

**ROOF SYSTEMS AND SERVICES**  
Kentucky Educational Development Corporation  
KPC  
904 Rose Road  
Ashland, KY 41102

Mr. Kyle Lively, Chairman  
Ms. Nancy Hutchinson, Chief Executive Officer



## **PROJECT MANUAL**



**VOLUME 1**

DIVISION 00 –

000003	Bid Announcement.....
000010	KDE AIA A701-1997 Instructions to Bidders.....
000102	Supplementary Instructions to Bidders.....
000110	KDE AIA B101-2007 Standard Form of Agreement Between Owner and Architect.....
000200	Form of Proposal – Unit Pricing.....
000201	Form of Proposal – Supplemental.....
000202	Bid Spreadsheet.....
000280	KDE Purchase Order Summary (sample).....
000300	KDE AIA A201-2007 General Conditions of the Contract for Construction.....
000401	KDE AIA A101-2007 Standard Form of Agreement between Owner and Contractor, Stipulated Sum.....
000420	KDE AIA B132-2009 Standard Form of Agreement between Owner and Contractor, CM as Advisor.....
000450	KDE AIA A312-2010 Performance Bond and Payment Bond.....
000480	KDE Non-Collusion Affidavit.....
000500	Kentucky Division of Buildings and Codes Enforcement Affidavit of Assurances.....
000501	KPC Required Affidavit For Bidders, Offerors And Contractors Claiming Resident Bidder Status.....

DIVISION 01 – GENERAL REQUIREMENTS

010000	Contractor Criteria.....
011000	Professional Services.....
012100	Allowances.....
012200	Unit Prices.....
012500	Substitution Procedures.....
012600	Contract Modification Procedures.....
012900	Payment Procedures.....
013100	Project Management and Coordination.....
013200	Construction Progress Documentation.....
013233	Photographic Documentation.....
013300	Submittal Procedures.....
014000	Quality Requirements.....
014213	References.....
015000	Temporary Facilities and Controls.....
015639	Temporary Tree and Plant Protection.....
016000	Product Requirements.....
017300	Execution.....
017419	Construction Waste Management and Disposal.....
017700	Closeout Procedures.....
017823	Operation and Maintenance Data.....
017839	Project Record Documents.....

DIVISION 02 – EXISTING CONDITIONS

024119	Selective Demolition.....
--------	---------------------------

KPC — ROOF SYSTEMS AND SERVICES

DIVISION 03 – CONCRETE (Not Used)

DIVISION 04 – MASONRY (Not Used)

DIVISION 05 – METALS

054100.2 Retrofit Metal Framing System.....

DIVISION 06 – WOOD, PLASTICS, AND COMPOSITES

061053 Miscellaneous Rough Carpentry .....

DIVISION 07 – THERMAL AND MOISTURE PROTECTION

073110 Asphalt Shingles .....

074113 Standing Seam Metal Roof Panels - RMER SPAN .....

074113 Standing Seam Metal Roof Panels – ZIP RIB .....

074213.13 Metal Wall Panels - Latitude.....

074213.14 Metal Wall Panels - FW .....

074214 Metal Wall Panels – RMER WALL .....

074293 Metal Soffit Panels - FW.....

075400 Single Ply Kee Membrane Roofing .....

075500.1 Modified Bituminous Membrane Roofing – Hot/Cold.....

075500.2 Modified Bituminous Membrane Roofing – Coal Tar.....

075500.3 Modified Bituminous Membrane Roofing - Hybrid .....

075630.1 Fluid-Applied Roofing Systems – Liquid Applied Traffic .....

075630.2 Maintenance of Membrane Roofing Roof Recoating .....

075630.3 Fluid-Applied Roofing Restoration for Metal Roofing.....

075630.4 Fluid-Applied Roofing Restoration - Built-Up, Gravel Surface .....

075630.5 Fluid-Applied Roofing Restoration – Single Ply or Smooth or Mineral Surface .....

075630.6 Fluid-Applied Roofing Restoration - Smooth or Mineral Surface.....

076200 Edge Metal, Sheet Metal Flashing and Trim.....

DIVISION 08 – OPENINGS (Not Used)

DIVISION 09 – FINISHES (Not Used)

DIVISION 10 – SPECIALTIES (Not Used)

DIVISION 11 – EQUIPMENT (Not Used)

DIVISION 12 – FURNISHINGS (Not Used)

DIVISION 13 – SPECIAL CONSTRUCTION (Not Used)

KPC — ROOF SYSTEMS AND SERVICES

DIVISION 14 – CONVEYING SYSTEMS (Not Used)

DIVISION 20 – MECHANICAL PROVISIONS APPLICABLE TO DIVISIONS (Not Used)

DIVISION 21 – FIRE SUPPRESSION (Not Used)

DIVISION 22 – PLUMBING (Not Used)

DIVISION 23 – HEATING, VENTILATING, AND AIR CONDITIONING (Not Used)

DIVISION 25 – INTEGRATED AUTOMATION (Not Used)

DIVISION 26 – ELECTRICAL (Not Used)

DIVISION 27 – COMMUNICATIONS (Not Used)

DIVISION 28 – ELECTRONIC SAFETY AND SECURITY (Not Used)

DIVISION 31 – EARTHWORK (Not Used)

DIVISION 32 – EXTERIOR IMPROVEMENTS (Not Used)

DIVISION 33 UTILITIES (Not Used)

**END OF TABLE OF CONTENTS**



**CKEC – GRREC – KEDC – NKCES -OVEC – SESC - WKEC**

**KENTUCKY EDUCATIONAL DEVELOPMENT CORPORATION (KEDC)**  
**904 ROSE ROAD, ASHLAND, KY 41102-7104**  
**Member Services (606) 928-0205**  
[www.kedc.org](http://www.kedc.org) or [www.kybuy.org](http://www.kybuy.org)

**\*\*\* BID ANNOUNCEMENT \*\*\***

**BID TYPE:** **PREFERRED VENDOR**

**BID REFERENCE:** **PV-ROOFING SYSTEMS-2020**

**BID PUBLIC NOTICE DATE:** **Tuesday, November 3, 2020**

**BID OPENING DATE, TIME:** **Tuesday, November 24 at 2:00pm EST**

**BID CONTRACT START DATE:** **Upon Award**

**BID ITEMS:** **Roof Systems and Services**

**BID PURPOSE:** The Kentucky Educational Development Corporation (KEDC) Board of Directors, as the Legal Education Agency (LEA) for KPC solicits sealed bids for Roofing Systems and Services that would, if accepted by the KEDC Board of Directors or its designee, establish a best value PREFERRED VENDOR BID CONTRACT per KRS.45A, with the specifications, standard terms and conditions as defined in this project manual. This bid contract is intended to provide member institutions (primarily school districts) the right to contract to purchase goods and services at fixed prices from a specific list of items contained herein this project manual as part of the bid proposal. Said contracts shall hereinafter be referred to as the Bid Contract. Selected vendors shall be responsible for complying with all applicable Kentucky Board of Education regulations (especially 702 KAR 4:160 Capital Construction Process), and (through coordination with the Owner and its member institutions) insuring any necessary Architectural or Engineering Design services required by KRS 322.360, and other revised statutes are provided by the Owner and approved by the Kentucky Department of Education. Vendors shall also ensure that any necessary approvals required by the Kentucky Department of Housing, Building and Construction are obtained prior to project initiation.

### Preferred Roofing Vendors

- A. Preferred Construction Services, 3069 Ohio Dr, Henderson, KY 42420.
- B. Swift Roofing, 108 S. Park Cir., Valley Creek Busine, Elizabethtown, KY 42701.
- C. ABR Construction, 121 Crestview Ct, Nicholasville, KY 40356.
- D. Tri-State Roofing & Sheet Metal Company, 1624 Old Frankfort Pike, Lexington, Kentucky 40504,
- E. Bri-den Company, Inc., 110 Old Wallaceton Rd, Berea, KY 40403.
- F. Imbus Roofing, 5 Charlin Dr, Wilder, KY 41076.
- G. Eskola Roofing, 2933 NW Park Drive, Knoxville, TN 37921
- H. Kramer & Sons, 9171 Harrison Pike, Unit 12 Cleves, OH 45002.
- I. Highland Roofing, 4007 Produce Rd, Louisville, KY 40218.
- J. Geoghegan Roofing Corp, 1405 Garland Ave, Louisville, KY 40210.

# Kentucky Department of Education Version of AIA Document A701™ – 1997

## *Instructions to Bidders*



This version of AIA Document A701™–1997 is modified by the Kentucky Department of Education. Publication of this version of AIA Document A701–1997 does not imply the American Institute of Architects’ endorsement of any modification by the Kentucky Department of Education. A comparative version of AIA Document A701–1997 showing additions and deletions by the Kentucky Department of Education is available for review on the Kentucky Department of Education Web site.

Cite this document as “AIA Document A701™– 1997, Instructions to Bidders — KDE Version,” or “AIA Document A701™–1997 — KDE Version.”



# Kentucky Department of Education Version of AIA® Document A701™ – 1997

## *Instructions to Bidders*

for the following PROJECT:  
*(Name and location or address)*

THE OWNER:  
*(Name, legal status and address)*

THE ARCHITECT:  
*(Name, legal status and address)*

### TABLE OF ARTICLES

- 1 DEFINITIONS
- 2 BIDDER'S REPRESENTATIONS
- 3 BIDDING DOCUMENTS
- 4 BIDDING PROCEDURES
- 5 CONSIDERATION OF BIDS
- 6 POST-BID INFORMATION
- 7 PERFORMANCE BOND AND PAYMENT BOND
- 8 FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR
- 9 PUBLIC WORKS ACT [Reference: KRS 337.505 to 337.550]
- 10 TAXES
- 11 POST BID REVIEW AND MATERIAL SUBMITTAL
- 12 EQUAL EMPLOYMENT AND NONDISCRIMINATION
- 13 CONFLICT OF INTEREST, GRATUITIES AND KICKBACKS, USE OF CONFIDENTIAL INFORMATION  
[Reference KRS 45A.455]
- 14 KENTUCKY FAIRNESS IN CONSTRUCTION ACT OF 2007 [Reference KRS 371.400 to 371.425]
- 15 KENTUCKY PREFERENCE LAW [Reference KRS 45A.490 to 45A.494]



This version of AIA Document A701–1997 is modified by the Kentucky Department of Education. Publication of this version of AIA Document A701 does not imply the American Institute of Architects' endorsement of any modification by the Kentucky Department of Education. A comparative version of AIA Document A701–1997 showing additions and deletions by the Kentucky Department of Education is available for review on the Kentucky Department of Education Web site.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

## ARTICLE 1 DEFINITIONS

§ 1.1 Bidding Documents include the Bidding Requirements and the proposed Contract Documents. The Bidding Requirements consist of the Advertisement or Invitation to Bid, Instructions to Bidders, Supplementary Instructions to Bidders, the bid form, and other sample bidding and contract forms. The proposed Contract Documents consist of the form of Agreement between the Owner and Contractor, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications and all Addenda issued prior to execution of the Contract.

§ 1.2 Definitions set forth in the General Conditions of the Contract for Construction, AIA Document A201™, or in other Contract Documents are applicable to the Bidding Documents.

§ 1.3 Addenda are written or graphic instruments issued by the Architect prior to the execution of the Contract which modify or interpret the Bidding Documents by additions, deletions, clarifications or corrections.

