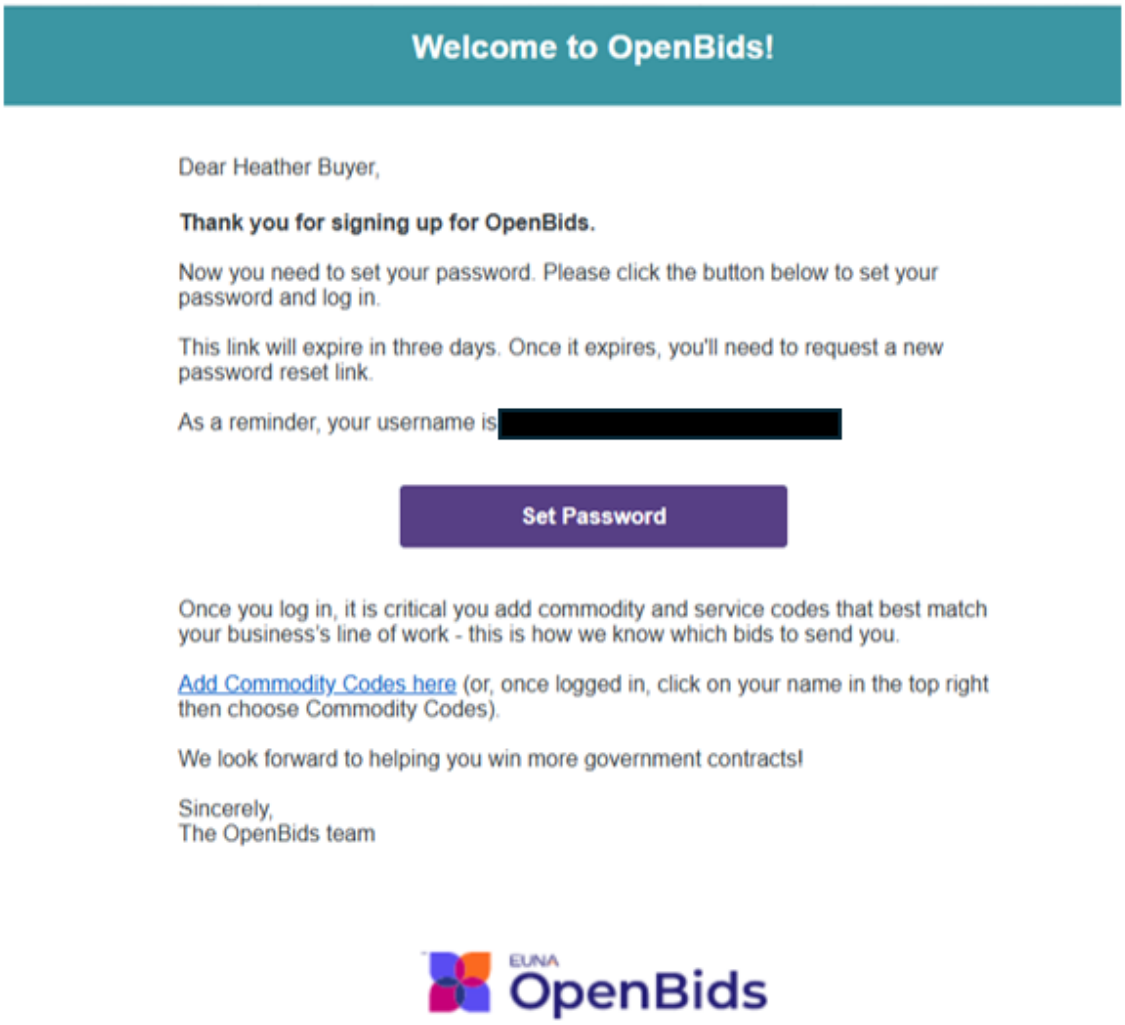
Go Back

Finish registration

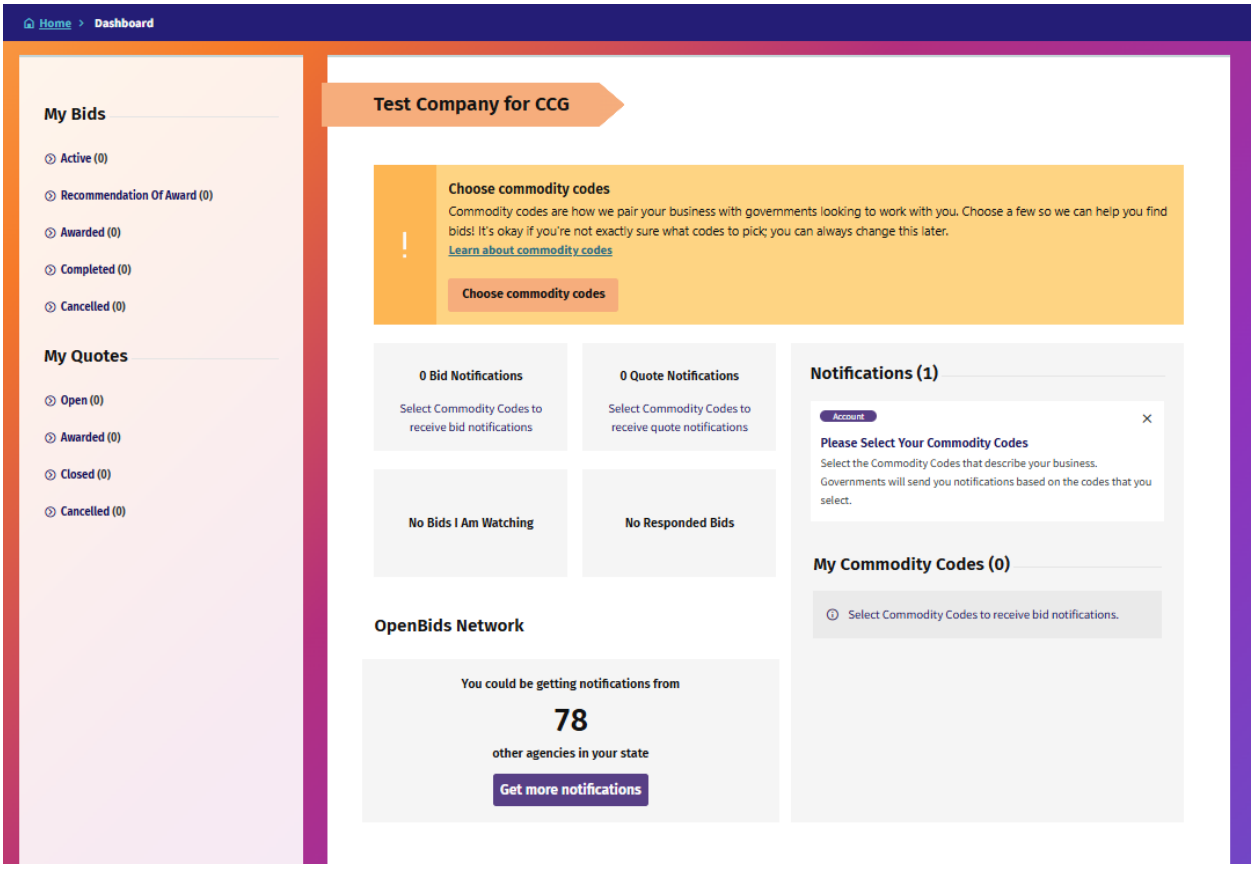
After finishing, the **Account Confirmation** screen will appear. However, you should also have an email from OpenBids to set your password.



Check your email for instructions to set a password.

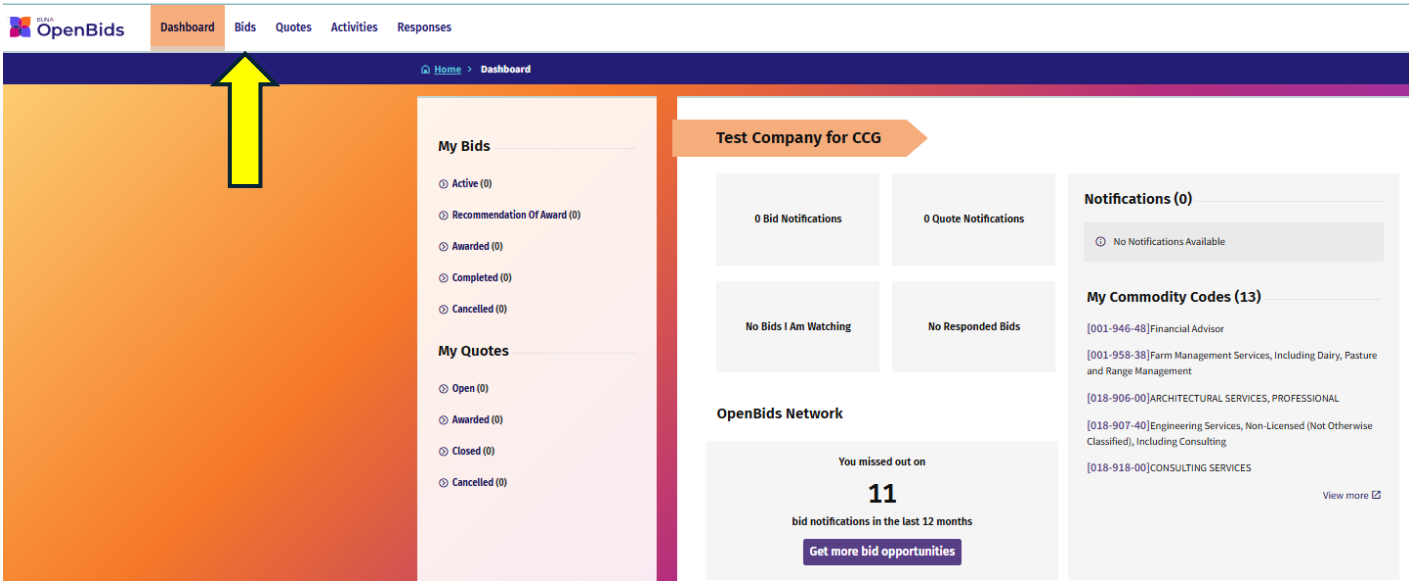


Create password and login to view the dashboard.


Home
Dashboard
My Bids
Active (0)
Recommendation Of Award (0)
Awarded (0)
Completed (0)
Cancelled (0)
My Quotes
Open (0)
Awarded (0)
Closed (0)
Cancelled (0)
Test Company for CCG
Choose commodity codes
Commodity codes are how we pair your business with governments looking to work with you. Choose a few so we can help you find bids! It's okay if you're not exactly sure what codes to pick; you can always change this later.
Learn about commodity codes
Choose commodity codes
0 Bid Notifications
Select Commodity Codes to receive bid notifications
0 Quote Notifications
Select Commodity Codes to receive quote notifications
No Bids I Am Watching
No Responded Bids
OpenBids Network
You could be getting notifications from
78
other agencies in your state
Get more notifications
Notifications (1)
Account
Please Select Your Commodity Codes
Select the Commodity Codes that describe your business. Governments will send you notifications based on the codes that you select.
My Commodity Codes (0)
Select Commodity Codes to receive bid notifications.

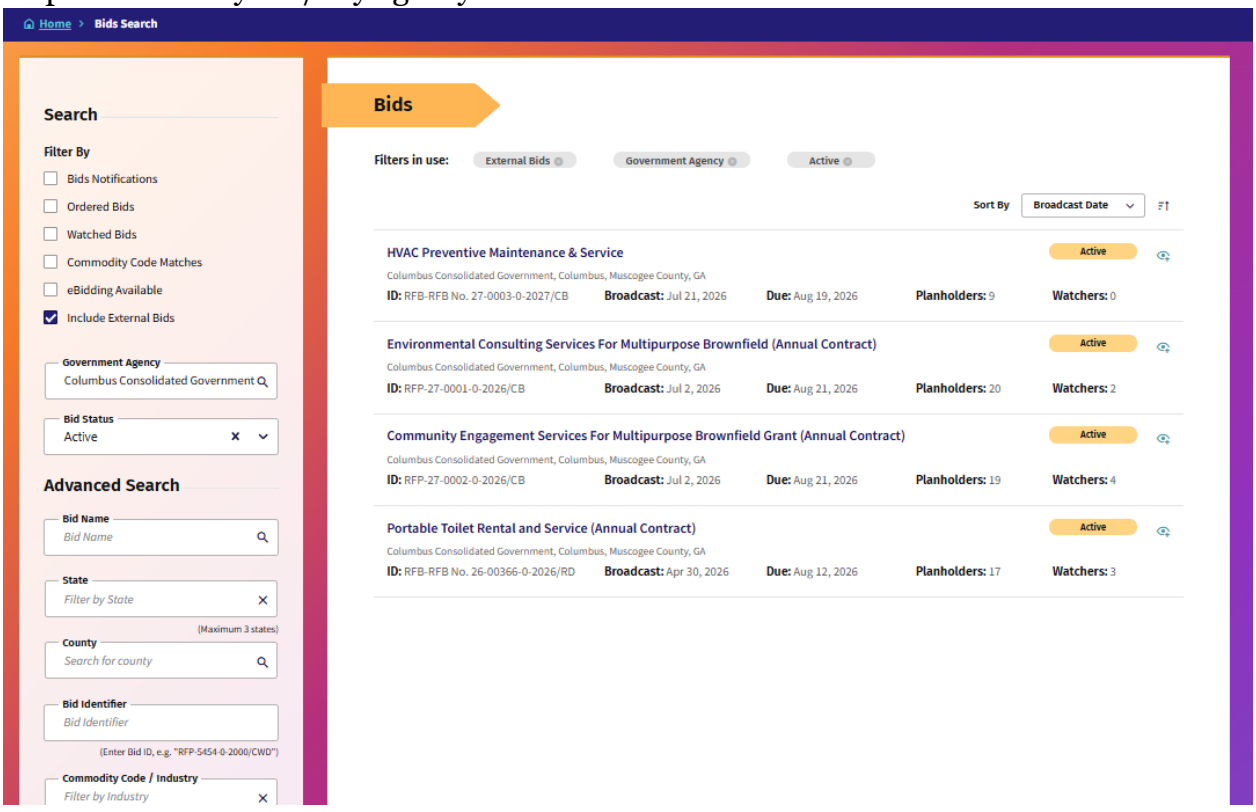
To submit a response on OpenBids

From the Home screen, select "bids" at the top of the screen:

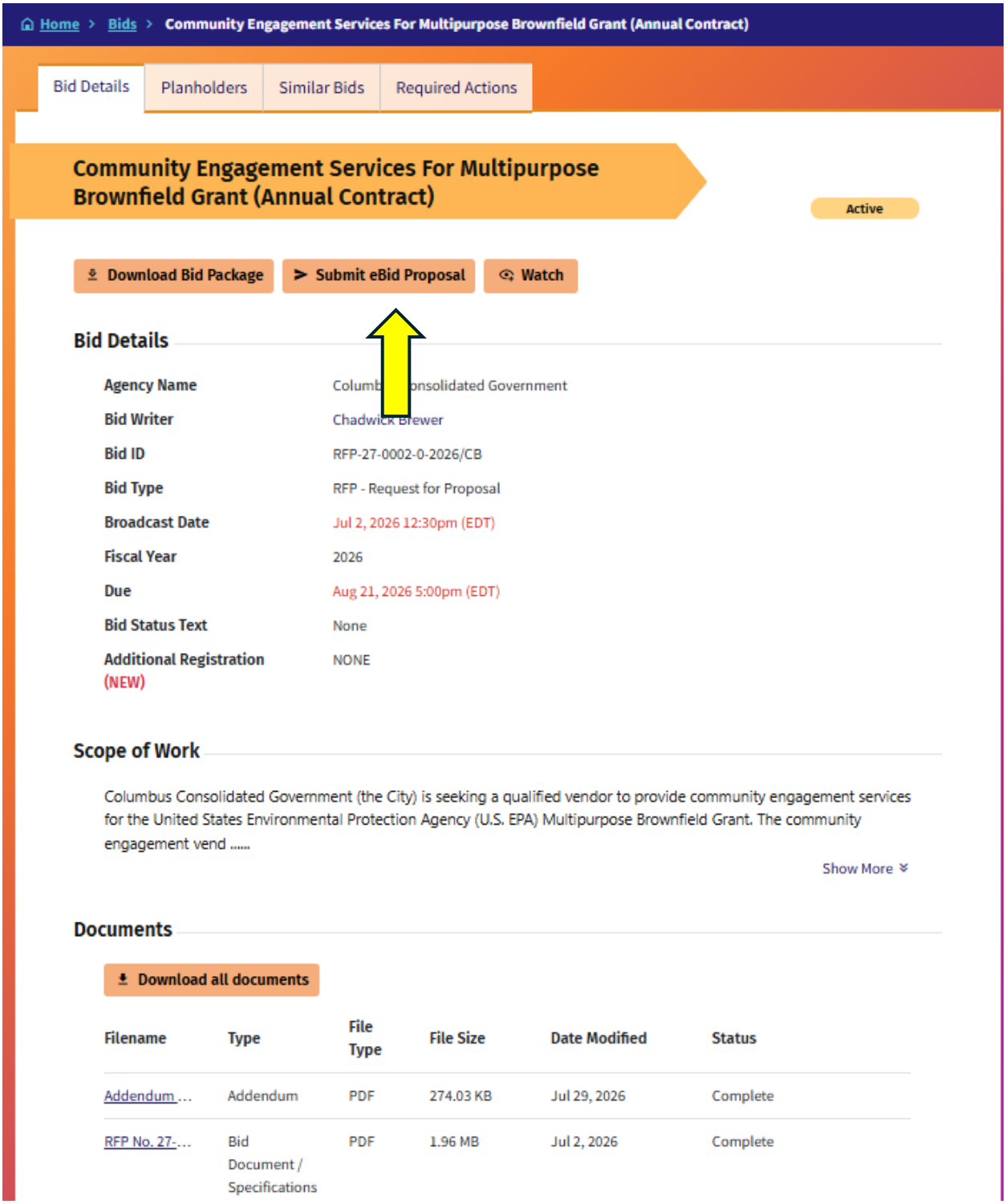


In the Bids Search page, search by Government Agency, Columbus Consolidated Government.

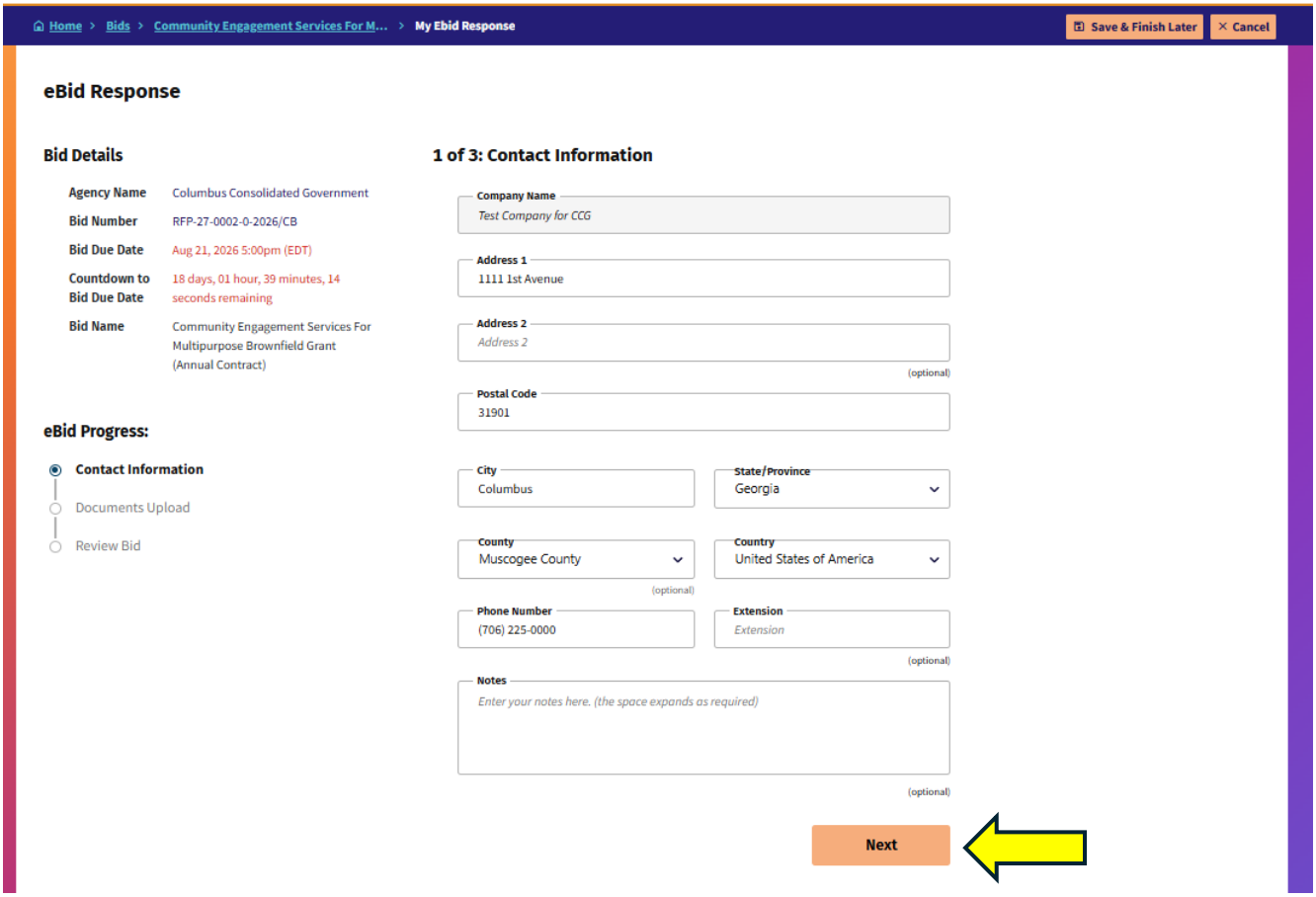
Note: Even though this is your selected agency, you can still search and submit responses for any bid/any agency.



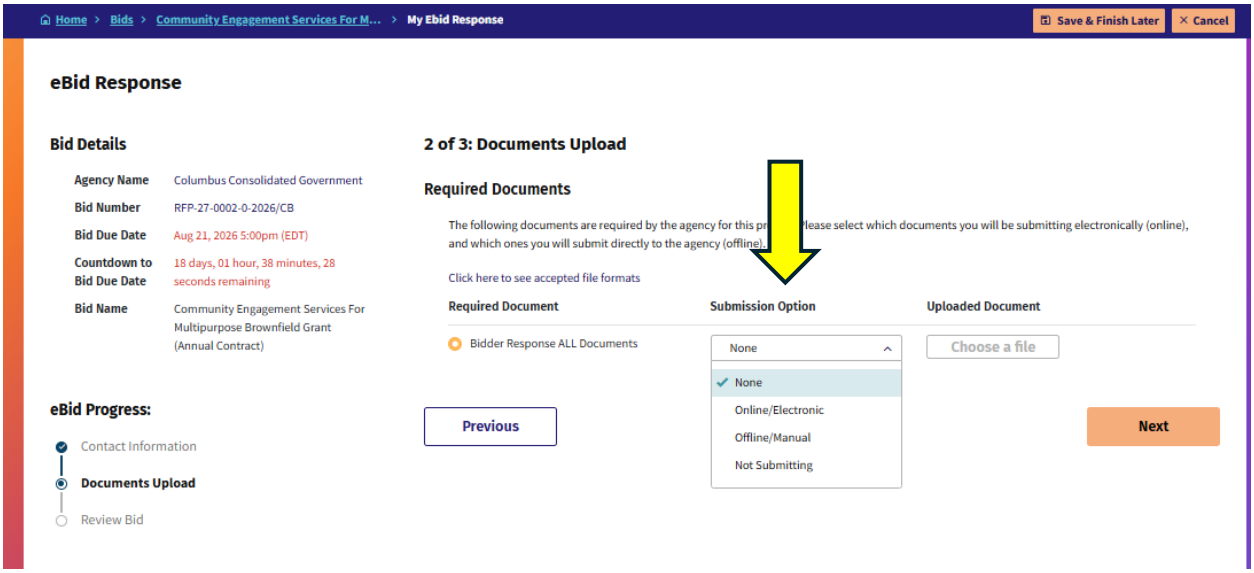
Select a solicitation to view documents and submit an electronic response.

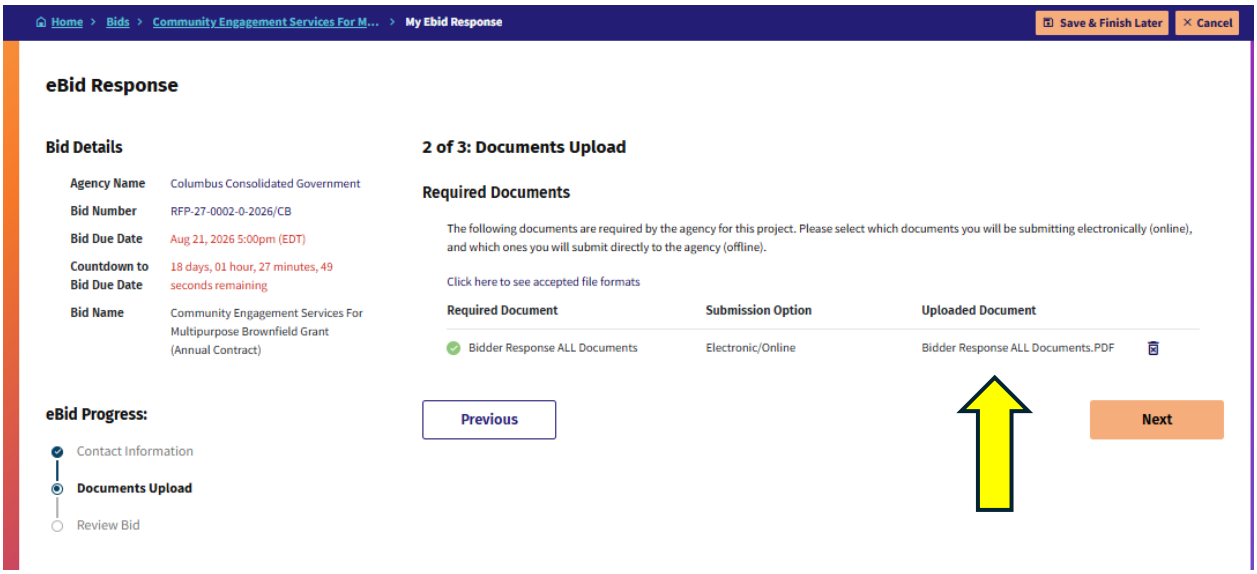


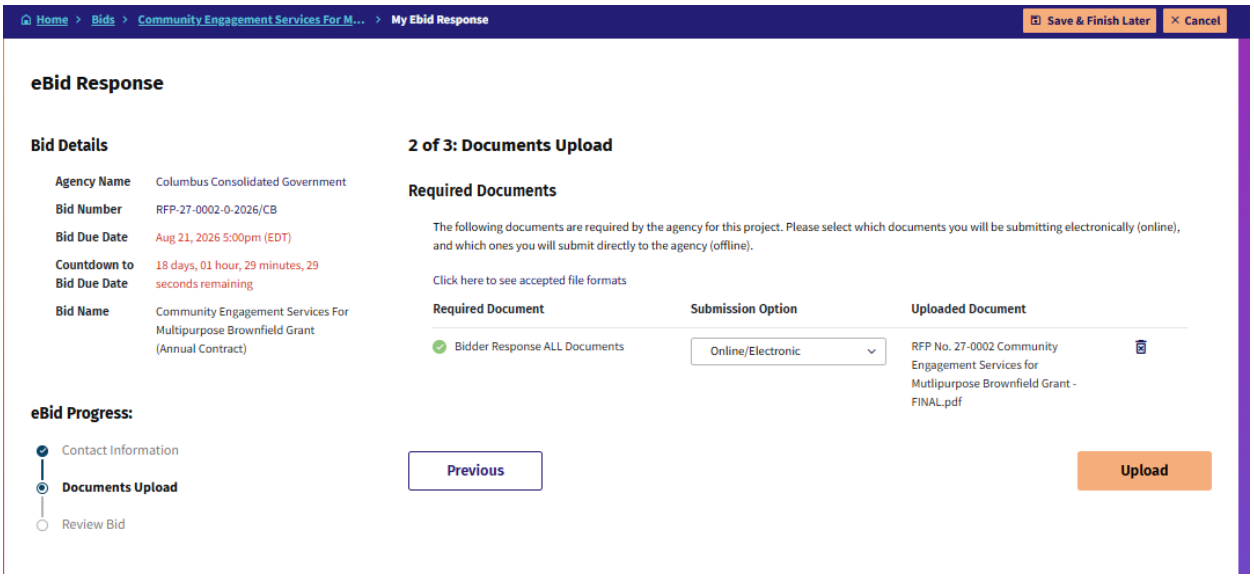
The contact information will auto-populate on this page. Select “next”.



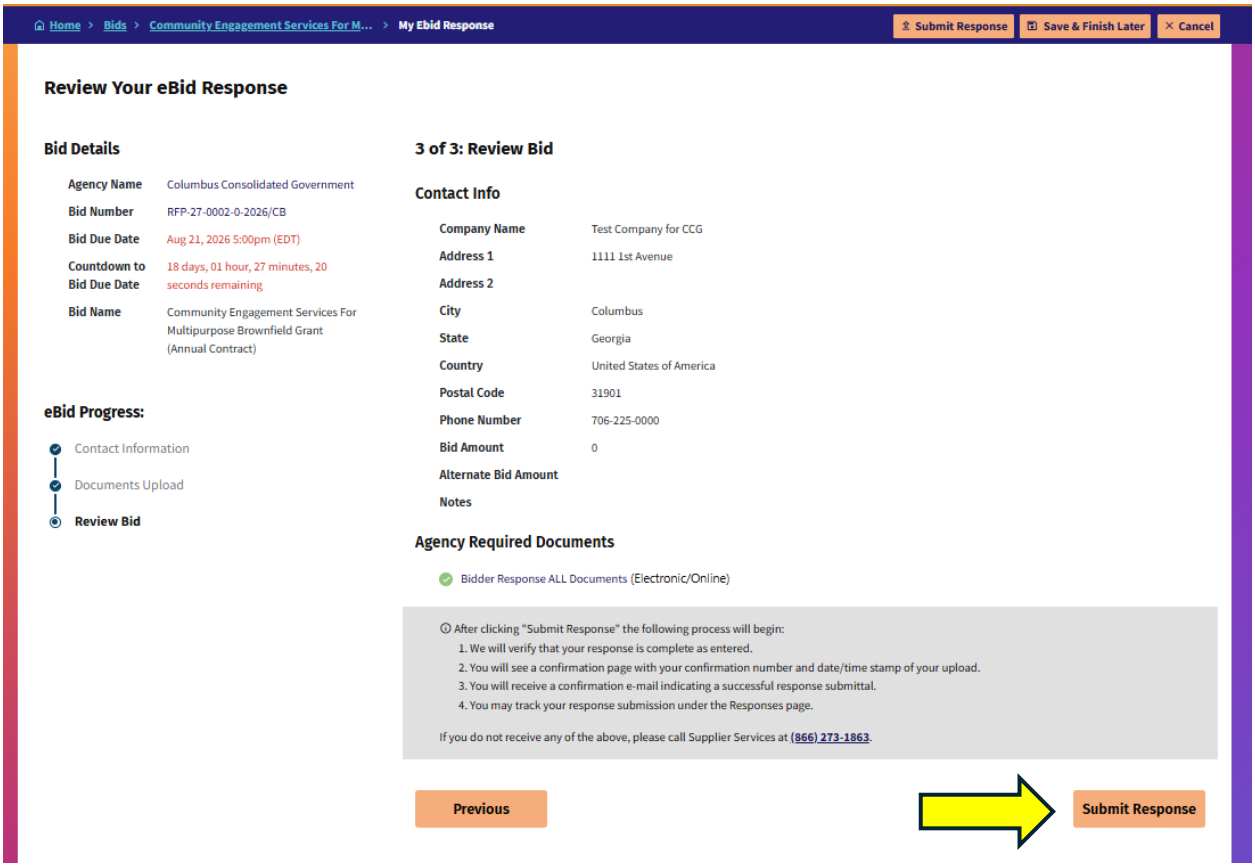
In the “Submission Option” field, select “Online/Electronic” and choose a file to upload.




Home > Bids > Community Engagement Services For M... > My Ebid Response
Save & Finish Later
Cancel
eBid Response
Bid Details
Agency Name
Columbus Consolidated Government
Bid Number
RFP-27-0002-0-2026/CB
Bid Due Date
Aug 21, 2026 5:00pm (EDT)
Countdown to Bid Due Date
18 days, 01 hour, 27 minutes, 49 seconds remaining
Bid Name
Community Engagement Services For Multipurpose Brownfield Grant (Annual Contract)
eBid Progress:
Contact Information
Documents Upload
Review Bid
2 of 3: Documents Upload
Required Documents
The following documents are required by the agency for this project. Please select which documents you will be submitting electronically (online), and which ones you will submit directly to the agency (offline).
Click here to see accepted file formats
Required Document
Submission Option
Uploaded Document
Bidder Response ALL Documents
Electronic/Online
Bidder Response ALL Documents.PDF
Previous
Next


Home > Bids > Community Engagement Services For M... > My Ebid Response
Save & Finish Later
Cancel
eBid Response
Bid Details
Agency Name
Columbus Consolidated Government
Bid Number
RFP-27-0002-0-2026/CB
Bid Due Date
Aug 21, 2026 5:00pm (EDT)
Countdown to Bid Due Date
18 days, 01 hour, 29 minutes, 29 seconds remaining
Bid Name
Community Engagement Services For Multipurpose Brownfield Grant (Annual Contract)
eBid Progress:
Contact Information
Documents Upload
Review Bid
2 of 3: Documents Upload
Required Documents
The following documents are required by the agency for this project. Please select which documents you will be submitting electronically (online), and which ones you will submit directly to the agency (offline).
Click here to see accepted file formats
Required Document
Submission Option
Uploaded Document
Bidder Response ALL Documents
Online/Electronic
RFP No. 27-0002 Community Engagement Services for Mutlipurpose Brownfield Grant - FINAL.pdf
Previous
Upload

Review submission and “Submit”



APPENDIX B

MERIK
BUILDING CONSTRUCTION CONSULTANTS

Technical Sections

FOR THE CONSTRUCTION OF

Fox Senior Center
Roofing and Wall Project

3720 5th Ave. Columbus, GA 31904

Owner's Representative:	COLUMBUS CONSOLIDATED GOVERNMENT Mr. Allen Minton
Architect:	Mr. Bryce McQueen, AIA, NCARB Merik Incorporated 3225 Shallowford Rd. Suite 820 Marietta, Georgia 30062 Bmcqueen@merikinc.com
Date:	May 15, 2026
Merik Project No.:	26CCGU24RR391

Issued for Bid

Fox Senior Center
Roofing and Wall Project
Roof Replacement
3720 5th Ave. Columbus, GA 31904

TABLE OF CONTENTS

SPECIFICATIONS

Section No.	Title
	Bid Forms
	Cover Page
	Table of Contents
011100	Summary of Work
012300	Price and Payment Procedures
012500	Product Options and Substitutions
013000	Project Management and Coordination
017000	Contract Close-out
017410	Contractor Warranty and Work Forms
024000	Roof Demolition
053123	Steel Roof Deck
061000	Rough Carpentry
072400	EIFS Repairs
075410	Thermoplastic TPO Roofing (Mech. Attached)
076000	Flashing and Sheet Metal
079200	Sealants and Caulking
099100	Exterior Painting
099653	Exterior Wall Coating

DRAWINGS

Sheet No.	Title
A000	Cover Sheet
A001	Project Information and Overall Key Plan
A100	Roof Plan
A150	Wind Uplift Plan
A200	Tapered Insulation Plan
A300	Details - Typical
A301	Details – Perimeter
A302	Details – Penetrations
A303	Details – Miscellaneous
A304	Details – Repair

PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

A. Extent of Work: Replacement of the existing roof system and metal roof deck. Additional work includes repairs and recoating of the EIFS walls.

B. Base Bid: The extent of work generally includes a complete roof tear-off at all areas and installation of a new mechanically attached TPO roof system, including: replacement of the existing metal deck; new mechanically fastened R-25 flat stock polyiso board insulation; new adhered cover board; and installation of a new single-ply, mechanically fastened 60-mil TPO roof membrane system. The base bid includes additional miscellaneous scope of work items.

1. Section 012300 - PRICE AND PAYMENT PROCEDURES (Alternates, unit prices and allowances).

2. Section 024000 - ROOF DEMOLITION

3. Section 053123 – STEEL ROOF DECK

4. Section 061000 – ROUGH CARPENTRY

5. Section 072400 – EIFS REPAIRS

6. Section 075400 – THERMOPLASTIC TPO ROOFING (MECH. ATTACHED)

7. Section 076000 – FLASHING AND SHEET METAL

8. Section 079200 – SEALANTS AND CAULKING

9. Section 099100 – EXTERIOR PAINTING

10. Section 099653 – EXTERIOR WALL COATING

C. Alternate Bid: Refer to Section 012300

D. Applicable standards and code requirements

1. IBC – International Building Code, 2024 with Georgia Amendments

2. IECC – International Energy Conservation Code, 2015

3. OSHA – Occupational Safety and Health Administration

4. ASTM INTERNATIONAL (formerly American Society of Testing Materials)

5. ANSI – American National Standards Institute

6. SMACNA – Sheet Metal Air Conditioning Contractors National Association, Inc.

7. NRCA – National Roofing Contractors Association

1.2 RELATED SECTIONS

A. Section 012300 - PRICE AND PAYMENT PROCEDURES (Alternates, unit prices and allowances)

B. Section 013000 – PROJECT MANAGEMENT AND COORDINATION

C. Section 017000 – CONTRACT CLOSEOUT

D. Section 017410 – CONTRACTOR WARRANTY

1.3 CONTRACTOR QUALIFICATIONS: Prior to contract award, the apparent low bidder shall furnish proof that meets the following qualifications:

A. The Contractor shall have been in business under the present company name for a minimum of five (5) years and shall NOT have been judged in default on construction contract within that time. Contractor shall be licensed to do business in the State of Georgia.

B. The Contractor and/or sub-contractor(s) shall have completed at least three (3) projects of similar scope, size, and complexity. These projects shall be governmental, institutional, or commercial work (NOT Residential) involving reroofing and sheet metal work.

C. The Contractor's Superintendent shall have at least five (5) years' experience as Superintendent on projects of similar scope and complexity as this project and shall have been the Superintendent on at least one facility that includes work comparable to this project. Contractor's Foreman shall be present at the pre-construction meeting and shall be present FULL TIME at the job site for the duration of the project.

D. Any sub-contractor for the work as described in *C* above shall meet these same qualifications. The apparent low bidder shall submit a list of qualified sub-contractors with proof of insurance certificates and copy of their respective commercial license within 10 calendar days of written Notice to Proceed.

E. The Contractor and all sub-contractors shall pay all sales; consumer, use and other similar taxes required by law and shall pay any state, municipal and/or county business taxes, if any. However, neither the Contractor nor any sub-contractor will be required to pay municipal or county building permit fees.

1.4 QUALITY ASSURANCE

A. Roof System shall be UL Class A listed and meet the wind uplift requirements of ASCE 7-22.

B. The Contractor shall obtain permits as required in the construction of the specified scope of work. The Contractor shall obtain review of the construction drawings by a licensed Architect or Design Professional when required by State authorities.

C. Pre-construction conference: Prior to the start of work, a conference to be attended by all affected parties shall be held at the jobsite with the intent of coordinating activities to minimize disruptions to the building tenants. The Superintendent, roofing foreman and sheet metal foreman shall be present.

1. The conference will not be held unless the Superintendent and Foremen are present. If the installation Superintendent and Foremen are different from those who attended the preconstruction conference, a new preconstruction conference will be held prior to the start of work. The cost for each additional conference is $2,000 and shall be paid by the Contractor via deductive change order.

D. Inspection: Upon completion of the installation, an inspection shall be made by the Owner's representative to ascertain that the materials have been installed according to approved specifications and details. The inspection shall be scheduled only after receipt, by the Design Professional, of the Contractor's completed punch list. Upon approval of the project, the required warranties shall be issued. Work judged unsatisfactory requiring a second final inspection shall be charged to the Contractor at $2,000 per inspection.

1.5 WARRANTY

A. Refer to Section 017410 – 2.

1.6 SITE CONDITIONS

A. Tear off, disruptive noises and use of solvent based adhesives shall not interfere with the use of the building.

1.7 DEFINITIONS

A. Contractor is the business entity providing all labor, materials, equipment, and services to complete the Work as specified in the Contract Documents.

B. Ponding water shall be considered to occur when free water remains on the roof longer than 48 hours.

1.8 BASE BID SCOPE OF WORK

A. General

1. The Contractor shall provide a written disaster relief plan designating their agent for emergency response management. The responder will be a company operating in good standing with the State of Georgia DOAS. Refer to Section 013000 Part 1.17.

B. Section 024000 – Roof Demolition

A. Remove all existing roof materials down to the existing structurally-sloped metal roof deck.

B. Replace all metal roof decking.

C. Remove the existing sheet metal perimeter and penetration flashing materials, gutters, downspouts, etc.

D. Coordinate with Owner on removal of existing mechanical equipment, supports and temporary flashings.

E. Remove existing flashings, carpentry, sheet metal, base flashings, and related existing roof accessories.

F. Maintain primary scupper openings and provide new overflow scupper openings where shown on the drawings.

G. Remove EIFS wall joint sealants and backer rod at roof areas and other locations.

H. As a Unit Cost, remove existing individual wall mounted heat pumps and associated electrical conduit and electrical connections using a licensed electrician and mechanical contractor. Prepare the exterior wall for framing, sheathing and EIFS infill as described under EIFS Repairs below.

I. Section 061000 – Rough Carpentry

1. Install new roof edge nailers at all gutter and edges to height of new roof assembly to receive new perimeter metal.

2. Install new plywood sheathing and wood nailers at all parapet wall and roof dividing walls to receive new roofing and sheet metal coping.

3. Install new plywood sheathing at all base flashings to receive new roofing and perimeter sheet metal flashings.

4. Install new wood blocking or nailers as necessary at curbs to raise them to 8-inches minimum above the new roof surface.

J. Section 072400 – EIFS Repairs

A. Repair EIFS walls and exposed EIFS surfaces at all locations. If water damage is present, remove and replace damaged EIFS, weather resistive barrier, and wall sheathing to the extent as recommended by the Designer of Record. Patch divots, creases, holes, joints, cracks, and other damage. Cut out sections of EPS at exposed insulation and patch back with new materials to the same thickness as the adjacent surface. Repair back wrapping at edges and bottom of walls. Provide new drip screeds that are missing. Clean all surfaces and prepare for a new exterior coating.

B. As a Unit Cost, infill heat pump openings with new framing, interior drywall, interior paint, exterior sheathing, weather-resistive barrier, and EIFS to match the existing color and texture. Shop drawings are required.

C. Provide new backer rod and sealants at EIFS wall joints and isolate interfaces with door frames, window frames, louver frames, thresholds, dock edges, and at wall penetrations per the EIFS manufacturer’s preferred details.

K. Section 075410 – Thermoplastic TPO Roofing (MA)

1. Install new mechanically fastened R-25 (two layers of 2.2”) flat stock polyisocyanurate insulation.

2. Install new adhered tapered crickets between primary drainage scuppers and the high side of curbs greater than 30-inches wide.

3. Install new gypsum cover board in low rise foam adhesive ribbons over insulation.

4. Install new mechanically fastened 60-mil TPO roof membrane.

5. Install new TPO membrane at base flashings, gutter edges, roof curbs, equipment , etc.

6. Install new TPO clad metal overflow and primary scupper sleeves and drip edges.

7. Install walkway protection pads surrounding rooftop equipment and in high traffic areas.

L. Section 076000 – Flashing and Sheet Metal

1. Install new Kynar steel or aluminum perimeter and penetration sheet metal flashings, including two-piece reglet flashings at EIFS walls.

2. Install new Kynar steel or aluminum gutters with screens, downspouts, collector heads with screens, and trim.

3. Install new Kynar steel or aluminum metal edge copings at all parapet walls and roof divider walls.

4. Install new TPO clad metal through-wall drainage scuppers, new overflow scuppers, and prefinished sheet metal trim and closure accessories at parapets.

M. Section 079200 – Sealants and Caulking

1. Install the specified sealant at locations indicated in the construction drawings.

N. Section 099100 – Exterior Painting

1. Prep., prime, and paint non-prefinished exposed ferrous metals and piping.

O. Section 099653 – Exterior Wall Coating

1. Provide a high build acrylic coating on all exposed EIFS walls and surfaces, including repaired EIFS areas.

PART 2 - PRODUCTS

2.1 APPROVED PRODUCTS

A. Subject to compliance with the specified requirements, products of the following manufacturers are approved.

B. Section 075410 – Thermoplastic TPO Roofing

1. Carlisle Syntec, PO Box 7000, Carlisle, PA 17013, Tel. 800-479-6832, www.carlislesyntec.com

2. Firestone Building Products, 250 West 96th Street, Indianapolis, IN 46260, Tel. 800-428-4442, www.firestonebpco.com

3. GAF Materials Corporation, 1361 Alps Road, Wayne, NJ 07470, Tel. 800-766-3411, www.gaf.com

4. Johns Manville Corporation, PO Box 5108, Denver, CO 80217, Tel 303-978-2000, www.jm.com

C. Section 076000 – Flashing and Sheet Metal

1. Coping edge flashing, gravel stop, drip edge, gutter and downspout, collector box and downspout shall be fabricated as specified and shown in the construction drawings.

D. Section 079200 – Sealants and Caulking

1. BASF - Degussa Building Systems, Sonneborn(R) Building Products, ChemRex, Inc., 889 Valley Park Drive, Shakopee, MN 55379-9897; ASD. Tel: (800) CHEMREX (243-6739).

2. Sika, Inc., 201 Polito Avenue, Lyndhurst, NJ, 07071 Tel: 201-933-8800, fax: 201-804-1076.

3. Tremco, Inc., 3735 Green Road Beachwood, OH 44122, Tel: 216-292-5000, fax: 216-766-5543.

4. Dow Corning Corporation, Corporate Center, 2200 W. Salzburg Rd., PO Box 994 Auburn MI 48611, Tel. 800-248-2481 www.dowcorning.com.

5. Pecora Corporation, 165 Wambold Road, Harleysville, PA 19438 Phone: 800-523-6688, www.pecora.com.

E. Section 099100 – Exterior Painting

1. Benjamin Moore & Company, 101 Paragon Drive, Montvale, NJ 07645 Tel: 201-573-9600 Fax: 201-573-9046, www.benjaminmoore.com.

2. Rust-Oleum Corporation, 11 Hawthorn Parkway, Vernon Hills, IL 60061, Tel. 847•367•7700, www.rustoleum.com.

3. Sherwin Williams Company, 101 Prospect Avenue, Cleveland, OH 44115, Tel. 800-524-5979, www.sherwin–williams.com.

F. Section 099653 – Exterior Wall Coating

1. Sika, Inc., 201 Polito Avenue, Lyndhurst, NJ, 07071 Tel: 201-933-8800, fax: 201-804-1076.

PART 3 - EXECUTION

3.1 PREPARATION

A. Refer to each section in the Technical Specifications for specific requirements.

B. Refer to Section 024000 for the demolition requirements.

END OF SECTION

PART 1 - GENERAL

1.1 SECTION INCLUDES

A. Base bid scope of work

B. Alternate bid scope of work

C. Unit Prices

D. Allowances

E. Verification of Unit Price and Allowance Work

F. Pay request submittals

1.2 RELATED SECTIONS

A. Section B - PROPOSAL FORM

B. Section 011100 - SUMMARY OF WORK

C. Section 013000 - PROJECT MANAGEMENT AND COORDINATION

D. Section 017000 - CONTRACT CLOSEOUT: Contract warranties, bonds, manufacturer's certificates, and closeout submittals

1.3 BASE BID

A. As specified in Section 011100 Part 1.08.

1.4 ALTERNATE NO. 1

A. Additive Alternate #1: Percentage to be added to the Base Bid to include Performance and Payment Bond for 100% of total project value.

1.5 UNIT PRICES

A. Item No. 1 – Price for removing damaged wood nailers and installing new wood nailers, price per board foot (12 x 12 x 1 inch).

B. Item No. 2 – Price for remove existing individual wall mounted heat pump and associated electrical conduit and electrical connections using a licensed electrician and mechanical contractor. Infill wall mounted heat pump opening with new 20 GA galvanized metal stud framing, interior finished drywall with latex paint, exterior sheathing, weather-resistive barrier, and an EIFS system that matches the existing adjacent color and texture, price per individual unit (1- wall mounted heat pump, associated utility hook-ups and accessories).

C. A Change Order or Construction Directive is required to proceed with work to be compensated at unit prices. The Contractor shall have the quantity of work verified throughout the project. Only work that is verified by the Owners Rep, Design Professional or the Construction Observer is to be listed on Change Orders. The Contractor shall have unit price items laid out in an

organized manner for verification and shall show the locations of work on construction drawings included in the project manual.

1.6 ALLOWANCES

A. Item No. 1 – Include in the base bid the cost to remove 150 lineal feet of damaged 2x wood nailers and install new nailers as specified.

B. Allowance amounts not used will be credited back to the Owner at the amount stated in the Unit Prices. Such credit shall be issued at the completion of work as a deductive change order.

1.7 VERIFICATION OF UNIT PRICE AND ALLOWANCE WORK

A. The Contractor shall follow the procedure outlined for submittal of the items and quantities of work.

1. A daily log shall be completed showing each item of unit price and allowance work. Notation shall be made each day whether work was done or not.

2. Photographs shall be taken of each item of work documenting the specific item being repaired or replaced. For example, two wood nailers being replaced will be documented by two photographs.

3. The location of each item of work will be indicated on a construction drawing. At the Owner’s request, the Contractor will deconstruct the work to allow the Design Professional to verify the work by visual inspection. The Contractor will be compensated for the cost of verification when the work has been observed to have been correctly completed. Work not verified to be correctly completed will be corrected at no cost to the Owner.

4. The records will be delivered to the Design Professional by the close of business each week.

1.8 PAY REQUEST SUBMITTALS

A. The Contractor shall submit each pay application using the AIA G702 unless directed otherwise by the Owner.

B. The Contractor shall include all submittal items required by the Owner with each application for progress payments. The list of required items shall be discussed during the preconstruction meeting. Typical items include:

1. Construction Schedule revised to the current period.

2. Payment application form required by the Owner.

3. Continuation Sheet showing the elements of the Work and the amount of completion.

4. Unit Price and Allowance work showing the item, quantity and location on the project manual construction drawing, revised to the current period.

5. Affidavits as required.

C. All sums received by the Contractor for any part or parts of the work furnished or performed by a

Subcontractor shall be paid promptly to the latter by Contractor and while in the hands of the Contractor shall constitute trust funds held for the use and benefit of Owner. Contractor shall submit with payment requests lien releases from material suppliers which state that suppliers have been paid for materials supplied to the project. Payment requests may be delayed if not received in a timely manner.

D. If payments are to be made on account of materials or equipment not incorporated in the work, but delivered and suitably stored at the Site, or at such other location agreed upon in writing, such payments shall be conditioned upon submission by Contractor of bills of sale or other documents satisfactory to the Owner establishing Owner's title to such materials or equipment or otherwise protecting Owner's interest therein, including the prepayment of applicable insurance and transportation to the Site.

E. Final payment of retainage shall not be made by the Owner until all subcontractor invoices are paid by the Contractor.

PART 2 - PRODUCTS
2.1 NOT USED

PART 3 - EXECUTION
3.1 NOT USED

END OF SECTION

PART 1 - GENERAL

1.1 SECTION INCLUDES

A. Submittal procedures

B. Construction progress schedules

C. Proposed products list

D. Shop drawings

E. Product data

F. Samples

G. Manufacturer's installation instructions

H. Manufacturer's certificates

I. Schedule of values

J. Definitions

K. Periodic jobsite management meetings

L. Use of the premises.

M. Temporary facilities and controls

N. Contractor project supervision

O. Emergency Leak Response

P. Correction of Observed Deficiencies

Q. Storage and Protection

R. Testing

S. Experience Modification Factor

T. Hazardous Waste Removal Records.

1.2 RELATED SECTIONS

A. Section 017000 - Contract Closeout: Contract warranties, bonds, manufacturer's certificates, asbestos disposal and closeout submittals

1.3 SUBMITTALS

A. General

1. Refer to the Bid Form for items to be included as bid submittals. Failure to follow the Owner's requirements may result in the bid being termed non-responsive.

2. Preconstruction submittals shall be made in pdf electronic format. The Contractor will include all submittal items in a single transmittal unless otherwise approved by the Design Professional. Individual cut sheets will be combined into one pdf document. The pdf shall be in an editable form to allow the Design Professional's approval and comments.

3. Close-out submittal documents shall be as described in Section 017000 and the preconstruction minutes. The closeout procedure shall comply with the Owner's requirements.

B. Transmit each submittal with a transmittal form. Sequentially number the transmittal form. Revise submittals with original number and a sequential alphabetic suffix.

C. Identify Project, Contractor, Subcontractor or supplier; pertinent drawing and detail number, and specification section number, as appropriate.

D. Apply Contractor's stamp, signed or initialed certifying that review, verification of Products required, field dimensions, adjacent construction Work, and coordination of information, is in accordance with the requirements of the Work and Contract Documents.

E. Schedule submittals to expedite the Project and deliver to the Design Professional. Coordinate submission of related items.

F. For each submittal for review, allow 10 working days excluding delivery time to and from the Contractor.

G. Identify variations from Contract Documents and Product or system limitations which may be detrimental to successful performance of the completed Work.

H. Provide space for Contractor and Design Professional review stamps.

I. Revise and resubmit, identify all changes made since previous submission.

J. Distribute copies of reviewed submittals as appropriate. Instruct parties to promptly report any inability to comply with provisions.

K. The required submittal items are listed below.

ITEM	COMMENTS
Section 011100, General Requirements	
Schedules of values	
Construction schedule	
Contractor Intent to Warrant	Per Section 017410
MSDS Sheets maintain at jobsite	
Contractor Safety Plan	
Contractor's executed insurance certificate	
List of Subcontractors with evidence of insurance	
Permits, notices and approvals of governing bodies or agencies	

Reference list of similar projects to the specified scope of work.	
Emergency Leak Response Contact	Per Section 013000 Part 1.17
Work sequence plan	Per Section 013000 Part 1.06 D.
Mockups	
Section 099653 Exterior Wall Coating	
Section 024000 Demolition	
Landfill and transport records showing disposal of materials	Close-out documents
Section 053123 Steel Deck	
Product technical data	
Sealed Shop drawings	
Section 061000 Rough Carpentry	
Product technical data	
Section 072400 EIFS Wall Repairs	
Product technical data	
Color Samples	
Section 075410 Single Ply Roofing	
Manufacturer approved applicator letter	
Manufacturer spec review and intent to warrant letter	
Manufacturer product data sheets	
Manufacturer warranty specimen	
Insulation / Coverboard product data	
Insulation adhesive product data	
Wind uplift attachment layout (fasteners and adhesives)	
Tapered insulation layout drawing	
Fastener product data	
Section 076000 Sheet Metal Flashing	
Sheet metal product data	
Sheet metal color chart	
ANSI/SPRI ES-1 certification letter	
Section 079200 Sealants and Caulking	
Low Modulus Silicone	
Medium Modulus Silicone	
One Component Urethane	
Two Component Urethane	
Color chart	
Accessories	
Section 099100 Exterior Painting	
Product data sheet primer and finish paint	

Color Chart	
Section 099653 Exterior Wall Coating	
Product data sheet	
Manufacturer warranty specimen	
Color chart	
Accessories	

1.4 CONSTRUCTION PROGRESS SCHEDULES

A. Description

1. To assure adequate planning and execution of the work so as to complete the project within the time period allowed in the Contract and to assist the Design Professional in evaluating work progress.

2. "Day" used throughout the Contract shall mean "Consecutive Calendar Days" unless otherwise stated.

B. Schedule Adherence

1. Should any activity not be completed within 7 days after the scheduled completion date, Owner shall have the right to order the Contractor to expedite completion of work by whatever means the Owner deems appropriate and necessary without additional expense.

2. Should any activity be 14 or more days behind schedule, the Owner shall have the right to complete the activity or to have the activity completed by whatever means the Owner deems appropriate and necessary.

3. Any costs incurred by the Owner in connection with expedition of the construction activity under this article shall be reimbursed to the Owner by the Contractor. This may take the form of deductions from payments due Contractor.

4. Failure by the Owner to exercise the option to either order the Contractor to expedite any activity or to expedite an activity by other means shall not be considered precedent setting for any other activity.

C. Schedule

1. Within 10 days after receipt of the Notice of Intent to Award, the Contractor shall submit one reproducible and two prints of the construction schedule to the Design Professional. Revise and resubmit as required.

2. Submit revised schedules with each application for payment, identifying changes since previous version.

3. Submit a computer generated horizontal bar chart with separate line for each section of Work, identifying first workday each week.

4. Schedule and execute work to prevent leaks and traffic on unprotected completed work sections. Do not disrupt activities in the occupied building spaces.

1.5 PROPOSED PRODUCTS LIST

A. Provide submittal data of major products proposed for use, with name of manufacturer, trade name, and model number of each product.

B. For products specified only by reference standards, give manufacturer, trade name, model, or catalog designation, and reference standards.

1.6 SHOP DRAWINGS

A. Submit the number of opaque reproductions which Contractor requires, plus two copies which will be retained by Design Professional.

B. Shop Drawings: Submit for review. After review, produce copies and distribute in accordance with the SUBMITTAL PROCEDURES article above and for record documents purposes described in Section 017000 - CONTRACT CLOSEOUT.

C. Indicate special utility and electrical characteristics, utility connection requirements, and location of utility outlets for service for functional equipment and appliances.

D. The Contractor will provide a construction drawing indicating the sequence of work from area to area. The start point and flow of work, section by section, will be indicated on the drawing. The drawing will be updated with each pay application.

1.7 PRODUCT DATA

A. Submit the number of copies which the Contractor requires, plus two copies which will be retained by the Design Professional.

B. Mark each copy to identify applicable products, models, options, and other data. Supplement manufacturer's standard data to provide information unique to this Project.

C. Indicate Product utility and electrical characteristics, utility connect requirements and location of utility outlets for service for functional equipment and appliances.

D. After review distribute in accordance with Submittal Procedures article above and provide copies for record documents described in Section 017000 - CONTRACT CLOSEOUT.

1.8 SAMPLES

A. Submit samples to illustrate functional and aesthetic characteristics of the Product, with integral parts and attachment devices. Coordinate sample submittals for interfacing work.

B. Submit samples of finishes from the full range of manufacturer's standard colors, textures, and patterns for Design Professional selection.

1.9 MANUFACTURER INSTALLATION INSTRUCTIONS

A. When specified in individual specification sections, submit printed instructions for delivery, storage, assembly, installation, start-up, adjusting and finishing, to Design Professional in quantities specified for Product Data.

B. Indicate special procedures, perimeter conditions requiring special attention, and special environmental criteria required for application or installation.

1.10 MANUFACTURER CERTIFICATES

A. When specified in individual specification sections, submit certification by manufacturer to Design Professional, in quantities specified in Product Data.

B. Indicate material or Product conforms to or exceeds specified requirements. Submit supporting reference data, affidavits, and certifications as appropriate.

C. Certificates may be recent or previous test results on material or Product, but must be acceptable to Design Professional.

1.11 SCHEDULE OF VALUES

A. Contractor shall use the current AIA G703 unless directed otherwise by the Owner’s construction requirements.

B. Prior to the start of work, submit in column format a complete description of work with the individual items listed, the quantity of each item, unit cost, total cost, quantity to date and extended to date cost. The schedule of values shall be prepared with each pay request and submitted for Design Professional's review and approval.

C. The schedule of values shall equal the contract amount dollar value and shall be adjusted when change orders are approved.

D. The schedule of values shall be broken down to include each technical section in the construction documents. Each section shall include a cost for materials and a cost for installation.

1.12 DEFINITIONS

A. Wherever the term Design Professional appears in these specifications, it shall be construed to refer to Merik Incorporated, Building Envelope Consultants, 3225 Shallowford Rd., Suite 820, Marietta, GA 30062, Georgia, 30062.

1.13 PERIODIC JOBSITE MANAGEMENT MEETINGS

A. At the direction of the Design Professional, the project will require periodic meetings at the jobsite to coordinate the work, review job progress and resolve unforeseen issues of construction. The Contractor shall have the project manager and the job Superintendent present at each meeting. The project manager for subcontractors shall attend as required.

1. Prebid meeting shall be held with the Owner and prospective bidders at the jobsite.

2. The preconstruction meeting shall be scheduled with the Owner, Contractor’s project manager, superintendent/foreman and subcontractor project managers prior to the start of work. The meeting shall be held at the jobsite after the review of submittals.

3. Operations and Control meetings shall be held at agreed intervals with the Owner, Contractor and Design Professional in attendance. The meetings shall be at the jobsite.

1.14 USE OF THE PREMISES

A. Before beginning work, the Contractor shall secure approval from the Building Owner's Representative for the following:

1. Areas permitted for personnel parking.
2. Access to the site.
3. Areas permitted for storage of materials and debris.
4. Areas permitted for the location of cranes, hoists and chutes for loading and unloading materials to and from the roof.

1.15 TEMPORARY FACILITIES AND CONTROLS

A. Description

1. Contractor shall provide for temporary facilities and controls required for the performance of the project except as otherwise noted. Such items include, but are not necessarily limited to, utilities such as heat, water, electricity and telephone; sanitary facilities; contractor's facilities; and enclosures such as tarpaulins, barricades, and canopies.

2. All equipment furnished by Contractor shall comply with all pertinent safety requirements. The Contractor shall immediately correct equipment and procedures that have been indicated as unsafe working conditions. The Contractor will reimburse the Owner for the cost of correcting unsafe working conditions that are not corrected within 24 hours from notice.

3. Ladders, planks, hoists, and all similar items furnished by individual trades in the execution of their own portions of the work are not part of this Section.

4. All temporary facilities will be subject to the Owner's approval.

B. Product Handling

1. The Contractor shall exercise all means necessary to maintain temporary facilities and controls in proper and safe condition throughout the progress of the project.

2. All required connections to existing utility systems shall be made with minimum disruption. If disruption of existing service is required, notice shall be given to the Owner and connections shall not be made without Owner's approval. If necessary, Contractor shall provide for alternate temporary service.

3. If the required utility is not available from the Owner, the Contractor shall provide for alternate temporary service for the duration of the project.

C. Electricity

1. Owner will furnish electricity to the Contractor during this project only at available electrical outlets located on the exterior of the building. Any additional electrical requirements required by the Contractor shall be provided by the Contractor at no additional cost to the Owner.

2. All wiring needed to facilitate construction of the project shall be temporary in nature and shall be furnished and installed by the Contractor at no additional cost to the Owner. Upon completion of the work, the Contractor shall remove all such temporary wiring and restore service to its original condition at no additional cost to the Owner.

D. Water

1. The Owner will furnish water required for construction through available hose bibs. Any additional water requirements by the Contractor shall be provided by the Contractor at no additional cost to the Owner.

E. Telephone

1. The project Superintendent will be required to have a working mobile phone during the course of the work. Such costs shall be included in the Base Bid.

F. Sanitary Facilities

1. Contractor shall provide toilet and washroom facilities at the project site at no additional cost to the Owner. The use of the facility’s toilet and/or washroom facilities is not approved.

G. Enclosures

1. Contractor shall furnish, install and maintain for the duration of the project, all scaffolds, ladders, tarpaulins, barricades, warning signs, platforms, bridges, canopies, steps, and other temporary construction required to properly facilitate completion of the project in compliance with all safety and other regulations.

2. Contractor shall provide all necessary safeguards to warn and prevent pedestrians and Owner's personnel from being exposed to dangers or hazards created by this project.

H. Signs

1. No signs or advertising of any kind shall be allowed on the project site unless approved in advance by Owner.

I. Construction Aids

1. A disposal chute shall be constructed by Contractor to prevent damage to buildings and grounds. Disposal chute shall be enclosed-type and shall be located such that demolition debris will be discharged from the roof at the designated staging area directly into disposal vehicles or containers.

2. Contractor shall provide for debris removal services and containers. Placement and servicing of containers shall be coordinated with the Owner.

3. Residue and debris from all operations shall not be allowed to accumulate on the project site. Debris shall be removed and properly disposed of daily in accordance with all Federal, state and local regulations.

4. Dust, dirt and debris created by project construction shall be properly contained or controlled by the Contractor. Method(s) of control shall be approved by the Design Professional.

J. Parking

1. Contractor's construction vehicles shall enter the project site and park in areas as directed by the Owner. The Contractor shall be responsible for coordination of traffic by his subcontractors, suppliers, etc., so as not to disrupt ongoing operations of the Owner.

K. Field Office

1. The Contractor may not provide his own Field Office.

L. Ventilation

1. Provide, as required, facilities to maintain specific storage conditions as described within this Specification and as recommended by the material's manufacturer for use in construction.

2. Provide adequate ventilation of enclosed areas to prevent the accumulation of fumes, vapors, and gases.

M. Connects and Disconnects

1. In the event it is necessary to disconnect any electrical wiring or connections, plumbing lines or other building services, notify the Owner. Contractor shall not disconnect or connect services unless authorized by Owner.

2. Modification of existing service piping, wiring and duct work required in connection with the lifting, removal or relocation of roof-mounted equipment shall be accomplished by the Contractor as part of his Contract.

3. The Owner shall be responsible for disconnecting and re-connecting communication and security wiring that may cross the work areas where construction operations are to be conducted. Such work shall be coordinated with the appropriate facility personnel. It is a requirement that the facility personnel be notified immediately to re-connect this wiring. Contractor shall take appropriate measures to protect wiring while re-roofing operations are underway. Any damage to such lines/wiring during construction operations shall be repaired by the Owner and any costs for such work shall be borne by the Contractor.

1.16 CONTRACTOR PROJECT SUPERVISION

A. Contractor shall provide full-time daily supervision of the Work. To comply with the Contractor’s Safety Plan the crew supervisor shall speak English clearly and understand English clearly. No change in the foreman or Superintendent shall be allowed unless approved in writing by the Design Professional. No work shall take place without the Supervisor on site. In addition to the foreman responsible for management of the crew, there shall be a full time Superintendent on the site. The Superintendent shall be a senior employee speaking for the Contractor at all meetings.

1.17 EMERGENCY LEAK RESPONSE

A. During construction, the Contractor shall provide the necessary personnel and equipment to stop leakage into the structure within 4 hours of notification that a leak is occurring. A contact person for the Contractor shall be designated to be available on 24 hours, 7 day per week basis to coordinate the emergency response. Emergency phone numbers for the contact person will be provided to the Owners Representative and Design Professional. The contact person shall not be changed without prior approval by the Design Professional.

B. The Owner's Representative shall prepare a complete listing of all damages that result from water entry.

C. The Contractor shall provide a written disaster relief plan designating their agent for emergency response management. The responder will be a company operating in good standing with the State of Georgia DOAS. Refer to: http://www.usg.edu/publicsafety/documents/Pre-Qualified-Vendors.pdf Such companies include, listed in alphabetical order:

BELFOR
24 Hour Contact: 800-472-0030
www.belfor.com

EPIC Response
24 Hour Contact – Atlanta Area: 770-516-3491
24 Hour Contact – Toll Free: 877-277-4647
www.epicresponse.com

Full Circle Restoration
24 Hour Contact: 770-232-9797
24 Hour Toll-Free Hotline: 877-238-5524
www.fullcirclerestoration.com

Parker-Young Construction
24 Hour Contact: 888-303-9288
www.parkeryoung.com

Nivek Services, Inc.
24 Hour Contact: 866-977-3791
Office: 678-454-3791
www.nivek247.com

North Ridge Restoration, LLC
24 Hour Contact: 770-751-6500
www.northridgerestoration.com

Rolyn Companies, Inc.
24 Hour Contact: 800-808-1553
www.rolyncopmanies.com

Universal Restoration Services
24 Hour Contact: 866-877-8979
www.4universal.com

D. The Contractor shall maintain at the jobsite a leak reaction kit including all material necessary for emergency leak response. The kit will include items such as 1 roll clear polyethylene, duct tape, 1 case sealant, caulk gun, razor knife, etc. The kit will be removed from the jobsite at the completion of work.

1.18 CORRECTION OF OBSERVED DEFICIENCIES

A. The Contractor shall correct deficiencies noted during the construction observation in no more than five days from receipt of the written notice.

1.19 STORAGE AND PROTECTION

A. Protection

1. Limit size of work sections to safeguard adjacent materials, structures, etc., and to minimize dust and noise.

2. Protect existing facilities from damage during work. Do not overload existing paving, curbs, sidewalks, etc. with vehicle traffic. Do not overload new or existing construction with demolition debris, equipment, etc.

3. Protect existing facilities from fire as a result of construction operations. Contractor shall provide suitable and adequate fire extinguishers conveniently located at work areas, storage areas and at areas or equipment where an open flame is being used. Competent operators shall be in attendance at all times and shall be properly trained or instructed in fire protection.

4. At each location where an open flame is used, Contractor shall provide a watchman with a suitable fire extinguisher.

5. Walls, windows, roof edges, etc., hoists, and staging areas shall be protected using canvas tarpaulins. Plastic or felt will not be acceptable.

6. Plywood, minimum ¾" thick, or other suitable materials shall be used to protect roof areas from damage that may be caused by concentrated equipment loads and foot traffic.

7. Construction traffic shall be confined to work areas. Contractor shall be responsible for leaks that develop in traffic areas during and after project completion.

8. Self-supporting ramps shall be used where expansion joints, area dividers, etc. are to be crossed.

9. Contractor shall protect interior operations from adverse weather during roofing operations.

10. The Contractor will be held liable for any damages to the building, building contents, its occupancy, grounds or landscaping resulting from work under the Contract. In the event of damage, Contractor will restore property to a condition equivalent to that at the time the project started.

11. The Contractor shall keep existing drainage facilities and associated leaders clear of debris and construction materials during the work. The Contractor will be required to use elastomeric plugs to protect leaders during demolition and construction operations.

12. Prior to the start of construction operations, the Contractor shall provide facility personnel with plastic bags/tarps which will be used by facility personnel to protect televisions, computers, and other associated equipment during the period of time that construction operations are occurring. Bags/tarps shall be provided a minimum of one week prior to the start of construction operations. Costs for providing such materials shall included in the Base Bid. Note: Contractor will still be required to provide any other additional protection to interior items as may be deemed necessary to comply with the requirements of the Contract Documents.

B. Material Protection

1. Products shall be transported by methods which avoid damage. Damaged material shall be subject to rejection by the Design Professional.

2. Store materials off of the ground covered with tarps. Factory-applied wrappings are not acceptable.

3. Wet materials shall be removed from the project site.

C. Storage

1. Contractor shall be responsible for proper storage of equipment, materials and devices furnished by himself and/or his subcontractors and suppliers.

2. To the maximum extent possible, the Contractor shall not store combustible or flammable materials inside the facility.

3. All storage areas are subject to approval by the Owner or his authorized representative.

1.20 TESTING

A. The Contractor shall pay for the cost of testing mockups, work during construction and finished work prior to close-out. Include in the base bid the amount for testing as specified in each Technical Section. Special inspections, not required in the project technical sections, shall be paid by the Owner.

1.21 EXPERIENCE MODIFICATION FACTOR

A. The Contractor shall submit their Experience Modification Certificate based on the most current edition of the Experience Rating Manual published by the National Council of Compensation Insurance (NCCI). The certificate shall be prepared by an insurance provider approved by the State of Georgia and shall cover the preceding year. The certificate is required to be listed in the name of the Contractor providing all labor, materials, equipment and services to complete the Work as specified in the Contract Documents.

1. The Contractor shall have a Workers Compensation Experience Rating experience modification factor (NCCI) of 1.2 or less.

1.22 HAZARDOUS WASTE REMOVAL RECORDS

A. Submit a copy of the Contractor hazardous materials abatement license or subcontractor's abatement license when the scope of work requires hazardous materials abatement.

B. Submit statement from a qualified supervisor the removal of ACM will not produce friable materials and will be in accordance with State and Federal requirements.

C. Submit a copy of the "Asbestos Notification Requirements for Demolition & Renovation / Abatement Projects" form sent to the Georgia Environmental Protection Division.

D. Refer to Section 017000 for Contract Close-out Document requirements.

PART 2 - PRODUCTS
2.01 NOT USED

PART 3 - EXECUTION
3.01 NOT USED

END OF SECTION

PART 1 - GENERAL

1.1 SECTION INCLUDES

A. Close-out procedures

B. Cleaning

C. Adjusting

D. Project record documents

E. Warranties

F. Hazardous Materials Abatement Records

1.2 RELATED SECTIONS

A. Section 013000 - Submittals

B. Section 017410 - Contractor Warranty Form

1.3 CLOSEOUT PROCEDURES

A. Substantial Completion

1. The Contractor shall submit written certification to the Owner when the project or designated portion of the project is substantially complete. A list of major items to be completed or corrected shall be stated.

2. The Owner will make an inspection within ten (10) days after receipt of certification and issue a Certificate of Substantial Completion containing:

a. The Date of Substantial Completion.
b. The Contractor's list of items to be completed or corrected and any amendments by the Owner or Design Professional.
c. The time to be allowed for the Contractor to complete or correct listed items.
d. The time and the date Owner will assume possession of the work or designated portion thereof.
e. The signatures of the Owner, Design Professional and Contractor.

3. The Contractor shall then complete or correct those items so listed within the designated time and inform the Owner upon completion.

4. Should the Owner determine that the work is not substantially complete, the Owner shall immediately notify the Contractor in writing stating reasons. The Contractor shall then complete the work and send a second written notice to the Owner certifying that the project, or designated portion thereof, is substantially complete. The Owner will re-inspect the work within ten (10) days after receipt of certification.

B. Final Inspection

1. The Contractor shall submit written certification to the Owner that:

a. The Contract Documents have been reviewed.
b. Work has been completed in accordance with the Contract Documents.
c. The project has been inspected for compliance with the Contract Documents.
d. The project is ready for final inspection.

2. The Owner will make a final inspection within ten (10) days after receipt of certification.

3. Should the Owner determine that the work is finally complete in accordance with the requirements of the Contract Documents, the Owner will request that the Contractor submit the appropriate project closeout documentation.

4. Should the Owner determine that the work is not finally complete, the Owner will immediately notify the Contractor in writing stating reasons. The Contractor shall then take immediate measures to remedy the stated deficiencies and send an additional written notice to the Owner certifying that the work is complete. The Owner will re-inspect the work within ten (10) days after receipt of certification.

C. Re-Inspection Costs

1. Should the Owner be required to perform additional inspections due to noncompliance of work with the certifications of the Contractor, the Contractor shall compensate the Owner for such additional services. Such costs will be deducted from final payment to the Contractor.

D. Final Application for Payment

1. The Contractor shall submit final application for payment in accordance with the specifications.

2. The Owner will issue a final certificate in accordance with the specification.

E. The final pay request from the Contractor shall include the following items:

1. Manufacturer's Warranty

2. Finish Warranty on Sheet Metal

3. Contractor's warranty

4. Signed Consultant Punch List completion statement

5. Non-Influence Affidavit (General Conditions)

6. Statutory Affidavit (General Conditions or AIA G706)

7. Consent of Surety Company to final payment (AIA G707)

8. Disposal records for non-hazardous materials tear off and debris

9. Hazardous materials custody documents, transit documents and disposal receipt documents

1.4 CLEANING

A. Description

1. To maintain the buildings and site in a clean condition throughout the duration of the project. The Contractor shall comply with all requirements for cleanliness described in other sections of these Specifications.

2. The Contractor shall provide all required manpower, material and equipment to maintain the specified standard of cleanliness.

3. Contractor shall use only those materials and equipment which are compatible with the surface being cleaned as recommended by the manufacturer or approved by the Design Professional .

B. Progress Cleaning

1. Stored items shall be kept in an orderly arrangement allowing maximum access and shall not impede drainage or traffic.

2. Scrap, debris, waste material and other items shall not be allowed to accumulate and shall be removed from the work areas on a daily basis.

3. Contractor shall protect new installed materials from dirt and debris during the demolition of the remainder of the work. Areas with new installed materials shall be kept clean and free of debris during the duration of the work.

4. Contractor shall provide storage containers for all items awaiting removal from the site. Storage containers shall be approved by the Design Professional.