§ 1.4 A Bid is a complete and properly executed proposal to do the Work for the sums stipulated therein, submitted in accordance with the Bidding Documents.

§ 1.5 The Base Bid is the sum stated in the Form of Proposal for which the Bidder offers to perform the Work described in the Bidding Documents as the base, to which Work may be added or from which Work may be deleted for sums stated in Alternate Bids. The Base Bid shall include all labor, material, bonds, and the cost of all direct purchase orders for material to be purchased by the Owner

§ 1.6 An Alternate Bid (or Alternate) is an amount stated in the Bid to be added to or deducted from the amount of the Base Bid if the corresponding change in the Work, as described in the Bidding Documents, is accepted.

§ 1.7 A Unit Price is an amount stated in the Bid as a price per unit of measurement for materials, equipment or services or a portion of the Work as described in the Bidding Documents.

§ 1.8 A Bidder is a person or entity who submits a Bid and who meets the requirements set forth in the Bidding Documents.

§ 1.9 A Sub-bidder is a person or entity who submits a bid to a Bidder for materials, equipment or labor for a portion of the Work.

## ARTICLE 2 BIDDER'S REPRESENTATIONS

§ 2.1 The Bidder by making a Bid represents that:

§ 2.1.1 The Bidder has read and understands the Bidding Documents or Contract Documents, to the extent that such documentation relates to the Work for which the Bid is submitted, and for other portions of the Project, if any, being bid concurrently or presently under construction.

§ 2.1.2 The Bid is made in compliance with the Bidding Documents.

§ 2.1.3 The Bidder has visited the site, become familiar with local conditions under which the Work is to be performed and has correlated the Bidder's personal observations with the requirements of the proposed Contract Documents.

1. The submission of a Bid will be construed as evidence that a site visit and examination of local conditions have been made. Later claims for labor, equipment, or materials required or difficulties encountered which could have been foreseen had such an examination been made will not be recognized.

§ 2.1.4 The Bid is based upon the materials, equipment and systems required by the Bidding Documents without exception.

## ARTICLE 3 BIDDING DOCUMENTS

### § 3.1 Copies

§ 3.1.1 Bidders may obtain complete sets of the Bidding Documents from the issuing office designated in the Advertisement or Invitation to Bid in the number and for the deposit sum, if any, stated therein. The deposit will be refunded to Bidders who submit a bona fide Bid and return the Bidding Documents in good condition within ten days after receipt of Bids. The cost of replacement of missing or damaged documents will be deducted from the deposit. A Bidder receiving a Contract award may retain the Bidding Documents and the Bidder's deposit will be refunded.

### § 3.1.2 (Not Used)

§ 3.1.3 Bidders shall use complete sets of Bidding Documents in preparing Bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete sets of Bidding Documents.

§ 3.1.4 The Owner and Architect may make copies of the Bidding Documents available on the above terms for the purpose of obtaining Bids on the Work. No license or grant of use is conferred by issuance of copies of the Bidding Documents.

### § 3.2 Interpretation or Correction of Bidding Documents

§ 3.2.1 The Bidder shall carefully study and compare the Bidding Documents with each other, and with other work being bid concurrently or presently under construction to the extent that it relates to the Work for which the Bid is submitted, shall examine the site and local conditions, and shall at once report to the Architect and Construction Manager (if utilized) errors, inconsistencies or ambiguities discovered.

§ 3.2.2 Bidders and Sub-bidders requiring clarification or interpretation of the Bidding Documents shall make a written request which shall reach the Architect and Construction Manager (if utilized) at least seven days prior to the date for receipt of Bids.

§ 3.2.3 Interpretations, corrections and changes of the Bidding Documents will be made by Addendum. Interpretations, corrections and changes of the Bidding Documents made in any other manner will not be binding, and Bidders shall not rely upon them.

### § 3.3 Substitutions

§ 3.3.1 The materials, products and equipment described in the Bidding Documents establish a standard of required function, dimension, appearance and quality to be met by any proposed substitution.

§ 3.3.2 No substitution will be considered prior to receipt of Bids unless written request for approval has been received by the Architect at least ten days prior to the date for receipt of Bids. Such requests shall include the name of the material or equipment for which it is to be substituted and a complete description of the proposed substitution including drawings, performance and test data, and other information necessary for an evaluation. A statement setting forth changes in other materials, equipment or other portions of the Work, including changes in the work of other contracts that incorporation of the proposed substitution would require, shall be included. The burden of proof of the merit of the proposed substitution is upon the proposer. The Architect's decision of approval or disapproval of a proposed substitution shall be final.

§ 3.3.3 If the Architect approves a proposed substitution prior to receipt of Bids, such approval will be set forth in an Addendum. Bidders shall not rely upon approvals made in any other manner.

§ 3.3.4 No substitutions will be considered after the Contract award unless specifically provided for in the Contract Documents.

### § 3.4 Addenda

§ 3.4.1 Addenda will be transmitted to all who are known by the Architect and Construction Manager (if utilized) to have received a complete set of Bidding Documents.

§ 3.4.2 Copies of Addenda will be made available for inspection wherever Bidding Documents are on file for that purpose.

§ 3.4.3 Addenda will be issued no later than four days prior to the date for receipt of Bids except an Addendum withdrawing the request for Bids or one which includes postponement of the date for receipt of Bids.

§ 3.4.4 Each Bidder shall ascertain prior to submitting a Bid that the Bidder has received all Addenda issued, and the Bidder shall acknowledge their receipt in the Bid.

## ARTICLE 4 BIDDING PROCEDURES

### § 4.1 Preparation of Bids

§ 4.1.1 Bids shall be submitted on the forms included with the Bidding Documents.

§ 4.1.2 All blanks on the Form of Proposal shall be legibly executed in a non-erasable medium.

§ 4.1.3 Sums shall be expressed in both words and figures. In case of discrepancy, the amount written in words shall govern.

§ 4.1.4 Interlineations, alterations and erasures must be initialed by the signer of the Bid.

§ 4.1.5 All requested Alternates shall be bid. If no change in the Base Bid is required, enter “No Change.”

§ 4.1.6 Where two or more Bids for designated portions of the Work have been requested, the Bidder may, without forfeiture of the bid security, state the Bidder’s refusal to accept award of less than the combination of Bids stipulated by the Bidder. The Bidder shall make no additional stipulations on the Form of Proposal nor qualify the Bid in any other manner.

§ 4.1.7 Each copy of the Bid shall state the legal name of the Bidder and the nature of legal form of the Bidder. The Bidder shall provide evidence of legal authority to perform within the jurisdiction of the Work. Each copy shall be signed by the person or persons legally authorized to bind the Bidder to a contract. A Bid by a corporation shall further give the state of incorporation and have the corporate seal affixed. A Bid submitted by an agent shall have a current power of attorney attached certifying the agent’s authority to bind the Bidder.

#### § 4.2 Bid Security

§ 4.2.1 Each Bid greater than \$25,000 shall be accompanied by bid security in the form of a Bond provided by a Surety Company authorized to do business in the Commonwealth of Kentucky, or in the form of a certified check, and in an amount equal to at least five percent (5%) of the Base Bid amount, pledging that the Bidder will enter into a contract with the Owner on the terms stated in the Bid and will, if required, furnish bonds covering the faithful performance of the Contract and payments of all obligations arising thereunder. Should the Bidder refuse to enter into such Contract or fail to furnish such bonds if required, the amount of the bid security shall be forfeited to the Owner as liquidated damages, not as a penalty.

§ 4.2.2 If a surety bond is required, it shall be written on AIA Document A310™, Bid Bond, unless otherwise provided in the Bidding Documents, and the attorney-in-fact who executes the bond on behalf of the surety shall affix to the bond a certified and current copy of the power of attorney.

§ 4.2.3 The Owner will have the right to retain the bid security of Bidders to whom an award is being considered until either (a) the Contract has been executed and bonds, if required, have been furnished, or (b) the specified time has elapsed so that Bids may be withdrawn or (c) all Bids have been rejected.

#### § 4.3 Submission of Bids

§ 4.3.1 All copies of the Bid, the bid security, if any, and any other documents required to be submitted with the Bid shall be enclosed in a sealed opaque envelope. The envelope shall be addressed to the party receiving the Bids and shall be identified with the Project name, the Bidder’s name and address and, if applicable, the designated portion of the Work for which the Bid is submitted. If the Bid is sent by mail, the sealed envelope shall be enclosed in a separate mailing envelope with the notation “SEALED BID ENCLOSED” on the face thereof.

§ 4.3.2 Bids shall be deposited at the designated location prior to the time and date for receipt of Bids as indicated in the Advertisement or Invitation to Bid or any extensions thereof made by Addendum. Bids received after the closing time and date for receipt and opening of Bids will be rejected and returned to the Bidder unopened.

§ 4.3.3 The Bidder shall assume full responsibility for timely delivery at the location designated for receipt of Bids.

§ 4.3.4 Oral, telephonic, telegraphic, facsimile or other electronically transmitted bids will not be considered.

#### § 4.4 Modification or Withdrawal of Bid

§ 4.4.1 A Bid may not be modified, withdrawn or canceled by the Bidder during the stipulated time period following the time and date designated for the receipt of Bids, and each Bidder so agrees in submitting a Bid.

§ 4.4.2 Prior to the time and date designated for receipt of Bids, a Bid submitted may be modified or withdrawn by notice to the party receiving Bids at the place designated for receipt of Bids. Such notice shall be in writing over the signature of the Bidder. Written confirmation over the signature of the Bidder shall be received, and date- and time-stamped by the receiving party on or before the date and time set for receipt of Bids. A change shall be so worded as not to reveal the amount of the original Bid.

§ 4.4.3 Withdrawn Bids may be resubmitted up to the date and time designated for the receipt of Bids provided that they are then fully in conformance with these Instructions to Bidders.

§ 4.4.4 Bid security, if required, shall be in an amount sufficient for the Bid as resubmitted.

## ARTICLE 5 CONSIDERATION OF BIDS

### § 5.1 Opening of Bids

At the discretion of the Owner, if stipulated in the Advertisement or Invitation to Bid, the properly identified Bids received on time will be publicly opened and will be read aloud.

### § 5.2 Rejection of Bids

The Owner shall have the right to reject any or all Bids. A Bid not accompanied by a required bid security or by other data required by the Bidding Documents, or a Bid which is in any way incomplete or irregular is subject to rejection.

### § 5.3 Acceptance of Bid (Award) [Reference: KRS 45A.365]

§ 5.3.1 It is the intent of the Owner to award a Contract to the lowest qualified Bidder provided the Bid has been submitted in accordance with the requirements of the Bidding Documents and does not exceed the funds available. The Owner shall have the right to waive informalities and irregularities in a Bid received and to accept the Bid which, in the Owner's judgment, is in the Owner's own best interests.

§ 5.3.2 The Owner shall have the right to accept Alternates in any order or combination, unless otherwise specifically provided in the Bidding Documents, and to determine the low Bidder on the basis of the sum of the Base Bid and Alternates accepted.

## ARTICLE 6 POST-BID INFORMATION

### § 6.1 Contractor's Qualification Statement

§ 6.1.1 Bidders to whom award of a Contract is under consideration shall submit to the Architect, upon request, a properly executed AIA Document A305™, Contractor's Qualification Statement, unless such a Statement has been previously required and submitted as a prerequisite to the issuance of Bidding Documents.