5. The Contractor shall conduct daily inspections to insure that the requirements for cleanliness are met.

6. Work may be stopped or delayed by the Owner should the Contractor fail to take appropriate measures to clean the site on a daily basis. Extensions to the project completion date for such delays will not be approved.

7. The Contractor shall inspect all arrangements of materials stored on the project site on a weekly minimum basis and shall service all arrangements in accordance with the requirements of Item A1 of this section.

C. Final Cleaning

1. Except as specifically provided otherwise, "clean" shall be interpreted as meaning the level of cleanliness generally attainable by skilled cleaners using commercially available building maintenance equipment and materials.

2. All tools, equipment, materials, scrap, debris and waste shall be removed from the project site and a final progress cleaning conducted in accordance with this Section.

3. Unless otherwise directed by the Design Professional, the Contractor shall clean all adjacent areas on the site and completely remove all resultant debris.

4. The Contractor shall clean out all drains and associated leaders of any debris prior to final acceptance by the Owner. Such work shall be performed at no additional cost to the Owner. Note: In the event that the Contractor fails to use appropriate methods to keep drains clear of debris during construction operations, the Design Professional may require that a water test and/or a video inspection of the leaders be performed to evaluate the condition of drain leaders. Such costs for such evaluations and subsequent corrective measures shall be borne by the Contractor at no additional cost to the Owner.

5. Restore grass or planted areas by filling ruts, raking, seeding, planting, sodding, and fertilizing. Sweep paved areas.

6. Contractor shall visibly inspect all exterior surfaces and remove all traces of dirt, waste materials, smudges, splashed materials and other foreign matter. The Design Professional may require that light sandblasting or other cleaning be performed at no cost to the Owner. If such cleaning is required, the Contractor shall take all necessary precautions to prevent damage to adjacent materials, property and vegetation.

1.5 ADJUSTING

A. Adjust operating products and equipment to ensure smooth and unhindered operation.

1.6 PROJECT RECORD DOCUMENTS

A. Maintain on site, one set of the following record documents; record actual revisions to the Work:

1. Drawings

2. Specifications

3. Addenda

4. Change Orders and other modifications to the Contract

5. Reviewed Shop Drawings, Product Data, and Samples

6. Manufacturer's instruction for assembly, installation, and adjusting

B. Ensure entries are complete and accurate, enabling future reference by Owner.

C. Store record documents separate from documents used for construction.

D. Record information concurrent with construction progress.

E. Specifications: Legibly mark and record at each Product section description of actual Products installed, including the following:

1. Manufacturer's name and product model and number

2. Product substitutions or alternates utilized

3. Changes made by Addenda and modifications

F. Record Documents and Shop Drawings: Legibly mark each item to record actual construction including:

1. Measured locations of internal utilities and appurtenances concealed in construction, referenced to visible and accessible features of the Work.

2. Field changes of dimension and detail.

3. Details not on original Contract drawings.

1.7 WARRANTIES

A. Execute and assemble transferable warranty documents from Subcontractors, Suppliers, and Manufacturers.

B. Submit warranty prior to final Application for Payment.

C. At no additional cost to the Owner, install a plastic laminated 8 ½ inch x 11 inch sign with all warranty information at the interior side of the building access. The sign shall provide information on the roof system and the Manufacturer and Contractor warranty data.

1.8 HAZARDOUS MATERIALS ABATEMENT RECORDS

A. General: Furnish two copies of documents prior to application for final payment.

1. Daily project log from licensed Abatement Contractor where friable asbestos containing materials (ACM) removal is required.

2. Daily record from air monitoring company where friable materials removal is required.

3. Waste shipment record certification signed by Transporter and Waste Disposal Site acknowledging receipt of materials. This record is required for all ACM disposal.

PART 2 - PRODUCTS

2.01 NOT USED

PART 3 - EXECUTION

3.01 NOT USED

END OF SECTION

CONTRACTOR WARRANTY FORM

PROJECT: _____

LOCATION: _____

OWNER: _____

We, _____,
(Company Name)

Contractor for the above-referenced project, do hereby warrant that all labor and materials furnished and work performed are in accord with the Contract Documents and authorized modifications thereto, and will be free from defects due to defective workmanship for a period of _____ years from Date of Substantial Completion. This warranty commences on

_____
(Dates of Substantial Completion affixed by Owner)

and expires on _____.
(Expiration Date)

Should defects develop during the warranty period due to defective workmanship, the affected materials, including adjacent work damaged as a result of the sited defective workmanship, shall be made good by the undersigned at no expense to the Owner. The Owner will give Contractor written notice of defective work and Contractor agrees to respond within 24 hours. Should Contractor fail to correct defective work within 60 days after receiving written notice, the Owner may, at his option, correct defects and charge Contractor costs for such correction. Contractor agrees to pay such charges upon the Owner's demand.

Nothing in the above shall be deemed to apply to work which has been abused or neglected by the Owner, Acts of God, Civil Disobedience or defects in the structure.

Scope of work is limited to: _____

_____

_____

Contractor of Record: _____
(Company Name)

BY: _____

TITLE: _____

DATE: _____

Subcontractor: _____
(Company Name)

BY: _____

TITLE: _____

DATE: _____

End of Contractor Warranty Form

Section	Description	Warranty Term, years
053123	Structural Steel Deck	2
072400	EIFS Contractor	2
075400	Roofing Manufacturer	20
075400	Roofing Contractor	5
075550	Roofing Manufacturer	20
075550	Roofing Contractor	5
076000	Sheet Metal Manufacturer finish warranty	20
077100	Roof Curbs	5
079200	Sealant Manufacturer	5
079200	Sealant Contractor	5
099100	Paint Manufacturer	10
099100	Paint Contractor	2
099653	Exterior Wall Coating Manufacturer	10
099653	Exterior Wall Coating Contractor	2

CONTRACTOR BID SUBMITTAL FORM

Include with the bid and bid submittals. Failure to include this document may result in the bid being judged non-responsive.

List the manufacturer for each specified scope of work. The listed manufacturer will not be changed unless the material becomes unavailable thru no fault of the bidder.

Specification Section	Manufacturer

List any subcontractor to be utilized in the specified scope of work is the bid is accepted and awarded. The listed Subcontractor will not be changed unless the company becomes unavailable thru no fault of the bidder.

Specification Section	Subcontractor Name and Phone

The bidder agrees and accepts the above statements and submits the following statement of Bidder's qualifications for consideration of the Owner.

_____ (Authorized signature of Contractor)

_____ (Printed Name and Title)

_____ (Firm Name)

_____ (Date)

CONTRACTOR CHANGE ORDER PROPOSAL

Submission of a change order proposal shall include a complete breakdown of all expense and cost itemized to include the following:

1. Material

_____ units at a unit cost of $_____

_____ units at a unit cost of $_____

_____ % sales tax $_____

Total Material $_____

2. Labor

_____ hours labor at $_____ per hour $_____

_____ hours labor at $_____ per hour $_____

_____ hours labor at $_____ per hour $_____

Total Material $_____

3. Equipment

_____ hrs. _____ at $_____ per hour $_____

_____ hrs. _____ at $_____ per hour $_____

_____ hrs. _____ at $_____ per hour $_____

4. Total direct cost:

Materials $_____
Labor $_____
Equipment $_____

Grand total direct cost $_____

Plus ____% overhead and profit $_____

Total cost for General Contractor $_____

Plus ____% for O&H for General Contractor $_____

5. TOTAL CHANGE ORDER PROPOSAL $_____

Signed:_____ Date: _____

ALLOWANCE / UNIT PRICE DAILY WORKSHEET

For the week ending _____ (date)

Description	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday

Instruction: List the allowance or unit price work items in column one. List the quantity of work for each item in the column covering that day. If no work was done, enter “no work”. Show the location for each work item on a construction plan and include a photograph of the work completed.
The undersigned certifies the above statements to be accurate and truthful.

_____ (Authorized signature of Contractor)

_____ (Printed Name and Title)

_____ (Firm Name)

_____ (Date)

Issued for Bid
May 15, 2026

PART 1 - GENERAL

1.1 SUMMARY

A. General

1. The Contractor is responsible for verifying all field conditions that may affect their bid.

2. Demolition requires that all materials that affect the work specified in other technical sections be removed and/or prepared for the specified work.

3. Remove the existing sheet metal perimeter and penetration flashing materials, gutters, downspouts, etc.

1.2 SCOPE OF WORK

A. Test cuts indicate the following:

1. Main Roof Areas: Roof deck is steel and sloped one way. The existing roof assembly is a gravel surfaced three-ply BUR over a ½" wood fiber coverboard, on 1.5" polyiso board on a metal deck. Heavily corroded/damaged metal deck repairs are required before a new roof system installation. There are no ACMs present based on lab testing (a copy of the report is on file).

B. Base Bid

1. Remove all existing roof materials down to the existing structurally-sloped metal roof deck.

2. Inspect and remove damaged metal decking.

3. Remove the existing sheet metal perimeter and penetration flashing materials, gutters, downspouts, etc.

4. Coordinate with Owner on removal of existing mechanical equipment, supports and temporary flashings.

5. Remove existing flashings, carpentry, sheet metal, base flashings, and related existing roof accessories.

6. Maintain primary scupper openings and provide new overflow scuppers where shown on the drawings. All other areas are to have gutters and downspouts removed and replaced.

7. Remove sealants and backer rod at EIFS wall joints at other locations at roof areas.

8. Remove existing heat pumps and associated wiring and switches.

C. Alternates

1. Additive Alternate #1: Percentage to be added to the Base Bid to include performance and Payment Bond for 100% of total project value.

1.3 RELATED SECTIONS

A. Base Bid

1. Section 012300 - PRICE AND PAYMENT PROCEDURES (Alternates, unit prices and allowances).

2. Section 053123 – STEEL ROOF DECK

3. Section 061000 – ROUGH CARPENTRY

4. Section 072400 – EIFS REPAIRS

5. Section 075400 – THERMOPLASTIC TPO ROOFING (MECH. ATTACHED)

6. Section 076000 – FLASHING AND SHEET METAL

7. Section 079200 – SEALANTS AND CAULKING

8. Section 099100 – EXTERIOR PAINTING

9. Section 099653 – EXTERIOR WALL COATING

1.4 DEFINITIONS

A. Remove: Remove and legally dispose of items except those indicated to be reinstalled.

B. Remove and Reinstall: Remove items indicated; clean, service, and otherwise prepare them for reuse; store and protect against damage. Reinstall items in the same locations.

1.5 SUBMITTALS

A. General: Submit, in an electronic format, under provisions of Section 013000. When several products or manufacturers are specified as being acceptable, Contractor has the option of choosing among those named. When either a single named product or system is specified, substitutions will be allowed only if the specified product or system becomes unavailable through no fault of the Contractor.

B. Landfill records indicating receipt and acceptance of all wastes by a landfill facility licensed to accept hazardous wastes (as required) are required at the close of the project.

1.6 QUALITY ASSURANCE

A. Regulatory Requirements: The Contractor is solely responsible for complying with all relevant requirements of governing authorities. Comply with governing Federal EPA and State EPD notification regulations before starting roof demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.

1. Conduct demolition so that Owner's operations will not be disrupted. Provide not less than 48 hours' notice to Owner of activities that will affect Owner's operations.

B. All demolition work shall comply with the requirements of NFPA 241, 2000 Edition “Standard for Safeguarding Construction, Alteration and Demolition Operations”.

1.7 SCHEDULING

A. Arrange the selective demolition schedule so it doesn’t interfere with the Owner's on-site operations.

1.8 REPAIR MATERIALS

A. Use repair materials identical to existing materials, unless noted otherwise.

PART 2 - PRODUCTS – NOT USED

PART 3 - EXECUTION

3.1 EXAMINATION

A. Inspect substrates and conditions under which the work of this section will be performed and verify that construction operations may properly commence. Do not proceed with the work until unsatisfactory conditions have been completely resolved.

3.2 PREPARATION

A. Conduct demolition operations and remove debris to ensure minimum interference with roads, streets, walks, and other adjacent occupied and used facilities.

1. Do not close or obstruct streets, walks, or other adjacent occupied or used facilities without permission from Owner and authorities having jurisdiction. Provide alternate routes around closed or obstructed traffic paths if required by governing regulations.

B. Conduct demolition operations to prevent injury to people and damage to adjacent buildings and facilities to remain. Ensure safe passage of people around selective demolition area.

1. Protect existing site improvements, appurtenances, and landscaping to remain.

C. Protect the interior of the building from dust and debris resulting from tear off of the existing materials. An observer will be stationed inside the building to assure debris is properly contained. When debris is noted, work shall be stopped until suitable protection measures can be taken.

D. Temporary Facilities: Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.

1. Provide protection to ensure safe passage of people around and below selective demolition areas and to and from occupied portions of building. Orange barricade fencing is required at egress doors, around staging areas, and ground level work areas.

2. Provide temporary weather protection, during intervals between selective demolition of existing construction on exterior surfaces and new construction to prevent water leakage and damage to structure and interior areas.

3. Protect walls, ceilings, floors, and other existing finish work that are to remain or that are exposed during selective demolition operations.

4. Cover and protect furniture, furnishings, and equipment.

E. Temporary Shoring: Provide and maintain shoring, bracing, and structural supports as required to preserve stability and prevent movement, settlement, or collapse of construction and finishes to remain, and to prevent unexpected or uncontrolled movement or collapse of construction being demolished.

1. Strengthen or add new supports when required during progress of selective demolition.

3.3 POLLUTION CONTROLS

A. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas. Remove debris from roof of building by chute, or other covered device that will convey debris to grade level. Maintain dust covers and water sprays to keep dust spread to a minimum. Clean adjacent structures and improvements of dust, dirt, and debris caused by demolition operations. Return adjacent areas to condition existing before start of selective demolition.

3.4 DEMOLITION

A. General

1. Removal, handling, temporary storage, and disposal shall be done in full compliance with State and Federal regulations.

2. Dispose of all demolished items and materials promptly. On site storage of removed items is prohibited.

3. Contractor shall provide all refuse containment resulting from demolition work, and refrain from using any on-site, existing refuse container.

4. Where removal of roof membrane and insulation materials are required, back out the existing fasteners and plates. Do not rip fasteners from the roof deck or cause damage to the roof deck during the demolition process.

B. Demolish and remove the existing roof as specified. Use methods required to complete Work within limitations of governing regulations.

1. Refer to Part 1.01 B.

C. Demolition of drainage components shall be coordinated with the installation of the new drainage components. The Contractor shall have controlled drainage installed at all times. Uncontrolled drainage is non-conforming work and subject to notification of the deficiency.

D. Roof systems that are being recovered by new roofing insulation and membrane will require that the existing roof surfaces are clean and properly prepared.

1. The prepared roof shall comply with the membrane manufacturer’s requirements. It shall have loose rock and granules removed and dirt and contaminants removed. Surfaces that are not level shall be leveled using a spud bar.

2. Remove all blisters and adhere loose sections of membrane to the substrate.

3. Newly installed insulation board shall have a minimum of 75% of its adhesive solidly adhered to the substrate. Adhesion shall be tested by inserting a pry bar below the cured insulation and lifting the edges of the board. Any board with more than 25% of its insulation adhesive not solidly adhered to the BUR shall be termed failure. Failed areas shall be removed and replaced with new roofing materials.

3.5 UTILITY SERVICES AND ELECTRICAL/MECHANICAL SYSTEMS

A. Existing Services/Systems to Remain: Maintain services/systems indicated to remain and protect them against damage.

1. Refer to Section 011100 Summary.

B. Existing Services/Systems to Be Removed, Relocated, or Abandoned: Locate, identify, disconnect, and seal or cap off indicated utility services and mechanical/electrical systems serving areas to be selectively demolished.

1. Building maintenance engineer or other designated authority shall arrange shut- offs of services/systems, when possible, upon the request of the Contractor.

2. If services/systems are required to be removed, relocated, or abandoned, provide temporary services/systems that bypass area of selective demolition and that maintain continuity of services/systems to other parts of building.

3. Disconnect, demolish, and remove plumbing, and HVAC systems, equipment, and components indicated to be removed.

a. Equipment to Be Removed and Reinstalled: Disconnect and cap services and remove; when appropriate, reinstall, reconnect, and make equipment operational.

C. The Contractor shall provide all electrical disconnects and reconnects. All electrical taps must be accessible. All fans must have a service switch or disconnect. Install new exterior electrical connections on curbed units where the electric conduit penetrates the curb without a junction box.

D. Replace damaged disconnects as required. Extend the electrical, gas and condensate lines as required. Install exterior connection boxes through the sidewalls of curbed units. Install new foam insulation to replace damaged or missing insulation.

E. Refrigerant: Remove refrigerant from mechanical equipment to be selectively demolished according to 40 CFR 82 and regulations of authorities having jurisdiction.

3.6 ADJUSTING AND CLEANING

A. Sweep and remove chips, shavings, and dust from roof on a daily basis during installation period. Leave installed work clean, free from grease, finger marks and stains.

B. Upon completion of installations, remove scraps and debris from project site. Clean adjoining building surfaces where stains have resulted from the Work.

C. Replace damaged landscape and grass areas with landscape treatments comparable to the existing materials. Damaged grass shall be replaced with sod of the same variety unless otherwise agreed by the Owner.

3.7 PROTECTION

A. Provide protection as required to assure the completed work of this section will be without damage or deterioration at date of substantial completion.

B. Take suitable precaution to protect adjoining building surfaces from damage. Overlay adjoining roof surfaces with 1/2-inch plywood and other necessary protection during installation of metal roofing. Cover side walls of the building with plastic or canvas tarps.

C. Protect landscape and planted areas from damage.

3.8 FINAL INSPECTION

A. Upon completion of the scope of work an inspection shall be made by the Owner's Representative to ascertain that the Work has been installed according to the manufacturers published requirements. Observed defects shall be corrected as required to secure the manufacturer's warranty.

END OF SECTION

PART 1 - GENERAL

1.1 SUMMARY

A. General

1. The Contractor is responsible to verify all field conditions that may affect their bid.

B. Base Bid

1. Inspect the existing steel roof deck. Perform a fastener pull test on suspect deck sections. Wire brush and install rust inhibitive primer on rusted deck areas.

2. Install new steel deck to infill deck openings (with support framing) resulting from demolition of derelict curbs and RTUs.

3. Replace heavily corroded metal decking as determined by the Designer of Record (DOR). Match the deck profile.

4. Replace missing fasteners and install additional fasteners to comply with current Building Codes.

1.2 RELATED SECTIONS

A. Related Sections include:

1. Section 012300 - PRICE AND PAYMENT PROCEDURES (Alternates, unit prices and allowances).

2. Section 024000 – ROOF DEMOLITION

3. Section 061000 – ROUGH CARPENTRY

4. Section 072400 – EIFS REPAIRS

5. Section 075400 – THERMOPLASTIC TPO ROOFING (MECH. ATTACHED)

6. Section 076000 – FLASHING AND SHEET METAL

7. Section 079200 – SEALANTS AND CAULKING

8. Section 099100 – EXTERIOR PAINTING

9. Section 099653 – EXTERIOR WALL COATING

1.3 REFERENCES

A. ASTM A 1008 - Standard Specification for Steel, Sheet, Carbon, Cold-Rolled, Structural Quality.

B. ASTM A 653/A 653M – Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy Coated (Galvannealed) by the Hot-Dip Process.

C. ASTM A 924 - Standard Specification for General Requirements for Steel Sheet, Metallic-Coated by the Hot-Dip Process.

D. AWS D1.3 - Structural Welding Code - Sheet Steel; American Welding Society.

E. Fire Resistance Directory; Underwriters Laboratories Inc. (UL).

F. SDI 30 - Steel Deck Institute Design Manual for Composite Decks, Form Decks, Roof Decks; Steel Deck Institute, Inc. (SDI).

G. SDI DDM02 - Diaphragm Design Manual; Steel Deck Institute, Inc. (SDI).

H. SDI Manual of Construction with Steel Deck; Steel Deck Institute, Inc.

I. North American Specification for the Design of Cold-Formed Steel Structural Members: (an AISI Standard).

J. ANSI/SPRI FX-1-2006 - SPRI, 77 Rumford Avenue, Suite 3B, Waltham, MA 02453.

1.4 SUBMITTALS

A. General: Submit in electronic format under provisions of Section 013000. When several products or manufacturers are specified as being acceptable, Contractor has the option of choosing among those named. When either a single named product or system is specified, substitutions will be allowed only if the specified product or system becomes unavailable through no fault of the Contractor.

B. Product Data: Manufacturer's data sheets on each product to be used, including:

1. A dimension of individual components, profiles, and finishes.

2. Mechanical fasteners: Test reports from a qualified independent testing agency evidencing compliance with requirements based on comprehensive testing.

C. Shop Drawings: Show location of deck units, support locations, projections, openings, anchorage details, and other information required for review.

D. Manufacturer’s Installation Instructions: Submit manufacturer's installation instructions.

E. Product Certificates: Signed by the manufacturer of the steel deck, certifying the supplied products comply with specified requirements.

1.5 QUALITY ASSURANCE

A. Manufacturer Qualifications: Member of the Steel Deck Institute.

B. Design deck layout, spans, fastening, and joints under direct supervision of Professional Engineer experienced in design of this Work and licensed at Project location.

C. Calculate to structural working stress design and maximum vertical deck deflection of 1/4-inch.

D. Pre-installation Meetings: Conduct pre-installation meeting to verify project requirements, substrate conditions, and manufacturer’s installation instructions.

1.6 DELIVERY, STORAGE, AND HANDLING

A. Protect steel deck from corrosion, deformation, and other damage during delivery, storage and handling.

B. Store deck off the ground, with one end elevated to provide drainage. Protect against condensation with a ventilated waterproof covering. Stack so there is no danger of tipping, sliding, rolling, shifting or material damage. Check bundles periodically for tightness and retighten as necessary so wind cannot loosen sheets.

C. Place deck on building frame near a main supporting beam at columns or walls. Do not place bundles on unbolted frames or on unattached or unbridged joists. Ensure that the structural frame is properly braced to receive the bundles.

1.7 PROJECT CONDITIONS

A. During construction, adequately distribute all loads applied to joists so as not to exceed the carrying capacity of any one joist or other component.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Acceptable Manufacturer: United Steel Deck, Inc., 25 DeForest Ave., Summit, NJ 07902-0662; 800-631-1215; Email: lavinia.serrano@cmc.com; Web: www.njb-united.com/usd.htm

B. Wheeling Pittsburg Steel Corp., Cordeck, 1134 Market Street, Wheeling, WV, 304-234-2400.

C. Vulcraft Group, Nucor Corporation, P.O. Box 100520, Florence, SC 29501
843.662.0381

2.2 MATERIALS

A. Steel Roof Deck: Match existing profiles, gauges (min. 22-ga.), and flute directions in accordance with the requirements of the SDI.

B. Sheet Steel for Galvanized Roof Deck and Accessories: ASTM A 653, Grade 33, Structural Quality, minimum yield strength of 33 ksi (230 MPa). Galvanizing in accordance with ASTM A 924 with a minimum coating class of G30 as defined in ASTM A 653.

C. Deck shall be capable of supporting the existing superimposed live loads present on the roof.

D. Whenever possible, deck shall be multi-span.

E. Where fire resistance rated assemblies are required, provide UL-listed units. Identify steel deck bundles with labels bearing the UL mark.

2.3 ACCESSORIES

A. Steel angle nominal 1-1/2 x 1-1/2 inch x 1/8 inch thick. Used to support steel deck panels for infill of roof deck openings.

B. Provide new mechanical fasteners for missing fasteners and/or new deck attachments.

C. Rust Inhibitive Primer: “M04 Acrylic Metal Primer” as manufactured by Benjamin Moore & Company, or approved substitution.

2.4 FASTENER PULL OUT TEST EQUIPMENT

A. Use a pullout tester with either a hydraulic or electronic load cell. The gauge shall display values in lbf (kN) or psi (ksi). A gauge that displays values in psi (ksi) shall have a conversion chart attached to Form B. The values obtained shall fall within the working range of the gauge. The working range of the gauge is 10% to 90% of the full scale of the gauge.

1. Pull out testing shall be done in strict accordance with ANSI/SPRI FX-1-2006.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine support framing and the existing metal roof deck to determine whether repair or replacement is required. The criteria for evaluation shall be as follows:

1. Visual examination of the deck shall determine areas with surface rust that requires wire brushing and application of rust inhibitive primer. All deck areas to remain shall have a fastener pull out value equal to or greater than 75% of the value of unaffected deck areas.

2. All questionable roof deck areas require testing by fastener pull out to determine whether the decking must be replaced.

B. Examine support framing and field conditions for compliance with requirements for installation tolerances and other conditions affecting performance of work of this section.

C. If conditions are the responsibility of another installer, notify Design Professional of unsatisfactory conditions before proceeding.

3.2 PREPARATION

A. Repair all exposed surfaces of rusted roof deck areas. Wire brush the deck surface to remove rust and remove all loose debris prior to application of the specified rust inhibitive primer.

B. Brushed and primed decking that has small areas of localized failure shall have a cover plate installed over the affected area. The plate shall extend a minimum of 12-inches beyond the affected area on all sides. Mechanically attach the cover plate with fasteners spaced no more than 12- inches OC.

C. For areas where the deck failure extends across two or more bar joists, the entire deck panel shall be replaced with the new specified deck panels.

D. Place deck in accordance with approved shop drawings.

E. Locate deck bundles to prevent overloading of support members.

F. Do not use deck units as a working platform or storage area until units are permanently attached in position.

3.3 INSTALLATION, GENERAL

A. Install deck panels and accessories according to Steel Deck Institute specifications and recommendations, SDI Manual of Construction with Steel Deck and in accordance with approved shop drawings and requirements of this section.

B. Place deck panels on structural supports and adjust to final position with ends lapped or butted over structural supports and a minimum end bearing of 1.5 inches (40 mm). Attach firmly to the supports immediately after placement in order to form a safe working platform.

C. Cut and neatly fit deck units and accessories at skew conditions, around openings and other work projecting through or adjacent to the decking.

D. Do not cut unscheduled openings through the deck without the approval of the Design Professional; reinforce openings as directed.

3.4 PRIMING DECK

A. Wire brush all rusted surfaces of the steel roof deck. Apply an even coat of rust inhibitive primer by roller or brush to the cleaned deck surfaces.

3.5 FASTENER PULL-OUT TESTING

A. Replacement of damaged steel roof deck.

1. Inspect the roof deck and replace deteriorated metal deck having a fastener pull-out value of less than 75 percent of the pull-out value of deck in good condition.

3.6 INSTALLATION ROOF DECK

A. Anchor deck units to steel supporting members by approved mechanical fasteners:

1. Mechanical fasteners, either powder actuated or pneumatically driven, or screws shall be used in lieu of welding to fasten deck to supporting framing, provided they have been specifically approved by the Design Professional.

B. Side Lap Attachment: Fasten side laps with spans greater that 5 feet at mid span or at intervals not exceeding 36-inches on center, whichever distance is smaller using the following methods:

1. #10 self drilling screws.

C. Perimeter Edge Attachment: Fasten perimeter edges of deck units at minimum 36-inch intervals or as shown on design drawings using the following method:

1. Mechanical fasteners, either powder actuated or pneumatically driven, or screws may be used in lieu of welding to fasten deck to supporting framing, provided they have been specifically approved by the Design Professional.

D. Anchor accessories to supporting members by arc spot welds or self-drilling screws at 12-inch maximum intervals or as shown on design drawings.

3.7 REPAIRS TO NEWLY INSTALLED DECK PANELS

A. Before placement of roof insulation and roof covering:

1. Inspect deck for tears, dents, or other damage that may prevent the deck from acting as a structural roof base.

2. Repair tears, dents, or other damage.

B. Touch-up painted surfaces with matching paint.

C. Repair or replace damaged products before Substantial Completion.

END OF SECTION

PART 1 - GENERAL

1.1 SUMMARY

A. General

1. The Contractor is responsible to verify all field conditions that may affect their bid.

B. Base Bid

1. Install new roof edge nailers at all gutter and edges to height of new roof assembly to receive new perimeter metal.

2. Install new ¾" exterior rated plywood sheathing at all base flashings to receive new roofing and perimeter sheet metal flashings.

3. Install new pressure-treated wood 2x blocking or nailers as necessary at curbs to raise them to 8-inches minimum above the new finished roof surface.

4. Install new pressure-treated wood 2x blocking or nailers at roof copings, roofing, and other locations where damaged nailers are to be replaced or new nailers are required.

1.2 RELATED SECTIONS

A. Related sections include:

2. Section 012300 - PRICE AND PAYMENT PROCEDURES (Alternates, unit prices and allowances).

3. Section 024000 – ROOF DEMOLITION

4. Section 053123 – STEEL ROOF DECK

3. Section 061000 – ROUGH CARPENTRY

4. Section 072400 – EIFS REPAIRS

5. Section 075400 – THERMOPLASTIC TPO ROOFING (MECH. ATTACHED)

6. Section 076000 – FLASHING AND SHEET METAL

7. Section 079200 – SEALANTS AND CAULKING

8. Section 099100 – EXTERIOR PAINTING

9. Section 099653 – EXTERIOR WALL COATING

1.3 DEFINITIONS

A. Remove: Remove and legally dispose of items except those indicated to be reinstalled.

B. Remove and Reinstall: Remove items indicated; clean, service, and otherwise prepare them for reuse; store and protect against damage. Reinstall items in the same locations.

1.4 SUBMITTALS

A. General: Submit, in electronic format, under provisions of Section 013000. When several products or manufacturers are specified as being acceptable, Contractor has the option of choosing among those named. When either a single named product or system is specified, substitutions will be allowed only if the specified product or system becomes unavailable through no fault of the Contractor.

1.5 QUALITY ASSURANCE

A. Material installation shall proceed when weather conditions are in accordance with the manufacturer’s written application instructions and no precipitation is anticipated. Materials installed during inclement weather conditions shall be subject to removal and replacement at no additional cost to the Owner.

B. Regulatory Requirements: The contractor is solely responsible for complying with all relevant requirements of governing authorities. Comply with governing EPA notification regulations before starting roof demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.

1. The Contractor is not entitled to rely upon the services of the Design Professional as a competent person for the purposes of material removal. Conduct Work Area demolition so that Owner's operations will not be disrupted. Provide not less than 48 hours' notice to Owner of activities that will affect Owner's operations.

2. Lumber Standards and Grade Stamps: DOC PS 20, American Softwood Lumber Standard, and inspection agency grade stamps.

3. Construction Panel Standards: DOC PS 1, U.S. Product Standard for Construction, and Industrial Plywood; APA PRP-108.

4. Wood Framing Standards: NFPA House Framing Manual.

5. Preservative Treatment: AWPA C2 for lumber and AWPA C9 for plywood; waterborne pressure treatment. Provide for wood in contact with soil, concrete, masonry, roofing, flashing, dampproofing and waterproofing.

C. Wood products shall be protected in accordance with the manufacturer’s written guidelines.

1.6 SCHEDULING

A. Arrange selective demolition schedule so as not to interfere with Owner's on-site operations.

PART 2 - PRODUCTS

2.1 Materials

A. Non-structural light framing and blocking.

1. Nominal 2 x 4 inch and 2 x 6-inch pine, shop pressure treated for above ground contact.

2. Wood framing elements 2 x 4 inches by suitable length: No. 2 grade yellow pine or standard Douglas Fir.

B. Wood Nailers

1. No. 2 grade yellow pine or standard Douglas Fir, pressure treated with waterborne salt preservatives, Wolman Osmose K-33 or approved substitution. Thickness as required to be flush with insulation, width to be six (6)-inches.

C. Sheathing

1. Plywood sheathing shall be CD-X Exterior Grade, nominal ½-inch thickness with 4-ply exterior grade plywood roof sheathing in 4 x 8-foot panel size.

D. Fasteners

1. Stainless steel nails shall be annular ring or screw shank, minimum 3/8-inch diameter head, of sufficient length to penetrate through sheathing or ¾-inch into solid decking. Used for the attachment of sheet metal to wood.

2. Galvanized nails shall be 12d or 16d (11 or 12 gauge) ring shank or screw shank, minimum 3/8” diameter head: length as necessary to penetrate through sheathing or ¾-inch into solid decking. Used for the attachment of sheet metal to wood.

3. Steel and Wood Fastener: Used to attach components to wood and steel (18 gauge to 24 gauge) substrates. Thread diameter 0.215, shank diameter 0.170, head style #3 Philips truss head and corrosion resistant coating CR-10 3-inch plastic plate used with insulation board. Products manufactured by Olympic Fasteners, Inc., or prior approved substitution. Used in the attachment of wood-to-wood and wood-to-decking.

E. Other Items

1. Flexible Liner: Minimum 20-mil flexible PVC liner to be used in concealed applications under metal coping and expansion joint covers. Tensile strength MD 2,828, elongation MD 270%, shrinkage 5% max. Lexsuco Water Barrier by GAF or approved substitution.

2. Compressible Insulation: Fiberglass batt insulation shall be a minimum of four-inches in thickness.

3. Galvanized steel double shear joist hanger to be used for installation of wood bracing at derelict curbed unit caps.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Inspect substrates and conditions under which the work of this section will be performed and verify that construction operations may properly commence. Do not proceed with the work until unsatisfactory conditions have been resolved fully.

3.2 PREPERATION

A. Conduct demolition operations and remove debris to ensure minimum interference with roads, streets, walks, and other adjacent occupied and used facilities.

1. Do not close or obstruct streets, walks, or other adjacent occupied or used facilities without permission from Owner and authorities having jurisdiction. Provide alternate routes around closed or obstructed traffic paths if required by governing regulations.

B. Conduct demolition operations to prevent injury to people and damage to adjacent buildings and facilities to remain. Ensure safe passage of people around selective demolition area.

1. Protect existing site improvements, appurtenances, and landscaping to remain.

C. Protect the interior of the building from dust and debris resulting from tear-off of the existing materials. An observer shall be stationed inside the building to assure debris is properly contained. When debris is noted, work shall be stopped until suitable protection measures can be taken.

D. The Contractor is responsible for all electrical and utility disconnects and reconnects. Coordinate shut down of units with the Owner's Representative before proceeding.

3.3 PLYWOOD SHEATHING

A. General

1. Install the specified sheathing at locations indicated in the construction drawings.

2. Carefully inspect the surface of the substrate before installing sheathing. Notify the Owner's Rep of deficiencies to be corrected.

3. Install in strict accordance with the manufacturer's requirements.

B. Installation

1. Fasten new plywood sheathing to the substrate with ring shank nails or masonry screws spaced no more than 8-inches OC. Space fastener rows no more than 16-inches OC.

2. Provide a gap between panels of 1/8-inch in size and stagger all panel joints.

3.4 ROOF EDGE WOOD NAILERS

A. General

1. Install new 2x wood blocking to a height equal in thickness to the specified roof insulation. Attach nailers using no less than (2) threaded fasteners per section of nailer.

a. Corners fasteners shall be spaced maximum 1 per 3 lineal feet.
b. Perimeter fasteners shall be spaced maximum 1 per 4 lineal feet.

2. All wood nailers shall be installed horizontal, true and level and the outside edge shall be aligned flush with the outermost wall face. Nailers are required under coping on parapet walls and under fascia.

3. Nailer attachment: provide attachment methods complying with Factory Mutual loss prevention data sheets 1-49 "Perimeter Flashing" requirements. 100 lbs. per lineal foot uplift resistance and 200 lbs. per lineal foot in corners.

3.5 CURBED UNITS

A. Furnish and install new wood blocking at all roof mounted equipment as required to provide a minimum base flashing height of 8-inches above the roof level. Blocking shall be installed to equipment curbs as required to maintain a full cant face above the roof level and attached to the curb with the appropriate fasteners spaced 12-inches OC maximum.

3.6 PARAPET WALLS

A. General

1. Examine the condition of the existing wood blocking. Remove and replace damaged units taking care to document the quantities. Damage shall be defined as wood that has less than 75 percent of the original fastener withdrawal resistance.

B. Installing new nailers

1. Install 2x wood blocking attached to the structural wall elements with “J Bolts” set in mortar, or sheathing attached with masonry screws. Nailers and sheathing shall extend from the outside face to the inside face of the parapet wall, and vertically down to the roof deck as shown on the construction drawings. Attach nailers using the specified fasteners spaced no greater than 24-inches OC. with no less than (2) fasteners per section of nailer.

2. All wood nailers shall be installed horizontal, true and level and the outside edge shall be aligned flush with the outermost wall face. Nailers are required under coping on parapet walls and under fascia.

3. Nailer attachment: provide attachment methods complying with Factory Mutual loss prevention data sheets 1-49 "Perimeter Flashing" requirements. Use 100 lbs. per lineal foot uplift resistance and 200 lbs. per lineal foot in corners.

3.7 CAPPED CURBS

A. Install wood braces to support plywood sheathing. Space the wood braces 16-inches OC and install braces even with the top edge of the curb. Nail sheathing 12-inches OC to the blocking and curb.

B. Install insulation board and cover board over the plywood sheathing, attach with continuous beads of insulation adhesive spaced no greater than 12-inches OC.

3.8 ADJUSTING AND CLEANING

A. Sweep and remove chips, shavings, and dust from Work Area on a daily basis during installation period. Leave installed work clean, free from grease, finger marks and stains.

B. Upon completion of installation, remove scraps and debris from project site. Clean adjoining building surfaces where stains have resulted from the Work.

C. Replace damaged landscape and grass areas with landscape treatments comparable to the existing materials. Damaged grass shall be replaced with sod of the same variety unless otherwise agreed by the Owner.

3.9 PROTECTION

A. Provide protection as required to assure the completed work of this section will be without damage or deterioration at date of substantial completion.

B. Take suitable precaution to protect adjoining building surfaces from damage. Overlay adjoining roof surfaces with 1/2-inch plywood and other necessary protection during installation of metal roofing. Cover side walls of the building with plastic or canvas tarps.

C. Protect landscape and planted areas from damage.

3.10 FINAL INSPECTION

A. Upon completion of the scope of work an inspection shall be made by the Owner's Representative to ascertain that the Work has been installed according to the manufacturers published requirements. Observed defects shall be corrected as required to secure the manufacturer's warranty.

END OF SECTION

PART 1 - GENERAL

1.1 SUMMARY

A. General

1. Extent of work is limited to the exterior EIFS walls and exposed EIFS surfaces at all locations.

B. Base Bid

1. Patch all damaged EIFS walls and exposed EIFS surfaces, including divots, creases, joints, cracks, holes, and other damage. Cut out sections of EPS at exposed insulation and patch back with new materials to the same thickness as the adjacent surface. Repair back wrapping at edges and bottom of walls. Provide new drip screeds that are missing. Clean all surfaces and prepare for a new exterior coating. Provide new backer rod and sealants at EIFS wall joints and isolate interfaces with door frames, window frames, louver frames, thresholds, dock edges, and at wall penetrations.

2. As a Unit Cost, infill wall mounted heat pump openings with new 20 GA galvanized metal stud framing, interior finished drywall with latex paint, exterior sheathing, weather-resistive barrier, and EIFS system that matches the existing adjacent color and texture. Shop drawings are required.

3. Provide new backer rod and sealants at EIFS wall joints and isolate interfaces with door frames, window frames, louver frames, thresholds, dock edges, and at wall penetrations per the EIFS manufacturer’s preferred details.

4. Provide a new high build acrylic coating on all EIFS walls and exposed surfaces. See Specification 099653 Exterior Wall Coatings.

1.2 RELATED SECTIONS

A. Related sections include:

1. Section 012300 - PRICE AND PAYMENT PROCEDURES (Alternates, unit prices and allowances).

2. Section 024000 – ROOF DEMOLITION

3. Section 053123 – STEEL ROOF DECK

3. Section 061000 – ROUGH CARPENTRY

4. Section 075400 – THERMOPLASTIC TPO ROOFING (MECH. ATTACHED)

5. Section 076000 – FLASHING AND SHEET METAL

6. Section 079200 – SEALANTS AND CAULKING

7. Section 099100 – EXTERIOR PAINTING

8. Section 099653 – EXTERIOR WALL COATING

1.3 SUBMITTALS

A. General: Submit in electronic format under provisions of Section 013000. When several products or manufacturers are specified as being acceptable, Contractor has the option of choosing among those named. When either a single named product or system is specified, substitutions will be allowed only if the specified product or system becomes unavailable through no fault of the Contractor.

1. Product data sheets for each material required.

2. Color samples

a. Submit samples of custom color sealant materials matching color sample provided by the Design Professional.

b. Samples shall be actual materials or literature depicting actual colors of standard color materials. Design Professional reserves the right to reject work not in conformance with selected colors, based upon samples submitted.

3. Shop Drawings: not required.

4. Certified letter indicating intent to supply Contractor Warranty from Section 017400 at the completion of work.

5. Schedule of Values, refer to Section 012300.

6. Contractor reference list of no less than three (3) projects of similar scope, successfully completed within the past year.

B. Adhesion compatibility test results: Submit a letter from sealant manufacturer indicating that adhesion and compatibility testing has been performed on actual samples of building and wall components. The letter shall state that materials are compatible, and that adhesion is acceptable. Indicate requirements for primers or special preparation.

C. Manufacturer's Material Safety Data Sheets (MSDS) to be maintained by the Contractor at the worksite at all times.

D. Submit proposed substitution a minimum of 10 days prior to bid date.

1. Latest edition of manufacturer's application instructions. Descriptive list of materials proposed and certificate of analysis reporting tested values of physical properties meet or exceed specified materials. Letter signed by manufacturer's corporate officer certifying that system and individual components meet all specification requirements. Make substitution request using the Construction Specifications Institute (CSI) Form 1.5C "Substitution Request (During the Bidding Stage)".

1.4 DELIVERY, STORAGE AND HANDLING

A. Deliver materials in their original unopened containers; display product name, type, grade and mixing instructions.

B. Upon arrival, materials shall be inspected for physical damage, freezing, or overheating. Questionable materials shall not be used.

C. Materials shall be stored at the jobsite in a cool, dry location, out of direct sunlight, protected from weather and other damage. Minimum storage temperature shall be 50 °F. Minimize exposure of materials to temperatures over 90 °F. Finishes exposed to temperatures over 110 °F for even short periods may exhibit skinning, increased viscosity and should be inspected prior to use.

1.5 JOB CONDITIONS

A. Weather conditions

1. Install no materials under adverse weather conditions or when temperatures are below or above those recommended by the manufacturer's product data or when substrate moisture content is above manufacturer's recommended level.

2. Application of wet materials shall be at a minimum ambient temperature of 40 °F, depending on product and rising. These temperatures shall be maintained for a minimum of 24 hours thereafter, or until completely dry.

B. Protection of adjacent surfaces

1. Protect by applying masking material or manipulating application equipment to keep materials in the area of application. If masking materials are used, allow no tape to touch cleaned surfaces. Remove tape immediately after caulking, before surface skin begins to form.

2. Remove misapplied materials from surfaces by using solvents and methods recommended by manufacturer.

3. At surfaces from which materials have been removed, restore to original condition and appearance.

1.6 QUALITY ASSURANCE

A. Definitions

1. Base Coat: The layer consisting of one or more layers of Reinforcing Mesh fully embedded in the base coat material applied to the outside surface of the EPS.

2. Building Expansion Joint: A joint through the entire building structure designed to accommodate structural movement.

3. Contractor: The business entity providing all labor, materials, equipment, and services to complete the Work as specified in the Contract Documents.

4. Expansion Joint: A discontinuity in the Wall System.

5. Finish: An acrylic-based coating, available in a variety of textures and colors, which is applied to the outside surface of the base coat.

6. Insulation Board: Expanded polystyrene (EPS) insulation board, which is affixed to the substrate.

7. Reinforcing Mesh: Glass fiber mesh(es) used to reinforce the base coat and to provide impact resistance.

8. Sheathing: A substrate in sheet form.

9. Substrate: The material to which the Wall System is affixed.

10. Substrate System: The total wall assembly including the attached substrate to which the Wall System is affixed.

B. Standards

1. Standards of the American Society for Testing and Materials (ASTM) as referenced herein.

2. Occupational Safety and Health Administration (OSHA) "Interim fall protection guidelines for residential construction", dated December 8, 1995 or most current standard.

3. "The International Building Code", 2024 edition, as published by the International Building Code Council and applicable local and State amendments.

4. "Manual of Practice", published by the Construction Specifications Institute (CSI), copyright 1996.

C. References

1. ASTM C79 Specification for Gypsum Sheathing Board.

2. ASTM C150 Specification for Portland Cement.

3. ASTM E84 Test Method for Surface Burning Characteristics of Building Materials.

4. ASTM E96 Test Methods for Water Vapor Transmission of Materials.

5. ASTM E331 Test Method for Water Penetration of Exterior Windows, Curtain Walls, and Doors by Uniform Static Air Pressure Difference.

D. Certifications

1. Contractor: Shall be knowledgeable in the proper installation of the EIFS Wall System and shall be experienced and competent in the installation of Exterior Insulation and Finish Systems.

2. The surface burning characteristics of the EPS shall be classified by Underwriters Laboratories and be listed in the U.L. Building Materials Directory as having a Flame Spread and Smoke Development rating of not greater than 25 and 450, respectively.

1.7 WARRANTIES

A. Contractor's warranty: Warrant work to be watertight and free from defects in materials and workmanship for a period of two years. Form of warranty shall be as included in Division 1.

B. Warranties shall begin at Date of Substantial Completion

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. General: All material shall be furnished, specified, or approved in writing by the manufacturer.

B. Available Manufacturers: Subject to compliance with the specified requirements, products of the following manufacturers are approved:

1. Senerthik Wall System (Class PB System) manufactured by BASF Wall Systems, 3550 St. Johns Bluff Road South, Jacksonville, FL 32224, 800-221-9255.

2. Dryvit Systems, Inc., One Energy Way, P. O. Box 1014, West Warwick, RI 02893, (401) 822-4100,

3. Sto Corporation, 3800 Camp Creek Parkway, Building 1400, Suite 120, Atlanta, GA 30331, 800-221-2397.

C. Requests for approved substitutions must be made in writing no later than 10 days prior to bid date. Submit complete product and test data as specified under Submittals for each proposed substitution.

2.2 GENERAL: The EIFS Wall System is an Exterior Insulation and Finish System, Class PB, consisting of an adhesive, insulation board, base coat with reinforcing mesh(es) and finish.

A. Design Requirements

1. Acceptable Substrates for the Wall System shall be:

a. Unglazed brick, cement plaster, concrete, or masonry.
b. Exterior grade gypsum sheathing meeting ASTM C79 requirements for water-resistant core or Type X core at the time of application of the Wall System.
c. Silicone treated gypsum core sheathing surfaced with inorganic fiberglass mats meeting ASTM C1177.
d. Exterior fiber reinforced cement and calcium silicate boards.
e. APA Exterior or Exposure 1 rated Plywood, Grade C-D or better, nominal 13 mm (1/2 in), minimum 4 ply.
f. APA Exposure 1 rated Oriented Strand Board (OSB), nominal 13 mm (1/2 in).
g. Galvanized expanded metal lath 1.4 or 1.8 kg/m^2 (2.6 or 3.3 lbs/yd^2) installed over a solid substrate.

2.3 MATERIALS

A. Portland Cement: Shall be Type I, I-II or II, meeting ASTM C150, white or gray in color, fresh and free of lumps.

B. Water: Shall be clean and free of foreign matter.

C. Mechanical Fasteners: Shall be Wind-Lock’s Wind Devil™ plates, or equivalent, used in conjunction with corrosion resistant fasteners appropriate for the substrate system.

2.4 COMPONENTS

A. Adhesives: Used to adhere the EPS to the substrate, shall be compatible with the substrate and the EPS.

1. Cementitious: A liquid polymer-based material, which is field mixed with Portland cement for use over non wood-based substrates.

2. Non-cementitious: A factory-mixed, fully formulated water-based adhesive for use over wood-based substrates.

3. Ready mixed: A dry blend cementitious, copolymer-based product, field mixed with water for use over non wood-based substrates.

B. Insulation Board: Expanded polystyrene supplied by an EPS board supplier approved by the EIFS manufacturer.

C. Base Coat: Shall be compatible with the EPS insulation board and reinforcing mesh(es).

1. Cementitious: A liquid polymer-based material, which is field mixed with Portland cement.

2. Non-cementitious: A factory-mixed, fully formulated, water-based product.

3. Ready mixed: A dry blend cementitious, copolymer-based product, field mixed with water.

D. Reinforced Meshes: Shall be a balanced open weave, glass fiber fabric treated for compatibility with other System materials and available in the following weights and shall provide the indicated minimum tensile strengths:

1. Standard: 4.3 oz/yd^2; 150 lbs/in.

2. Standard Plus: 6 oz/yd^2; 200 lbs/in.

3. Intermediate:407 12 oz/yd^2; 300 lbs/in.

4. Panzer 15: 15 oz/yd^2; 400 lbs/in.

5. Panzer 20: 20.5 oz/yd^2; 550 lbs/in.

6. Detail® Short Rolls: 4.3 oz/yd^2; 150 lbs/in.

7. Corner Mesh: 7.2 oz/yd^2; 274 lbs/in.

E. Coatings: Shall be water-based, acrylic coating with integral color and/or texture and be one of the following (match existing adjacent textures):

1. Non-textured with PMR (Proven Mildew Resistance) chemistry.

2. Fine sandy texture.

3. Non-textured elastomeric coating with DPR (Dirt Pickup Resistance) chemistry.

F. Primers and Sealers

1. A water-based, acrylic primer with integral color.

2. A water-based acrylic primer and adhesion promoter.

3. Clear acrylic sealer.

2.5 OTHER ITEMS

A. Mildew Cleaner: “Miracle Mildew Remover” as manufactured by Wind-lock Corp, 1055 Leisz’s Bridge Road, Leesport, PA 19355, phone 800-872-5625, www.wind-lock.com.

B. EIFS Remover: “Safest Stripper Paint and Varnish Remover” as manufactured by 3M, 3M Center, St. Paul, MN 55144, phone 800-364-3577, www.3M.com .

PART 3 - EXECUTION

3.1 EXAMINATION

A. Prior to installation of the wall system materials, the contractor shall ensure that the substrate the contractor shall notify the Design Professional and Owner of all discrepancies.

3.2 SURFACE PREPARATION

A. The substrate shall be prepared as to be free of foreign materials, such as, oil, dust, dirt, form-paint, wax, water repellants, moisture, frost and any other materials that inhibit adhesion.

3.3 GENERAL INSTALLATION

A. The EIFS Wall System shall be installed in accordance with the manufacturer’s current application instructions.

B. The overall minimum base coat thickness shall be sufficient to fully embed the mesh. The recommended method is to apply the base coat in two (2) passes.

C. Wall base coat surfaces in contact with sealant shall be coated with the manufacturer’s recommended primer. Sealant shall not be applied directly to textured finishes or base coat surfaces.

D. When installing the Wall System under The International Building Code jurisdiction, the notched trowel method of adhesive application shall be used over gypsum sheathing substrates.

E. As a minimum, expansion joints shall be placed at the following locations:

1. Where expansion joints occur in the substrate system.

2. Where building expansion joints occur.

3. Where prefabricated panels abut one another.

4. At floor lines in wood frame construction.

5. Where the Wall System abuts dissimilar materials.

6. Where the substrate changes.

7. In continuous elevations at intervals not exceeding 75 ft.

8. Where significant structural movement occurs such as changes in roofline, building shape or structural system.

F. Terminations

1. The Wall System shall be held back from adjoining materials a minimum of ¾-inches for sealant application.

2. The EPS insulation board shall be terminated a minimum of 8-inches above finished grade.

3. Sealants

a. Shall be compatible with wall system materials. Refer to the listing of sealants tested by sealant manufacturer for compatibility.
b. The sealant backer rod shall be of closed cell type.

G. Impact Resistance: In accordance with EIMA Standard 101.86: Refer to table below:

EIMA Classification	Impact Range (in-lbs)	Reinforcing Mesh(es)	Test Results (in-lbs)
Standard	25-49	Standard™	36
Medium	50-89	Standard Plus™	56
High	90-150	Intermediate®	108
Ultra High	>150	Panzer® 15/Standard	162
Ultra High	>150	Panzer ® 20/Standard	352

3.4 EIFS CLEANING

A. General

1. Cleaning is necessary before recoating or resurfacing to assure good adhesion of topcoats that are to be applied over the EIFS finish. Carefully follow the cleaning manufacturer's instructions for use and disposal of their materials. Test clean an inconspicuous area prior to general cleaning.

B. Application

1. Cleaning may be done using soft bristled brushes and garden hoses or using pressure washers set at low volume.

2. Use 1 – 2 cups of trisodium phosphate (TSP) detergent per gallon of warm water. Add ½ - 1 quart of bleach to remove algae stains.

3. Apply the cleaning solution to the wall surface by brush or spray and allow it to soak for a period of 15 – 20 minutes. For heavy deposits lightly scrub the affected area with a soft bristle scrub brush.

4. If pressure washer is used keep the pressure at approximately 200 – 500 psi and keep the nozzle several feet from the surface.

5. After the cleaning solution has soaked the surface, rinse the surface thoroughly with clean water and allow the surface to dry.

6. Do not use solvented cleaners, steam cleaning, excessive scrubbing or pressure washers set above 500 psi.

3.5 RESURFACING EIFS

A. General

1. Resurfacing is intended to correct excess surface cracking or other repetitive surface defect that exists in an area of the EIFS façade. It can restore the aged EIFS finish or change the color and or texture.

2. The area to be resurfaced must extend up to an architectural break in the wall such as an aesthetic reveal, change in plane or change in elevation.

B. Application

1. Clean all surfaces to be resurfaced prior to proceeding.

2. Apply the manufacturer's base coat according to their printed application instructions. When required, immediately embed the reinforcement mesh into the wet base coat. Overlap mesh not less than 2 ½ inches at mesh seams and feather seams and edges. Allow to dry before proceeding.

3. Apply the manufacturer's finish coat to a rough thickness slightly more than the largest aggregate size. Using the trowel scrape the material down to a uniform thickness no greater than the largest aggregate size.

4. Achieve the final texture by floating with the trowel in a figure eight motion.

3.6 SURFACE CRACK REPAIR

A. General

1. Surface cracks are defined as small surface defects such as chips, spalls or cracks that do not penetrate beyond the EIFS base coat and the EIFS reinforcing mesh is not severed.

B. Application

1. Clean the wall surface in the area of repair.

2. Scrape or brush away all loose finish or base coat materials from the damaged area.

3. Use a small stiff bristle paint brush to apply the manufacturer's base coat material into the crack. Use a wet brush to remove excess base coat material that gets on the face of the finish. Allow to dry.

4. Depending on the wall texture, use a stiff bristle paint brush or a plastic float to apply the manufacturer's finish coat into the crack. Feather the materials onto the surface of the wall in the area of repair. Use the closest color match to the existing wall finish coat.

3.7 MODERATE CRACK REPAIR

A. General

1. Cracks that penetrate the mesh and base coat shall be repaired as follows. Common causes for this condition include misalignment between EPS board and sheathing board joints, gaps between EPS insulation boards and improper overlapping of reinforcing mesh.

2. The crack repair must correct the underlying deficiency.

B. Application

1. Mark a "picture framed" border around the crack to identify the area of repair.

2. Apply a water-based gel type paint remover in the marked area to soften the finish. Remove the finish with a scraper after it has softened. Do not allow the paint remover to soften materials outside the area of repair. Use coarse sandpaper to remove the top layer of base coat to the mesh surface. Alternatively, a handheld grinder can be used to remove the finish, taking care to protect materials outside the repair area.

3. When the cause of the crack is a gap between EPS boards, remove the base coat from within the gap and fill the gap with EPS slivers or a low-rise expanding urethane foam cavity filler material. Allow the urethane foam to cure. Shave or rasp flush with the surface, then embed reinforcing mesh in base coat material centered over the crack and extending a minimum of 2 ½ inches beyond all edges of the crack. Feather the edges of the base coat.

4. When the cause of the crack is mesh that is abutted or has insufficient overlap, embed reinforcing mesh in base coat with the mesh centered over the crack. Mesh shall extend a minimum of 2 ½ inches past the crack on all sides. Feather the edges of the base coat.

5. Apply masking tape around the area to be refinished. Apply the manufacturer’s finish coat and scrape aggregate from the masking tape with a margin trowel. Scrape the finish coat tight against the wall surface. Float with a plastic float to match the adjacent texture. Remove the masking tape and use a brush to “stipple” the wet edge of the finish into the adjacent finish. Alternate between brush and float to blend the texture.

3.8 CRACKS AT CONTROL JOINTS

A. General

1. Horizontal and Vertical control joints where the reinforcement mesh is cracked shall be repaired as follows.

B. Application

1. Clean the joint surface area as specified. Remove dirt, algae, or any other surface contamination. Allow the surface to dry.

2. Center bond breaker tape over the crack to prevent three-sided adhesion of the sealant.

3. Install the sealant material over the bond breaker tape and tool the sealant in two directions.

4. Protect from rain and freezing until dry.

3.9 CRACKS AT EXPANSION JOINTS

A. General

1. Failed sealant at expansion joints shall be replaced as follows.

B. Application

1. Slice along the terminating edges of the failed sealant with a sharp scoring knife to separate it from the adjacent EIFS finish or base coat material. Take care not to slice into the EIFS materials.

2. Pull the sealant and backer rod material from the joint. Remove the EIFS finish (if present in the joint) by grinding with a handheld grinder or by softening the finish with a water-based gel type

paint remover and then scraping to remove it. Take care not to damage the EIFS finish on the face of the wall. Mask if using gel type paint remover.

3. Remove residue of sealant in the joint by grinding with a handheld grinder, taking care not to damage the EIFS finish on the face of the wall, or to grind through the layer of base coat in the joint and damage the EIFS reinforcing mesh.

4. Brush or blow away dust on the joint surfaces with oil-free compressed air.

5. Apply a skim coat of base coat to the prepared joint surfaces to create a smooth surface free of ridges such that it completely hides the reinforcing mesh color. Avoid heavy applications of base coat. A thin coat, approximately 1/32” is sufficient. Protect base coat from rain and freezing until dry.

6. After base coat is completely dry, generally 2 days under normal (70ºF, 50% RH) conditions, prepare the joint surface for new sealant.

7. Brush or blow the joint surface clean with oil-free compressed air. Mask the adjacent EIFS finish on the face of the wall. Then prime with the sealant manufacturer’s primer (if required) and allow to dry.

8. Install closed cell backer rod to the proper depth in the joint. Apply sealant and tool to ensure intimate contact with the joint surfaces.

9. Protect sealant from rain and freezing until dry.

3.10 PUNCTURE REPAIR

A. General

1. Damage that fractures the EIFS reinforcing mesh and deforms the surface of the insulation board is defined as a puncture of the wall system.

B. Application

1. Clean the area around the damage.

2. Apply a water-based gel paint remover with a stiff brush to the finish in the immediate area surrounding the damage. Do not allow the paint remover to damage surfaces not being repaired. Alternately, a handheld grinder may be used to remove the finish.

3. Use a hand scraper to remove at least 5 inches around the puncture damage and to leave a sharp finished edge. Use coarse sandpaper to remove the top layer of the base coat to the mesh surface.

4. Create a minimum 2 ½ inches area around the repair with intact base coat and reinforcing mesh. The finish coat shall be undamaged outside this 2 ½ inch buffer area.

5. Cut a piece of foam insulation board slightly larger than the damaged insulation board and temporarily “pin” it in place with a nail. Use a sharp knife to cut through the new and damaged insulation board. The cut should be at an angle so the new insulation is slightly larger than the hole it will fill.

6. Remove the “pinned” insulation piece. Make a clean cut to the substrate and remove the old insulation board. Butter the edges and back of the new insulation with base coat. Set the insulation in place and allow the adhesive to dry. Rasp or sand the insulation to a level flush with the adjacent insulation.

7. Cut mesh to overlap the existing mesh a minimum of 1 inch. Apply masking tape up to the finished edge surrounding the repair area. Apply base coat and embed the mesh patch into the wet base coat. Level the base coat to match the surface profile of the original base coat. Allow the base coat to dry and make sure the surface profile matches the original. Apply additional base coat if necessary and allow the base coat to dry.

8. If primer was used in the original installation apply the manufacturer’s primer and allow the base coat to dry.

9. Apply finish coat (matched to the existing texture and color) with a stainless steel trowel and remove the aggregate in the finish from the masking tape. Scrape the finish tight against the wall to match the adjacent finish surface. Repeat if necessary and float the finish with a plastic float to match the adjacent texture.

10. Remove the masking tape and use a brush to “stipple” the wet edge into the adjacent finish. Alternate between brush and float to achieve a matching texture.

3.11 FILLET JOINT REPAIR

A. General

1. This repair covers the installation of sealant where EIFS abuts a dissimilar surface such as a window jamb. In some cases, a proper gap for a sealant joint may not have been provided in the original construction, and instead, the EIFS tightly abuts the adjoining element without any sealant.

2. There shall be a minimum 1/2-inch difference in plane between the EIFS and adjoining element. Do not proceed if the two elements are flush.

B. Application

1. Clean the EIFS finish surface and window jamb surface with a trisodium phosphate detergent solution of warm water to remove dirt, algae, mold, and any other surface contamination. After cleaning rinse thoroughly with clean water and allow to dry.

2. Place bond breaker tape or triangular backer rod at the joint cove.

3. Mask the EIFS finish surface and the window jamb surface at the outer edge where the sealant will terminate. At least 1/4 inch of bearing area to each surface is required for the sealant to adhere.

4. Prime the joint surfaces with the sealant manufacturer’s primer (if required). Take care not to prime surfaces that will not be covered with sealant.

5. Apply the sealant with a caulking gun, and then tool the sealant. Remove the masking tape and tool or clean any sealant that gets on the adjacent finished wall surface. Protect the sealant from rain and freezing until dry.

3.12 EXPANSION JOINTS AROUND WINDOWS

A. General

1. Windows or wall openings with less than ¾ inch expansion joint around the opening shall be treated as follows. This repair procedure is also required where window or wall opening frames are flush with the EIFS wall. This procedure describes the method for cutting back the EIFS to allow installation of a rectangular sealant joint.

B. Application

1. Cut into the EIFS a minimum 150 mm (6") away from the perimeter of the window frame down to the substrate and remove the cut area.

2. Grind off existing finish coat to expose the existing base coat layer approximately 76 mm (3") minimum from the cut edge. Do not cut into the reinforcing mesh with the grinder. To maintain a constant minimum overlap of 64 mm (2 1/2"), cutting into the mesh forces you to extend the grinding further out. The edges of the finish should be sharp, clean, and non-tapered from the finish down to the base coat layer.

3. Reinstall new insulation board tight against the existing EPS with the appropriate adhesive or fasteners. Ensure overall tightness at the cut line by sanding the EPS edges for a precise fit and sliver if necessary. A 19 mm (3/4") minimum width space should be maintained between the newly installed EPS and the window frame. EPS edges at the 19 mm (3/4") gap must be wrapped with Detail Mesh® embedded in base coat. You can either install a piece of Detail Mesh first and install insulation board on top or install pre-wrapped pieces of insulation board and add pieces of Detail Mesh where the individual pieces abut.

4. NCB is not recommended for applications on surfaces that will receive sealant. Any of manufacturer’s cementitious base coats may be used in those locations.

5. Mask off the existing finish coat. Apply base coat and mesh on the face of new insulation board and overlap on existing exposed base coat layer approximately 64 mm (2 1/2"). Ensure that the newly applied base coat that overlaps the existing is flat and is seated approximately 1.6 mm (1/16") below the surface of the existing finish coat. Allowing a 1.6 mm (1/16") recess is necessary so the finish coat, when applied, will become overall flush with the existing finish coat. Allow to fully dry. DO NOT APPLY TEXTURED FINISH ONTO RETURN. Apply primer to the return edges of base coat that will receive sealant.

6. Precisely mask off the existing texture. Apply new finish coat and blend new texture into existing texture.

7. A final coating of the specified elastomeric wall coating is recommended on the total wall surface to ensure color uniformity between patched areas and existing finish coat. If patched areas are acceptable, or elastomeric wall coating is not specified, then color matching the existing finish coat shall be required.

3.13 ADJUSTING and CLEANING

A. Clean-up: Immediately upon competition of all work specified, the jobsite area shall be cleared of all debris resulting from the Work. Temporary protection shall be removed. Proper disposal of all materials shall be the responsibility of the Contractor.

B. Damage or staining to the building or grounds resulting from the Work shall be cleaned or corrected to the original condition. Replace landscape plantings damaged during construction with comparable size and quality.

3.14 FINAL INSPECTION

A. Upon completion of the Work an inspection shall be made by the Design Professional to ascertain that the Work has been completed according to the contract documents and the manufacturers published requirements. Observed defects shall be corrected as required to secure the specified warranty (s).

B. Work noted as deficient during the Final Inspection shall be repaired and corrected by the Contractor and made ready for reinspection within 5 working days.

END OF SECTION

PART 1 - GENERAL

1.1 SUMMARY

A. General

1. The Contractor shall field verify all conditions. Refer to Section 024000 for the details of the roof assembly at each location.

B. Base Bid

1. Install new mechanically fastened R-25 (two layers of 2.2”) flat stock polyisocyanurate insulation.

2. Install new adhered tapered crickets between primary drainage scuppers and the high side of curbs greater than 30-inches wide.

3. Install new gypsum cover board in low rise foam adhesive ribbons over insulation.

4. Install new mechanically fastened 60-mil TPO roof membrane.

5. Install new TPO membrane at base flashings, gutter edges, roof curbs, equipment , etc.

6. Install new TPO clad metal overflow and primary scupper sleeves and drip edges.

7. Install walkway protection pads surrounding rooftop equipment and in high traffic areas.

1.2 RELATED SECTIONS

A. Related Sections include:

1. Section 012300 - PRICE AND PAYMENT PROCEDURES (Alternates, unit prices and allowances).

2. Section 024000 – ROOF DEMOLITION

3. Section 053123 – STEEL ROOF DECK

3. Section 061000 – ROUGH CARPENTRY

4. Section 072400 – EIFS REPAIRS

5. Section 075400 – THERMOPLASTIC TPO ROOFING (MECH. ATTACHED)

6. Section 076000 – FLASHING AND SHEET METAL

7. Section 079200 – SEALANTS AND CAULKING

8. Section 099100 – EXTERIOR PAINTING

9. Section 099653 – EXTERIOR WALL COATING

1.2 SUBMITTALS

A. General: Submit in electronic format under provisions of Section 013000. When several products or manufacturers are specified as being acceptable, Contractor has the option of choosing among those named. When either a single named product or system is specified, substitutions will be allowed only if the specified product or system becomes unavailable through no fault of the Contractor.

B. Bid submittal

1. Statement of manufacturer’s product and name of the subcontractors the bid is based upon. Product and subcontractors are not to be changed unless unavailable at no fault of the bidder.

C. Required Contractor Submittal Items:

1. Product data sheets for each material required, including:

a. Thermoplastic single ply membrane.
b. Caulks and sealant.
c. Bonding adhesive.
d. Clad metal flashing.
e. Insulation.
f. Insulation adhesive.
g. Metal accessories.

2. Samples: not required.

3. Shop Drawings: Roof plan showing tapered insulation sloped to drain.

4. Written certification from the primary roof system manufacturer that the specification is acceptable and stating their intent to supply the specified warranty at the successful completion of Work.

5. Warranty Specimens:

a. Sample copy of Manufacturer's specified roofing warranty stating obligations, remedies, limitations, and exclusions of warranty.
b. Certified letter indicating intent to supply Contractor Warranty from Section 017000 at the completion of work.

6. Schedule of Values, refer to Section 012300.

D. Manufacturer's Material Safety Data Sheets (MSDS) to be maintained by the Contractor at the worksite at all times.

E. Submit proposed substitution a minimum of 10 days prior to bid date.

1. Latest edition of manufacturer's application instructions. Descriptive list of materials proposed and certificate of analysis reporting tested values of physical properties meet or exceed specified materials. Letter signed by manufacturer's corporate officer certifying that system and individual components meet all specification requirements. Make substitution request using the Construction Specifications Institute (CSI) Form 1.5C "Substitution Request (During the Bidding Stage)".

2. Reference list of no less than 5 completed projects of similar scope and no less than 5 successful projects a minimum of 5 years old with the requested substitution roof system within 100 miles of the specified project jobsite.

F. When several products or manufacturers are specified as being acceptable, Contractor has the option of choosing among those named. When either a single named product or system is specified, substitutions will be allowed only if the specified product or system becomes unavailable through no fault of the Contractor.

1.4 QUALITY ASSURANCE

A. Roofing system shall be Underwriters Laboratory (UL) Class A listed. The installed system shall comply with the wind uplift requirements of ASCE 7.

B. The Contractor shall be trained and demonstrate proficient experience in the application of the specified materials having installed no less than three projects of similar scope within the past year. The Contractor shall be approved prior to bid date to install the materials of the specified manufacturer. Contractor shall be one of the following:

1. Approved Carlisle SureWeld Applicator.

2. Approved Firestone Redshield Applicator.

3. Approved GAF Master Select Applicator.

4. Approved JM TPO Applicator

C. The Contractor shall have a Workers Compensation Experience Rating experience modification factor (NCCI) of 1.2 or less.

D. Pre-construction conference: Prior to the start of work, a conference to be attended by all affected parties shall be held at the jobsite with the intent of coordinating activities to minimize disruptions to the building tenants. Roofing foreman and Sheet metal foreman shall be present.

1. The conference will not be held unless the Foremen are present. If the installation Foremen are different from those who attended the preconstruction conference, a new preconstruction conference will be held prior to the start of work. The cost for each additional conference is $2,000 and shall be paid by the Contractor via deductive change order.

E. Inspection: Upon completion of the installation, an inspection shall be made by the Owner's representative to ascertain that the materials have been installed according to approved specifications and details. The inspection shall be scheduled only after receipt, by the Design Professional, of the Contractor's completed punch list. Upon approval of the project, the required warranties shall be issued. Work judged unsatisfactory requiring a second final inspection shall be charged to the Contractor at $500 per inspection.

F. Changes: Contractors are required to bid each listed line item as specified.

G. Applicable standards:

1. Standards of the ASTM International (formerly American Society for Testing and Materials) as referenced herein.

2. National Roofing Contractors Association (NRCA) "Roofing and Waterproofing Manual", fourth edition.

3. State of Georgia, EPA, and local building codes with regard to asbestos abatement shall be included as part of this specification.

4. Occupational Safety and Health Administration (OSHA) "Interim fall protection guidelines for residential construction", dated December 8, 1995 or most current standard.

5. "The International Building Code", 2024 edition, as published by the International Code Council, Inc., and applicable local and State amendments.

6. "Manual of Practice", published by the Construction Specifications Institute (CSI), copyright 1996.

7. ASTM Standard D6878-11a.

H. The application specifications of each material manufacturer's product shall be considered part of this specification and be followed if it is judged to be of higher quality in the completed roof system. In the event of a discrepancy between this specification and the manufacturer's specification, the Design Professional shall be the sole judge as to which procedure to follow. The roofing Contractor shall contact the Design Professional noting any discrepancy a minimum of three days prior to the bid date.

I. Products or materials containing asbestos are not acceptable for use on the project.

1.5 WARRANTY

A. General: Warranty shall be provided at no additional expense to the Owner.

B. Provide a 20-year manufacturer's non-prorated warranty for single ply roofing system and roof insulation. Warranty shall cover labor and materials to correct leaks and defects encountered during the warranty period and shall take effect on the date of final completion. Warranty shall not be voided by emergency leak repairs or by ponding water conditions.

C. Provide contractor's labor warranty from Section 017410. The warranty term shall be 5 years correcting leaks and defects resulting from workmanship on all installed materials. Contractor shall respond with correcting action within 24 hours of Owner's call.

1.6 SITE CONDITIONS

A. Install roofing in dry weather when ambient temperature is above 40 degrees F.

B. All roof surfaces shall be free of ponded water, ice, snow, and other forms of moisture during installation.

C. Protective tarps are required to cover materials stored out in the weather. These materials must be on pallets or blocking to raise them a minimum of 4 inches above any ponding water. Packaging labels shall indicate appropriate warnings, storage conditions, lot numbers, and usage instructions.

D. Contractor shall field verify all dimensions. Roof Top Units (RTU) and penetration conditions shown on the roof drawings are representative of the conditions on the building. Contractor shall field verify the existing conditions.

E. Bonding adhesive shall be stored in conditions that maintain a minimum temperature of 60 degrees F. With the Owner's permission, adhesive may be stored inside of the heated building or a temporary heated storage area.

1.7 DEFINITIONS

A. Contractor: The business entity providing all labor, materials, equipment, and services to complete the Work as specified in the Contract Documents.

B. Roofing Terminology: Refer to ASTM D 1079 for definitions of terms related to roofing work not otherwise defined in this Section.

C. Ponding water shall be considered to occur when free water remains on the roof longer than 48 hours.

D. Leaks in the roof system shall be considered to occur when free water enters the roof assembly from defects in the waterproofing integrity of the installed roofing materials.

1.8 PRECAUTIONS

A. Adhesives, primer, and caulks as indicated are extremely flammable and/or toxic. Use precautions indicated by manufacturer.

B. Surfaces to be bonded shall be dry and clean. Suitable surfaces are usually considered to be smooth, solid masonry, wood, metal, and cellular insulating concrete that is considered water resistant and accepted for application by membrane manufacturer.

C. All fasteners shall be installed with depth-sensing screw guns to prevent overdriving.

PART 2 - PRODUCTS

2.5 MANUFACTURERS

A. General: All material shall be furnished, specified and approved in writing by the membrane manufacturer.

B. Available Manufacturers: Subject to compliance with the specified requirements, Carlisle Syntec, Firestone Building Products, GAF Materials Corporation, and Johns Manville TPO products are approved.

C. Requests for approved substitutions must be made in writing no later than 10 days prior to bid date. Submit complete product and test data as specified under Submittals for each proposed substitution.

2.6 MEMBRANE: Membrane shall be 0.060-inch nominal thickness, scrim-reinforced white thermoplastic non-curing single ply, maximum 96-inch wide by appropriate length with the following minimum physical properties:

Table: Physical properties of membrane

Physical Property	Test Method	Specification
Weight, minimum	ASTM D-751	0.43 lbs/sf
Thickness tolerance	ASTM D-751	60-mil nominal
Breaking Strength	ASTM D-751	275 lbs min.
Tear Strength	ASTM D-751	55 lbs min.

Low Temperature Bend	ASTM D-2136	Pass, -40 F (-40C) Pass 1/8 in. mandrel
Shore A Hardness	ASTM D-2240	80 +- 5
Heat Aging	ASTM D-573	7 days maintains 100% @ 200 F of original
Volatility, max. loss	ASTM D-1203A	0.5%
Hydrostatic res., min.	ASTM D-751A	300 psi
Ozone resistance *	ASTM D-1149	no effect 3 ppm @ 30% strain @ 104 F: 72 & 2500 hrs.
Emmaqua 3 million lang.	ASTM E-838	no visible surface cracking
Dimensional stability	ASTM D-1204	24 hrs 0.1% @ 129.2 F
Puncture Res., min.	FTM 101 B,	#2031 325 lbs

- Test performed on non-reinforced material only.

2.7 RELATED MATERIALS

A. Flashing: Flashing shall be same membrane as in 2.02 except for perimeter use of sheet metal Membrane Clad Metal. Unreinforced 0.055 in. thick membrane shall be supplied for field fabricated vent stacks, pipes and corners or as premolded accessories. Membrane shall be compatible for direct contact with bitumen materials (asphalt and coal tar pitch) or suitable separation shall be provided.

B. Bonding Adhesive: Membrane manufacturer Bonding Adhesive shall be provided to hold field sheet and flashing in place. Not to be used in the seams.

C. Perimeter Half Sheets: Not required with fully adhered systems.

D. All Purpose Sealant: Provided to serve as water cut-off mastic, pitch-pan sealer and as a caulk to seal membrane to metal.

E. Primer and Solvent: Primer and Solvent are provided for purposes of preparing membrane for hot-air welding.

F. Seam Caulk: Seam Caulk shall be provided for the purpose of sealing any cut edge of reinforced membrane.

G. Overnight Seal: Tie-off that are effective in preventing moisture penetration under newly installed membrane shall be made at the end of each workday and when weather threatens.

H. Attachment:

1. Nails: 11 or 12 gage, ring shank, aluminum or hot-dipped galvanized with barbed shanks, minimum 3/8 diameter head; length as necessary to penetrate through sheathing or 3/4 inch into solid decking.