§ 6.1.2 In determining the qualifications and responsibilities of the Bidder, the Owner shall take into consideration the Bidder's skill, experience, facility, previous work standing, financial standing, capacity and ability to handle work in addition to that in progress, and quality and efficiency of construction plant and equipment proposed to be used on the project.

### § 6.2 (Not Used)

### § 6.3 Submittals

§ 6.3.1 Each Bidder shall submit as part of the Form of Proposal a list of subcontractors proposed for each major branch of work itemized and described in the specifications for the Project. The Bidder's listing of a subcontractor for a work category certifies that the subcontractor has in current employment, skilled staff and necessary equipment to complete that category. The Architect and Construction Manager (if utilized) will evaluate the ability of all listed subcontractors to complete the work and notify the Owner. Listing of the Bidder as the subcontractor may invalidate the Bid should the Architect's and Construction Manager's (if utilized) review indicate the bidder does not have skilled staff and equipment to complete the work category at the time the Bid was submitted.

- .1 Changing subcontractors from those listed with the Form of Proposal is prohibited unless the bidder provides grounds for such a change that are consistent with provisions of the Instructions to Bidders. Said change shall be accompanied by a written explanation from the Bidder as well as a written release from the listed subcontractor. All letters shall be on original company stationery with original signatures from an officer in the company legally approved to act for the company. An unjustifiable change of subcontractors may invalidate the Bid. Any change to a proposed person or entity shall be addressed as noted in Section 6.3.3 of these Instructions to Bidders

§ 6.3.2 The Bidder will be required to establish to the satisfaction of the Architect and Owner the reliability and responsibility of the persons or entities proposed to furnish and perform the Work described in the Bidding Documents.

§ 6.3.3 Prior to the execution of the Contract, the Architect will notify the Bidder in writing if either the Owner or Architect, after due investigation, has reasonable objection to a person or entity proposed by the Bidder. If the Owner or Architect has reasonable objection to a proposed person or entity, the Bidder may, at the Bidder's option, (1) withdraw the Bid or (2) submit an acceptable substitute person or entity with an adjustment in the Base Bid or Alternate Bid to cover the difference in cost occasioned by such substitution. The Owner may accept the adjusted bid price or disqualify the Bidder. In the event of either withdrawal or disqualification, bid security will not be forfeited.

§ 6.3.4 Persons and entities proposed by the Bidder and to whom the Owner and Architect have made no reasonable objection must be used on the Work for which they were proposed and shall not be changed except with the written consent of the Owner and Architect.

#### § 6.4 List of Materials, Suppliers, and Manufacturers

§ 6.4.1 Each Bidder shall submit a complete list of materials/equipment with supplier's and manufacturer's name in the form and manner indicated on the Form of Proposal and in compliance with materials and equipment specified.

§ 6.4.2 In addition to the list furnished with the Form of Proposal, the successful Bidder thereafter known as the Contractor, may be requested within thirty (30) calendar days after award of contract to furnish to the Architect and Construction Manager (if utilized) a more detailed and complete list of the materials and equipment, together with the manufacturer's or maker's name, brand and/or catalogue number, and product data or illustration thereof.

§ 6.4.3 Prior to the award of contract, the Architect and Construction Manager (if utilized) will make a preliminary check of the lists included with the Form of Proposal and advise the Bidder and the Owner of the acceptance thereof, and of such other actions as may be necessary in order to meet the requirements of the contract specifications. Should it develop that any of the materials or equipment named in the list do not meet the requirements of the project specifications, the Bidder shall be required to offer to the Owner other materials or equipment in compliance with the specifications at no change in contract price. Preliminary review and acceptance of the above list shall not relieve the Contractor of furnishing equipment and materials in accordance with the specifications.

§ 6.4.4 Written approval shall be obtained from the Architect regarding any material/equipment, supplier, and manufacturer substitution. Substitutions are permitted in the following instance:

- .1 Failure to comply with contract requirements;
- .2 Failure of the supplier or manufacturer to meet delivery schedules or other conditions of the contract;
- .3 Written release by the supplier or manufacturer.

§ 6.4.5 The Owner reserves the right to reject the bid of any Bidder who fails to furnish the information required under Sections 6.3 and 6.4.

#### § 6.5 Unit Prices

§ 6.5.1 Each Bidder shall submit as part of the Bid a list of unit prices as designated on the Form of Proposal.

§ 6.5.2 Unit prices are for changing or adjusting the scope or quantity of work from that indicated by the contract drawings and specifications.

§ 6.5.3 Unit prices shall include all labor, materials, equipment, appliances, supplies, overhead and profit.

§ 6.5.4 Only a single unit price per item shall be given and it shall apply for either more or less work than indicated or specified in the contract documents. In the event the contract is adjusted by unit prices, a change order shall be issued for the change and for the increased or decreased amount.

§ 6.5.5 Unit prices listed by the Bidder and accepted by the Owner shall apply to all phases of work whether the work is performed by the Bidder or by the Bidder's (Contractor's) subcontractors.

§ 6.5.6 For unit prices that apply to a lump sum Base Bid, the Owner reserves the right, prior to an award of contract, to negotiate, adjust and/or reject any price that is determined by the Architect, Construction Manager, or Owner to be excessive or unreasonable in amount.

§ 6.5.7 On line item total sum bids where Bidders are quoting firm unit prices for estimated quantities of units of work, the unit price is the Bid and is not subject to change, either by the Bidder or Owner. The Owner reserves the right to correct mathematical errors in extensions and additions by the Bidder. The Owner's corrected bid sum total shall take preference over the Bidder's computed bid sum total.

#### § 6.6 Bid Division, Material Suppliers, and Purchase Orders

§ 6.6.1 This Section applies to projects with or without Bid Division (Multiple Prime Contracts), and those Projects that provide for direct purchase by the Owner of materials and equipment from Material Suppliers.

**§ 6.6.2** For Projects with Bid Division: General Construction and Concrete, Masonry, Plumbing, HVAC and Electrical Contractors shall provide with their Bid a breakdown of major material items (excluding sales tax). This breakdown shall include description of the item, name of the manufacturer, name of the supplier, and the amount of the supplier's quote. The Owner will issue Purchase Orders direct to the suppliers for these materials. The following shall be provided:

- .1 Within four (4) days from the Bid Date, the low Bidder shall furnish to the Owner the list of material suppliers of the items listed on the bid breakdown, with authorization given to the Contractor to quote the materials listed and that the Supplier will furnish the listed materials to the Owner under the Owner's standard Purchase Order for the amount stated on the Contractor's bid breakdown. Failure of any Contractor to provide this written list of material suppliers with authorization will cause forfeiture of the bid security.
- .2 The Contractor shall also guarantee to the Owner that materials listed in the breakdown to be purchased directly by the Owner shall comply with requirements of the Contract Documents and that the quantity of such material is sufficient to complete the Bid Division. The Performance and Payment Bonds required of the Contractor shall be in the combined amount of the materials designated in its bid to be acquired by Purchase Order by the Owner and all remaining items of cost in the respective Bid Division. Contractor shall provide an invoice from the supplier to the Owner with Contractor's Application for Payment.
- .3 Material Suppliers will be paid the full amount of their invoices. Retainage that would otherwise be withheld from invoices submitted by and paid to a material supplier shall be withheld from the approved payment request of the Contractor. Refer to General Conditions for further requirements regarding retainage.
  - a Lockers, Library, Kitchen, Shop, Technology, Science or other major equipment bid divisions shall provide with their Bid a breakout price for the material portions of the Bid (excluding sales tax). Award of contract will be based on the lump sum price of the accepted Bid that includes labor and materials. The Owner will issue a Purchase Order for the material and a contract for the labor and incidental materials. Retainage will be held on both the Purchase Order and the Contract in accordance with the General Conditions.
  - b The language of the Bid Divisions is designed to outline and define the work in general to be included in a particular Bid Division and to prevent overlapping and conflicting requirements within other Bid Divisions. No Bidder shall use the omission of any item from this language as a basis for a claim for additional cost when such item is specified or indicated to be part of a complete and workable system.
  - c It is the responsibility of the Bidder to determine which Bid Division or combination of Bid Divisions the Bidder desires to Bid.

**§ 6.6.3** For Projects without Bid Division but with direct purchase by the Owner of materials and equipment from Material Suppliers, Contractors shall comply with paragraph 6.6.2 above as applicable to the Project. The Owner will issue Purchase Orders direct to the suppliers for these materials. Award of contract will be based on the lump sum price of the accepted bid that includes labor and materials. Retainage will be held on both the Purchase Orders and the Contract(s) in accordance with the General Conditions.

## **ARTICLE 7 PERFORMANCE BOND AND PAYMENT BOND**

### **§ 7.1 Bond Requirements**

**§ 7.1.1** Unless stipulated otherwise in the Bidding Documents, the Bidder shall furnish bonds covering the faithful performance of the Contract and payment of all obligations arising thereunder. Bonds shall be executed by a surety company authorized to do business in Kentucky.

**§ 7.1.2** The cost of such bonds shall be included in the Bid. If the furnishing of such bonds is required after receipt of bids and before execution of the Contract, the cost of such bonds shall be added to the Bid in determining the Contract Sum.

### **§ 7.2 Time of Delivery and Form of Bonds**

**§ 7.2.1** The Bidder shall deliver the required bonds to the Owner not later than three days following the date of execution of the Contract. If the Work is to be commenced prior thereto in response to a letter of intent, the Bidder shall, prior to commencement of the Work, submit evidence satisfactory to the Owner that such bonds will be furnished and delivered in accordance with this Section 7.2.1.

**§ 7.2.2** Unless otherwise provided, the bonds shall be written on AIA Document A312™–2010, Performance Bond and Payment Bond — KDE Version. Both bonds shall be written in the amount of the Contract Sum, being the total of the Base Bid, as described in Section 1.5 herein, and all Alternates accepted by the Owner.

**§ 7.2.3** The bonds shall be dated on or after the date of the Contract.

§ 7.2.4 The Bidder shall require the attorney-in-fact who executes the required bonds on behalf of the surety to affix thereto a certified and current copy of the power of attorney.

#### ARTICLE 8 FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR

Unless otherwise required in the Bidding Documents, the Agreement for the Work will be written on AIA Document A101™-2007, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum — KDE Version, except for those Projects utilizing a Construction Manager the Agreement will be written on AIA Document A132™-2009, Standard Form of Agreement Between Owner and Contractor, Construction Manager as Advisor Edition — KDE Version. Owner-Contractor Agreements shall be valid only after written notice by the Kentucky Department of Education that the proposed Agreements are approved.

#### ARTICLE 9 PUBLIC WORKS ACT [Reference: KRS 337.505 to 337.550]

##### § 9.1 Labor Regulations

§ 9.1.1 Work shall be performed in compliance with applicable provisions of the Kentucky Prevailing Wage Act on Public Works Projects, KRS 337.505 through KRS 337.550.

§ 9.1.2 Prevailing wage rates, included with the Bidding Documents, shall be paid on this Project if required under Section 10.1.1. The stipulated wage rates represent prevailing minimum wage rates of pay allowable and shall not be construed to mean that higher rates may not have to be paid in order to secure labor.

§ 9.1.3 Any Bidder and/or subcontract bidder in violation of any wage or work act provision (KRS 337.510 to KRS 337.550) and under citation by the Kentucky Department of Labor is prohibited by KRS 337.990 from bidding on or working on any and all public works contracts either in their name or in the name of any other company, firm, or other entity in which there is vested interest. No Bid shall be submitted by a prime Bidder or sub-bidder in violation of KRS Chapter 337. The responsibility of the qualifications of the sub-contract Bidder is solely that of the prime Bidder. The rejection of the subcontract Bidder and resubmittal of a qualified subcontract Bidder shall be addressed per the provisions of these Instructions to Bidders relating to subcontract Bidders (subcontractors) and materials.