2. Steel and Wood Fastener: Used to attach termination bar, insulation and other components to wood and steel (18 - 24 gauge) substrates. Thread diameter .215, shank diameter .170, head style #3 Phillips truss head and corrosion resistant coating CR-10. 3-inch plastic plate used with insulation board. Membrane manufacturer, OMG Roofing Products, phone 800-633-3800, or prior approved substitution

3. Masonry Anchor: Used to attach termination bar to concrete or masonry walls. ¼-inch shank diameter made from zinc coated steel with zinc coated steel pin, OMG Roofing Products, phone 800-633-3800, or prior approved substitution.

I. Termination Bar: Used in the exposed attachment of flashing materials. Extruded aluminum bar with formed caulk edge with pre-drilled holes spaced 6 inches OC. Bar size 1/8-inch thick, 1-inch x 10 foot lengths.

J. Protection Pad: Manufactured by the primary roof membrane supplier and used for the protection of roof membrane and base flashing. The approximate size shall be 30 x 30 x 5/16 inches.

K. Separation Mat: Separator sheet intended for abrasion resistance and protection of the membrane, Polyproplyene or polyester with acrylic binder, 5 oz. per square yard in weight. Freudenberg Spunweb Co., International Paper Company, Firestone Building Prod., Phillips Fiber Corp., and Hoechst Cleanese Corp.

L. Wood Construction Materials:

1. Wood nailers: Smooth No. 2 grade dimensional yellow pine or standard Douglas Fir, or approved substitution. Thickness as required to be flush with insulation, width to be six (6) inches. Sizes shall match existing conditions and defective materials to be replaced.

M. Closure Plate: Electrogalvanized steel plate, minimum 20 gauge, intended for use to cover roof deck openings.

N. Miscellaneous Accessories: Provide miscellaneous accessories recommended by roofing system manufacturer for intended use.

O. Pipe stand: Pillow block pipe stand manufactured from polycarbonate resin use in the support of gas line, condensate line and conduit. Miro Industries, Inc., phone 800/768-6978, or approved substitution.

1. Model No. 1.5 2-inch OD or smaller
2. Model No. 3-R 4-inch OD or smaller
3. Model No. 4-RAH 5-inch OD or smaller

P. Compressible aggregate: One-part asphalt encapsulated fill used for the purpose of creating a level deck condition. Packaging in 3 cubic foot plastic bags weighing 24 lbs. Per bag. Paraslope as manufactured by Siplast, Inc. 800/922-8800.

Q. Pitch Pan Filler (Not Preferred): Two-part polyurethane sealant intended as the topping in pitch pan flashing conditions. 100% solid.

2.5 INSULATION MATERIALS

A. Rigid isocyanurate foam insulation board with factory bonded fiberglass facers as approved by the membrane manufacturer and manufactured in compliance with ASTM C1289-95. Minimum compressive strength 20 psi, Moisture absorption <1%, dimensional stability 2% maximum linear change when conditioned at 158 F and 97% relative humidity for seven days. UL Class A listed and FM Class 1 approved. Curing time shall be 24 hours minimum, plus an additional 24 hours minimum per 1 inch of thickness at a minimum of 60F degrees before shipment from the manufacturer.

1. Flat insulation size 4 x 4 feet, 2.2-inch thickness.

2. Tapered insulation system shall be ½ inch minimum thickness with 1/8 inch per foot slope.

3. Tapered insulation crickets and saddles shall be ½ inch minimum thickness with 1/4-per foot slope.

B. Cover Board: The basis of design is “Dens Deck Prime” as manufactured by Georgia Pacific Corporation. Gypsum roof board manufactured as a nonstructural glass mat faced board with water resistant gypsum core for use in commercial roof assemblies. Flexural strength min. 45, flute spanability 2 5/8-inch, water absorption ASTM C473 10.0%, compression 500 psi, flame spread ASTM E84 0.0. Subject to compliance with the specified requirements, products of the following manufacturers are approved.

1. Georgia Pacific Corp. - Size 4 x 4 feet, 1/4-inch nominal thickness.

2. United States Gypsum Corp. – Size 4 x 4 feet, 3/8-inch nominal thickness.

C. Insulation Adhesive: "Insta-Stik" one-part urethane adhesive as manufactured by Dow Chemical Corp., 800/800-3626, OlyBond 500 Adhesive as supplied by Olympic Fasteners, 800/633-3800 or the specified membrane manufacturer’s prior approved substitution.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine all substrates, areas, and conditions under which roofing will be applied, for compliance with requirements. Verify that positive slope to drain exists on each roof area.

B. Verify that wood blocking, curbs, and nailers are securely anchored to roof deck at roof penetrations and terminations and match the thickness of insulation required.

C. Do not proceed with installation until unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Clean substrate of dust, debris, and other substances detrimental to roofing installation according to roofing system manufacturer's written instructions. Remove sharp projections.

B. Block off or shut down air intake locations where smoke or odor may be drawn into building ventilation systems during application. Coordinate with the building's representative.

C. Raise the height of curbed units to a minimum of 8-inches above the finished roof height.

3.3 SELECTIVE DEMOLITION

A. Refer to Section 024000.

B. TAKE CARE TO REMOVE ONLY AS MUCH OF THE EXISTING ROOF SYSTEM AS CAN BE COMPLETELY COVERED OVER BY INSULATION AND ROOF MEMBRANE IN A WATERTIGHT MANNER BY THE END OF EACH DAY.

3.4 GENERAL INSTALLATION REQUIREMENTS

A. Install single roofing membrane system according to roofing system manufacturer's written instructions and applicable recommendations of NRCA "Roofing and Waterproofing Manual, fourth edition."

B. Cooperate with inspecting and testing agencies engaged or required to perform services for installing single ply roofing membrane system.

C. Coordinate installing roofing system components, so insulation and roofing plies are not exposed to precipitation or left exposed at the end of the workday or when rain is forecast.

1. Provide cutoffs at end of each day's work to cover exposed insulation with a temporary watertight seal acceptable to the membrane manufacturer.

2. Complete terminations and base flashing. Provide temporary seals to prevent water from entering completed sections of roofing system.

3. Remove and discard temporary seals before beginning work on adjoining roofing.

3.5 THRU WALL SCUPPERS

A. General: The surfaces of the metal sleeve shall be clean and smooth and confirmed to provide unobstructed drainage. The seam in the sleeve will be at the top of the outlet. Notify the Owner's Representative regarding deficiencies.

B. Flashing installation

1. Membrane base flashing shall extend a minimum of four-inches onto the surface of the clad metal sleeve. All flashing shall be hot air welded to the insert. Use of self-adhesive stripping is not acceptable.

2. Install unsupported flashing membrane stripping to construct the inside and outside corners. All flashing membranes shall be air welded.

3.6 INSULATION SYSTEM APPLICATION

A. General:

1. Coordinate installing roofing system components, so insulation is not exposed to precipitation or left exposed at the end of the workday.

2. Comply with roofing system manufacturer’s written instructions for installing roofing insulation.

3. Install insulation under area of roofing to conform to slopes indicated on Roof Drawings.

B. Install required insulation materials (base) in 2 layers with long joints of insulation in continuous straight lines with end joints staggered approximately ½ the board length between rows, abutting edges and ends between boards. Fill gaps exceeding ¼-inch with insulation.

1. Cut and fit insulation within ¼ inch of nailers, projections, and penetrations.

C. Mechanically Attached Insulation Materials – Refer to the wind uplift zones diagram in the construction drawings.

1. Install mechanically fastened polyisocyanurate base insulation board layers per the manufacturer’s printed installation instructions. Install fasteners thru the top flange of the deck. Refer to the Wind Uplift Plan on the drawings and adjust the below according to the manufacturer’s Assembly Letter.

a. Corners (zone 3) are defined as the area 9-feet from each corner. It extends across the width of the perimeter zone. Space fasteners and plates (16) per 4 x 8 board.

b. Perimeter (zone 2) is defined as the area 9-feet from perimeter walls. Space fasteners and plates (12) per 4 x 8 board.
c. Field (zone 1) of the roof is defined as the area 9-feet inside zone 2. Space fasteners and plates 8 per 4 x 8 board.
d. Field (zone 1') of the roof is defined as the roof area inside zone 1. Space fasteners and plates 8 per 4 x 8 board.

3.7 COVER BOARD

A. Install adhered 4' square cover board in continuous straight lines with end joints staggered approximately ½ the board length between rows, abutting edges and ends between boards. Stagger with polyiso flat board joints. Fill gaps exceeding ¼-inch with insulation.

1. Cut and fit insulation within ¼ inch of nailers, projections, and penetrations.
2. Install adhered cover board per the manufacturer's printed installation instructions. Install urethane beads per the Wind Uplift Plan on the drawings and adjust the below according to the manufacturer's Assembly Letter.

a. Corners (zone 3) are defined as the area 9-feet from each corner. It extends across the width of the perimeter zone. Space beads 6" OC.
b. Perimeter (zone 2) is defined as the area 9-feet from perimeter walls. Space beads 8" OC.
c. Field (zone 1) of the roof is defined as the area 9-feet inside zone 2. Space beads 12" OC.
d. Field (zone 1') of the roof is defined as the roof area inside zone 1. Space beads 12" OC.

3.8 ROOF MEMBRANE INSTALLATION

A. General: Install membrane according to roofing system manufacturer's written instructions, starting at low point of roofing system. Terminate field sheets at the base of parapet walls or curbs.

1. Align sheets without stretching. Membrane shall be unrolled on an area to be covered with adjoining rolls of membrane overlapped 2 1/2-inches and installed in shingle fashion to shed water.

2. Membrane shall be overlapped and hot-air welded. Detail work and repairs can be done with a hand welder; however, automatic welders are to be used for field seaming.

3. The entire lap must be probed each day soon after it has cooled to verify that the welder set-up is effective. The membrane must be allowed to cool. Cut edges shall be caulked by applying Seam Caulk.

4. The top surface of the membrane shall be kept clean during installation. Any adhesive, bitumen stains or other foreign materials shall be cleaned from the membrane on a daily basis.

B. Roof membrane is to be completely adhered to the insulation substrate without voids or wrinkles. Bonding adhesive shall be applied to the top surface of the substrate material and the underside of the roof membrane.

C. Position membrane rolls so that no longitudinal seam results in the drain valley. Use a full roll centered in the valley line.

D. Contractor shall use a water-filled, foam covered lawn roller to consistently and evenly press the membrane into the adhesive layer.

3.9 ROOF MEMBRANE ATTACHMENT

A. Install roof membrane mechanically attached a minimum of ¾-inch through the top of the metal roof deck according to the manufacturer's printed application instructions. Install full width rolls in the field of the roof and two (2) half width rolls in the perimeter region of the roof.

B. Refer to the wind uplift zones diagram in the construction drawings.

C. Fasteners and insulation plates shall be installed at the rate of (or per the manufacturer’s Assembly Letter):

1. Corner is defined as the area 9 feet from two adjoining outside walls. Fasteners shall be spaced maximum 6-inch OC.

2. Perimeter is defined as the area 9 feet from the roof outside edge. Fasteners shall be spaced maximum 9-inch OC.

3. Field of roof is defined as the area between corners and perimeter areas. Fasteners shall be spaced a maximum 12-inch OC.

3.10 BASE FLASHING AND STRIPPING INSTALLATION

A. Perimeter details shall be flashed as shown on Project Drawings. Membrane shall be mechanically fastened 12-inches OC into wood nailers. Each roof section shall be completely sealed; no flashing shall be left in an open condition at the end of work each day.

1. Base Flashing:

a. Membrane shall be mechanically fastened into deck. Fastening shall occur at parapet wall, curbs, and any other roof penetrations that exceed 24-inches in dimension.
b. Install clad metal flashing fastened into wood nailers with two rows of annular ring nails spaced 4-inches OC. Space metal sections ¼-inches apart. Cover the gap with 2-inch wide aluminum tape. Install 4-inch wide membrane flashing hot air welded over the joint. Apply tape sealant to the back of the metal and tool the sealant installed at the top of the metal.

2. Parapet Walls: Extend a separate membrane flashing vertically up the parapet wall, across the top and a minimum of 1-inch below the nailer’s bottom edge. All seams shall be hot air welded.

3. Bonding Adhesive shall be applied to both the substrate and the membrane and allowed to dry to finger touch until it does not string or stick.

4. All flashing shall be mechanically fastened at the top, under or through appropriate counter flashing, with approved fasteners as shown in detail drawings. Laps shall extend a minimum of 2 1/2 in. beyond fasteners onto field sheet.

5. Gravel stop and drip edge stripping shall be hot air welded to roof membrane. Use of self-adhesive stripping is not acceptable.

6. Apply the membrane manufacturer’s recommended primer to the inside face of metal pitch pans and around the outside of penetrations.

B. Flashing height and termination:

1. Extend flashing under metal fascia to the outside nailer face fastened minimum 12-inch OC.

2. Flashing on walls, parapets, and curbed units to extend a minimum of 6-inches above the roof membrane. Install clad metal flashing where the finished flashing height is less than 8 inches.

3.11 ADDITIONAL ITEMS

A. Install walk pad adhered according to the manufacturer’s instructions.

1. At the base of roof hatch and the landing areas for ladders.

2. " Picture frame " all motor driven exhaust fans and all air conditioning units.

B. Extend PVC condensate line to the nearest drainage element; primary scupper or exterior gutter. Pipe into the element 6” using a 90 degree elbow. In the case of roof drains , make certain that the discharge point is below the pipe connector. Install new line and fittings as required to provide drainage across the surface of the roof. Raise line on pillow block supports spaced to provide a minimum of 1-inch clearance above the surface of the roof.

3.12 FIELD QUALITY CONTROL

A. Bonding Adhesive: Apply continuous application of bonding adhesive in all instances. Roof membrane and flashing coverage to be 70 square feet per gallon when applied to both surfaces; varies with substrate materials.

1. Membrane shall be fully bonded to the insulation and wrinkles in the sheet caused by lack of adhesion are unacceptable. Any area 100 sf in size that has 5 percent or more un-adhered surface area will be removed and replaced.

2. Wrinkles in field seams are unacceptable and shall be cut out and covered by a membrane patch that extends a minimum of six inches beyond the area of damaged material.

B. Mechanical Fasteners: Used in the attachment of base sheet and wood nailers.

C. Install the membrane manufacturer’s seam caulk at all cut edges of membrane installed in the field of the roof. Seam caulk is not required on vertical cut edge seams.

D. All flashings, lap seams and tie-off shall be completed and made watertight each day. The Contractor shall probe each seam at the end of work each day. All deficiencies shall be corrected each day before the crew leaves the jobsite.

E. The Contractor will make 2-inch wide test cuts in field laps each day. A minimum of one weld sample will be made at the start of work each morning and each afternoon. Work shall not proceed until test samples meet the manufacturer’s requirements. Test samples will be dated and be kept on site and be available for review by the Construction Observer.

F. On each day of work, the Contractor will perform a maximum of (4) test cuts at field laps as directed by the Construction Observer. All test areas will be repaired at no cost to the Owner.

3.13 PROTECTION

A. Protect completed roof system from damage, the roofing Contractor shall coordinate the use of temporary plywood walkways, wood planking and other precautions to protect the roof and other building surfaces from damage.

B. Owner may engage an independent testing and inspecting agency to perform field inspections and quality assurance tests.

1. Testing agency will prepare reports stating whether inspected and tested Work complies with or deviates from requirements.

C. Correct deficiencies in or remove and replace roof membrane that inspections and test reports indicate does not comply with specified requirements.

D. Provide a minimum of two (2) fire extinguishers within 20 feet of each open flame and two (2) fire extinguishers within 20 feet of each rooftop location judged by Owner's Fire Safety Representative to be a possible fire danger.

3.14 ADJUSTING and CLEANING

A. Clean-up: Immediately upon competition of all work specified, the roof and jobsite area shall be cleared of all debris resulting from the Work. Temporary protection shall be removed. Proper disposal of all materials shall be the responsibility of the Contractor.

B. Bitumen and dirt stains to the surface of the newly installed roof membrane shall be removed using citrus cleaner or Tide brand detergent recommended by the membrane manufacturer. Heavy stains shall be “spot cleaned” with acetone prior to use of citrus cleaner. Cleaning shall continue until the Design Professional’s acceptance is secured.

C. Damage or staining to the building or grounds resulting from the Work shall be cleaned or corrected to the original condition. Replace landscape plantings damaged during construction with comparable size and quality.

3.15 FINAL INSPECTION

A. Arrange for roofing system manufacturer's technical personnel to inspect roofing installation on completion and submit report to Design Professional. Notify Design Professional and Owner 48 hours in advance of the date and time of inspection.

END OF SECTION

PART 1 - GENERAL

1.1 SUMMARY

A. General

1. The Contractor shall field verify all conditions that may affect their bid.

B. Base Bid

1. Install new Kynar steel or aluminum perimeter and penetration sheet metal flashing and counter-flashing materials, including gravel stop and fascia at perimeters, and two-piece reglet flashings at EIFS walls.

2. Install new Kynar steel or aluminum gutters, downspouts, collector heads, and trim.

3. Install new Kynar steel or aluminum metal copings at all parapet walls and roof divider walls.

4. Install new TPO clad metal through-wall drainage scuppers, new overflow scuppers, and prefinished sheet metal trim and closure accessories at parapets.

1.2 RELATED SECTIONS

A. Related Sections include:

1. Section 012300 - PRICE AND PAYMENT PROCEDURES (Alternates, unit prices and allowances).

2. Section 024000 – ROOF DEMOLITION

3. Section 053123 – STEEL ROOF DECK

3. Section 061000 – ROUGH CARPENTRY

4. Section 072400 – EIFS REPAIRS

5. Section 075400 – THERMOPLASTIC TPO ROOFING (MECH. ATTACHED)

6. Section 079200 – SEALANTS AND CAULKING

7. Section 099100 – EXTERIOR PAINTING

8. Section 099653 – EXTERIOR WALL COATING

1.3 SUBMITTALS

A. General: Submit, in electronic format, under provisions of Section 013000. When several products or manufacturers are specified as being acceptable, Contractor has the option of choosing among those named. When either a single named product or system is specified, substitutions will be allowed only if the specified product or system becomes unavailable through no fault of the Contractor.

B. Required Contractor Submittal Items:

1. Sheet metal supplier's written technical information which demonstrates that materials to be installed comply with contract documents.

2. Manufacturer's standard color chart for selection of finish.

3. Warranty Specimens:

   a. Sample copy of specified metal finish specified warranty stating obligations, remedies, limitations, and exclusions of warranty.

   b. Certified letter indicating intent to supply Contractor Warranty from Section 017410 at the completion of work.

4. Provide a certified letter with test results demonstrating compliance with ANSI/SPRI standard ES-1 for fascia and edge sheet metal.

C. Submit proposed substitution a minimum of 10 days prior to bid date.

1. Latest edition of manufacturer's application instructions. Descriptive list of materials proposed and certificate of analysis reporting tested values of physical properties meet or exceed specified materials. Letter signed by manufacturer's corporate officer certifying that system and individual components meet all specification requirements. Make substitution request using the Construction Specifications Institute (CSI) Form 1.5C "Substitution Request (During the Bidding Stage)".

2. Reference list of no less than (5) completed projects of similar scope and no less than (5) successful projects a minimum of (5) years old with the requested substitution roof system within 100 miles of the specified project jobsite.

1.4 DELIVERY, STORAGE AND HANDLING

A. Deliver all materials in unopened boxes or uncut lengths and bundles.

B. Weatherproof tarpaulins are required to cover materials stored out in the weather. These materials must be on pallets with all plastic wrappers removed to prevent condensation. Packaging labels shall indicate appropriate warnings, storage conditions, lot numbers, and usage instructions.

1.5 DEFINITIONS

A. The Contractor is the business entity providing all labor, materials, equipment, and services to complete the Work as specified in the Contract Documents.

B. Leaks shall be considered active when free water enters the roof assembly from defects in the waterproofing integrity of the installed roofing materials.

1.6 PROJECT CONDITIONS

A. Follow manufacturer's instructions regarding acceptable conditions for installation of materials.

B. Substrate: Before starting installation work, complete substrate installation. Substrate shall be smooth, dry, securely anchored, and free of construction debris.

C. In reroof applications the Contractor shall investigate all field conditions where sheet metal flashing and wood blocking are required. Where existing wood nailers are in acceptable condition they may be

incorporated into the new work. The Contractor is responsible for including all required wood nailers in their bid.

1.7 QUALITY ASSURANCE

A. All materials to be applied shall be compatible with the existing roof system.

B. The Contractor shall be trained and demonstrate proficient experience in the application of the specified materials. The Contractor shall be approved to install the materials of any manufacturer with a warranty still in effect on roof areas included in this scope of work.

C. Changes: Contractors are required to bid each listed line item as specified.

D. The application specifications of each material manufacturer's product shall be considered part of this specification and be followed if it is judged to be of higher quality in the completed roof system. In the event of a discrepancy between this specification and the manufacturer's specification, the Design Professional shall be the sole judge as to which procedure to follow. The contractor shall give written notice to the Design Professional of any discrepancy a minimum of three days prior to the bid date.

E. Perimeter metal system shall be installed to meet the wind uplift requirements listed on the construction drawings.

1.8 APPLICABLE STANDARDS:

A. Standards of the American Society for Testing and Materials (ASTM) are referenced herein.

B. National Roofing Contractors Association (NRCA) "Roofing and Waterproofing Manual", 2018 edition.

C. Sheet Metal and Air Conditioning Contractors National Association, Inc. (SMACNA) "Architectural Sheet Metal Manual", current edition.

D. "The International Building Code", 2024 edition, as published by the International Code Council, and applicable local and State amendments.

1.9 WARRANTY

A. General: Warranty shall be provided at no additional expense to the Owner.

B. Manufacturer's 20-year finish warranty on panels and components finished with minimum 70% Kynar 500 fluoropolymer coating. Warranty from coating Manufacturer and coating Applicator shall cover color retention, adhesion, and freedom from chalking.

C. Provide Contractor's labor warranty from Section 017410. Term shall be 5-years correcting leaks and defects resulting from workmanship on all installed materials. Contractor shall respond with correcting action within 24 hours of Owner's call.

PART 2 - PRODUCTS

2.1 GENERAL

A. General: Provide for expansion and contraction of system components due to air temperature and solar heat gain. Provide systems that will accommodate movement due to temperature change without

buckling, failure of seals, undue stress on structural elements, reduction of performance or other detrimental effect. Refer to Fabrication for metal thicknesses.

B. Copings, fascia, expansion joint covers, counter flashing, drip edge, scuppers, and pitch pans shall be fabricated as specified and shown in the construction drawings.

C. Refer to Section 075410 – THERMOPLASTIC TPO ROOFING for additional sheet metal requirements.

D. Fascia and edge sheet metal shall be manufactured and tested to demonstrate compliance with ANSI/SPRI standard ES-1.

2.2 COPING COVERS

A. Covers: Tapered to shed water with concealed splice plates, miters, transitions, and end caps.

1. Outside and inside faces to extend a minimum of 2-inches beyond the wood blocking.

2. Metal components fabricated in the specified metal.

a. Electrogalvanized G90 steel with minimum 70% Kynar 500 finish in the Manufacturer's standard color.
b. Aluminum with 70% Kynar 500 finish in the Manufacturer's standard color.

3. Cleats shall be fabricated from sheet metal one gauge heavier than the specified cover metal.

B. Miters shall be fabricated with standing seam and cover component parts shall be fabricated with sealed seams. Maximum section length on each side of miter shall be 24-inches.

2.3 COUNTER FLASHING

A. Counter flashing: Flashing shall have 3-inch notched end lap and 5-inch flashing face.

1. Components shall be fabricated in one of the following metals.

a. Electrogalvanized G90 steel with minimum 70% Kynar 500 finish in the Manufacturer's standard color.
b. Aluminum with 70% Kynar 500 finish in the Manufacturer's standard color.

2. One piece manufactured with surface mount attachment.

3. Two-piece with "snap lock" attachment between receiver and counter flashing with reglet attachment. Fabricate the receiver for 1 ½ inch minimum penetration into masonry joints.

2.4 FASCIA

A. General: Fabricate with minimum 6-inch flange and outside face to extend a minimum of 1 ½ inches below the bottom edge of the wood nailer. Miters and fascia component parts shall be shop fabricated or manufactured with sealed seams. Field fabrication is cause for rejection. The manufacturer’s edge metal system shall be tested to comply with ES-1 requirements.

1. Components shall be fabricated in one of the following metals.

a. Cover: electrogalvanized G90 steel with minimum 70% Kynar 500 finish in the Manufacturer's standard color.

b. Cover: aluminum with 70% Kynar 500 finish in the Manufacturer's standard color.
c. Flange: electrogalvanized 22-gauge G90 steel.

2. Basis of Design is Metal Era Perma-Tite System 200 Fascia, Single-Ply Application, Snap-On Version, manufactured by Metal Era Corp., www.metal-era.com.

3. Cleats shall be fabricated from sheet metal one gauge heavier than the specified cover metal.

2.5 THRU WALL SCUPPERS

A. Overflow design to be shop fabricated with single top seam formed with sealant and pop riveted (steel). Roof side flange shall be minimum 3-inch width, and the outside wall flange shall be minimum 4-inch width. Drip edge shall extend a minimum of 3/4 inches beyond the exterior flange. Hemmed metal edges shall be attached and sealed with sealant. Scupper size to be 16 inches wide by 6 inches in height, minimum.

1. Components shall be fabricated in one of the following metals.

a. Exterior flange: electrogalvanized G90 steel with minimum 70% Kynar 500 finish in the Manufacturer's standard color.
b. Aluminum with 70% Kynar 500 finish in the Manufacturer's standard color.
c. Sleeve: electrogalvanized G90 steel in the membrane manufacturer’s clad metal.

2.6 HOT STACKS

A. Minimum 24-gauge stainless steel. The stack shall be constructed with a 6-inch roof flange and a vertical tube that extends 8-inches above the roof height. The seam between the flange and tube shall be continuously welded and watertight.

B. Storm Collars: Minimum 24-gauge stainless steel or 16 oz. copper extends a minimum of 1 inch below the top of the pan.

2.7 PITCH PANS (Not Preferred)

A. The metal components to be electrogalvanized G90 steel in the membrane manufacturer’s clad metal. Constructed with 4-inch roof flange and metal top edge hemmed to the inside.

B. Storm Collars: Minimum 24-gauge stainless steel that extends a minimum of 1-inch below the top of the pan.

2.8 PIPE AND CONDUIT FLASHING

A. Pipe and conduit flashing shall be fabricated with a factory manufactured system of flexible EPDM caps, stainless steel clamps and curb cap. The caps shall be sized to match the pipe and conduit sizes ranging from 0.375” up to 12”. Caps are available to fit angle iron and square tube.

B. Standard of design is based upon “Pipe Portal Flashing System” Portals Plus system as manufactured by Roof Products and Systems, Carol Stream, IL. 800-642-9335, www.portalsplus.com.

1. “Pate Pipe Curb Assembly” as manufactured by The Pate Company, 245 Eisenhower Lane South, Lombard, IL 60148, 800-243-3018, www.patecurbs.com.

C. Curbs shall be sized to fit the unit, field constructed or as supplied by the manufacturer.

D. Retrofit flashing shall be used when the existing lines are not being disconnected. Install as a pitch pan type flashing system.

2.9 SHEET METAL CURB CAPS AND EQUIPMENT MOUNTS

A. Construct sheet metal equipment mount brackets from 22-gauge stainless steel fabricated to attach through the side flange of curb caps. The mount shall raise the equipment attachment a minimum of 1-inch above the height of the curb cap. Under no circumstances shall the mount be fastened through the top surface of the curb cap.

B. Sheet metal curb caps shall be fabricated from minimum 22-gauge stainless steel. The cap shall extend a minimum of 2-inches over the top edge of the curb. Fabricate the cap to allow a minimum 3/4-inch space between the curb and cap on all sides.

2.10 OTHER MATERIALS

A. Sealant:

1. Premium grade one-part polyurethane non-sag elastomeric sealant meeting federal spec. TT-S-00230C, Type II, Class A. Meets ASTM C-920, Type S, Grade NS, Class 25. Manufacturer’s standard color most closely matching existing metal color. Master Builder’s Solutions NP1 or approved substitution.

2. Tape Sealant to be TGM-3300 33 mil gray elastomeric modified butyl rubber in rolls 2 inches wide as manufactured by Hardcast Carlisle, call 800/527-7092.

B. Fasteners: Shall be of compatible material to the sheet metal components to avoid dissimilar metal corrosion.

1. Used in the attachment of fascia as furnished by the sheet metal manufacturer are corrosion resistant high domed capped with hexagonal head and 5/8-inch bonded washer with EPDM washer seal.

2. Nails: 1 ¼-inch ring shank galvanized roofing nails.

C. Epoxy Seam Sealer: 2-part noncorrosive metal seam cementing compound, recommended by metal manufacturer for exterior/interior nonmoving joints including riveted joints.

D. Metal Accessories: Provide clips, straps, anchoring devices, and similar accessory units as required for installation of work, noncorrosive, size and gauge required for performance. Use materials compatible with fabricated metal to avoid dissimilar metal corrosion.

1. Continuous cleat to be galvanized steel one gauge heavier than fascia metal.

E. Lumber

1. Smooth No. 2 grade, pressure-treated, dimensional yellow pine or standard Douglas Fir, or approved substitution. Thickness as required to be flush with insulation, width to be six (6) inches.

2. Continuous wood shim to be beveled wood siding cut to sizes required.

F. Joint Filler: Used as the first component filling pitch pans and for filling cracks, voids, and large openings. Insta-Foam "Froth Pak" two component polyurethane foam Dow Chemical., Joliet, IL. 800/800-FOAM, or approved substitution.

G. Pourable Sealer: Self leveling one-part polyurethane for use in pitch pans. Acceptable products include Mameco Vulkem 45, Pecora NR 201 Urexpan, Sonneborn Sonolastic SL1.

H. Cementitious fill material: One part non shrinking grout, 80 lbs. per bag., coverage at approximately 20 board feet per bag. Used for the purpose of creating a level substrate condition and as the bottom filler in pitch pans. US Gypsum Co., Pyrofil gypsum or approved substitution.

I. Termination Bar: Used in the exposed attachment of flashing materials.

1. Inside face of parapet walls: Extruded aluminum bar with formed caulk edge with pre-drilled holes spaced 6-inches OC. Bar size 1/8-inch thick, 1-inch x 10-foot lengths.

J. Flexible Liner: To be used in fabrication of coping and expansion joint covers. Black PVC sheet product in 20-mil thickness, minimum 48-inch width. 0.35 perms according to ASTM E-96. “Lexsuco Water Barrier” as manufactured by GAF Materials Corp., or approved substitution.

K. Pipe stand: Pillow block pipe stand manufactured from polycarbonate resin use in the support of gas line, condensate line and conduit. Miro Industries, Inc., phone 800-768-6978, or approved substitution.

1. Model No. 1.5 2-inch OD or smaller
2. Model No. 3-R 4-inch OD or smaller
3. Model No. 4-RAH 5-inch OD or smaller

L. Conduit Support: Conduit stand with adjustable support up to 7-inches in height for multiple conduits. Miro Industries, Inc. “2.5 AH or 24 Base Strut”, phone 800/768-6978 and Cooper B-Line, Inc. “CB Series or Ce Series” phone 800/6851-7415.

M. Replacement Roof Debris Screen: Aluminum adjustable drain guard as manufactured by Marathon Roofing Products, phone 800-828-8424.

N. Vent extender: a prefabricated plumbing vent extension with integral six-inch-long joint splice sleeve insert in 2, 3 and 4-inch diameters as manufactured by OMG Roofing Products, 153 Bowles Road, Agawam, MA 01001, (800) 633-3800 www.omgroofing.com

O. PVC condensate line: PVC line and fittings shall be Schedule 40-grade.

2.11 FABRICATION

A. To the greatest extent practicable, shop fabricate all metal flashing, trim, expansion joints and similar items to comply with profiles and sizes indicated. Comply with industrial standards and the SMACNA "Architectural Sheet Metal Manual."

1. All exposed edges of sheet metal shall be hemmed.

2. Angle the bottom edges of exposed vertical surfaces to form drip edges.

B. Fascia sheet metal thicknesses

Face Height	Galvanized Steel	Formed Aluminum
Up to 4 inches	26 gauge	.032 inch

4 – 8 inches	24 gauge	.050 inch
8 – 10 inches	22 gauge	.063 inch
10 – 16 inches	20 gauge	.080 inch

C. Coping sheet metal thicknesses

Wall Width	24-gauge Steel	.040 Aluminum	.050 Aluminum	.063 Aluminum	.080 Aluminum
Up to 12 inches	X	X	X	X	X
12 – 16 inches	X		X	X	X
16 – 24 inches				X	X
24 – 36 inches					X
Max. Leg Length	6-inch	6-inch	6-inch	6-inch	6-inch

PART 3 - EXECUTION

3.1 GENERAL

A. Provide for thermal expansion in all exposed sheet metal work exceeding 15'-0" in running length, except place flashing and trim expansion joints on 10'-0" maximum spacing. Locate expansion joints no closer than 2'-0" from corners and intersections. Conceal fasteners and expansion provisions wherever possible.

B. To the greatest extent practicable, shop fabricate all metal flashing, trim, expansion joints and similar items to comply with profiles and sizes indicated. Comply with industrial standards and the SMACNA "Architectural Sheet Metal Manual." Install in strict compliance with the manufacturer's printed recommendations, modified only as necessary to adapt the system to special conditions of the work.

C. No attachment or penetrations through the exposed top surface of sheet metal is allowed. All field cuts and trimming shall be smooth and uniform without jagged edges or burs.

D. Where sheet metal flashings abut a vertical surface, install protective counterflashing with minimum three (3)-inch vertical face and minimum three (3)-inch concealed transition. Secure vertical face to the substrate as a surface mount attachment using the appropriate fastener. Apply sealant at the top caulk edge and tool to shed water.

3.2 EXAMINATION

A. Examine substrate of the entire area to receive new roofing to determine that it is dry, free of debris and other irregularities and meets the material manufacturer's requirements for application of their product.

B. Prior to the installation, the contractor shall inspect the existing treated wood nailers to determine suitability for attachment of the perimeter metal system. Contractor is responsible for adding new wood nailers as required to construct specified details.

C. Notify the Owner's representative regarding unsuitable conditions before proceeding with installation. Commencing installation signifies acceptance by Contractor of substrate.

3.3 PREPARATION

A. Selective Demolition: Removal and disposal in accordance with State and Federal regulations. Refer to Section 024000 for additional demolition requirements.

B. Make all necessary corrections, repairing or replacing substrate materials, prior to application of flashing and sheet metal. Substrate materials shall be in a suitable condition recommended by the materials manufacturer.

C. Where the existing sheet metal cap on a curb is cut to install new roofing materials, each corner shall have a new sheet metal corner cap installed. The cap shall be fabricated from the same material as the cover and shall extend a minimum of three inches beyond each side of the corner. Install sealant between the cap and cover and pop rivet the cap to the cover.

D. The Contractor shall provide all electrical disconnects and reconnects. All electrical taps must be accessible. All fans must have a service switch or disconnect. Install new exterior electric connection on curbed units where the electric conduit penetrates the curb without a junction box.

E. Extend the electrical, gas and freon lines as required. Install exterior connection boxes thru the sidewalls of curbed units.

3.4 COPING COVERS

A. Fasteners exposed to public view are not acceptable. Install to shed water towards roof surface. Provide concealed transition between coping covers and other metal or wall elements a minimum of 3-inches. Install sealant and fasten at termination.

1. Install liner to shed water that may enter past the metal cover. Do not penetrate the horizontal surface of the liner. Double fold seams to restrict water entry. For inspection purposes, the liner shall extend a minimum of 1 inch beyond the metal cover on the inside and outside face. Cut back the liner to the edge of cover after the final inspection.

2. Install continuous metal cleat fastened maximum 12-inch OC to outside face of the wall. Attach other side using high-domed, capped, gasketed fasteners spaced approximately 18-inches OC.

3. Begin installation starting from miters or end walls towards center. Extend curbed joints completely to the edge of each roof section.

4. Turn the cover a minimum of three inches upward onto end walls. Install sealant between cover and end wall substrate. Mechanically attach covers to each end wall using two fasteners of a type appropriate to the wall material.

5. Install counter flashing over the end wall termination.

6. Install concealed splice plates and coping sections allowing 3/8-inch space for cover joints.

3.5 COUNTER FLASHING

A. General: Counter flashing shall cover the terminating edge of base flashing. Where exposed fasteners are used, neoprene gasket is required.

1. Align counter flashing metal so that a level line is kept across masonry walls or curbs.

2. Form outside and inside corners by breaking counter flashing to extend twelve (12) inches onto each side. Install full length sections over corner pieces.

3. Prior to installing counter flashing, remove the protective vinyl film. Lap ends of counter flashing three (3) inches at joints.

B. For surface mounted flashing install compressible elastomeric tape behind receiver to span substrate irregularities. Apply sealant at top edge of metal and tool to shed water.

1. Install fasteners spaced a maximum of 12-inches OC into substrates.

2. Where existing counter flashing is used, carefully bend the metal upwards to allow new base flashing to be installed. Fold metal down and fasten to the substrate with appropriate fasteners spaced no greater than 24-inch OC. Rake the joint between the wall and receiver and apply sealant tooled to shed water.

3.6 FASCIA

A. Installation

1. Install continuous cleat fastened 6-inches OC to the outside wood blocking. Cleat shall be level and positioned with bottom edge a minimum of 1-inch below the wood nailer. Cleat shall fully engage the hemmed bottom edge of fascia metal.

2. Begin installation starting from miters or end walls towards center. Install fascia sections working from right to left to create a minimum overlap of 2-inches. Nail sections through the top flange to nailers at approximate spacing 3-inches OC in a staggered pattern.

3. Provide concealed transition between fascia and other metal or wall elements a minimum of 3-inches. Install sealant and fasten at terminations.

3.7 HOT STACK

A. General application

1. Install wood nailers to picture frame the sheet metal duct.

2. Nail thru the flange to attach the sheet metal flashing to the wood nailers. Center the nails in the flange and space nails no more than 8-inches OC.

3. Install the membrane target patch around the stack extending a minimum of 12-inches beyond the flange. Apply seam sealer at the base of the tube and tool to shed water.

4. Install storm collar, draw band and sealant tooled to shed water.

3.8 PITCH PANS (Not Preferred)

A. Wipe solvent on the top and bottom flanges. Set pans in a full bed of sealant and install strip flashing. Install filler and topping. Install metal storm collar or soft lead covering as specified.

3.9 OTHER ITEMS

A. Extend PVC condensate line to the nearest drainage element, roof drain or exterior gutter. Install new line and fittings as required to provide drainage across the surface of the roof. Raise line on pillow block supports spaced to provide a minimum of 1-inch clearance above the surface of the roof. Weld membrane straps to position the supports and prevent shifting.

3.10 PROTECTION

A. Protect completed roof system from damage, the roofing contractor shall coordinate the use of temporary plywood walkways, wood planking and other precautions to protect the roof from damage by other trades.

B. Provide two (2) fire extinguishers within 20-feet of each rooftop location judged by Owner's Fire Safety Representative to be a possible fire danger.

3.11 ADJUSTING AND CLEANING

A. With the Owner's representative present, Contractor shall water test all gutters to demonstrate leak free performance. Any leakage shall be corrected by disassembling the deficient section, applying new sealant and new pop rivet attachment. Retest for leak free performance.

B. Clean-up: Immediately upon competition of all work specified, the roof and jobsite area shall be cleared of all debris resulting from Work. Temporary protection shall be removed.

C. Damage or staining to the building or grounds resulting from the Work shall be cleaned or corrected to the original condition. Replace landscape plantings damaged during construction with comparable size and quality.

3.12 FINAL INSPECTION

A. Upon completion of the scope of work, an inspection shall be made by the Design Professional, to ascertain that the materials have been installed according to the specified requirements. Observed defects shall be corrected as required to secure the specified warranty(s).

B. Work noted as deficient during Final Inspection shall be repaired and corrected by the applicator and made ready for reinspection within (5) working days.

END OF SECTION

PART 1 - GENERAL

1.1 SUMMARY

A. General

1. The Contractor shall field verify all conditions that may affect their bid.

B. Base Bid

1. Install the specified sealant at locations indicated in the construction drawings, including wall joints, louvers, flashings, and wall openings.

2. Seal open wall penetrations at wall areas above roof surface.

3. Seal EIFS joints as part of repairs.

4. Replace sealant at exterior doors and louvers.

1.2 RELATED SECTIONS

A. Related Sections include:

1. Section 012300 - PRICE AND PAYMENT PROCEDURES (Alternates, unit prices and allowances).

2. Section 024000 – ROOF DEMOLITION

3. Section 053123 – STEEL ROOF DECK

3. Section 061000 – ROUGH CARPENTRY

4. Section 072400 – EIFS REPAIRS

5. Section 075400 – THERMOPLASTIC TPO ROOFING (MECH. ATTACHED)

6. Section 076000 – FLASHING AND SHEET METAL

7. Section 099100 – EXTERIOR PAINTING

8. Section 099653 – EXTERIOR WALL COATING

1.3 DEFINITIONS

A. Sealant: A weatherproof elastomer used in filling and sealing joints, having properties of adhesion, cohesion, extensibility under tension, compressibility, and recovery; designed to make joints air and watertight. Material is designed generally for application in exterior joints and for joints subject to movement.

B. Caulking compound: A material used in filling joints and seams, having properties of adhesion and cohesion; not required to have extensibility and recovery properties, generally for application in interior joints not subject to movement.

C. Caulk: The process of filling joints, without regard to type of material.

D. Joint failure: A caulked joint exhibiting one or more of the following characteristics:

1. Air and/or water leakage.

2. Migration and/or reversion.

3. Loss of adhesion.

4. Loss of cohesion.

5. Failure to cure.

6. Discoloration.

7. Staining of adjacent work.

8. Development of bubbles, air pockets or voids.

1.4 SUBMITTALS

A. General: Submit in electronic format under provisions of Section 013000. When several products or manufacturers are specified as being acceptable, Contractor has the option of choosing among those named. When either a single named product or system is specified, substitutions will be allowed only if the specified product or system becomes unavailable through no fault of the Contractor.

B. Product data: Submit manufacturer's product description, indicating conformance with specified requirements and installation instructions for each type of sealant. Indicate preparation and priming requirements for each substrate condition.

C. Color samples

1. Submit samples of custom color sealant materials matching color sample provided by Design Professional.

2. Samples shall be actual materials or literature depicting actual colors of standard color materials. Design Professional reserves the right to reject work not in conformance with selected colors, based upon samples submitted.

D. Adhesion compatibility test results: Submit a letter from sealant manufacturer indicating that adhesion and compatibility testing has been performed on actual samples of aluminum framing systems architectural precast concrete components that materials are compatible and that adhesion is acceptable. Indicate requirements for primers or special preparation.

1.5 JOB CONDITIONS

A. Weather conditions

1. Install no materials under adverse weather conditions or when temperatures are below or above those recommended by manufacturer's product data or when substrate moisture content is above manufacturer's recommended level.

2. Proceed with work only when forecast weather conditions are favorable for joint cure and development of high early bond strength. Wherever joint width is affected by ambient temperature variations, install materials only when temperatures are in lower third of manufacturer's recommended installation temperature range.

B. Protection of adjacent surfaces

1. Protect by applying masking material or manipulating application equipment to keep materials in joint. If masking materials are used, allow no tape to touch cleaned surfaces to receive sealant. Remove tape immediately after caulking, before surface skin begins to form.

2. Remove misapplied materials from surfaces by using solvents and methods recommended by manufacturer.

3. At surfaces from which materials have been removed, restore to original condition and appearance.

1.6 QUALITY ASSURANCE

A. Applicable standards: American Society For Testing and Materials (ASTM), standards as referenced herein.

B. "The International Building Code", 2024 edition, as published by the International Code Congress, Inc., and applicable local and State amendments.

1.7 WARRANTIES

A. Installer's warranty: Warrant work to be watertight and free from defects in materials and workmanship, including joint failure, for a period of five years. Form of warranty shall be as included in Division 1.

B. Exterior silicone sealant material warranty: Warrant exterior silicone sealants to be free from defects in materials for a period of ten years.

C. Warranties shall begin at Date of Substantial Completion

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. General: All material shall be furnished, specified, or approved in writing by the manufacturer.

B. Available Manufacturers: Subject to compliance with the specified requirements, products of the following manufacturers are approved:

1. Sika, Inc., 201 Polito Avenue, Lyndhurst, NJ, 07071 Tel: 201-933-8800, fax: 201-804-1076.

2. Tremco, Inc., 3735 Green Road Beachwood, OH 44122, Tel: 216-292-5000, fax: 216-766-5543.

3. Dow Corning Corporation, Corporate Center, 2200 W. Salzburg Rd., PO Box 994 Auburn MI 48611, Tel. 800-248-2481 www.dowcorning.com

4. Pecora Corporation, 165 Wambold Road, Harleysville, PA 19438 Phone: 800-523-6688, www.pecora.com

C. Requests for approved substitutions must be made in writing no later than 10 days prior to bid date. Submit complete product and test data as specified under Submittals for each proposed substitution.

2.2 ONE COMPONENT POLYURETHANE

A. Characteristics

1. Type: One component moisture curing polyurethane. ASTM C 920, Type X, Grade NS, Class 25, use NT, M, A, G and O. 25% joint movement.

2. Colors: Standard colors as selected by Design Professional.

2.3 TWO COMPONENT POLYURETHANE

A. Characteristics

1. Type: Two component chemical curing polyurethane. ASTM C 920, Type M, Grade NS, Class 25, use NT, T, A, G and O. 50% joint movement.

2. Colors: Standard colors as selected by Design Professional.

2.4 URETHANE ACCESSORY MATERIALS

A. Joint cleaner: Type recommended by material manufacturer for substrates indicated.

B. Joint primer/sealer: Type recommended by material manufacturer for substrates, conditions and exposures indicated.

C. Bond breaker tape: Plastic tape applied to contact surfaces where bond to substrate or joint filler must be avoided for material performance.

D. Sealant backer rod: Open-cell polyurethane foam; no closed cell or modified closed cell rods allowed. Provide size and shape of rod to control joint depth.

E. Tooling agent: Agent recommended by material manufacturer to ensure contact of material with inner joint faces.

2.5 LOW MODULUS SILICONE SEALANT

A. Acceptable products

1. Dow Corning Corp., #790.

2. Pecora Corp., #864.

3. Tremco, Inc., Spectrem 1.

B. Characteristics

1. Type: One-part, low modulus silicone rubber; meeting ASTM C920-94, Type S. Grade NS, Class 50/100.

2. Colors: Standard colors as selected by Design Professional.

2.6 MEDIUM MODULUS SILICONE SEALANT

A. Acceptable products; subject to compliance with specified requirements:

1. Dow Corning Corp., #795.

2. Pecora Corp., #895.

3. Tremco, Inc., Spectrem 2.

B. Characteristics

1. Type: One-part silicone rubber; meeting ASTM C920-94, Type S. Grade NS, Class 50.

2. Colors: Standard colors as selected by Design Professional.

2.7 PRE-CURED SEALANTS

A. Acceptable products, subject to compliance with specified requirements:

1. Dowsil, Dow Corning 123 Silicone Seal, Phone 877-732-5268, www.dowcorning.com

2. Tremco Sealex, Inc., Immerseal HD sealant. Phone: (231) 348-5020, Fax: (231) 348-5255, Email: TSCS@tremcoinc.com

3. Pecora 123-FS", Pecora Corp., Phone: 800.523.6688, Email: www.pecora.com

4. Elbex HS-222, Pace Representatives, Inc., Phone: 781-541-5060, Email: www.pacerrepresentatives.com.

B. Characteristics

1. Type: High strength precured silicone manufactured in the specified profiles. Provide the notches and ridges as specified.

2. Standard sizes 4", 6", 8" and 12" in rolls 50 or 100 feet long.

3. Adhered using the manufacturer's silicone bonding sealant.

2.8 SILICONE ACCESSORY MATERIALS

A. Joint cleaner: Type recommended by material manufacturer for substrates indicated.

B. Joint primer/sealer: Type recommended by material manufacturer for substrates, conditions and exposures indicated.

C. Bond breaker tape: Plastic tape applied to contact surfaces where bond to substrate or joint filler must be avoided for material performance.

D. Sealant backer rod: Open-cell polyurethane foam; no closed cell or modified closed cell rods allowed. Provide size and shape of rod to control joint depth.

E. Tooling agent: Agent recommended by material manufacturer to ensure contact of material with inner joint faces.

2.9 BUTYL BEDDING SEALANT

A. Glazing Compounds

1. Provide extruded 100% solids, 1/4” thick butyl rope putty for glass bedding compound.

2. Provide an elastic liquid butyl glazing compound for the glass top sealant under the bar cap.

3. Product: Subject to compliance with the requirements, provide liquid butyl sealant as manufactured by Tremco, PTI or Carlisle CCW.

B. Manufacturers

1. “Tremco 440 Tape” as manufactured by Tremco Company, 3735 Green Road, Beachwood, OH 44122 // Phone: 216.292.5000 // 800.321.7906.

2. “EP-7314 Architectural Butyl Tape” as manufactured by PARR Technologies, 3200 CR 6 East, Elkhart, IN 46514, phone 866-476-PARR.

3. “CCW 3300 Tape” as manufactured by Carlisle Coatings and Waterproofing, 900 Hensley Lane, Wylie, TX 75098, phone 800-527-7092, www.carlisle-ccw.com

PART 3 - EXECUTION

3.1 JOB MOCK-UP

A. Prepare, caulk and finish one mock-up sample of each joint condition.

B. Sample joints shall be approved by Design Professional prior to beginning work. Approved, undamaged mock-up joints shall serve as a standard of quality for the remainder of the work.

3.2 JOINT SURFACE PREPARATION

A. Clean joint surfaces immediately before caulking joints. Remove dirt, insecure coatings, moisture, and other substances that would interfere with bond. Saw cut loose mortar and joint filler removing deficient materials to the substrate.

B. Etch concrete and masonry joint surfaces to remove excess alkalinity unless material manufacturer's product data indicates that alkalinity does not interfere with bond and performance. Etch with 5% solution of muriatic acid; neutralize with dilute ammonia solution; rinse with clean water and allow surfaces to dry before caulking.

3.3 APPLICATION

A. Comply with caulking material manufacturer's product data, except where more stringent requirements are specified.

B. Prime joint surfaces where recommended by material manufacturer. Do not allow primer/sealer to spill or migrate onto adjacent surfaces.

C. Install backer rod for caulking materials, except where recommended by material manufacturer to be omitted for application indicated.

1. Place backer rod to maintain recommended sealant thickness and profile.

2. Place rod at depth to provide sealant manufacturer's recommended sealant depth.

3. Do not twist rod during installation.

4. Place rod to minimize possibility of extrusion when joint is compressed.

5. Install bond breaker tape in lieu of backer rod for shallow, closed joints and as recommended by manufacturer's product data.

D. Employ installation techniques that will ensure materials are deposited in uniform, continuous ribbons without gaps or air pockets, with complete wetting of joint bond surfaces. Where horizontal joints are between a horizontal surface and a vertical surface, fill joint to form slight cove so that joint will not trap moisture and debris.

E. Do not allow materials to overflow onto adjacent surfaces. Prevent staining of adjacent surfaces.

F. Remove excess and misplaced materials as work progresses. Clean the adjoining surfaces to remove misplaced materials, without damage to adjacent surfaces or finishes.

G. Tool joints of non-sag sealant to concave profile and smooth, uniform surface, flush with edges of substrate. Maintain sealant depth-to-width ratio in accord with manufacturer's product data.

H. Cure sealant and caulking compounds in accord with manufacturer's product data to obtain high early bond strength, internal cohesive strength, and surface durability. Protect uncured surfaces from contamination and physical damage.

3.4 WET SEAL APPLICATION

A. General

1. Prepare the surfaces for application of sealant by cutting back the exterior portion of the glazing gaskets. Remove all debris and loose materials. Solvent wipe the surfaces to be sealed to provide a clean dry substrate for sealant application.

2. Sealant shall be uniformly and continuously installed over a minimum 1/4-inch area on each side of the joint.

B. Fillet Bead Joints

1. The joint between glass and the metal window frame requires application of a fillet bead. Install bondbreaker tape or a triangular shaped backer rod to allow for joint movement.

C. Overlay or Bridge Joints

1. The joint where two materials abut each other. Metal-to-metal splice joints in the aluminum frame and snap-on covers are examples of bridge joints. Install liquid silicone sealant as the adhesive for precured silicone strips.

D. Butt Joints

1. Butt joints exist wherever two parallel surfaces allow the installation of a standard hourglass joint. This condition typically exists in the joint between the fenestration frame and exterior wall.

3.5 PRECURED SEALANT APPLICATION

A. General

1. Prepare the surfaces for application of precured sealant in strict accordance with the manufacturer's printed instructions.

2. Wire brushing, abrasion and grinding may be required. If cleaning requires use of cleaning agents the surfaces must be dry and free of any contaminating film before sealant work proceeds.

3. Apply masking tape in areas with high visibility or difficult sealant adhesive requirements.

4. Conduct a field adhesion test before proceeding with the work.

B. Application

1. Apply beads of silicone adhesive in straight lines near the outside edges of the area to be covered by precured silicone strips. Beads shall be approximately 1/8 – 1/4 inch in diameter. Allow enough space for sealant adhesive to squeeze out to the edge of the strip and then stop.

2. Unroll the appropriate length of precured sealant and place it over the joint to be sealed. Use a flat piece of wood or roller to firmly press the strips into the adhesive and substrate.

3. Clean or tool any excess sealant adhesive from the edges of the extrusion and substrate. Trim ends and terminate with a bead of sealant. Always apply horizontal joints before vertical joints. At intersections overlap the vertical strip over the horizontal strip and ensure a proper seal by applying enough sealant adhesive.

4. Carefully remove masking tape and remove any excess sealant adhesive before it cures.

3.6 ADJUSTING and CLEANING

A. Remove wet primers, patching repair compounds and finish products from tools and equipment with water. Remove dried materials mechanically.

B. Clean-up: Immediately upon competition of all work specified, the jobsite area shall be cleared of all debris resulting from the Work. Temporary protection shall be removed. Proper disposal of all materials shall be the responsibility of the Contractor.

1. Prior to curing, clean one component polyurethane using warm soapy water.

2. Prior to curing, clean two component polyurethane using Reducer 990 or xylene.

3. Clean fenestrations units inside and outside, immediately after installation and after sealants have cured, according to manufacturer's written recommendations. Remove temporary protective coverings and strippable coatings from pre-finished metal surfaces. Remove labels and markings from all components. Remove excess sealant according to sealant manufacturer's written recommendations.

C. Damage or staining to the building or grounds resulting from the Work shall be cleaned or corrected to the original condition. Replace landscape plantings damaged during construction with comparable size and quality.

3.7 FINAL INSPECTION

A. Upon completion of the Work an inspection shall be made by the Design Professional to ascertain that the Work has been completed according to the contract documents and the manufacturers published requirements. Observed defects shall be corrected as required to secure the specified warranty (s).

B. Work noted as deficient during the Final Inspection shall be repaired and corrected by the Contractor and made ready for reinspection within 5 working days.

END OF SECTION

PART 1 - GENERAL

1.1 SUMMARY

A. Base Bid:

1. Clean, prime, and paint exposed ferrous metal piping.

B. Related Sections Include:

1. Section 012300 - PRICE AND PAYMENT PROCEDURES (Alternates, unit prices and allowances).

2. Section 024000 – ROOF DEMOLITION

3. Section 053123 – STEEL ROOF DECK

3. Section 061000 – ROUGH CARPENTRY

4. Section 072400 – EIFS REPAIRS

5. Section 075400 – THERMOPLASTIC TPO ROOFING (MECH. ATTACHED)

6. Section 076000 – FLASHING AND SHEET METAL

7. Section 079200 – SEALANTS AND CAULKING

8. Section 099653 – EXTERIOR WALL COATING

1.2 REFERENCES

A. The Society for Protective Coatings

1. SSPC-SP10 / NACE 2 Near-White Blast Cleaning: When viewed without magnification, it shall be free of all visible oil, grease, dust, dirt, mill scale, rust, coating, oxides, corrosion products and other foreign matter of at least 95% of each unit area. Staining shall be limited to no more than 5 percent of each unit area, and may consist of light shadows, slight streaks, or minor discolorations caused by stains of rust, stains of mill scale, or stains of previously applied coatings. Unit area shall be approximately 3 in. x 3 in. (9 sq. in.).

2. SSPC-SP 12/NACE No. 5, Surface Preparation and Cleaning of Metals by Waterjetting Prior to Recoating Revised July 2002. This standard describes the use of waterjetting to achieve a defined degree of cleaning of surfaces prior to the application of a protective coating or lining system.

3. SSPC-SP 3, Power Tool Cleaning November 1, 1982, Editorial Revisions November 1, 2004. This specification covers the requirements for power tool cleaning of steel surfaces.

1.3 QUALITY ASSURANCE

A. Removal of the existing paint materials shall be the responsibility of the Painting Contractor.

B. All materials shall be mixed, thinned, modified, and applied only as specified by the manufacturer's directions on the container.

C. All materials shall be applied under adequate illumination, evenly spread and smoothly flowed on with the proper type and sizes of brushes, roller covers, bucket grids and spray equipment to avoid runs, sags, holidays, brush-marks, air bubbles and excessive roller stipple.

D. Remove and protect hardware, accessories, device plates, lighting fixtures, factory finished work, and similar items; or provide ample in-place protection. Upon completion of each space, carefully replace all removed items. This work shall be done only by skilled mechanics using adequate tools that are commensurate with the work to be done.

E. All coats shall be thoroughly dry before applying succeeding coats.

1.4 SUBMITTALS

A. General: Submit in electronic format under provisions of Section 013000. When several products or manufacturers are specified as being acceptable, Contractor has the option of choosing among those named. When either a single named product or system is specified, substitutions will be allowed only if the specified product or system becomes unavailable through no fault of the Contractor.

B. Required Contractor Submittal Items

1. Product data sheets for each material required, including product specifications, and mixing and installation instructions for each manufactured product.

2. Warranty Specimens

a. Certified letter indicating intent to supply Contractor Warranty from Section 017410 at the completion of work.

C. Submit proposed substitution a minimum of 10 days prior to bid date.

1. Latest edition of manufacturer's application instructions. Descriptive list of materials proposed, and certificate of analysis reporting tested values of physical properties meet or exceed specified materials. Letter signed by manufacturer's corporate officer certifying that system and individual components meet all specification requirements. Make substitution request using the Construction Specifications Institute (CSI) Form 1.5C "Substitution Request (During the Bidding Stage)".

2. Reference list of no less than 5 completed projects of similar scope and no less than 5 successful projects a minimum of 5 years old with the requested substitution system within 100 miles of the specified project jobsite.

D. For each type of coating specified, only one brand shall be used throughout project.

E. Applicable standards: Standards of the American Society for Testing and Materials (ASTM), as referenced herein.

F. The Contractor shall be trained and demonstrate proficient experience in the application of the specified materials having installed no less than five projects of similar scope within the past year. The Contractor shall be approved prior to bid date to install the materials of the specified manufacturer.

G. Pre-construction conference: Prior to the start of work, a conference to be attended by all affected parties shall be held at the jobsite with the intent of coordinating activities to minimize disruptions to the building tenants.

H. The application specifications of each material manufacturer's product shall be considered part of this specification and be followed if it is judged to be of higher quality in the completed system. In the event of a discrepancy between this specification and the manufacturer's specification, the Design Professional shall be the sole judge as to which procedure to follow. The Contractor shall give written notice to the Design Professional of any discrepancy a minimum of three days prior to the bid date.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Deliver products in original factory packaging bearing identification of product, manufacturer, batch number, and expiration date as applicable. Provide Material Safety Data Sheets for each product.

B. Store product in a location protected from freezing, damage, construction activity, precipitation, and direct sunlight in strict accordance with manufacturer's recommendations.

C. Condition products to approximately 60 to 70 degrees F (16 to 21 degrees C) for use in accordance with manufacturer's recommendations.

D. Handle all products with appropriate precautions and care as stated on Material Safety Data Sheet.

1.6 PROJECT CONDITIONS

A. Perform no coating work when temperature of surrounding air has dropped below 65 degrees F., unless it is rising; and at no time when it has dropped below 50 degrees F.

B. Prior to application of primer and finish coats, the substrate shall be dry and with-in the manufacturer’s application temperature range. The temperatures will not exceed either maximum or minimum temperature range before cure time has expired for recoat.

C. Protect all adjacent work from contamination due to mixing, handling, and application of preparation and repair products and elastomeric coating.

D. Provide adequate ventilation for types of materials being applied.

E. A minimum of 50-foot candles of illumination (at floor level) is required in all areas where painting is in process.

1.7 SEQUENCING

A. Coordinate sequence of work with other Trades.

B. Downspouts and other mechanical equipment, electrical access boxes and other wall penetrations shall be installed after painting, or sufficient room shall be provided for application of coating behind equipment.

1.8 WARRANTY

A. General: Warranty shall be provided at no additional expense to the Owner.

B. Provide Contractor's labor warranty from Section 017410. The warranty term shall be 2 years correcting deficiencies resulting from workmanship on installed materials. Contractor shall respond with correcting action within 24 hours of Owner's call.

PART 2 - PRODUCTS

2.1 PAINT

A. Ready-mixed in factory-sealed containers. Use materials as delivered, except for minimal thinning only required by temperature and humidity.

B. Meet or exceed the requirements of applicable Federal Specification Standards, especially in regard to lead content.

2.2 MANUFACTURERS

A. Available manufacturers: Subject to compliance with the specified requirements, products of the following manufacturers are approved:

1. Benjamin Moore & Company, 101 Paragon Drive, Montvale, NJ 07645 Tel: 201-573-9600 Fax: 201-573-9046, www.benjaminmoore.com

2. Rust-Oleum Corporation, 11 Hawthorn Parkway, Vernon Hills, IL 60061, Tel. 847•367•7700, www.rustoleum.com,

3. Sherwin Williams Company, 101 Prospect Avenue, Cleveland, OH 44115, Tel. 800-524-5979, www.sherwin–williams.com.

B. Requests for substitutions prior to the bid will be considered in accordance with provisions of SUBMITTALS 1.3.

2.3 MATERIALS

A. Priming coats, undercoats and finish coats applied to the same surface shall all be produced by same manufacturer. The standard of quality is based on materials manufactured by Benjamin Moore Paint Company.

B. Ferrous Metal Surfaces

1. Primer: “Super Spec HP Universal Alkyd Metal Primer” as manufactured by Benjamin Moore & Company, phone 201-573-9600, “HS1573402 or HS1573300” primer as manufactured by Rust-Oleum Corporation Phone: 847•367•7700, www.rustoleum.com, "KEM Flash Prime" Sherwin Williams Paint.

2. Finish Coat: “Super Spec P20 Rapid Dry Gloss Enamel” as manufactured by Benjamin Moore & Company, phone 201-573-9600, “1500 System Speedy-Dry Alkyd Enamel” as manufactured by Rust-Oleum Corporation Phone: 847•367•7700, www.rustoleum.com, "Industrial Enamel" as manufactured by Sherwin-Williams, phone 800-524-5979

C. Rusted Steel Surfaces

1. Rust Inhibitive Primer: “M04 Acrylic Metal Primer” as manufactured by Benjamin Moore & Company.

2. “7400 System” heavy duty rust inhibitive primer as manufactured by Rustoleum.

3. “Steel Spec” rust inhibitive primer as manufactured by Sherwin Williams.

2.4 MISCELLANEOUS MATERIALS

A. Thinners for various paints: As recommended in type or maximum permissible dilution by manufacturer of paint to be thinned.

B. Filling compound: Factory pre-mixed and adapted for use on specific surfaces.

2.5 COLORS

A. Manufacturer’s standard color as approved by the Owner. The primer and finish paint shall be a minimum of two shades of difference in color.

2.6 OTHER MATERIALS

A. All other materials and accessories not specifically described or called for, but which are required for a complete and finished installation for the work of this Section shall be furnished and installed by the Contractor at no additional cost to the Owner. These materials shall be selected by the Contractor, subject to the approved the Design Professional.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Inspect all areas involved in work to establish extent of work, access, and need for protection of surrounding construction, windows, and shrubbery.

B. Protect all surroundings from primers, patching repair compounds, and finish products including, but not limited to, windows, roofs, walkways, drives, and landscaping.

C. Conduct all pre-application inspections of site verification with an authorized manufacturer's representative.

3.2 PREPARATION

A. General

1. Surfaces shall be clean, dry, and adequately protected from dampness. Washing with water and a mild detergent will usually remove dust and dirt. Allow the surface to dry before painting.

2. Mechanically remove foreign material that will adversely affect adhesion or appearance of applied coating.

3. Retouch or refinish painted surfaces damaged by subsequent work.

B. Concrete surfaces

1. Remove dirt and grease with power washing and scraping equipment. Remove surface irregularities with mechanical abrasion.

C. Existing metal surfaces

1. Surfaces to be re-painted shall first be thoroughly scrubbed with wire brushes to remove all dirt and loose and peeling paint. Use power equipment when hand equipment is not sufficient.

D. Inspect substrate joints to ensure no gaps, cracks, or voids greater than 2-mils; repair gaps, cracks or voids greater than 2-mils.

E. Inspect through-wall penetrations, including electrical, lighting, signage, plumbing, HVAC, and fire sprinkler piping for watertight seals. Repair such deficiencies with Crack Preparation Materials.

F. Remove loose particles, laitance, and other foreign material from the substrate in the area where work will be done.

3.3 EXTENT OF COATING APPLICATION

A. The extent of work is as specified and indicated on the construction drawings.

3.4 WARNING LABLES

A. Prepare a stencil for use to apply a warning label over each of three insulated metal wall panel roof areas. Label shall be “Do not stand on this roof area. Not intended for structural support.”

3.5 SEALANT APPLICATION

A. General: Clean joint surfaces immediately before caulking joints. Remove dirt, insecure coatings, moisture, and other substances that would interfere with bond.

B. Application

1. Comply with caulking material manufacturer's product data, except where more stringent requirements are specified.

2. Prime joint surfaces where recommended by material manufacturer. Do not allow primer/sealer to spill or migrate onto adjacent surfaces.

3. Install backer rod for caulking materials, except where recommended by material manufacturer to be omitted for application indicated.

   a. Place backer rod to maintain recommended sealant thickness and profile.
   b. Place rod at depth to provide sealant manufacturer's recommended sealant depth.
   c. Do not twist rod during installation.
   d. Place rod to minimize possibility of extrusion when joint is compressed.
   e. Install bond breaker tape in lieu of backer rod for shallow, closed joints and as recommended by manufacturer's product data.

4. Employ installation techniques that will ensure materials are deposited in uniform, continuous ribbons without gaps or air pockets, with complete wetting of joint bond surfaces. Where horizontal joints are between a horizontal surface and a vertical surface, fill joint to form slight cove so that joint will not trap moisture and debris.

5. Do not allow materials to overflow onto adjacent surfaces. Prevent staining of adjacent surfaces.

6. Remove excess and misplaced materials as work progresses. Clean the adjoining surfaces to remove misplaced materials, without damage to adjacent surfaces or finishes.

7. Tool joints of non-sag sealant to concave profile and smooth, uniform surface, flush with edges of substrate. Maintain sealant depth-to-width ratio in accord with manufacturer's product data.

8. Cure sealant and caulking compounds in accord with manufacturer's product data to obtain high early bond strength, internal cohesive strength, and surface durability. Protect uncured surfaces from contamination and physical damage.

3.6 PRIMER AND PAINT APPLICATION

A. General: Prepare surfaces and apply paint materials in strict accordance with the manufacturer’s published application instructions.

1. Apply primer the same day wire brushing and surface preparation are done. Do not allow bare metal to remain unprimed for more than 8 hours.

B. Do not paint

1. Damp surfaces, during rain or frost, or surfaces likely to freeze within 24 hours of application or on surfaces heated by direct sun.

2. Bright-plated metal, non-ferrous metal, glass, or surfaces noted or scheduled as not requiring paint.

C. Surfaces shall be clean, structurally sound, and fully cured. Power wash all surfaces to remove foreign materials and provide a substrate meeting the manufacturer’s requirements.

D. Prime coat and finish coat: Apply a pinhole-free coat.

1. Application Rate: 200 square feet per gallon to achieve a minimum 3-mil dry finish. Application by roller, brush or spray shall be in accord with the manufacturer’s instructions.

2. Apply one coat of finish over the primed substrate. Evenly spread and smoothly flowed on without runs, sags, brush marks, holidays, air bubbles, or excessive stipple, OTHERWISE WORK MUST BE RE-DONE at no additional cost to the Owner.

3.7 PAINTING SCHEDULE

A. All materials shall be painted as follows:

1. One (1) coat primer and One (1) coat finish coat.

3.8 ADJUSTING and CLEANING

A. Remove wet primers, uncured patching repair compounds and wet finish products from tools and equipment with the appropriate thinner recommended by the Manufacturer. Remove dried materials mechanically.

B. Clean-up: Immediately upon competition of all work specified, the jobsite area shall be cleared of all debris resulting from the Work. Temporary protection shall be removed. Proper disposal of all materials shall be the responsibility of the Contractor.

C. Damage or staining to the building or grounds resulting from the Work shall be cleaned or corrected to the original condition. Replace landscape plantings damaged during construction with comparable size and quality.

3.9 FINAL INSPECTION

A. Upon completion of the Work an inspection shall be made by the Design Professional to ascertain that the Work has been completed according to the contract documents and the manufacturers published requirements. Observed defects shall be corrected as required to secure the specified warranty (s).

B. Work noted as deficient during the Final Inspection shall be repaired and corrected by the Contractor and made ready for reinspection within 5 working days.

END OF SECTION

PART 1 - GENERAL

1.1 SUMMARY

A. General

1. The contractor shall field verify all conditions.

B. Base Bid

1. Provide a high build acrylic coating on all exposed EIFS walls and surfaces, including repaired EIFS areas.

1.2 RELATED SECTIONS

1. Section 012300 - PRICE AND PAYMENT PROCEDURES (Alternates, unit prices and allowances).

2. Section 024000 – ROOF DEMOLITION

3. Section 053123 – STEEL ROOF DECK

3. Section 061000 – ROUGH CARPENTRY

4. Section 072400 – EIFS REPAIRS

5. Section 075400 – THERMOPLASTIC TPO ROOFING (MECH. ATTACHED)

6. Section 076000 – FLASHING AND SHEET METAL

7. Section 079200 – SEALANTS AND CAULKING

8. Section 099100 – EXTERIOR PAINTING

1.3 REFERENCES

A. ASTM D 412 - Standard Test Methods for Vulcanized Rubber and Thermoplastic Rubbers and Thermoplastic Elastomers - Tension.

B. ASTM D 522 - Standard Test Methods for Mandrel Bend Test of Attached Organic Coatings.

C. ASTM D 1653 - Standard Test Methods for Water Vapor Transmission of Organic Coating Films.

D. ASTM D 2240 - Standard Test Method for Rubber Property - Durometer Hardness.

E. ASTM G 26 - Standard Practice for Operating Light-Exposure Apparatus (Xenon-Arc Type) With and Without Water for Exposure of Nonmetallic Materials.

F. FS (Federal Specification) TT-C-555B - Coating, Textured (For Interior and Exterior Masonry Surfaces).

G. "The International Building Code", 2024 edition, as published by the International Code Council, and applicable local and State amendments.

1.4 SUBMITTALS

A. General: Submit in electronic format under provisions of Section 013000. When several products or manufacturers are specified as being acceptable, Contractor has the option of choosing among those named. When either a single named product or system is specified, substitutions will be allowed only if the specified product or system becomes unavailable through no fault of the Contractor.

B. Required Contractor Submittal Items:

1. Product data sheets for each material required, including product specifications and mixing and installation instructions for each manufactured product.

2. Warranty Specimens:

a. Certified letter indicating intent to supply Contractor Warranty from Section 017410 at the completion of work.

C. Submit proposed substitution a minimum of 5 days prior to bid date.

1. Latest edition of manufacturer's application instructions. Descriptive list of materials proposed and certificate of analysis reporting tested values of physical properties meet or exceed specified materials. Letter signed by manufacturer's corporate officer certifying that system and individual components meet all specification requirements. Make substitution request using the Construction Specifications Institute (CSI) Form 1.5C "Substitution Request (During the Bidding Stage)".

2. Reference list of no less than 5 completed projects of similar scope and no less than 5 successful projects a minimum of 5 years old with the requested substitution coating system within 100 miles of the specified project jobsite.

1.5 QUALITY ASSURANCE

A. For each type of coating specified, only one brand shall be used throughout project.

B. Applicable standards: Standards of the American Society for Testing and Materials (ASTM), as referenced herein.

C. The Contractor shall be trained and demonstrate proficient experience in the application of the specified materials having installed no less than five projects of similar scope within the past year. The Contractor shall be approved prior to bid date to install the materials of the specified manufacturer.

D. The application specifications of each material manufacturer's product shall be considered part of this specification and be followed if it is judged to be of higher quality in the completed work. In the event of a discrepancy between this specification and the manufacturer's specification, the Design Professional shall be the sole judge as to which procedure to follow. The Contractor shall give written notice to the Design Professional of any discrepancy a minimum of three days prior to the bid date.

E. Preconstruction Field-Adhesion Testing: Perform adhesion per ASTM D3359, Measuring Adhesion by Tape, Method A. Minimum adhesion rating of 4A is required on 0 to 5 scale.

1.6 DELIVERY, STORAGE, AND HANDLING

A. Deliver products in original factory packaging bearing identification of product, manufacturer, batch number, and expiration date as applicable. Provide Material Safety Data Sheets for each product.

B. Store product in a location protected from freezing, damage, construction activity, precipitation and direct sunlight in strict accordance with manufacturer's recommendations.

C. Condition products to approximately 60 to 70 degrees F (16 to 21 degrees C) for use in accordance with manufacturer's recommendations.

D. Handle all products with appropriate precautions and care as stated on Material Safety Data Sheet.

1.7 PROJECT CONDITIONS

A. Perform no coating work when temperature of surrounding air has dropped below 45 degrees F., unless it is rising; and at no time when it has dropped below 40 degrees F.

B. Ensure substrate is dry.

C. Protect all adjacent work from contamination due to mixing, handling, and application of preparation and repair products and elastomeric coating.

1.8 SEQUENCING

A. Coordinate sequence of work with other Trades.

B. Downspouts and other mechanical equipment, electrical access boxes and other wall penetrations shall be installed after application of elastomeric coating, or sufficient room shall be provided for application of elastomeric coating behind equipment.

1.9 WARRANTY

A. General: Warranty shall be provided at no additional expense to the Owner.

B. Submit manufacturer's warranty for elastomeric coatings, with a performance guarantee against water penetration through film; indicate necessary replacement material supplied at no cost to Owner.

1. Warranty Period: 10 years, labor and material.

C. Provide Contractor's labor warranty from Section 017410. The warranty term shall be (2) years correcting leaks and defects resulting from workmanship on all installed materials. Contractor shall respond with correcting action within 24 hours of Owner's call.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Manufacturers: Subject to compliance with the specified requirements, products of the following manufacturers are approved, or approved equal:

1. Sika, Inc., 201 Polito Avenue, Lyndhurst, NJ, 07071 Tel: 201-933-8800, fax: 201-804-1076.

2.2 HIGH BUILD ACRYLIC COATING

A. Water-based, high-build, 100 percent acrylic, waterproof coating.
   1. Acceptable Product: Sika Thorocoat -400 by Sika.

B. Approximate Coverage Rate: 75 to 100 sq ft per gal.

C. Wet Film Thickness (WFT):
   1. Coarse: 16 to 22 mils.

D. Dry Film Thickness (DFT):
   1. Coarse: 8 to 11 mils (203 to 279 microns).

PART 3 - EXECUTION

3.1 EXAMINATION

A. Inspect all areas involved in work to establish extent of work, access, and need for protection of surrounding construction, windows, and shrubbery.

B. Protect all surroundings from primers, patching repair compounds, and finish products including, but not limited to, windows, roofs, walkways, drives, and landscaping.

C. Conduct all pre-application inspections of site verification with an authorized manufacturer's representative.

3.2 SURFACE PREPARATION

A. Protect adjacent work areas and finish surfaces from damage during coating system application.

B. Ensure that substrate is sound, clean, dry, and free of dust, dirt, oils, grease, laitance, efflorescence, mildew, fungus, biological residues, chemical contaminants, and other contaminants that could prevent proper adhesion.

C. Clean surface by using high-pressure water-blasting with or without abrasives added to water stream, to achieve surface with texture similar to 100 grit sandpaper.