##### § 9.2 Davis-Bacon Act Provisions

Projects funded with Federal Funds shall comply with the Davis-Bacon Act (Subchapter IV of Chapter 31 of the Title 40 of the United States Code). Where the amount received from federal revenue sharing is less than 25 percent of the estimated total construction cost of a public school project, state law and not the federal applies to the wage rate and the prevailing wage scale to be used for the project (OAG 74-329). Refer to Supplementary Conditions for direction regarding application of federal rates, if included in the bidding documents, to this project. In the event both state and federal wage rates apply, the higher of the two rates shall be used to determine labor costs.

#### ARTICLE 10 TAXES

##### § 10.1 Kentucky Sales and/or Use Tax [Reference KRS 139.495(1)]

Bidders are informed that construction contracts of the Commonwealth of Kentucky and political subdivisions are not exempt from the provisions of the Kentucky Sales and/or Use Tax, unless provisions are clearly noted in the bidding documents for the direct purchase of certain materials and equipment by the Owner. Materials and equipment which are to be submitted for direct purchase are as noted by the Architect or Construction Manager in the Form of Proposal and shall be limited to forty (40) items with a minimum price of \$5,000 each. All other materials and equipment shall be included in the Contract Price and are subject to Kentucky Sales and/or Use Taxes. Current Sales and/or Use Tax shall be provided for and included in the bid amount as no adjustment will be permitted nor made after the receipt of bids.

##### § 10.2 Federal Excise Tax

The Commonwealth of Kentucky and its political subdivisions are exempt from Federal Excise Tax.

#### ARTICLE 11 POST BID REVIEW AND MATERIAL SUBMITTAL

##### § 11.1 Representative at Bid Opening

§ 11.1.1 Each prime Bidder shall have an authorized representative at the bid opening for submittal of the list of materials and equipment, and the post bid review which follows immediately after the opening and reading of bids.

§ 11.1.2 Following the opening of bids, the three (3) apparent low Bidders shall remain for a post-bid review, and shall submit a completed list of materials, equipment and suppliers within one (1) hour from the close of the reading of the bids. The list of materials and equipment shall be the listing contained in the Form of Proposal.



§ 11.1.3 The post bid review, open to all bidders, will be conducted jointly with representatives of the Architect and Construction Manager (if utilized), Owner, and apparent low Bidder. Preliminary review will be directed toward Bidder's qualifications, list of subcontractors, list of materials and equipment, and unit prices.

#### **ARTICLE 12 EQUAL EMPLOYMENT AND NONDISCRIMINATION**

The Commonwealth of Kentucky and its political subdivisions are committed to equal job opportunities on public contracts and prohibited from discrimination based on race, creed, color, sex, age, religion, or national origin.

#### **ARTICLE 13 CONFLICT OF INTEREST, GRATUITIES AND KICKBACKS, USE OF CONFIDENTIAL INFORMATION [Reference KRS 45A.455]**

Conflict of Interest, Gratuities, Kickbacks, and Use of Confidential Information as described in KRS 45A.455 are expressly prohibited. Penalties for any violation under this statute are located in KRS 45A.990.

#### **ARTICLE 14 KENTUCKY FAIRNESS IN CONSTRUCTION ACT OF 2007 [Reference KRS 371.400 to 371.425]**

Projects constructed for school districts in the Commonwealth of Kentucky are subject to provisions of the Kentucky Fairness in Construction Act of 2007 as it relates to the right to litigate, the right to delay damages against the Owner, the right to file a mechanic's lien, prompt payment by Owners, amount of retainage that can be withheld and other provisions of the Act.

#### **ARTICLE 15 KENTUCKY PREFERENCE LAW [Reference KRS 45A.490 to 45A.494]**

§ 15.1 Projects constructed for school districts in the Commonwealth of Kentucky are subject to provisions of the reciprocal preference for Kentucky Preference for Resident Bidders law, KRS 45A.490 to KRS 45A.494. Reciprocal preference shall be given by public agencies to resident bidders.

§ 15.2 The Kentucky Finance and Administration Cabinet shall maintain a list of states that give to or require a preference for their own resident bidders, including details of the preference given to such bidders, to be used by public agencies in determining resident bidder preferences. The cabinet shall also promulgate administrative regulations in accordance with KRS Chapter 13A establishing the procedure by which the preferences required by this Section shall be given.

§ 15.3 The reciprocal preference as described in KRS 45A.490 to KRS 45A.494 above shall be applied in accordance with Kentucky Administrative Regulation 200 KAR 5:400.

## Supplemental Instructions and Terms

1. **BID FORMS AND RETURN INSTRUCTIONS:** The public notice for this invitation, the invitation itself, and any addendums are available for view, download, or print from the Internet at [www.kpc4me.com](http://www.kpc4me.com) on the public notice date and until the time and date specified for the opening. KPC staff and the Board or its designee will review proposals.

KPC has an online interface that creates a confidential and encrypted electronic bid submission. Bid submission requires that each bidder have an updated vendor account. Instructions on how to register as a new vendor or update an existing account and complete the bid submission process can be found at <http://www.kpc4me.com/bid-opportunity>. For assistance with registration or technical questions regarding the online interface contact [info@kpc4me.com](mailto:info@kpc4me.com).

Submit all proposals and any attachments via the online application. No other form of submission (e.g., paper, telephone, facsimile, telegraph, mail, etc.) will be accepted. Proposals submitted on company forms are subject to rejection. The bidder acknowledges that he or she has read this invitation, understands it, and agrees to bind by its terms and conditions.

2. **ERROR IN PROPOSAL:** KPC reserves the right to waive defects and informalities in proposals, to reject any or all proposals, or to accept any proposal as may be deemed to its interest. KPC may allow the withdrawal of a proposal where there is a patent error on the face of the document, or where the proposer presents sufficient evidence, substantiated by worksheets, that the proposal was based upon an error in the formulation of the price.
3. **WITHDRAWAL OF PROPOSAL:** All proposals shall be valid for a period of sixty (60) days from the opening date to allow for tabulation, study, negotiation, and consideration by KPC. The proposer may withdraw a proposal, without prejudice, prior to the published opening date.
4. **ADDENDA:** KPC may issue addenda to this RFP after its release.
5. **PROTEST PROCEDURES:** KPC shall have authority to determine protests and other controversies of actual or prospective firms in connection with the solicitation or selection for award of a contract.

Any actual or prospective firm, who is aggrieved in connection with solicitation or selection for award of a contract, may file protest with the Office of the Executive Director of KEDC. A protest or notice of other controversy regarding the solicitation must be filed prior to the bid opening. A protest or notice of other controversy regarding an award must be filed promptly within two (2) calendar weeks after award. All protests or notices of other controversies must be in writing and addressed to:

**Executive Director**  
**KEDC**  
**904 Rose Road**  
**Ashland, KY 41102**  
[Nancy.Hutchinson@kedc.org](mailto:Nancy.Hutchinson@kedc.org)

KPC shall issue a decision in writing. A copy of that decision shall be mailed or otherwise furnished to the aggrieved party and shall state the reasons for the action taken.  
The decision of KPC shall be final and conclusive.

6. AUTHENTICATION OF BID AND STATEMENT OF NON-COLLUSION AND NON-CONFLICT OF INTEREST AND COMPLIANCE WITH THE KENTUCKY MODEL PROCUREMENT CODE:

I hereby swear or affirm under penalty of false swearing as provided by KRS 523.040:

- I am the bidder (if bidder is an individual), a partner in the bidder (if the bidder is a partnership), or an officer or employee of the bidding corporation having authority on its behalf (if the bidder is a corporation).
- The costs quoted in the bid response are correct and have been arrived at by the bidder independently and have been submitted without collusion and without agreement, understanding, or planned common course of action, with any vendor of materials, equipment, or services described in the invitation to bid, designed to limit independent bidding or competition.
- The contents of the bid or bids have not been communicated by the bidder, or its employees, or agents to any person not an employee or agent of the bidder or its surety on any bond furnished with the bids and will not be communicated to any such person prior to the official opening of the bid or bids. Contractor certifies that this proposal is made without prior understanding, agreement, or connection with any corporation, firm or person submitting a proposal for the same materials, supplies, or equipment, and is in all respects fair and without collusion or fraud. The contractor certifies that collusive bidding is a violation of federal law and can result in fines, prison sentences and civil damage awards.

The KPC collective bidding process is conducted consistent with KRS Chapter 45A:345 through 45A:460, the Model Procurement Code and that the contents of the bid proposal and the actions taken by the bidder in preparing and submitting the bid proposal are in compliance with above sections of the Model Procurement Code.

The bidder is legally entitled to enter into contracts with agencies of the Commonwealth of Kentucky and is not in violation of any prohibited conflict of interest, gratuities and kickbacks including those prohibited by the provisions of the Model Procurement Code (KRS Chapter 45A). Any employee or official of KPC or member institution, who shall take, receive, or offer to take or receive, either directly

or indirectly, any rebate, percentage of contract, money, or things of value as an inducement or intended inducement, or in the procurement of business, or the giving of business, for or to or from, any person, or in open market seeking to make sales to the membership shall be deemed guilty of a felony and upon conviction such person or persons shall be subject to punishment or fine in accord with state and/or federal laws.

7. **CERTIFICATION REGARDING LOBBYING:** The bidder certifies, to the best of his or her knowledge and belief, that:
- a. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
  - b. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
  - c. The bidder shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

8. **CERTIFICATION CONCERNING DISBARMENT AND SUSPENSION:** The contractor understands that a contract award (see 2 CFR 180.220) must not be made to parties listed on the government wide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 CFR 180 that implement Executive Orders 12549 (3 CFR part 1986 Comp., p. 189) and 12689 (3 CFR part 1989 Comp., p. 235), "Debarment and Suspension."

By electronically submitting this proposal, the proposer certifies as follows:

The certification in this clause is a material representation of fact relied upon by KPC. If it is later determined that the bidder or proposer knowingly rendered an erroneous certification, in addition to remedies available to KPC, the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment. The bidder or proposer agrees to comply with the requirements of 2 CFR 180.220 while this offer is valid and throughout the period of any contract

that may arise from this offer. The bidder or proposer further agrees to include a provision requiring such compliance in its lower tier covered transactions.

9. AWARD: After the review of the bid proposals, the KEDC Board or its designee may accept one or more bid contracts based on the criteria below and the needs of the members. In the case of identical bids, KEDC reserves the right to select and to award the contract by whatever method it chooses. If bidder's bid proposal is accepted, Bidder shall hereinafter be called contractor. The bid proposals will be evaluated based on the points awarded to each potential contractor utilizing the following scale subject to KRS 45A.490 to 45A.494, Reciprocal Preference for Resident Bidders. Item 1 below shall be prorated based on prices received.

	POINTS
1. Total of weighted core package cost calculations	50
2. Listed Manufacturers and Installers Utilized	40
3. Past performance/Quality Assurance	<u>10</u>
POINT TOTAL	100

10. RESIDENT BIDDER STATUS: The scoring of cost is subject to Reciprocal preference for Kentucky resident bidders. Vendors not claiming resident bidder status need not submit the corresponding affidavit.