D. Some stains and surface contaminants may require chemical removal. When chemical cleaners are used, neutralize compounds and fully rinse surface with clean water. Allow surface to dry before proceeding.

E. Ensure area being repaired is structurally sound and fully cured.

F. Remove blisters and loose or delaminated areas. Sand or grind edges of previous coating to ensure adhesion and smooth transition to new material. Sand edges to featheredge.

G. Wash down prepared surfaces and allow to completely dry.

H. Exterior Insulation Finish System Surfaces

   1. Refasten or re-adhere delaminated or loose expanded polystyrene (EPS) insulation per manufacturer‘s approved methods.

2. Replace or patch missing or damaged EPS to its original condition.

3. Finish with trowel acrylic finish to match and blend with existing texture.

4. Allow repaired areas to fully cure.

5. Refer to EIFS manufacturer‘s product data sheet for appropriate repair and procedures.

L. The Contractor shall apply a test coating of the submitted colors for final approval by the Building Owner. The 2 x 2 foot area shall be installed on the wall at a location convenient for viewing.

3.3 DETAIL PREPARATION

A. Apply joint sealant where appropriate on support columns and other details. Inspect expansion joints. Ensure there is no deteriorated sealant, adhesion loss, or non-elastomeric caulking in joints. Replace defective sealant with sealant approved by coating manufacturer.

B. Apply and tool liberal amount of patching compound or form cant bead of sealant approved by coating manufacturer wherever there is change in direction, where 2 walls abut, and at column and wall intersections.

C. If movement is anticipated where dissimilar substrates join (for example, stucco and concrete or brick and CMU), properly clean joint and seal with sealant approved by coating manufacturer.

D. Inspect through-wall penetrations, including electrical, lighting, signage, plumbing, HVAC, and fire-sprinkler piping, for watertight seal. Repair with sealant approved by coating manufacturer.

E. Inspect flashings, including cap flashing and wall flashing for watertight seal. Repair with sealant approved by coating manufacturer.

F. Recaulking of existing windows is essential in waterproofing and renovation of existing structures. Inspect perimeter joints and mullions and recaulk with sealant approved by coating manufacturer. delete the following paragraph if no flush or shear window conditions.

G. Rout flush or shear window surface transitions to concrete or stucco to form 1/4-inch by 1/4-inch joint. Caulk with sealant approved by coating manufacturer. Allow sealant to cure before proceeding.

H. Apply coat of brush-grade patching compound to stucco and masonry window sills (primed, if required). Create smooth surface that drains away from window.

I. Cracks smaller than hairline can be bridged with knife-grade or brush-grade patching compounds.

J. Chip or grind out nonmoving cracks larger than hairline. Remove dust and pack with knife-grade patching compound. Bridge crack with brush-grade patching compound. Brush narrow band directly into crack using brush, sponge, or other means to match substrate texture and reduce telegraphing of patches through finish coat. On textured substrates, use texturized patching compound to minimize telegraphing.

K. Rout out dynamic or moving cracks to minimum of 1/4 inch by 1/4 inch (6 mm by 6 mm), then fill with sealant approved by coating manufacturer. Once sealant is tooled and cured, proceed with crack repair as described previously.

L. Repair cracks and treat back side of parapets in same manner as exterior walls, terminating at roof counter flashings. If top of parapet wall is exposed masonry, apply coat of patching compound to create smooth, well-draining surface. Recaulking of reglet may be required.

3.4 PRIMING

A. Use primer only to stabilize existing substrates or coatings that are chalking or friable (powdery) after power washing. Ensure that primer for proper adhesion of coating material can bind existing surfaces or paint. Adhesion testing is specified in Part 1.

B. Apply primers or block fillers acceptable to coating material manufacturer.

C. Ensure CMU and other porous surfaces are clean, dry, and free of contaminants. Fill CMU faces with block filler and back roll to eliminate pinholes. Apply by working material into pores, crevices, and voids. Allow block filler to dry before proceeding, typically 24 to 48 hours. Coverage rate depends on porosity and texture of CMU surface. Apply to dry, cured CMU and mortar only.

D. Apply coating after primer and block filler have sufficiently dried.

E. Special substrates, such as insulated wall systems, may require different primer system. Contact coating manufacturer for specific recommendations.

3.5 COATING APPLICATION

A. General

1. Apply a 2 coat application on textured, raked, or aggregate finish.

2. Apply sealer in 2 thin coats instead of 1 heavy coat. Avoid heavy buildups or rundowns.

3. Apply finish coat in pinhole-free continuous membrane for waterproofing integrity.

B. Brush Application

1. Application by brush is recommended only for small inaccessible areas such as touch-ups.

2. Use nylon brush only.

C. Roller Application

1. Use a 1-1/4 inch nap roller cover (lamb’s wool is preferred).

2. Completely saturate roller and keep it loaded with coating to build required mils. Never dry roll for touch-up.

3. Roll coating in consistent fanlike pattern to achieve uniform mil thickness.

4. Cross roll to achieve uniform thickness and maintain wet edge. Backroll material in 1 direction as stroke variations may result in uneven color and texture.

3.6 APPLICATION: EIFS

A. Apply Finish Coat to all exposed existing and patched EIFS surfaces that have been pressure-cleaned and are free of oil, grease, dirt, debris, and other surface contaminants.

1. Match existing building color unless direct otherwise by the Designer of Record.

B. Finish Coat: Apply two pinhole-free finish coats of elastomeric coating in accordance with manufacturer's coverage rates.

C. After applying coating on one 20' wide section of wall area, notify the Designer of Record for a in situ mock-up review before proceeding.

3.7 ADJUSTING and CLEANING

A. Remove wet primers, patching repair compounds and finish products from tools and equipment with water. Remove dried materials mechanically.

B. Clean-up: Immediately upon competition of all work specified, the jobsite area shall be cleared of all debris resulting from the Work. Temporary protection shall be removed. Proper disposal of all materials shall be the responsibility of the Contractor.

C. Damage or staining to the building or grounds resulting from the Work shall be cleaned or corrected to the original condition. Replace landscape plantings damaged during construction with comparable size and quality.

3.9 FINAL INSPECTION

A. Upon completion of the Work an inspection shall be made by the Design Professional to ascertain that the Work has been completed according to the contract documents and the manufacturers published requirements. Observed defects shall be corrected as required to secure the specified warranty (s).

B. Work noted as deficient during the Final Inspection shall be repaired and corrected by the Contractor and made ready for reinspection within 5 working days.

END OF SECTION

FOX SENIOR CENTER

ROOFING AND WALL PROJECT

3720 5TH AVENUE, COLUMBUS, GA 31904

MERIK, INC.

BUILDING CONSTRUCTION CONSULTANTS

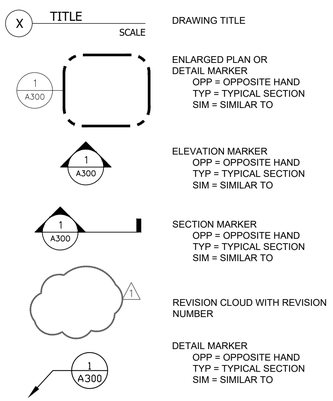
MERIK PROJECT NO. 26CCGU24RR391

05/28/26 - ISSUED FOR BID

GENERAL NOTES:

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE DESIGN PROFESSIONAL VIA RFI OF ANY ERRORS, OMISSIONS, INCONSISTENCIES, DISCREPANCIES, AND CONFLICTS WITHIN THE DRAWINGS AND SPECIFICATIONS AND FIELD CONDITIONS NO LESS THAN 72 HOURS BEFORE THE BID IS DUE.
2. CONTRACTOR IS TO VERIFY LAYOUT AND DIMENSIONS AND ALL CONDITIONS IN THE FIELD WHICH MAY AFFECT THEIR BID.
3. THE CONTRACTOR AND SUBCONTRACTORS SHALL BE REQUIRED TO VISIT THE PREMISES TO INSPECT EXISTING CONDITIONS, BECOME FAMILIAR WITH LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND CORRELATE OBSERVATIONS WITH REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ADEQUATE PRECAUTIONS TO PROTECT THE BUILDING OCCUPANTS, MATERIALS AND EXISTING PROPERTY AND FINISHES. EXISTING-TO-REMAIN CONSTRUCTION, MATERIALS OR EQUIPMENT DAMAGED BY THE CONTRACTOR SHALL BE RESTORED TO ORIGINAL CONDITION. CONTRACTOR TO DOCUMENT EXISTING CONDITIONS PRIOR TO THE START OF WORK AND SUBMIT RECORDS TO OWNER'S REPRESENTATIVE.
5. DRAWINGS ARE INTENDED TO BE PRINTED AT 24x36.
6. ALL MATERIALS TO BE NEW UNLESS NOTED OTHERWISE.
7. DO NOT SCALE DRAWINGS - VERIFY ALL DIMENSIONS IN FIELD.

SYMBOLS:



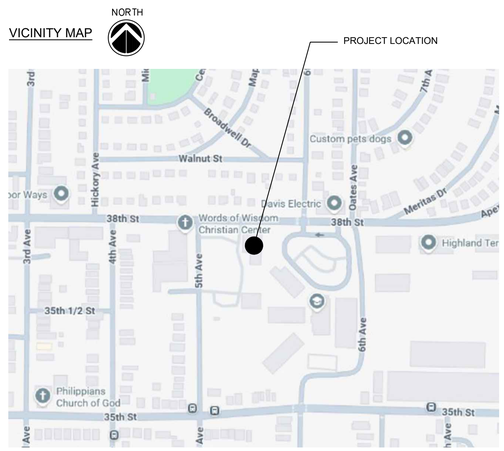
ABBREVIATIONS:

A	
AB	ANCHOR BOLT
ABV	ABOVE
ADD	ADDENDUM
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
ANG	ANGLE
APX	APPROXIMATELY
ASP	ASPHALT
ASPS	ASPHALT SHINGLE
AWB	AIR AND WATER RESISTIVE BARRIER
B	
BD	BOARD
BEL	BELOW
BIT	BITUMINOUS
BLDG	BUILDING
BL	BUILDING LINE
BLKG	BLOCKING
BM	BEAM
B.M.	BENCHMARK
BOT	BOTTOM
BPL	BEARING PLATE
BTJT	BUTT JOINT
BUR	BUILT-UP ROOFING
BW	BOTH WAYS
C	
CBD	CEMENTITIOUS BOARD
CF	CUBIC FOOT
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CMU	CONCRETE MASONRY UNIT
CO	CLEAN-OUT
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CT	CERAMIC TILE
CY	CUBIC YARD
D	
DIA	DIAMETER
DIM	DIMENSION
DN	DIAMETER NOMINAL
DS	DOWNSPOUT
DWG	DRAWING
DWG(S)	DRAWING/S
E	
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
EQ	EQUAL
EQUIP	EQUIPMENT
EW	EACH WAY
F	
FL	FLOOR LEVEL
FTG	FOOTING
G	
GALV	GALVANIZED
H	
HOR	HORIZONTAL
I	
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IL	INVERT LEVEL
IO	INSPECTION OPENING
IP	INTERSECTION POINT
J	
JT	JOINT
K	
K.J.	KEY JOINT
L	
LWC	LIGHTWEIGHT INSULATING CONCRETE
M	
MAX	MAXIMUM
MFGR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
N	
N.I.C.	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
O	
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPT	OPTIONAL
OPP	OPPOSITE HAND
P	
PL	PLATE
PLYWD	PLYWOOD
PT	PRESSURE TTREATED
Q	
QTY	QUANTITY
R	
R	RADIUS
RCP	REFLECTED CEILING PLAN
REF	REFERENCE
REQ'D	REQUIRED
REV	REVISION
RH	RIGHT HAND
S	
SAF	SELF-ADHERING FLASHING
SIM	SIMILAR
SPUF	SPRAYED POLYURETHANE FOAM
SQ	SQUARE
SS	STAINLESS STEEL
SSM	STANDING SEAM METAL
STD	STANDARD
T	
THK	THICK
TI	TASK ITEM
TO	TOP OF
TS	TUBE STEEL
TYP	TYPICAL
U	
U/S	UNDER SIDE
UNO	UNLESS NOTED OTHERWISE
V	
VERT	VERTICAL
V.I.F.	VERIFY IN FIELD
W	
WP	WATER PROOF
WRB	WEATHER RESISTIVE BARRIER

SPECIAL CHARACTERS

° = DEGREES
Ø = DIAMETER
= NUMBER

VICINITY MAP



INDEX OF DRAWINGS

A000	COVER SHEET
A001	PROJECT INFORMATION & KEY PLAN
A100	ROOF PLAN
A150	WIND UPLIFT PLAN
A200	TAPERED INSULATION PLAN
A300	DETAILS - TYPICAL
A301	DETAILS - PERIMETER
A302	DETAILS - PENETRATIONS
A303	DETAILS - MISC.
A304	DETAILS - REPAIR

APPLICABLE CODES AND STANDARDS

WORK SHALL BE IN ACCORDANCE WITH THE CURRENT BUILDING CODE FOR THE STATE OF GEORGIA, INCLUDING LOCAL AMENDMENTS. THE PUBLICATIONS LISTED BELOW ARE THE GOVERNING CODES AND STANDARDS AND ARE REFERENCED BY THE BASIC DESIGNATION. IN THE CASE OF CONFLICTING REQUIREMENTS THE BUILDING CODE (IBC) SHALL GOVERN.

IBC	INTERNATIONAL BUILDING CODE, 2024 WITH GEORGIA AMENDMENTS (2026)
IECC	INTERNATIONAL ENERGY CONSERVATION CODE, 2015 WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020, 2022, 2023)
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
ASTM	ASTM INTERNATIONAL
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
SMACNA	SHEET METAL & AIR CONDITIONER CONTRACTOR'S NATIONAL ASSOCIATION
NRCA	NATIONAL ROOFING CONTRACTORS ASSOCIATION

ALL DEMOLITION WORK SHALL COMPLY WITH THE REQUIREMENTS OF 2019 NFPA 241, "STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS".

MERIK
BUILDING CONSTRUCTION CONSULTANTS

3225 SHALLOWFORD ROAD
SUITE 820
MARIETTA, GA 30062
770-565-3016

MERIK SOUTH
P.O. BOX 1060
1130 W. WHITE ROAD
BYRON, GA 31008
478-954-3971

FOX SENIOR CENTER
ROOFING AND WALL PROJECT
3720 5TH AVENUE, COLUMBUS, GA 31904

Project: 26CCGU24RR391
Drawn: TRM/ Approved: MB
Issues:
05/22/26 Issued for Bid

COVER SHEET

G000

PROJECT NOTES:
1. Extent of Work Includes:

Existing Roof Construction:
Aggregate surfaced, three-ply BUR over a ½" wood fiber coverboard over 1 ½" of polyiso board insulation on a structurally sloped (one-way) metal deck. The existing metal deck has extensive corrosion present. There are no ACMs present per the lab analysis.

New Roof Construction:
The scope of new work below generally includes a complete roof tear-off at all areas and installation of a new TPO roof system, including full replacement of the existing metal deck; new mechanically fastened R-25 flat stock polyiso board insulation; new adhered cover board; and installation of a new single-ply, mechanically fastened 60-mil TPO roof membrane system.

Additional work is to include repairs and recoating of the EIFS walls.

Demolition
1. Remove all existing roof materials down to the existing structurally-sloped metal roof deck.
2. Replace all metal roof decking. Fastener requirements and spacings are to be designed by a licensed State of Georgia Structural Engineer. Provide sealed shop drawings for review by the Owner and Designer of Record.
3. Remove the existing sheet metal perimeter and penetration flashing materials, gutters, downspouts, etc.
4. Coordinate with Owner on removal of existing mechanical equipment, supports and temporary flashings.
5. Remove existing flashings, carpentry, sheet metal, base flashings, and related existing roof accessories.
6. Maintain primary scupper openings and provide new overflow scuppers where shown on the drawings. All other areas are to have gutters and downspouts removed and replaced.
7. Remove sealants and backer rod at EIFS wall joints at other locations at roof areas.
8. Remove existing heat pumps and associated wiring and switches.

Carpentry
1. Install new roof edge nailers at all gutter and edges to height of new roof assembly to receive new perimeter metal.
2. Install new plywood sheathing and wood nailers at all parapet wall and roof dividing walls to receive new roofing and sheet metal coping.
3. Install new plywood sheathing at all base flashings to receive new roofing and perimeter sheet metal flashings.
4. Install new wood blocking or nailers as necessary at curbs to raise them to 8-inches minimum above the new roof surface.

Roof Insulation, Cover Board, and Membrane Installation
1. Install new mechanically fastened R-25 (two layers of 2.2") flat stock polyisocyanurate insulation over the over a new metal roof deck over the existing sloped structure.
2. Install new adhered tapered crickets between primary drainage scuppers and the high side of curbs greater than 30-inches wide.
3. Install new gypsum cover board in low rise foam adhesive ribbons over insulation.
4. Install new mechanically fastened 60-mil TPO roof membrane.
5. Install new TPO membrane at base flashings, gutter edges, roof curbs, equipment , etc.
6. Install new TPO clad metal overflow and primary scupper sleeves and drip edges.
7. Install walkway protection pads surrounding rooftop equipment and in high traffic areas.

Flashing and Sheet Metal
1. Install new Kynar steel or aluminum perimeter and penetration sheet metal flashing and counter-flashing materials, including gravel stop and fascia at perimeters, and two-piece reglet flashings at EIFS walls.
2. Install new Kynar steel or aluminum gutters with screens, downspouts, collector heads with screens, and trim.
3. Install new Kynar steel or aluminum metal edge copings at all parapet walls and roof divider walls.
4. Install new TPO clad metal through-wall drainage scuppers, new overflow scuppers, and prefinished sheet metal trim and closure accessories at parapet walls.

Exterior Painting
1. Prep., prime, and paint non-prefinished exposed ferrous metals and piping.
2. Clean, prep and install rust inhibitive primer on rusted steel roof deck.

Exterior EIFS Coating
1. Provide a high build acrylic coating on all exposed EIFS walls and surfaces, including repaired EIFS areas.

Miscellaneous
1. Provide new backer rod and sealants at locations shown on the roof details.
2. Remove (3) existing wall mounted heat pumps and associated electrical conduit and electrical connections. Prepare for exterior wall infill.

EIFS Repairs
1. Patch all damaged EIFS walls and exposed EIFS surfaces, including divots, creases, joints, cracks, holes, and other damage. Cut out sections of EPS at exposed insulation and patch back with new materials to the same thickness as the adjacent surface. Repair back wrapping at edges and bottom of walls. Provide new drip screeds that are missing. Clean all surfaces and prepare for a new exterior coating. Provide new backer rod and sealants at EIFS wall joints and isolate interfaces with door frames, window frames, louver frames, thresholds, dock edges, and at wall penetrations.
2. Infill wall mounted heat pump openings with new 20 GA metal stud framing, exterior sheathing, weather-resistive barrier, and EIFS system that matches the existing adjacent color and texture.
3. Provide new backer rod and sealants at EIFS wall joints and isolate interfaces with door frames, window frames, louver frames, thresholds, dock edges, and at wall penetrations per the EIFS manufacturer's preferred details.
4. Provide a new high build acrylic coating on all EIFS walls and exposed surfaces, including repaired EIFS areas.

* SEE SPECIFICATIONS FOR FULL EXTENT OF WORK.

1. Existing structure to remain. Contractor to verify integrity of existing structure and notify owner if any of the proposed new work will adversely affect the existing structure.

2. Protect from damage existing finish work that is to remain in place. If it becomes damaged during demolition promptly repair damage caused to facilities by demolition.

3. Conduct demolition operations and debris removal to ensure minimum interference with walks, roads, and occupied spaces, and adjacent facilities.

4. Contractor shall verify existing structure prior to submittal of bid and prior to any demolition operations.

5. Contractor to verify all conditions and elements prior to submitting bid.

6. DO NOT SCALE DRAWINGS - VERIFY ALL DIMENSIONS IN FIELD

3225 SHALLOWFORD ROAD
SUITE 820
MARIETTA, GA 30062
770-565-3016

MERIK SOUTH
P.O. BOX 1060
1130 W. WHITE ROAD
BYRON, GA 31008
478-954-3971

MERIK
BUILDING CONSTRUCTION CONSULTANTS

FOX SENIOR CENTER
ROOFING AND WALL PROJECT
3720 5TH AVENUE, COLUMBUS, GA 31904

Project: 26CCGU24RR391
Drawn: TRM/ Approved: MB
Issues:
05/22/26 Issued for Bid

PROJECT INFORMATION

A001

KEY NOTES:

1 Remove the three-ply built-up roofing system and gravel surfacing, cants, insulation and cover board, metal gutters, metal downspouts and collector boxes, metal copings, existing perimeter counterflashings, and other associated existing roof flashings. Remove the existing metal roof deck and replace it as part of the Base Bid. Temporarily relocate electrical conduits, mechanical equipment, electrical fixtures, and utilities as needed to replace roof. Remove existing sealants at parapets and other indicated wall surfaces.

2 Install new mechanically-fastened 60-mil TPO roof membrane over a new fully-adhered 1/4" gypsum cover board over adhered tapered insulation on two new mechanically fastened layers of 2.2" thick flat stock polyisocyanurate base insulation with staggered joints over a new metal roof deck over the existing sloped structure. Fastener requirements and spacings are to be designed by a licensed State of Georgia Structural Engineer. Provide sealed shop drawings for review by the Owner and Designer of Record.

3 Provide new adhered 1/2-inch per foot tapered polyisocyanurate insulation crickets and drain sumps between drainage points, at upslope sides of roof curbs wider than 30" and where shown on the drawings.

4 Install new TPO membrane flashings at equipment curbs. Curb is to be a minimum of 8" above the finished roof surface. See Details 1 & 2/A302.

5 Provide equipment support strip curbs. See Details 1 & 2/A303.

6 Provide new flashings at primary drainage scuppers. Replace the collector boxes and downspouts. Match existing sizes. Provide screens at collector boxes. See Detail 4/A301.

7 Cut openings in perimeter parapet walls for new overflow scuppers at locations shown on the drawings. Make 12" wide x 6" deep. Bottom of scupper is to be 2" higher than closest primary scupper lip. See Detail 5/A301.

8 Provide new metal gutters with screens and downspouts. Match existing sizes. Empty downspouts onto concrete splash blocks at grade. See Detail 3/A301.

9 Vent pipes are to be a minimum of 8" above the new finished roof surface. See Detail 3 & 4/A302.

10 Replace existing pitch pockets and replace with boot flashing or PMMA flashings to a minimum of 8" above the new finished roof surface. See Details 3 & 4/A302.

11 Provide new metal coping fascia. Replace any damaged nailers prior to installation. See Detail 1/A301.

12 Temporarily relocate existing equipment that is to remain, including condensing units, exhaust fans, conduit, and gas piping. Coordinate with Owner and Design Professional the removal of any derelict equipment from the roof that is to be discarded. Verify that power has been deactivated before starting removal work. Safely discharge and dispose of any coolant in equipment lines. Cover openings in the roof deck with new galvanized 22 ga. metal roof decking that matches the existing rib profile. Deck panels are to span to closest structural members and have mechanical fastener attachments on two sides that lap ribs.

13 Temporarily support piping and conduit. Raise to clear the new finished roof surface by a minimum of 8" above the new roof system surface.

14 Install walkway protection pads surrounding motorized equipment and in high traffic areas.

15 Provide pillow type or rolling pipe supports under piping and conduit. See Detail 3/A303.

16 Wrap tan colored TPO membrane up wall and under coping edge fasciae. Adhere to new mechanically fastened ¾" exterior rated sheathing over existing EIFS - color to be chosen by Designer of Record.

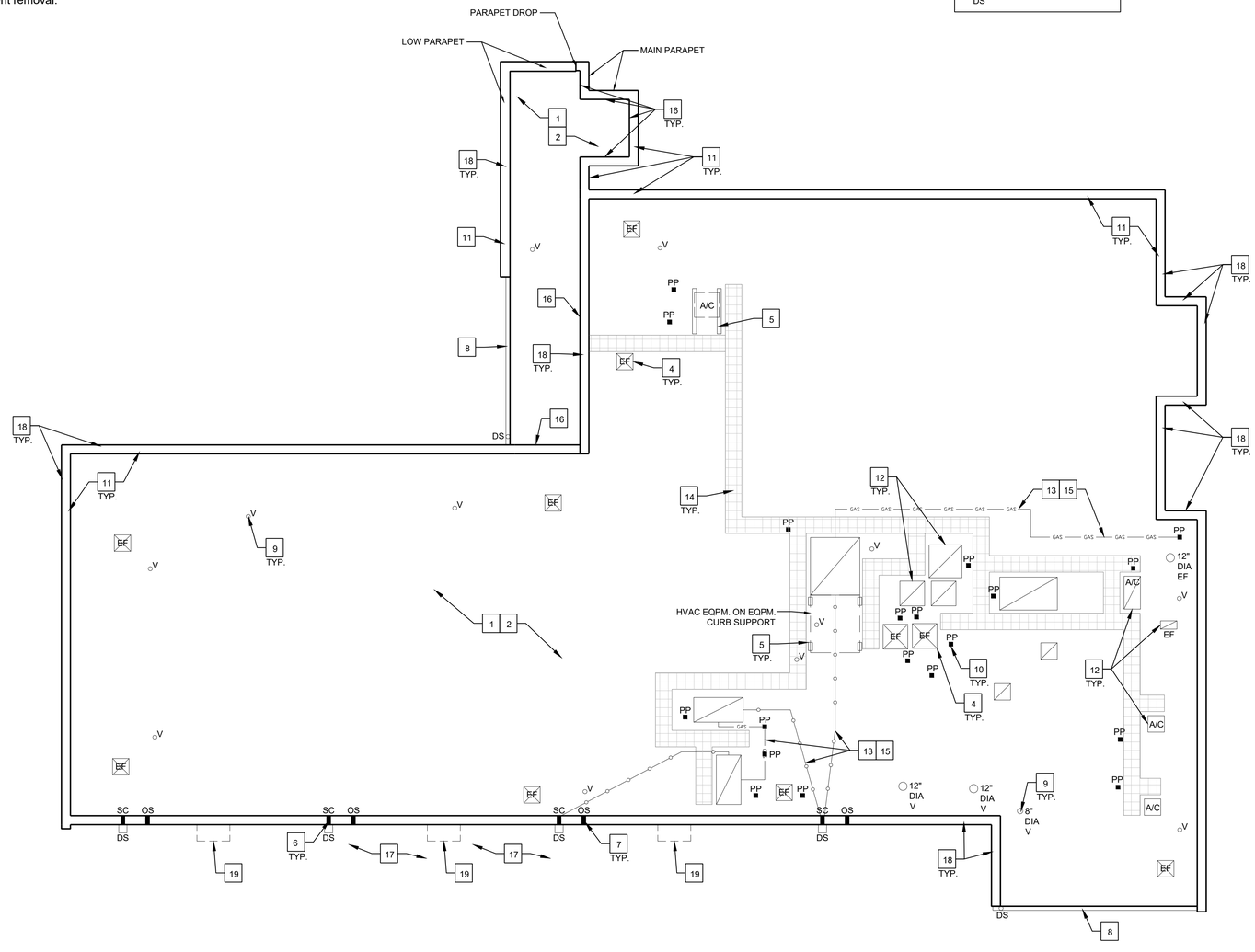
17 Trim back tree branch roof overhangs to be 3' minimum from edge of parapet- typical at all similar locations.

18 Patch all damaged EIFS walls and exposed EIFS surfaces, including divots, creases, joints, cracks, holes, and other damage. Cut out sections of EIFS at exposed insulation and patch back with new EIFS to the same thickness as the adjacent surface. Repair back wrapping at edges and bottoms of walls. Provide new drip screeds that are missing. Clean all surfaces and prepare for a new exterior coating. Provide new backer rod and sealants at EIFS wall joints and isolate interfaces with door frames, window frames, louver frames, thresholds, dock edges, and at wall penetrations per the EIFS manufacturer's preferred details. Provide a new high build acrylic coating on all EIFS walls and exposed surfaces. See Details 1 & 2/A304.

19 Remove (3) existing wall mounted heat pumps and associated electrical conduit and electrical connections. Infill wall mounted heat pump openings with new 20 GA metal stud framing, exterior sheathing, weather-resistive barrier, and EIFS system that matches the existing adjacent color and texture. Use licensed mechanical and electrical contractors for equipment removal.

LEGEND:

- A/C AIR CONDITIONING UNIT
- EF EXHAUST FAN
- V VENT
- PP PITCH POCKET
- SLOPE
- WALKWAY PAD
- CONDENSATE LINE
- GAS GAS LINE
- DS GUTTER & DOWNSPOUT
- OS OVERFLOW SCUPPER
- SC SCUPPER WITH DOWNSPOUT



DO NOT SCALE DRAWINGS - VERIFY ALL DIMENSIONS IN FIELD

1 ROOF PLAN
SCALE: 1/8" = 1'-0"

NORTH

3225 SHALLOWFORD ROAD
SUITE 820
MARIETTA, GA 30062
770-565-3016

MERIK SOUTH
P.O. BOX 1060
1130 W. WHITE ROAD
BYRON, GA 31008
478-954-3971

MERIK
BUILDING CONSTRUCTION CONSULTANTS

FOX SENIOR CENTER
ROOFING AND WALL PROJECT
3720 5TH AVENUE, COLUMBUS, GA 31904

Project: 26CCGU24RR391
Drawn: TRM/ Approved: MB
Issues:
05/22/26 Issued for Bid

ROOF PLAN

A100

The wind uplift forces are in accordance with the current ASCE 7-22 Standard and are used for the resistance of the designed roofing systems to resist these forces. The analysis of the structures to resist these forces is not included nor a part of this scope of work.

Wind pressures shown are allowable wind pressures and are to be used for the design of the roof assembly. These wind pressures are based on ultimate wind pressures reduced by a factor of 0.6 for wind and increased by a safety factor of 2.0.

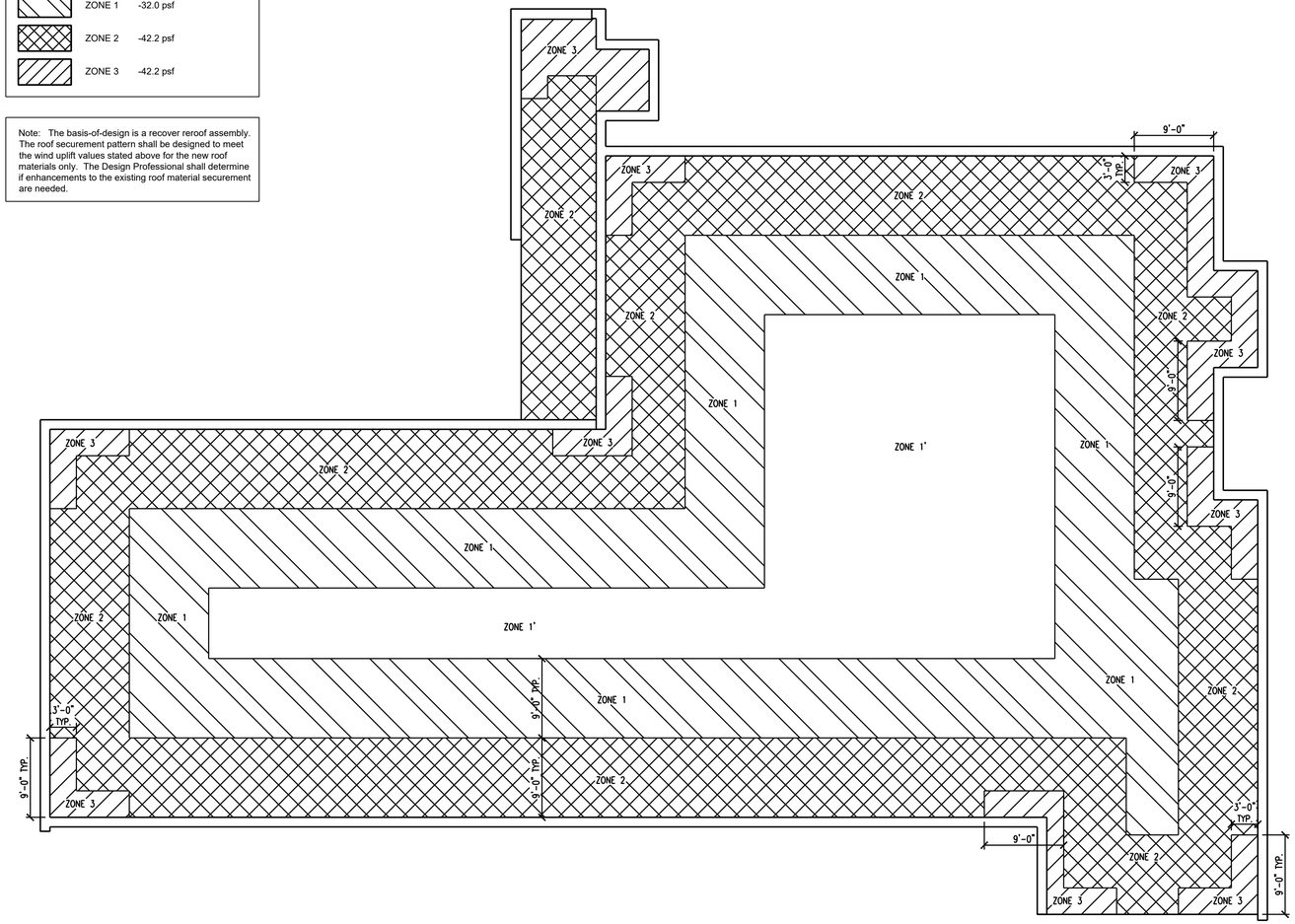
Risk Category II
Exposure Category B
Basic Wind Speed = 107 mph

WIND UPLIFT ZONES AND PRESSURES

(pounds per square foot - psf)

	ZONE 1'	-18.4 psf
	ZONE 1	-32.0 psf
	ZONE 2	-42.2 psf
	ZONE 3	-42.2 psf

Note: The basis-of-design is a recover reroof assembly. The roof securement pattern shall be designed to meet the wind uplift values stated above for the new roof materials only. The Design Professional shall determine if enhancements to the existing roof material securement are needed.



DO NOT SCALE DRAWINGS - VERIFY ALL DIMENSIONS IN FIELD

1 WIND UPLIFT PLAN
SCALE: 1/8" = 1'-0"

NORTH

3225 SHALLOWFORD ROAD
SUITE 820
MARIETTA, GA 30062
770-565-3016

MERIK SOUTH
P.O. BOX 1060
1130 W. WHITE ROAD
BYRON, GA 31008
478-954-3971

MERIK
BUILDING CONSTRUCTION CONSULTANTS

FOX SENIOR CENTER
ROOFING AND WALL PROJECT
3720 5TH AVENUE, COLUMBUS, GA 31904

Project: 26CCGU24RR391
Drawn: TRM/ Approved: MB
Issues:
05/22/26 Issued for Bid

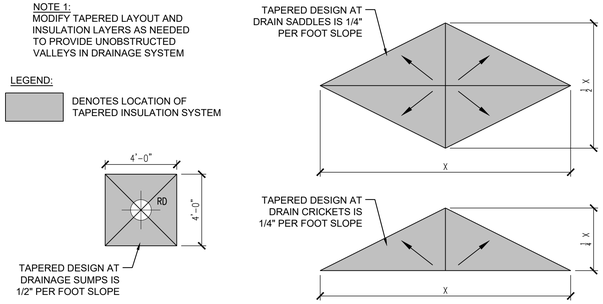
WIND UPLIFT PLAN

A150

NOTE 1:
MODIFY TAPERED LAYOUT AND INSULATION LAYERS AS NEEDED TO PROVIDE UNOBSTRUCTED VALLEYS IN DRAINAGE SYSTEM

LEGEND:

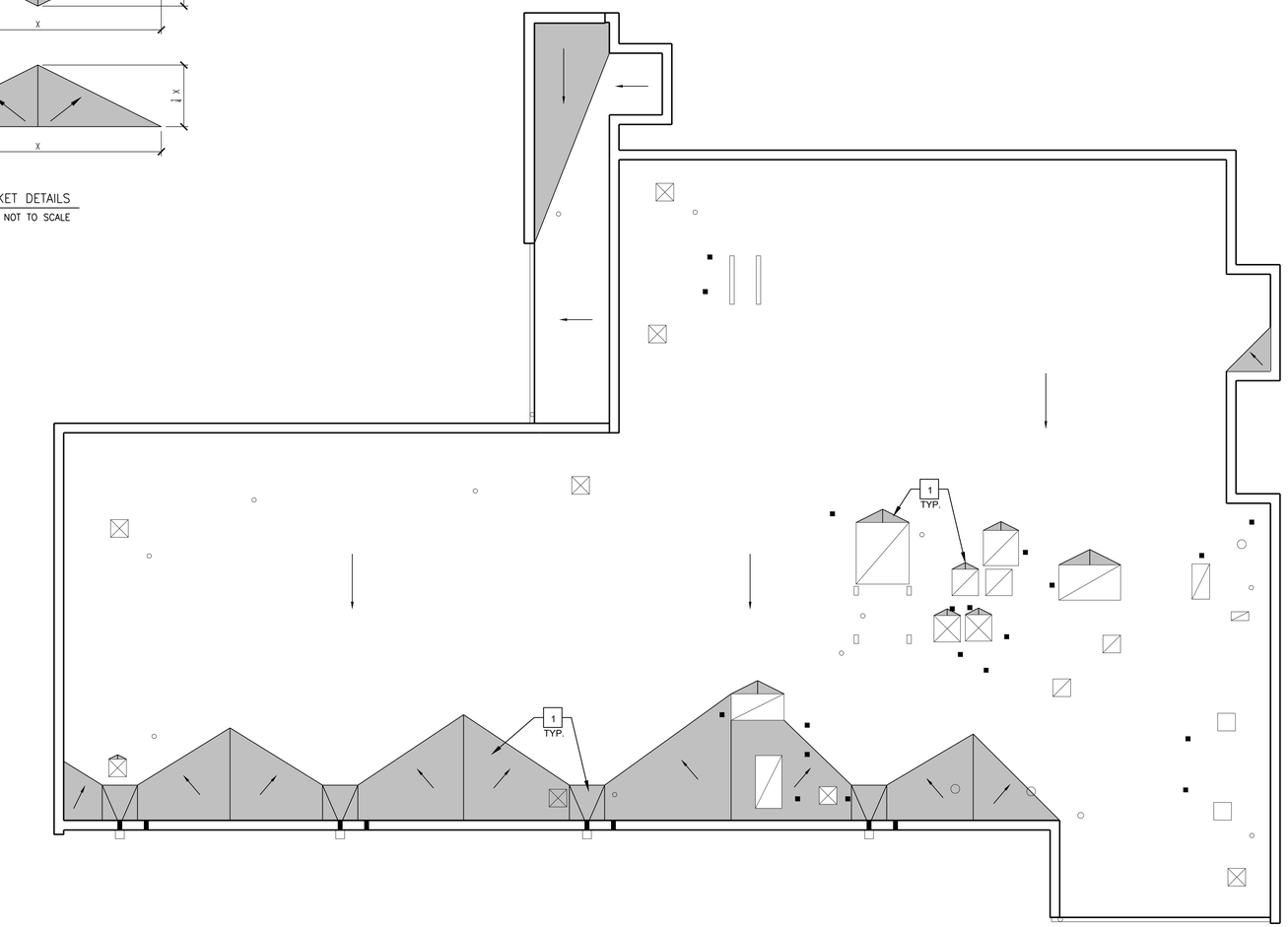
DENOTES LOCATION OF TAPERED INSULATION SYSTEM



2 TYPICAL TAPERED SUMP, SADDLE, AND CRICKET DETAILS
NOT TO SCALE

KEY NOTES:

1 Provide new adhered 1/2-inch per foot tapered polyisocyanurate insulation crickets and drain sumps between drainage points, at upslope sides of roof curbs wider than 30" and where shown on the drawings.



DO NOT SCALE DRAWINGS - VERIFY ALL DIMENSIONS IN FIELD

1 TAPERED INSULATION PLAN
SCALE: 1/8" = 1'-0"

NORTH

3225 SHALLOWFORD ROAD
SUITE 820
MARIETTA, GA 30062
770-565-3016

MERIK SOUTH
P.O. BOX 1060
1130 W. WHITE ROAD
BYRON, GA 31008
478-954-3971

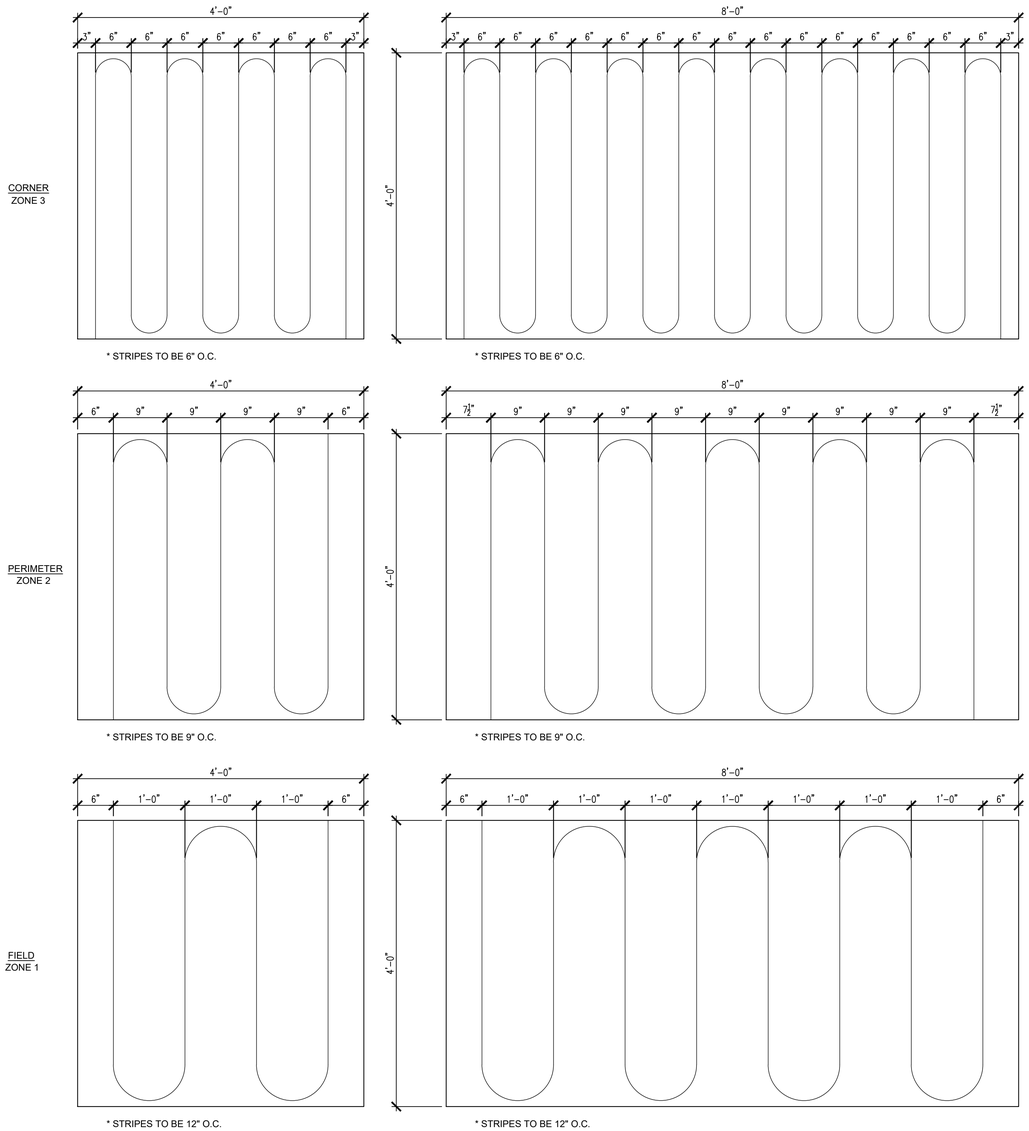
MERIK
BUILDING CONSTRUCTION CONSULTANTS

FOX SENIOR CENTER
ROOFING AND WALL PROJECT
3720 5TH AVENUE, COLUMBUS, GA 31904

Project: 26CCGU24RR391
Drawn: TRM/ Approved: MB
Issues:
05/22/26 Issued for Bid

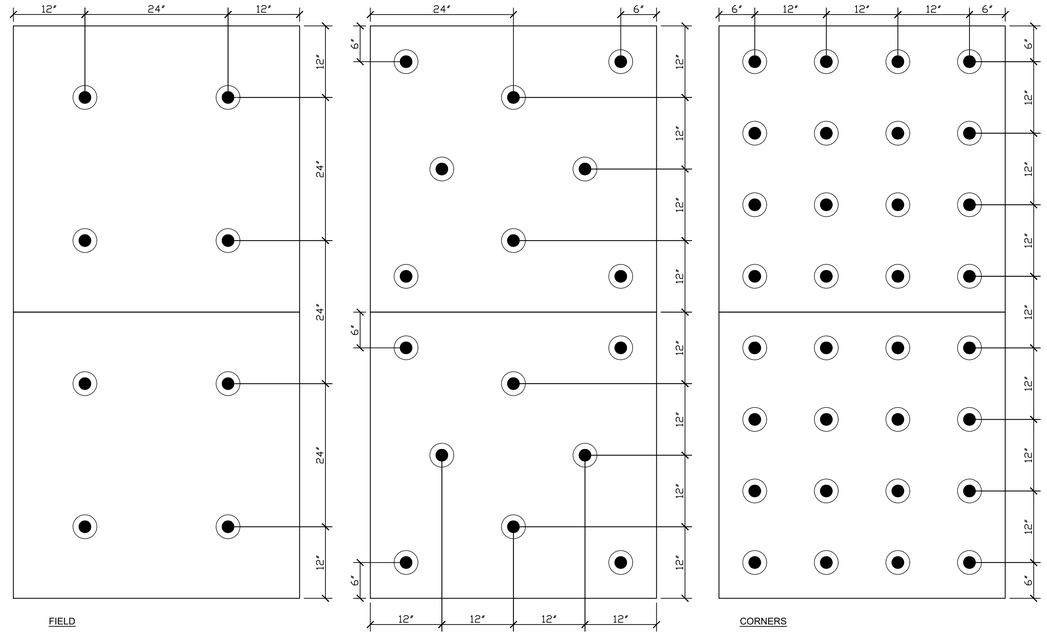
TAPERED INSULATION PLAN

A200



3 EXAMPLE ADHESIVE ATTACHMENT PATTERNS
NOT TO SCALE

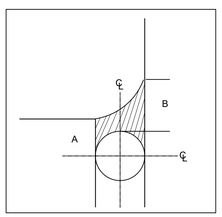
TYPICAL FASTENING AND ADHESIVE ATTACHMENT PATTERNS ARE FOR REFERENCE PURPOSES ONLY. REFER TO MANUFACTURER'S TESTING, APPROVALS, AND REQUIREMENTS. CONFIRM ATTACHMENT PATTERNS MEET SPECIFIED WIND UPLIFT VALUES FOR EACH ZONE BASED ON APPROVED ROOF SYSTEM MANUFACTURER.



2 EXAMPLE FASTENING PATTERNS
NOT TO SCALE

HORIZONTAL TO VERTICAL JOINT

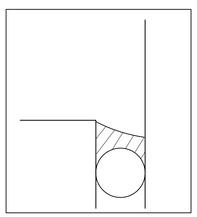
ACCEPTABLE JOINT PROFILE



KEY POINTS:

1. DIMENSIONS A AND B ARE BOTH GREATER THAN 1/4"
2. SEALANT TOOLED TO ENSURE POSITIVE RUNOFF OF WATER.

UNACCEPTABLE JOINT PROFILE

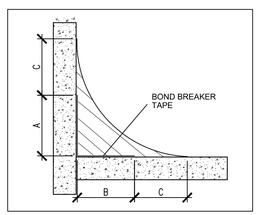


CONCERNS:

1. WATER COULD ACCUMULATE ON TOP OF JOINT INCREASING PROBABILITY OF JOINT FAILURE.
2. DIFFICULT ACCESS/ BACKER ROD DEPTH CONTROL.

MOVING CORNER JOINT

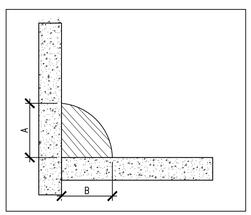
ACCEPTABLE JOINT PROFILE



KEY POINTS:

1. DIMENSION A AND B MUST BE AT LEAST 1/4".
2. A BOND BREAKER TAPE OR BACKER ROD MUST BE PRESENT IF JOINT MOVEMENT IS ANTICIPATED.
3. JOINT MUST BE TOOLED INTO A CONCAVE SURFACE.
4. DIMENSION C MUST BE AT LEAST 1/4".
5. MINIMUM SEALANT THICKNESS OF 1/8".

UNACCEPTABLE JOINT PROFILE

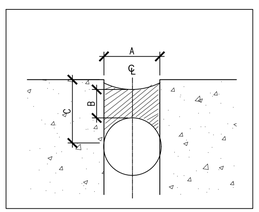


CONCERNS:

1. DIMENSION A AND B LESS THAN 1/4".
2. JOINT NOT TOOLED INTO CONCAVE SURFACE.
3. NO BOND BREAKER MATERIAL, JOINT WILL NOT ACCEPT MOVEMENT.

MOVING WEATHERSEAL

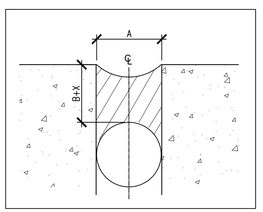
ACCEPTABLE JOINT PROFILE



KEY POINTS:

1. DIMENSION A AND B MUST BE AT LEAST 1/4".
2. RATIO OF A:B SHOULD BE 2:1 MINIMUM.
3. JOINT SURFACE TOOLED CONCAVE.
4. DIMENSION B SUGGESTED MAXIMUM = 3/8"
5. DIMENSION A MAXIMUM CONSULT SEALANT MANUFACTURER.

UNACCEPTABLE JOINT PROFILE



CONCERNS:

1. A DEEP SEALANT JOINT WILL NOT HAVE THE SAME MOVEMENT CAPABILITY AS A PROPERLY DESIGNED JOINT.
2. SLOW CURE DUE TO EXCESSIVE SEALANT DEPTH.

1 TYPICAL SEALANT DETAILS
NOT TO SCALE

3225 SHALLOWFORD ROAD
SUITE 820
MARIETTA, GA 30062
770-565-3016

MERIK SOUTH
P.O. BOX 1060
1130 W. WHITE ROAD
BYRON, GA 31008
478-954-3971

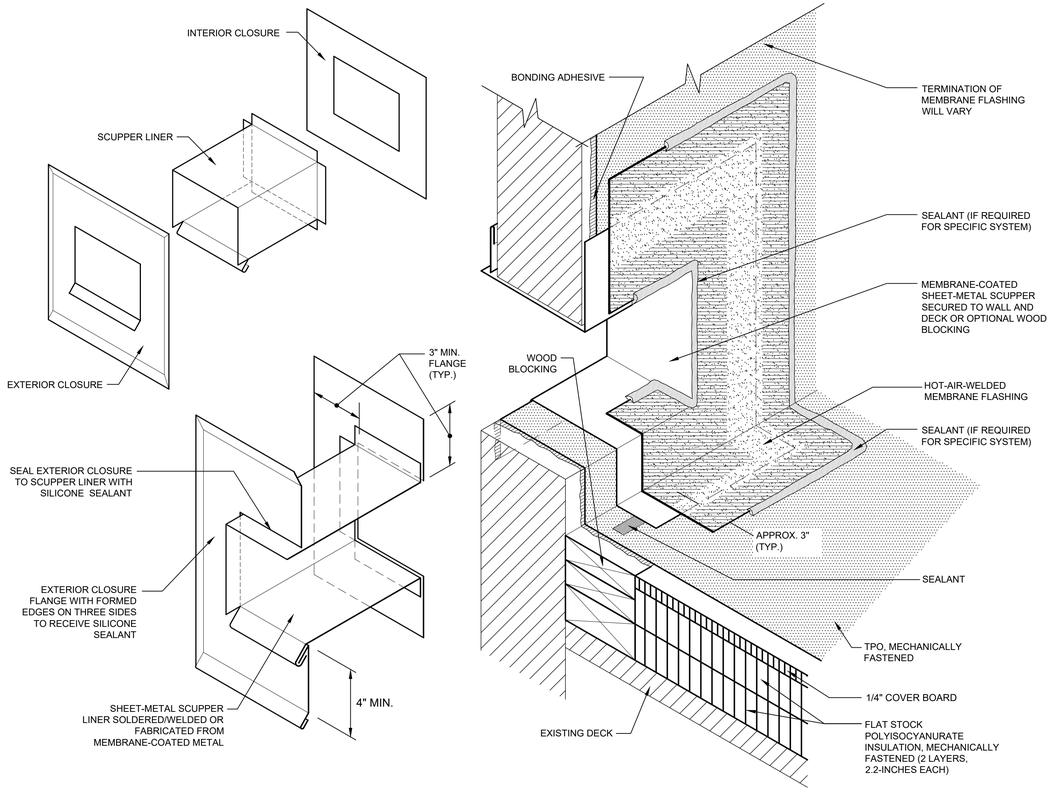
MERIK
BUILDING CONSTRUCTION CONSULTANTS

FOX SENIOR CENTER
ROOFING AND WALL PROJECT
3720 5TH AVENUE, COLUMBUS, GA 31904

Project: 26CCGU24RR391
Drawn: TRM/ Approved: MB
Issues:
05/22/26 Issued for Bid

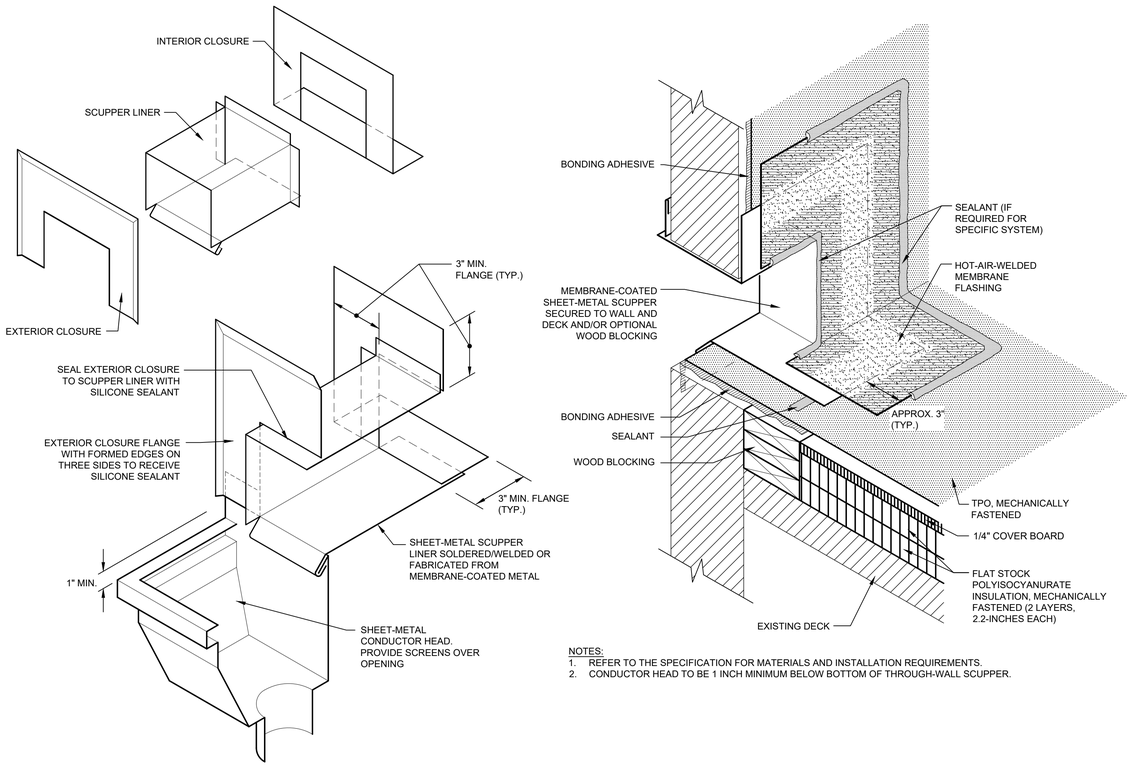
DETAILS - TYPICAL

A300



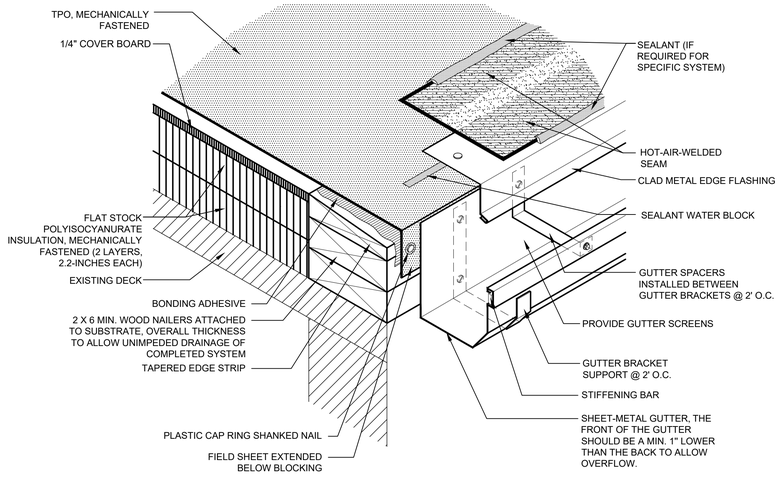
NOTES:
1. REFER TO THE SPECIFICATION FOR MATERIALS AND INSTALLATION REQUIREMENTS.
2. THIS DETAIL DOES NOT ALLOW FOR DIFFERENTIAL MOVEMENT BETWEEN THE DECK AND WALL.

5 OVERFLOW SCUPPER DETAIL
NOT TO SCALE



NOTES:
1. REFER TO THE SPECIFICATION FOR MATERIALS AND INSTALLATION REQUIREMENTS.
2. CONDUCTOR HEAD TO BE 1 INCH MINIMUM BELOW BOTTOM OF THROUGH-WALL SCUPPER.

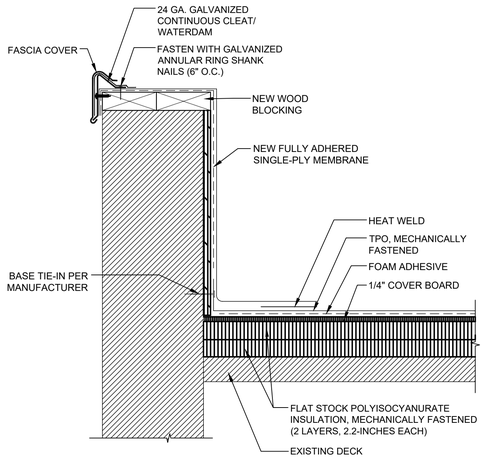
4 THROUGH-WALL SCUPPER DETAIL
(PRIMARY DRAINAGE) NOT TO SCALE



NOTES:
1. REFER TO THE SPECIFICATION FOR MATERIALS AND INSTALLATION REQUIREMENTS.

3 GUTTER DETAIL
NOT TO SCALE

2 NOT USED



1 PARAPET WITH METAL COPING FASCIA
NOT TO SCALE

3225 SHALLOWFORD ROAD
SUITE 820
MARIETTA, GA 30062
770-565-3016

MERIK SOUTH
P.O. BOX 1060
1130 W. WHITE ROAD
BYRON, GA 31008
478-954-3971

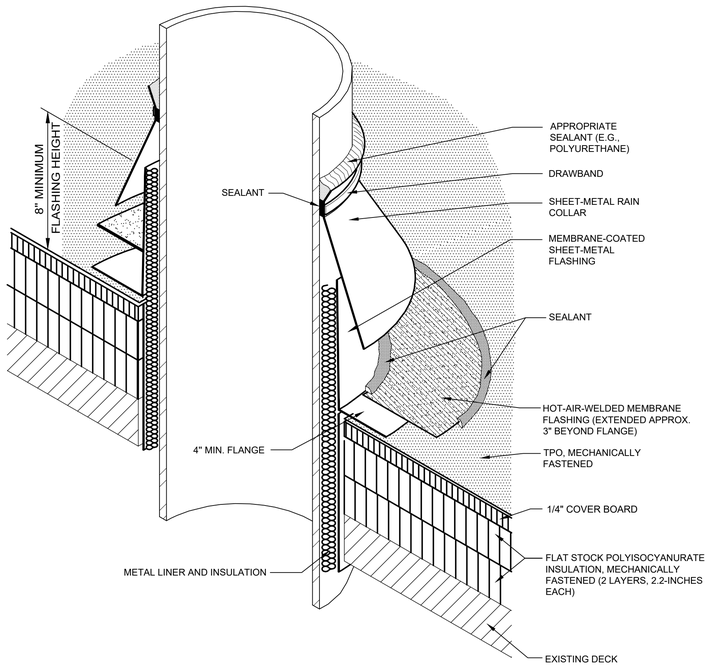
MERIK
BUILDING CONSTRUCTION CONSULTANTS

FOX SENIOR CENTER
ROOFING AND WALL PROJECT
3720 5TH AVENUE, COLUMBUS, GA 31904

Project: 26CCGU24RR391
Drawn: TRM/ Approved: MB
Issues:
05/22/26 Issued for Bid

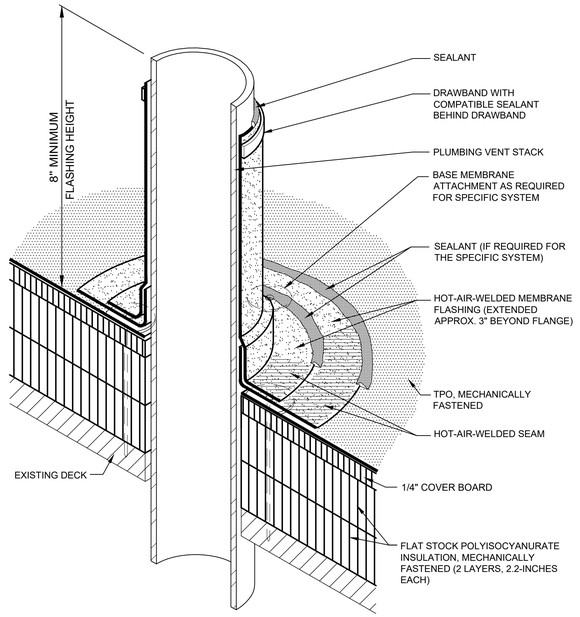
DETAILS - PERIMETER

A301



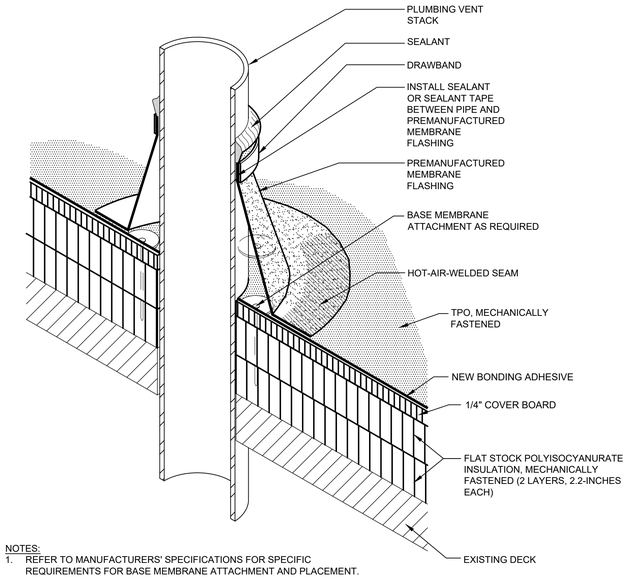
NOTES:
1. REFER TO MANUFACTURERS' SPECIFICATIONS FOR SPECIFIC REQUIREMENTS FOR BASE MEMBRANE ATTACHMENT AND PLACEMENT.

5 HOT STACK
NOT TO SCALE



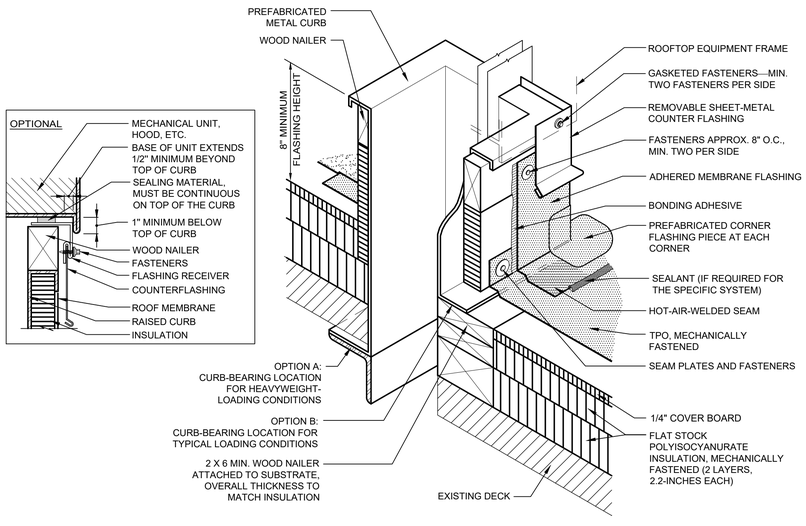
NOTES:
1. REFER TO THE SPECIFICATION FOR MATERIALS AND INSTALLATION REQUIREMENTS.
2. VENT STACKS AND OTHER PIPES SHOULD HAVE A MINIMUM OF 12 INCHES OF CLEARANCE ON ALL SIDES FROM WALLS, CURBS AND OTHER PROJECTIONS TO FACILITATE PROPER FLASHING.

4 PLUMBING VENT (FIELD WRAP)
NOT TO SCALE



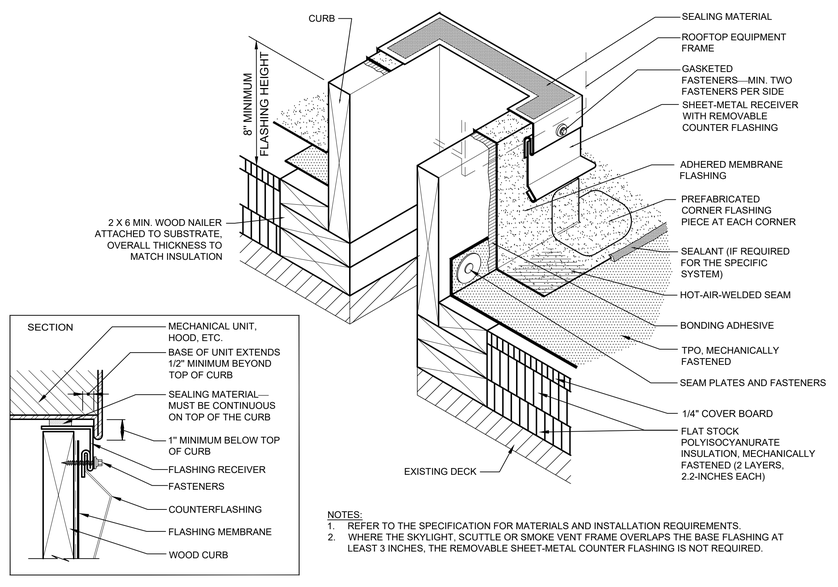
NOTES:
1. REFER TO MANUFACTURERS' SPECIFICATIONS FOR SPECIFIC REQUIREMENTS FOR BASE MEMBRANE ATTACHMENT AND PLACEMENT.

3 PLUMBING VENT (PRE-MANUFACTURED BOOT)
NOT TO SCALE



NOTES:
1. REFER TO THE SPECIFICATION FOR MATERIALS AND INSTALLATION REQUIREMENTS.
2. WHERE THE ROOFTOP EQUIPMENT FRAME OVERLAPS THE BASE FLASHING AT LEAST 3 INCHES, THE REMOVABLE SHEET-METAL COUNTER FLASHING IS NOT REQUIRED.

2 BASE FLASHING AT FABRICATED METAL CURB
NOT TO SCALE



NOTES:
1. REFER TO THE SPECIFICATION FOR MATERIALS AND INSTALLATION REQUIREMENTS.
2. WHERE THE SKYLIGHT, SCUTTLE OR SMOKE VENT FRAME OVERLAPS THE BASE FLASHING AT LEAST 3 INCHES, THE REMOVABLE SHEET-METAL COUNTER FLASHING IS NOT REQUIRED.

1 BASE FLASHING AT WOOD CURB
NOT TO SCALE

3225 SHALLOWFORD ROAD
SUITE 820
MARIETTA, GA 30062
770-565-3016

MERIK SOUTH
P.O. BOX 1060
1130 W. WHITE ROAD
BYRON, GA 31008
478-954-3971

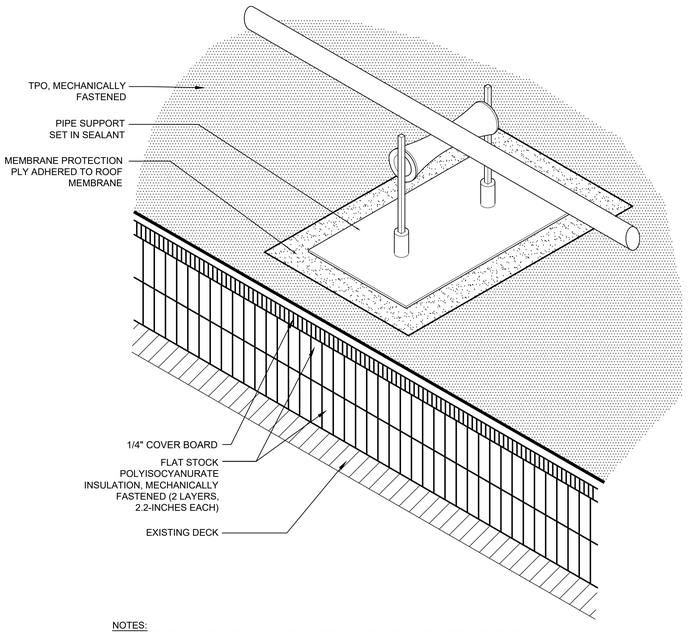
MERIK
BUILDING CONSTRUCTION CONSULTANTS

FOX SENIOR CENTER
ROOFING AND WALL PROJECT
3720 5TH AVENUE, COLUMBUS, GA 31904

Project: 26CCGU24RR391
Drawn: TRM/ Approved: MB
Issues:
05/22/26 Issued for Bid

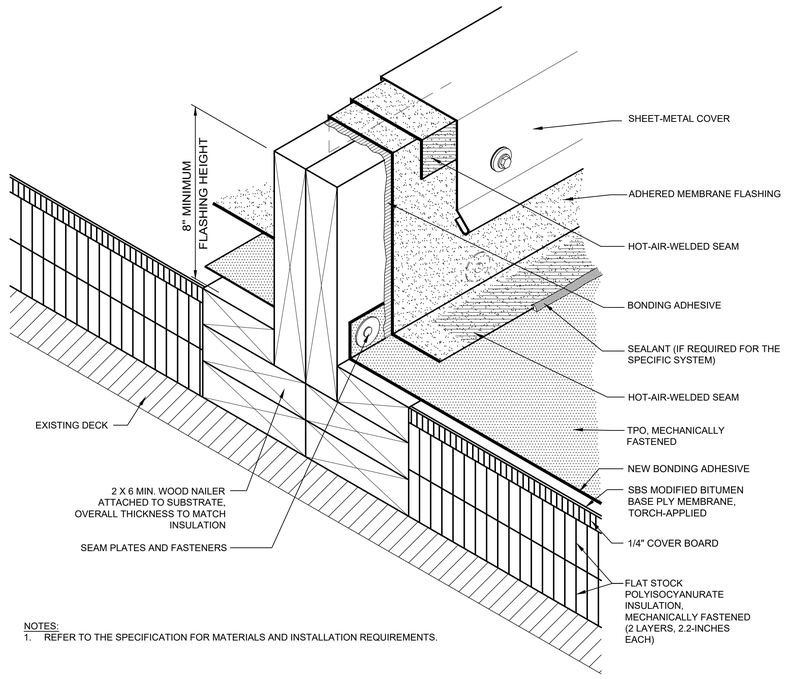
DETAILS - PENETRATIONS

A302



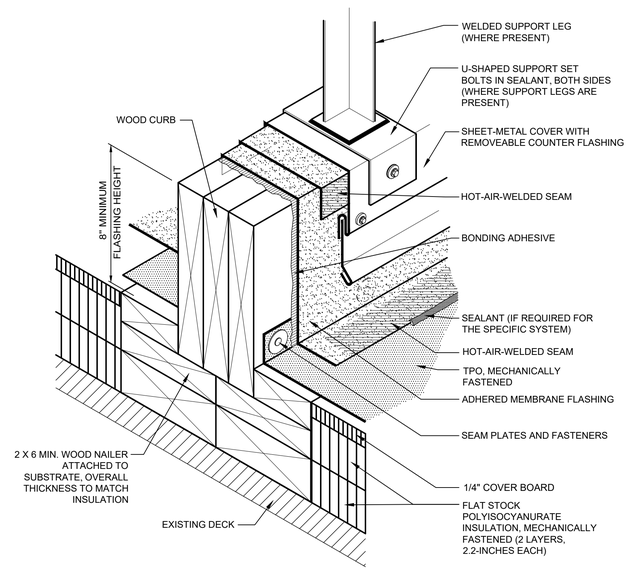
NOTES:
1. REFER TO THE SPECIFICATION FOR MATERIALS AND INSTALLATION REQUIREMENTS.

3 PIPE SUPPORT RAIL
NOT TO SCALE



NOTES:
1. REFER TO THE SPECIFICATION FOR MATERIALS AND INSTALLATION REQUIREMENTS.

2 EQUIPMENT SUPPORT CURB
NOT TO SCALE



NOTES:
1. REFER TO THE SPECIFICATION FOR MATERIALS AND INSTALLATION REQUIREMENTS.

1 EQUIPMENT SUPPORT CURB
NOT TO SCALE

MERIK
BUILDING CONSTRUCTION CONSULTANTS
3225 SHALLOWFORD ROAD
SUITE 820
MARIETTA, GA 30062
770-565-3016
MERIK SOUTH
P.O. BOX 1060
1130 W. WHITE ROAD
BYRON, GA 31008
478-954-3971

FOX SENIOR CENTER
ROOFING AND WALL PROJECT
3720 5TH AVENUE, COLUMBUS, GA 31904

Project: 26CCGU24RR391
Drawn: TRM/ Approved: MB
Issues:
05/22/26 Issued for Bid

DETAILS - MISC.

A303

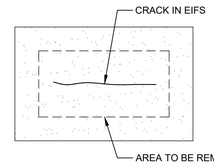
3225 SHALLOWFORD ROAD
SUITE 820
MARIETTA, GA 30062
770-565-3016

MERIK SOUTH
P.O. BOX 1060
1130 W. WHITE ROAD
BYRON, GA 31008
478-954-3971

MERIK
BUILDING CONSTRUCTION CONSULTANTS

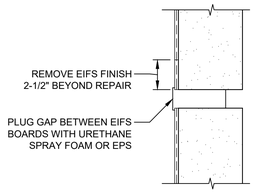
FOX SENIOR CENTER
ROOFING AND WALL PROJECT
3720 5TH AVENUE, COLUMBUS, GA 31904

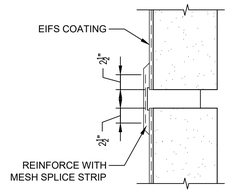
MODERATE CRACK REPAIR - REINFORCEMENT IS SEVERED

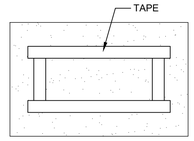


NOTES:

1. DELINEATE THE REPAIR AREA
2. REMOVE THE FINISH



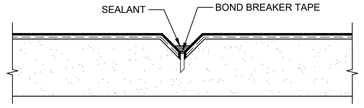




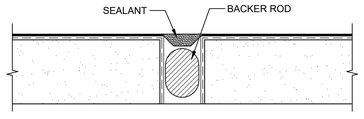
NOTES:

1. MASK OF AREA, REAPPLY FINISH, REMOVE MASKING TAPE AND BLEND INTO ADJACENT FINISH.

2 EIFS REPAIR DETAILS
NOT TO SCALE



CRACK REPAIR AT CONTROL JOINTS



CRACK REPAIR AT EXPANSION JOINTS

1 EIFS REPAIR DETAILS
NOT TO SCALE

Project: 26CCGU24RR391
Drawn: TRM/ Approved: MB
Issues:
05/22/26 Issued for Bid

DETAILS - REPAIR

A304