**KRS 45A.490 Definitions for KRS 45A.490 to 45A.494.**

As used in KRS 45A.490 to 45A.494:

- (1) "Contract" means any agreement of a public agency, including grants and orders, for the purchase or disposal of supplies, services, construction, or any other item; and
- (2) "Public agency" has the same meaning as in KRS 61.805.

**KRS 45A.492 Legislative declarations.**

The General Assembly declares:

- (1) A public purpose of the Commonwealth is served by providing preference to Kentucky residents in contracts by public agencies; and
- (2) Providing preference to Kentucky residents equalizes the competition with other states that provide preference to their residents.

**KRS 45A.494 Reciprocal preference to be given by public agencies to resident bidders -- List of states -- Administrative regulations.**

- (1) Prior to a contract being awarded to the lowest responsible and responsive bidder on a contract by a public agency, a resident bidder of the Commonwealth shall be given a preference against a nonresident bidder registered in any state that gives or requires a preference to bidders from that state. The preference shall be equal to the preference given or required by the state of the nonresident bidder.
- (2) A resident bidder is an individual, partnership, association, corporation, or other business entity that, on the date the contract is first advertised or announced as available for bidding:
  - (a) Is authorized to transact business in the Commonwealth; and
  - (b) Has for one (1) year prior to and through the date of the advertisement, filed Kentucky corporate income taxes, made payments to the Kentucky unemployment insurance fund established in KRS 341.490, and maintained a Kentucky workers' compensation policy in effect.

(3) A nonresident bidder is an individual, partnership, association, corporation, or other business entity that does not meet the requirements of subsection (2) of this section.

(4) If a procurement determination results in a tie between a resident bidder and a nonresident bidder, preference shall be given to the resident bidder.

(5) This section shall apply to all contracts funded or controlled in whole or in part by a public agency.

(6) The Finance and Administration Cabinet shall maintain a list of states that give to or require a preference for their own resident bidders, including details of the preference given to such bidders, to be used by public agencies in determining resident bidder preferences. The cabinet shall also promulgate administrative regulations in accordance with KRS Chapter 13A establishing the procedure by which the preferences required by this section shall be given.

(7) The preference for resident bidders shall not be given if the preference conflicts with federal law.

(8) Any public agency soliciting or advertising for bids for contracts shall make KRS 45A.490 to 45A.494 part of the solicitation or advertisement for bids.

The reciprocal preference as described in KRS 45A.490-494 above shall be applied in accordance with 200 KAR 5:400.

An offeror claiming Kentucky resident bidder status shall complete the attached Required Affidavit for Bidders, Offerors, and Contractors Claiming Resident Bidder Status. KPC reserves the right to request documentation supporting a claim of resident bidder status. Failure to provide such documentation upon request shall result in disqualification of the offeror or contract termination.

A nonresident offeror shall submit its certificate of authority to transact business in the Commonwealth as filed with the Commonwealth of Kentucky, Secretary of State. The location of the principal office identified therein shall be deemed the state of residency for that offeror. If the offeror is not required by law to obtain said certificate, the state of residency for that offeror shall be deemed to be that which is identified in its mailing address as provided in its proposal.

11. **CONTRACTOR CERTIFICATION: CONTRACTOR CERTIFICATION/CONTRACTOR'S EMPLOYMENT ELIGIBILITY:** By entering the contract, contractor warrants compliance with the federal immigration and nationality act (FINA), and all other federal and state immigration laws and regulations. The contractor warrants that it is in compliance with the various state statues of all states it is will operate this contract in.

Participating government entities including school districts may request verification of compliance from any contractor or contractor's supplier performing work under this contract. These entities reserve the right to confirm compliance in accordance with applicable laws.

Should the participating entities suspect or find that the contractor or any of its suppliers are not in compliance, they may pursue any and all remedies allowed by law, including, but not limited to: suspension of work, termination of the contract for default, and suspension and/or debarment of the contractor. All costs necessary to verify compliance are the responsibility of the contractor.

The offeror complies and maintains compliance with the appropriate statutes which requires compliance with federal immigration laws by state employers, state contractors and state subcontractors in accordance with the e-verify employee eligibility verification program (<http://www.uscis.gov/e-verify>).

Contractor and contractor's vendors and their employees shall not provide services on school district properties until authorized by the district.

Contractor shall comply with governing board policy of the KPC participating entities in which work is being performed.

12. **CONTRACT PERIOD:** The contract period will end on **December 1, 2022** plus any extensions. The contract may be extended on an annual basis by KPC not to exceed ten years in total including the first contract period. KPC shall notify the contractor in writing of its intent to extend or not to extend the contract by September 1 of each year. If KPC notifies contractor of intent to extend the contract by one year, contractor shall respond in writing by September 15 that it either does or does not intend to extend the contract. Any necessary price increases or decreases should be submitted in writing to KPC by September 15 for the extended year. If price increases submitted are deemed excessive by KPC then KPC shall have cause to not extend the contract. Price change notifications will follow the same pattern as above for any years in which this contract is extended. KPC reserves the right to extend the term for up to 180 days to continue a source of supply until new or replacement contracts are completed. Since this bid request is subject to multiple contracts being accepted, KPC reserves the right to renew and/or solicit additional bids. Any contract extension is contingent upon written agreement of KPC and the contractor. The bid will not be automatically extended beyond any current year unless expressly approved by KPC. KPC reserves the right on any contract extension to revise, update, or supplement the contract terms and conditions including the assessment of administrative fees to the contractor as needed to cover the cost of KPC servicing the bid contract, bidding program, or procurement service for the members.
13. **PAYMENTS, AND ADMINISTRATIVE FEE:** : Each member shall be responsible for making payment to the contractor, unless KPC has been established as the Purchasing Agent for the contractor, in which case, KPC will coordinate orders and payments directly to the contractor with the individual members being the ship to party. Normally, members pay bills only after approval from the member board, which meets monthly. KPC reserves the right to negotiate upon mutual agreement to serve as Purchasing Agent for any Bid Contract including charging an additional administrative fee to the contractor beyond the two percent (2%) fee detailed below.

The contractor will be assessed an administrative fee of two percent (2%) on all purchases made by KPC members under this contract. The fee is to be included in the contractor's pricing and cannot appear on the member's invoice. The contractor will remit payment to KPC on a quarterly basis by the 25<sup>th</sup> day of the next month accompanied by an electronic sales report showing total amounts for all purchases made by members under this contract during the period of the bid.

<u>Period</u>	<u>Reporting and Payment Schedule</u>
January - March	April 25 <sup>th</sup>
April - June	July 25 <sup>th</sup>
July - September	October 25 <sup>th</sup>
October - December	January 25 <sup>th</sup>

The contractor will compile and provide to KPC a quarterly report showing all purchases made by members under this contract in a format provided by KPC. Contractor shall compile sales report by member district. The sales report shall be submitted electronically. Sales must be reported in the quarter in which the member is invoiced. It is the contractor's responsibility to track and report all purchases made by KPC members. All sales to KPC members are considered to be made under this contract unless the contractor holds an individual contract with the member. It is the vendor's responsibility to provide proof of individual contracts.

KPC will routinely request procurement data from participating KPC members to verify sales report accuracy. The contractor will make all administrative fee payments to KPC by the 25<sup>th</sup> day of the succeeding month. All checks are to be made payable to KEDC and mailed to KEDC, 904 Rose Road, Ashland, KY 41102. In consideration of receiving a KPC PREFERRED VENDOR BID CONTRACT, bidder agrees to report and pay KPC's administrative fees for all sales to KPC members even if orders are placed directly by the member to the contractor.

14. PRICING: Bid Contracts may be accepted from multiple bidders. Contract pricing and discounts shall remain in effect for the entire contract and any agreed upon contract extensions, however additional discounts and/or special pricing are encouraged and may be accepted when consistent with other terms and conditions of the contract and offered equally to all members. Price change notifications will follow the same pattern as above for any years in which this contract is extended. Additional discounts and/or special pricing are encouraged and may be accepted when consistent with other terms and conditions of the contract and offered equally to all members. Accumulated or group orders may be requested by KPC during the contract period.

Replacement and/or supplemental products that meet or exceed the minimum bid requirements may be added to this contract at the sole discretion of KPC. Replacement/supplemental products shall be offered at a discount equal to or greater than the original award. The contractor shall submit, on its letterhead the request to add products/services. The request shall be submitted by an authorized representative of the organization. KPC is under no obligation to accept the offerings.



KPC reserves the right to amend contract line items as necessary to support member projects. KPC has the sole discretion to accept or reject additional line items and prices submitted by contractor. All prices will be reviewed to ensure fair market value. All current contract holders will be provided an opportunity to amend their contracts to include any additional lines submitted. Any contract amendments arising from line item amendments shall not result in a material change to the contract.

The bidder shall provide each item on this bid to all KPC members at the same price. Bidders **MAY NOT** submit multiple discount levels for the same product by KPC member (i.e., Regional Bidding is **NOT** permissible).

KPC reserves the right to accumulate orders among KPC members to obtain volume discounts for the group.

15. **PROMPT PAYMENT DISCOUNT:** Contractor may provide a prompt payment percentage discount for invoice payments postmarked less than 30 days from the invoice date. The discount may take the form of either a deduction from the total invoice or a check in an amount equal to the same. Example: 1% discount for payment of invoices postmarked within 10 days of the invoice date.
16. **NON-ASSIGNABILITY OF AWARDED BID:** The bid award will be made only to the individual or entity that submits a bid. The awarded bid cannot be conveyed to an awarded bidder's successors or assigns without the prior, express approval of the Board of Directors of KEDC or its designee.
17. **PARTICIPATING MEMBER INSTITUTIONS:** Any institution that is a member of KPC - hereinafter referred to as member or members - is eligible to utilize the Bid Contract; however, this does not mean that all members will participate. The successful bidder(s) will be required to serve all eligible members.
18. **PIGGYBACK CLAUSE:** KPC reserves the right to extend the terms, conditions, and prices of the awarded bidder to other Institutions who express an interest in participating in any contract that results from this bid. Each of the piggyback Institutions will issue their own purchasing documents for purchasing of goods and services. The respondent agrees that KPC shall bear no responsibility or liability for any agreements between the respondent and the other Institution(s) who desire to exercise this option. Piggyback contracts may not extend beyond the contact date established by KPC. Participation by other institutions may not result in a material change to the contract.
19. **TRANSMITTAL OF ORDERS:** KPC shall issue purchasing guidelines to members. The members will use formal purchase orders in ordering from the awarded bidder. The successful bidder acknowledges that orders from KPC members may be transmitted from KPC's office on the member's behalf. The successful bidder may use salespeople for in-person and/or telephone solicitation of orders in accordance with a mutually arrived schedule developed between the members and the awarded bidder.
20. **DELIVERY CHARGES:** **All products or services procured from the Bid Contract are to be delivered free of freight charges (FOB destination).** All bid prices must include transportation and delivery charges to the location (school district, KEDC, etc.) specified during ordering. Fuel surcharges and other similar charges are not permitted.

21. **QUANTITIES:** It shall be understood that the bid contract will not obligate KPC or its members to purchase from the Bid Contract.
22. **ITEM SUBSTITUTION AND OUT-OF-STOCK BACK-ORDERS:** No substitutions are allowed without prior written authorization from the member. Member must be notified if item is out of stock, backordered or if timely delivery cannot be made. Upon member notification, the contractor must receive written directions from the member on how to proceed, i.e. cancel, process, etc.
23. **RETURNS:** The successful bidder must provide a Return Material Authorization within 1 working day of the request by KPC member. Returned materials shall be restocked at no charge to the member (special order and custom crafted items excluded).
24. **RECALLS:** The contractor shall notify KPC and its members immediately of any products recalls. Any products that have been recalled and have been delivered shall be issued a credit and/or a comparable substitute immediately. All costs associated with voluntary and involuntary product recalls shall be borne by the awarded vendor.
25. **PRODUCT EVALUATION:** Samples requested must be furnished free of expense to KPC and KPC members for evaluation for a period of thirty (30) days. Samples shall be returned at the bidder's or bidder's Distribution Partner's expense.
26. **PROMOTION:** KPC actively markets all Prime and Preferred Vendors to member districts, which includes the company logo and contact information on the KPC website, a notice of the winning bid contract(s) sent to every KPC member, and promotion of all KPC Prime and Preferred Vendors during regular district visits by KPC staff. Vendors are expected to provide promotional materials and participate in regional conferences, district shows, and trainings.
27. **CONTRACTOR COMMITMENT:** Each contractor is required to make three basic commitments to ensure the overall success of the statewide program:
  1. **Corporate Commitment** – A commitment that KPC has the support of senior management, and that KPC is the primary offering to K-12 educational entities statewide. The contractor shall make existing K-12 clients aware of the KPC contract and upon the member's request transitioned to the contractor's KPC contract.
  2. **Pricing Commitment** – A commitment that KPC pricing is the lowest available pricing (net to buyer) to KPC entities and a further commitment that, if a KPC entity is eligible for lower pricing through a state, regional, or local contract, the vendor will match the pricing under KPC.
  3. **Sales Commitment** – A commitment that the supplier will aggressively market KPC statewide and that the sales force will be trained, engaged, and committed to offering KPC to K-12 entities statewide with a further commitment that all KPC sales be accurately and timely reported to KPC.
28. **PRODUCT AND SAFETY INFORMATION:** The successful bidder shall provide upon request by any member, the most recent MSDS information sheets for any products the vendor may deliver to said member. It is the vendor's responsibility to comply with all local, state, and federal regulations.

29. **NOTICES:** Notices under this Agreement are sufficient if given by nationally recognized overnight courier service, certified mail (return receipt requested), facsimile with electronic confirmation or personal delivery to the other party if given to the last known address. Notice is effective: (a) when delivered personally, (b) three business days after sending by certified mail, (c) on the business day after sending by a nationally recognized courier service, or (d) on the business day after sending by facsimile with electronic confirmation to the sender. A party may change its notice address by giving notice in accordance with this section.
30. **LIABILITY:** The awarded firm agrees to protect, defend, and save harmless KPC and members from any suits or demands for payment that may be brought against it for the use of any patented material, process, article, or device that may enter into the manufacture, construction, or form a part of the work covered by either order or contract; and awarded bidder further agrees to indemnify and save harmless KPC and members from suits or actions of every nature and description brought against it for, or on account of any injuries or damages received or sustained by any party or parties by, or for any of the acts of the bidders, his servants or agents, unless such injuries or damages are caused by the actions or omissions of KPC or participating members. The awarded firm will hold KPC and participating members harmless for all damages resulting from consumption of products delivered under this contract when such damages are attributed to foreign materials or other defects in products delivered by the awarded firm.
31. **SEVERABILITY:** If any provision of this Agreement is determined by any court or governmental authority to be unenforceable, the parties intend that this Agreement be enforced as if the unenforceable provisions were not present and that any partially valid and enforceable provisions be enforced to the extent that they are enforceable.
32. **CONTRACT SUSPENSION:** KPC may, at its sole discretion, suspend the awarded contract for a period of up to 90 days to investigate alleged instances of material breach of contract or material non-compliance. Breach of contract, default, or noncompliance renders the awarded contract null and void. The awarded firm agrees that they have no legal recourse of any nature against KPC or member entities except for services that are due for prior purchases under the awarded contract. The decision of KPC regarding suspension and/or termination is final.
33. **TERMINATION FOR CONVENIENCE:** KPC reserves the right to terminate any contract at any time, in whole or in part, by thirty (30) day written notice to Contractor. Upon receipt by the Contractor of the "notice of termination", the Contractor shall discontinue all services with respect to the applicable contract. KPC or the participating member, after deducting any amount(s) previously paid, shall pay for all services rendered or goods supplied by the Contractor, as well as any reasonable costs incurred by Contractor up to the time of termination but not including Contractor's loss of profit. The cost of any agreed upon services provided by the Contractor will be calculated at the agreed upon rate prior to "notice of termination" and a fixed fee contract will be pro-rated (as appropriate).
34. **TERMINATION FOR NON-PERFORMANCE (DEFAULT):** KPC may terminate the resulting contract for non-performance, as determined by KPC, for such causes as:
- a. Failing to provide satisfactory quality of service, including, failure to maintain adequate personnel, whether arising from labor disputes, or otherwise any substantial change in ownership

- or proprietorship of the Contractor, which in the opinion of KPC is not in its best interest, or failure to comply with the terms of this contract;
- b. Failing to keep or perform, within the time period set forth herein, or violation of, any of the covenants, conditions, provisions or agreements herein contained;
  - c. Adjudicating as voluntarily bankrupt, making a transfer in fraud of its creditors, filing a petition under any section from time to time, or under any similar law or statute of the United States or any state thereof, or if an order for relief shall be entered against the Contractor in any proceeding filed by or against contractor thereunder. In the event of any involuntary bankruptcy proceeding being instituted against the Contractor, the fact of such an involuntary petition being filed shall not be considered an event of default until sixty (60) days after filing of said petition in order that Contractor might during that sixty (60) day period have the opportunity to seek dismissal of the involuntary petition or otherwise cure said potential default; or
  - d. Making a general assignment for the benefit of its creditors, or taking the benefit of any insolvency act, or if a permanent receiver or trustee in bankruptcy shall be appointed for the Contractor.
35. NOTIFICATION: KPC will provide ten (10) calendar days written notice of default. Unless arrangements are made to correct the non-performance issues to KEDC's satisfaction within ten (10) calendar days, KEDC may terminate the contract by giving written notice, by registered or certified mail, of its intent to cancel this contract.
36. ATTORNEY'S FEES: In the event that either party deems it necessary to take legal action to enforce any provision of the contract, and in the event KPC prevails, the Contractor agrees to pay all expenses of such action, including attorney's fees and costs at all stages of litigation.
37. COMPENSABLE DAMAGES FOR BREACH: The Contractor agrees that the following items shall be included as compensable damages for any breach of a contract with KPC.
- a. Replacement costs
  - b. Cost of repeating the competitive bidding procedure expenses
  - c. Expenses incurred as the result of delay in obtaining replacements.
- The enumeration of compensable damage contained in this section is not intended to be exclusive and will not operate to bar recovery by KPC for any other damages occasioned by the contractor's breach of a contract. However, in cases where contract provides for liquidated damages, said liquidated damages shall be in lieu of all other damages, including those enumerated.
38. SEVERABILITY: If any provision of this Agreement is determined by any court or governmental authority to be unenforceable, the parties intend that this Agreement be enforced as if the unenforceable provisions were not present and that any partially valid and enforceable provisions be enforced to the extent that they are enforceable.
39. NO WAIVER: A party does not waive any right under this Agreement by failing to insist on compliance with any of the terms of this Agreement or by failing to exercise any right hereunder. Any waivers granted hereunder are effective only if recorded in a writing signed by the party granting such waiver.

40. CUMULATIVE RIGHTS/CONSTRUCTION: The rights and remedies of the parties under this Agreement are cumulative, and either party may enforce any of its rights or remedies under this Agreement or other rights and remedies available to it at law or in equity.
41. CONTRACTOR CERTIFICATION: Installation shall be under the direct supervision of an industry certified installer who must always be present when work is performed for any KPC member. **Proof of certification for all supervising installers must be submitted with the bid.** It is the responsibility of the contractor to notify KPC of any changes to the certification status of their installers within 14 calendar days. Manufacturer certification programs may be accepted in lieu of industry certification at KPC's discretion.
42. INSTALLATION: For all installation services provided under this bid the bidder agrees to complete all work within the guidelines set forth. KPC reserves the right to inspect all work performed under this contract. KPC will correct or require correction of substandard work at the bidder's expense.

Substandard work is a default of the bid contract and grounds for immediate termination of the contract.

43. OTHER CONDITIONS:

- a. Contractors shall comply with all local, state, and federal laws and regulations related to this bid and the rendering of goods and /or services.
- b. Contractor shall comply with all member requirements for background checks as outlined in KRS 160.380.
- c. This contract shall be governed in all respects as to validity, construction, capacity, performance, or otherwise by the laws of the Commonwealth of Kentucky.
- d. Any suit, action or other proceeding regarding the execution, validity, interpretation, construction, or performance of this agreement brought against KPC shall be filed in the Boyd County Circuit Court of the Commonwealth of Kentucky.
- e. Any suit, action or other proceeding regarding the execution, validity, interpretation, construction, or performance of this agreement brought against any participating member shall be filed in the member's local jurisdiction.
- f. Contractors providing services under this bid invitation, herewith assure KPC they are conforming to the provisions of the Civil Rights Act of 1964 as amended.
- g. Kentucky Sales and Use Tax Certificate of Exemption Form will be issued upon request.
- h. Contractor shall provide access to the grantee, the sub grantee, the Federal grantor agency, the Comptroller General of the United States, or any of their duly authorized representatives to any books, documents, papers, and records of the contractor which are directly pertinent to that specific contract for the purpose of making audit, examination, excerpts, and transcriptions (7 CFR § 3016.36).
- i. Contractor shall retain all required records for three years after grantees or sub grantees make final payments and all other pending matters are closed (7 CFR § 3016.36).
- j. In accordance with Federal law and U.S. Department of Agriculture policy, this institution is prohibited from discriminating based on race, color, national origin, sex, age, or disability. To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, 1400 Independence

Avenue, SW, Washington, D.C. 20250-9410 or call (800) 795-3272 or (202) 720-6382 (TTY). USDA is an equal opportunity provider and employer.

- k. Contractor is and shall remain in compliance with Executive Order 11246 of September 24, 1965, entitled "Equal Employment Opportunity," as amended by Executive Order 11375 of October 13, 1967, and as supplemented in Department of Labor regulations (41 CFR Chapter 60).
- l. Contractor is and shall remain in compliance with the Copeland "Anti-Kickback" Act (18 U.S.C. 874) as supplemented in Department of Labor regulations (29 CFR Part 3).
- m. Contractor is and shall remain in compliance with the Davis-Bacon Act (40 U.S.C. 276a to 276a-7) as supplemented by Department of Labor regulations (29 CFR Part 5).
- n. Contractor is and shall remain in compliance with Sections 103 and 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. 327-330) as supplemented by Department of Labor regulations (29 CFR Part 5).
- o. Contractor is and shall remain in compliance with all applicable standards, orders or requirements issued under Section 306 of the Clean Air Act (42 U.S.C.) 187 [h], Section 508 of the Clean Water Act (33 U.S.C. 1368, Executive Order 11738 and Environmental Protection Agency (EPA) regulations, (40 CFR Part 15), which prohibit the use under non-exempt federal contracts, grants or loans of facilities included in the EPA list of violated facilities.
- p. Contractor is and shall remain in compliance with all mandatory standards and policies relating to energy efficiency contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub. L. 94-163, 89 Stat. 871).
- q. By signing this document, the contractor certifies that this proposal is made without prior understanding, agreement, or connection with any corporation, firm or person submitting a proposal for the same materials, supplies, or equipment, and is in all respects fair and without collusion or fraud. The contractor certifies that collusive bidding is a violation of federal law and can result in fines, prison sentences and civil damage awards.
- r. Prohibition against conflicts of interest, gratuities, and kickbacks: Any employee or official of KPC or member institution, elective or appointive, who shall take, receive, or offer to take or receive, either directly or indirectly, any rebate, percentage of contract, money, or things of value as an inducement or intended inducement, or in the procurement of business, or the giving of business, for or to or from, any person, or in open market seeking to make sales to the membership shall be deemed guilty of a felony and upon conviction such person or persons shall be subject to punishment or fine in accord with state and/or federal laws.
- s. The bidder is legally entitled to enter contracts with agencies of the Commonwealth of Kentucky and is not in violation of any prohibited conflict of interest, including those prohibited by provisions of KRS 164.390, KRS 61.092-61.096, and KRS 42.990.
- t. The provisions of KRS 365.080 and KRS 365.090 which permit the regulation of resale price by contract, does not apply to sales to the State.
- u. KPC reserves the right to reject any and/or all bids and to waive informalities.

# Kentucky Department of Education Version of AIA<sup>®</sup> Document B101<sup>™</sup> – 2007

## *Standard Form of Agreement Between Owner and Architect*



This version of AIA Document B101<sup>™</sup>–2007 is modified by the Kentucky Department of Education. Publication of this version of AIA Document B101–2007 does not imply the American Institute of Architects’ endorsement of any modification by the Kentucky Department of Education. A comparative version of AIA Document B101–2007 showing additions and deletions by the Kentucky Department of Education is available for review on the Kentucky Department of Education Web site.

Cite this document as “AIA Document B101<sup>™</sup>–2007, Standard Form of Agreement Between Owner and Architect — KDE Version,” or “AIA Document B101<sup>™</sup>–2007 — KDE Version.”

# Kentucky Department of Education Version of AIA<sup>®</sup> Document B101<sup>™</sup> – 2007

## Standard Form of Agreement Between Owner and Architect

AGREEMENT made as of the \_\_\_\_\_ day of \_\_\_\_\_  
in the year \_\_\_\_\_  
*(In words, indicate day, month and year.)*

BETWEEN the Architect's client identified as the Owner:  
*(Name, legal status, address and other information)*

and the Architect:  
*(Name, legal status, address and other information)*

for the following Project:  
*(Name, location and detailed description)*



This version of AIA Document B101–2007 is modified by the Kentucky Department of Education. Publication of this version of AIA Document B101 does not imply the American Institute of Architects' endorsement of any modification by the Kentucky Department of Education. A comparative version of AIA Document B101–2007 showing additions and deletions by the Kentucky Department of Education is available for review on the Kentucky Department of Education Web site.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

The Owner and Architect agree as follows.

Init.

AIA Document B101<sup>™</sup> – 2007 (formerly B151<sup>™</sup> – 1997). Copyright © 1974, 1978, 1987, 1997 and 2007 by The American Institute of Architects. All rights reserved. Kentucky Department of Education Version of AIA Document B101<sup>™</sup>–2007. Copyright © 2014 by The American Institute of Architects. All rights reserved. **WARNING: This AIA<sup>®</sup> Document is protected by U.S. Copyright Law and International Treaties. Unauthorized reproduction or distribution of this AIA<sup>®</sup> Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law.** This document was created on \_\_\_\_\_ under license number \_\_\_\_\_, and is not for resale. This document is licensed by The American Institute of Architects for one-time use only, and may not be reproduced prior to its completion.



## TABLE OF ARTICLES

1	INITIAL INFORMATION
2	ARCHITECT'S RESPONSIBILITIES
3	SCOPE OF ARCHITECT'S BASIC SERVICES
4	ADDITIONAL SERVICES
5	OWNER'S RESPONSIBILITIES
6	COST OF THE WORK
7	COPYRIGHTS AND LICENSES
8	CLAIMS AND DISPUTES
9	TERMINATION OR SUSPENSION
10	MISCELLANEOUS PROVISIONS
11	COMPENSATION
12	SPECIAL TERMS AND CONDITIONS
13	SCOPE OF THE AGREEMENT

### EXHIBIT A INITIAL INFORMATION

### EXHIBIT B LIST OF DESIGN CONSULTANTS

#### ARTICLE 1 INITIAL INFORMATION

§ 1.1 This Agreement is based on the Initial Information set forth in this Article 1 and in optional Exhibit A, Initial Information: *(Complete Exhibit A, Initial Information, and incorporate it into the Agreement at Section 13.2, or state below Initial Information such as details of the Project's site and program, Owner's contractors and consultants, Architect's consultants, Owner's budget for the Cost of the Work, authorized representatives, anticipated procurement method, and other information relevant to the Project.)*

§ 1.2 The Owner's anticipated dates for commencement of construction and Substantial Completion of the Work are set forth below:

- .1 Commencement of construction date:
- .2 Substantial Completion date:

§ 1.3 The Owner and Architect may rely on the Initial Information. Both parties, however, recognize that such information may materially change and, in that event, the Owner and the Architect shall appropriately adjust the schedule, the Architect's services and the Architect's compensation.

#### ARTICLE 2 ARCHITECT'S RESPONSIBILITIES

§ 2.1 The Architect shall provide the professional services as set forth in this Agreement. The Architect shall also comply with 702 KAR 4:160, pertaining to services and actions required of the Architect.

§ 2.2 The Architect shall perform its services consistent with the professional skill and care ordinarily provided by architects practicing in the same or similar locality under the same or similar circumstances. The Architect shall perform its services as expeditiously as is consistent with such professional skill and care and the orderly progress of the Project.

Init.

§ 2.3 The Architect shall identify a representative authorized to act on behalf of the Architect with respect to the Project.

§ 2.4 Except with the Owner's knowledge and consent, the Architect shall not engage in any activity, or accept any employment, interest or contribution that would reasonably appear to compromise the Architect's professional judgment with respect to this Project.

§ 2.5 The Architect shall carry professional liability insurance in addition to insurance to protect themselves from claims under Worker's Compensation Acts, for claims for damages because of bodily injury, including death, to their employees, and for other liability normally covered by such insurance and shall furnish evidence of such insurance to the Owner.

§ 2.5.1 During the term of this Agreement, the Architect shall provide evidence of professional liability insurance coverage in the amounts stated in Subparagraph 2.5.2. In addition, the Architect agrees to attempt to maintain continuous professional liability coverage for the period of design and construction of this project, and for a period of two years following Substantial Completion, if such coverage is reasonably available at commercially affordable premiums. For the purposes of this Agreement, "reasonably available" and "commercially affordable" shall mean that more than half the architects practicing in the State are able to obtain such coverage.

§ 2.5.2 Professional liability coverage shall be provided in the following minimum amounts:

- |    |                                |                                                               |
|----|--------------------------------|---------------------------------------------------------------|
| a. | Projects \$1,000,000 or less   | \$500,000 per claim and<br>\$1,000,000 aggregate per annum.   |
| b. | Projects exceeding \$1,000,000 | \$1,000,000 per claim and<br>\$2,000,000 aggregate per annum. |

§ 2.5.3 The Architect's Consultants shall carry professional liability coverage during the term of the Agreement as stated in Subparagraph 2.5.1, and shall furnish evidence of such insurance to the Owner. The minimum limit of liability for each of the Architect's Consultants is \$250,000 aggregate, except that structural design and mechanical-electrical-plumbing consultants shall carry a minimum amount of \$1,000,000 aggregate for projects \$1,000,000, or less, and \$2,000,000 aggregate for projects exceeding \$1,000,000.

§ 2.5.4 The Architect shall carry Commercial General Liability Insurance with limits of \$500,000 per occurrence and \$1,000,000 aggregate. This policy shall be written or endorsed to include the following provisions:

- a. The Owner shall be named as an additional insured,
- b. Waiver of Subrogation,
- c. Severability of Interest (Separation of Insureds), and
- d. Cross Liability Endorsement.

§ 2.5.5 The Architect shall carry Worker's Compensation Insurance as required by statute, including Employers Liability, with limits of

- a. \$100,000 each accident,
- b. \$500,000 disease—policy limit, and
- c. \$100,000 disease—each employee.

§ 2.5.6 The Architect shall carry Automobile Liability Insurance, including coverage for hired and leased vehicles, with limits of \$500,000 per occurrence, and Non-Owned Automobile Liability Insurance, including coverage for hired and leased vehicles, with limits of \$500,000 per occurrence.

§ 2.5.7 The above indicated minimum coverages shall be subject to the terms, exclusions and conditions of the policies. The Architect shall provide Certificates of Insurance to the Owner upon execution of the Agreement and prior to commencement of services.

§ 2.6 The Architect and the Architect's Consultants shall provide a notarized non-collusion affidavit on current Kentucky Department of Education form to the Owner upon execution of the Agreement and prior to commencement of services.

### ARTICLE 3 SCOPE OF ARCHITECT'S BASIC SERVICES

§ 3.1 The Architect's Basic Services consist of those described in Article 3 and include usual and customary structural, mechanical, and electrical engineering services, including civil engineering, landscape, and kitchen design services required for the Project. Services not set forth in Article 3 are Additional Services.

§ 3.1.1 The Architect shall manage the Architect's services, consult with the Owner, research applicable design criteria, attend Project meetings, communicate with members of the Project team and report progress to the Owner.

§ 3.1.2 The Architect shall coordinate its services with those services provided by the Owner and the Owner's consultants. The Architect shall be entitled to rely on the accuracy and completeness of services and information furnished by the Owner and the Owner's consultants. The Architect shall provide prompt written notice to the Owner if the Architect becomes aware of any error, omission or inconsistency in such services or information.

§ 3.1.3 As soon as practicable after the date of this Agreement, the Architect shall submit for the Owner's approval a schedule for the performance of the Architect's services. The schedule initially shall include anticipated dates for the commencement of construction and for Substantial Completion of the Work as set forth in the Initial Information. The schedule shall include allowances for periods of time required for the Owner's review, for the performance of the Owner's consultants, and for approval of submissions by authorities having jurisdiction over the Project. Once approved by the Owner, time limits established by the schedule shall not, except for reasonable cause, be exceeded by the Architect or Owner. With the Owner's approval, the Architect shall adjust the schedule, if necessary, as the Project proceeds until the commencement of construction.

§ 3.1.4 The Architect shall not be responsible for an Owner's directive or substitution made without the Architect's approval.

§ 3.1.5 The Architect shall, at appropriate times, contact the governmental authorities required to approve the Construction Documents and the entities providing utility services to the Project. In designing the Project, the Architect shall respond to applicable design requirements imposed by such governmental authorities and by such entities providing utility services.

§ 3.1.6 The Architect shall assist the Owner in connection with the Owner's responsibility for filing documents required for the approval of governmental authorities having jurisdiction over the Project.

### § 3.2 Schematic Design Phase Services

§ 3.2.1 The Architect shall review the program and other information furnished by the Owner, and shall review laws, codes, and regulations applicable to the Architect's services.

§ 3.2.2 The Architect shall prepare a preliminary evaluation of the Owner's program, schedule, budget for the Cost of the Work, Project site, and the proposed procurement or delivery method and other Initial Information, each in terms of the other, to ascertain the requirements of the Project. The Architect shall notify the Owner of (1) any inconsistencies discovered in the information, and (2) other information or consulting services that may be reasonably needed for the Project.

§ 3.2.3 The Architect shall present its preliminary evaluation to the Owner and shall discuss with the Owner alternative approaches to design and construction of the Project, including the feasibility of incorporating environmentally responsible design approaches. The Architect shall reach an understanding with the Owner regarding the requirements of the Project.

§ 3.2.4 Based on the Project's requirements agreed upon with the Owner, the Architect shall prepare and present for the Owner's approval a preliminary design illustrating the scale and relationship of the Project components.

§ 3.2.5 Based on the Owner's approval of the preliminary design, the Architect shall prepare Schematic Design Documents for the Owner's approval. The Schematic Design Documents shall consist of drawings and other documents including a site plan, if appropriate, and preliminary building plans, sections and elevations; and may include some combination of study models, perspective sketches, or digital modeling. Preliminary selections of major building systems and construction materials shall be noted on the drawings or described in writing. For school Projects on new

sites, the Architect shall provide a campus master plan with the Schematic Design Documents.

§ 3.2.5.1 The Architect shall consider environmentally responsible design alternatives, such as material choices and building orientation, together with other considerations based on program and aesthetics, in developing a design that is consistent with the Owner's program, schedule and budget for the Cost of the Work. The Owner may obtain other environmentally responsible design services under Article 4.

§ 3.2.5.2 The Architect shall consider the value of alternative materials, building systems and equipment, together with other considerations based on program and aesthetics, in developing a design for the Project that is consistent with the Owner's program, schedule and budget for the Cost of the Work. The Architect shall revise the scope of Work to be within the approved BG-1 estimate of Construction Cost, or advise the Owner to submit to the Kentucky Department of Education a revised BG-1 financial page requesting approval of additional financial support.

§ 3.2.6 The Architect shall submit to the Owner an estimate of the Cost of the Work prepared in accordance with Section 6.3.

§ 3.2.7 The Architect shall submit the Schematic Design Documents to the Owner, and request the Owner's approval.

### § 3.3 Design Development Phase Services

§ 3.3.1 Based on the Owner's approval of the Schematic Design Documents, and on the Owner's authorization of any adjustments in the Project requirements and the budget for the Cost of the Work, the Architect shall prepare Design Development Documents for the Owner's approval. The Design Development Documents shall illustrate and describe the development of the approved Schematic Design Documents and shall consist of drawings and other documents including plans, sections, elevations, typical construction details, and diagrammatic layouts of building systems to fix and describe the size and character of the Project as to architectural, structural, mechanical and electrical systems, and such other elements as may be appropriate. The Design Development Documents shall also include outline specifications that identify major materials and systems and establish in general their quality levels.

§ 3.3.2 The Architect shall advise the Owner of any adjustments to the preliminary estimate of Construction Cost, and of any conflict with the budget established by the BG-1.

§ 3.3.3 The Architect shall submit the Design Development Documents to the Owner, advise the Owner of any adjustments to the estimate of the Cost of the Work, and request the Owner's approval.

### § 3.4 Construction Documents Phase Services

§ 3.4.1 Based on the Owner's approval of the Design Development Documents, and on the Owner's authorization of any adjustments in the Project requirements and the budget for the Cost of the Work, the Architect shall prepare Construction Documents for the Owner's approval. The Construction Documents shall illustrate and describe the further development of the approved Design Development Documents and shall consist of Drawings and Specifications setting forth in detail the quality levels of materials and systems and other requirements for the construction of the Work. The Owner and Architect acknowledge that in order to construct the Work the Contractor will provide additional information, including Shop Drawings, Product Data, Samples and other similar submittals, which the Architect shall review in accordance with Section 3.6.4.

§ 3.4.2 The Architect shall incorporate into the Construction Documents the design requirements of governmental authorities having jurisdiction over the Project.

§ 3.4.3 During the development of the Construction Documents, the Architect shall assist the Owner in the development and preparation of (1) bidding and procurement information that describes the time, place and conditions of bidding, including bidding or proposal forms; (2) the form of agreement between the Owner and Contractor; and (3) the Conditions of the Contract for Construction (General, Supplementary and other Conditions). The Architect shall also compile a project manual that includes the Conditions of the Contract for Construction and Specifications and may include bidding requirements and sample forms.

§ 3.4.4 The Architect shall update the estimate for the Cost of the Work. The Architect shall advise the Owner of any conflict with the budget established by the BG-1.

§ 3.4.5 The Architect shall submit the Construction Documents to the Owner, advise the Owner of any adjustments to the estimate of the Cost of the Work, take any action required under Section 6.5, and request the Owner's approval. The Architect shall prepare the appropriate application forms and submit them with the required Construction Documents to the applicable governmental authorities.

### § 3.5 Bidding or Negotiation Phase Services

#### § 3.5.1 General

The Architect shall assist the Owner in establishing a list of prospective contractors. Following the Owner's and the Kentucky Department of Education's approval of the Construction Documents, the Architect shall assist the Owner in (1) obtaining either competitive bids or negotiated proposals; (2) confirming responsiveness of bids or proposals; (3) determining the successful bid or proposal, if any; and, (4) awarding and preparing contracts for construction. The Architect shall prepare the Advertisement for Bids and give it to the Owner for placement in the newspaper having the largest local circulation.

#### § 3.5.2 Competitive Bidding

§ 3.5.2.1 Bidding Documents shall consist of bidding requirements and proposed Contract Documents.

§ 3.5.2.2 The Architect shall assist the Owner in bidding the Project by

- .1 procuring the reproduction of Bidding Documents for distribution to prospective bidders;
- .2 distributing the Bidding Documents to prospective bidders, requesting their return upon completion of the bidding process, and maintaining a log of distribution and retrieval and of the amounts of deposits, if any, received from and returned to prospective bidders;
- .3 organizing and conducting a pre-bid conference for prospective bidders;
- .4 preparing responses to questions from prospective bidders and providing clarifications and interpretations of the Bidding Documents to all prospective bidders in the form of addenda;
- .5 organizing and conducting the opening of the bids, and subsequently documenting and distributing the bidding results, as directed by the Owner; and
- .6 providing a written evaluation of bids received and recommendations regarding an award of Contract for Construction.

§ 3.5.2.3 The Architect shall consider requests for substitutions, if the Bidding Documents permit substitutions, and shall prepare and distribute addenda identifying approved substitutions to all prospective bidders.

#### § 3.5.3 Negotiated Proposals

§ 3.5.3.1 Proposal Documents shall consist of proposal requirements and proposed Contract Documents. Negotiated proposal procedures may only be utilized for emergency construction, for construction estimated to cost no more than \$20,000, or, for those Owners who have adopted the Kentucky Model Procurement Code, under the terms and conditions of KRS 45A.370, KRS 45A.375, KRS 45A.380, and KRS 45A.385.

§ 3.5.3.2 The Architect shall assist the Owner in obtaining proposals by

- .1 procuring the reproduction of Proposal Documents for distribution to prospective contractors, and requesting their return upon completion of the negotiation process;
- .2 organizing and participating in selection interviews with prospective contractors; and
- .3 participating in negotiations with prospective contractors, and subsequently preparing a summary report of the negotiation results, as directed by the Owner.

§ 3.5.3.3 The Architect shall consider requests for substitutions, if the Proposal Documents permit substitutions, and shall prepare and distribute addenda identifying approved substitutions to all prospective contractors.

### § 3.6 Construction Phase Services

#### § 3.6.1 General

§ 3.6.1.1 The Architect shall provide administration of the Contract between the Owner and the Contractor as set forth below and in AIA Document A201™–2007, General Conditions of the Contract for Construction — KDE Version. If the Owner and Contractor modify AIA Document A201–2007 — KDE Version, those modifications shall not affect the Architect's services under this Agreement unless the Owner and the Architect amend this Agreement.

§ 3.6.1.2 The Architect shall advise and consult with the Owner during the Construction Phase Services. The Architect shall have authority to act on behalf of the Owner only to the extent provided in this Agreement. The Architect shall not

Init.

have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, nor shall the Architect be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents. The Architect shall be responsible for the Architect's negligent acts or omissions, but shall not have control over or charge of, and shall not be responsible for, acts or omissions of the Contractor or of any other persons or entities performing portions of the Work.

§ 3.6.1.3 Subject to Section 4.3, the Architect's responsibility to provide Construction Phase Services commences with the award of the Contract for Construction and terminates on the date the Architect issues the final Certificate for Payment, except for the Architect's obligation to conduct an inspection of Work and report prior to the expiration of one year from the date of Substantial Completion per Section 3.6.6.5.

### § 3.6.2 Evaluations of the Work

§ 3.6.2.1 The Architect shall visit the site at intervals appropriate to the stage of construction, or as otherwise required in Section 4.3.3, to become generally familiar with the progress and quality of the portion of the Work completed, and to determine, in general, if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Architect shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. On the basis of the site visits, the Architect shall keep the Owner reasonably informed about the progress and quality of the portion of the Work completed, and report to the Owner (1) known deviations from the Contract Documents and from the most recent construction schedule submitted by the Contractor, and (2) defects and deficiencies observed in the Work. The Architect shall keep the Owner informed of the progress and quality of the Work by a written report each month until time of Substantial Completion.

§ 3.6.2.2 The Architect has the authority to reject Work that does not conform to the Contract Documents. Whenever the Architect considers it necessary or advisable, the Architect shall have the authority to require inspection or testing of the Work in accordance with the provisions of the Contract Documents, whether or not such Work is fabricated, installed or completed. However, neither this authority of the Architect nor a decision made in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the Architect to the Contractor, Subcontractors, material and equipment suppliers, their agents or employees or other persons or entities performing portions of the Work.

§ 3.6.2.3 The Architect shall interpret and decide matters concerning performance under, and requirements of, the Contract Documents in consultation with either the Owner or Contractor. The Architect's response to such requests shall be made in writing within any time limits agreed upon or otherwise with reasonable promptness.

§ 3.6.2.4 Interpretations and decisions of the Architect shall be consistent with the intent of and reasonably inferable from the Contract Documents and shall be in writing or in the form of drawings. When making such interpretations and decisions, the Architect shall endeavor to secure faithful performance by both Owner and Contractor, shall not show partiality to either, and shall not be liable for results of interpretations or decisions rendered in good faith. The Architect's decisions on matters relating to aesthetic effect shall be final if consistent with the intent expressed in the Contract Documents.

§ 3.6.2.5 Unless the Owner and Contractor designate another person to serve as an Initial Decision Maker, as that term is defined in AIA Document A201-2007 — KDE Version, the Architect shall render initial decisions on Claims between the Owner and Contractor as provided in the Contract Documents.

### § 3.6.3 Certificates for Payment to Contractor

§ 3.6.3.1 The Architect shall review and certify the amounts due the Contractor and shall issue certificates in such amounts. The Architect's certification for payment shall constitute a representation to the Owner, based on the Architect's evaluation of the Work as provided in Section 3.6.2 and on the data comprising the Contractor's Application for Payment, that, to the best of the Architect's knowledge, information and belief, the Work has progressed to the point indicated and that the quality of the Work is in accordance with the Contract Documents. The foregoing representations are subject (1) to an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, (2) to results of subsequent tests and inspections, (3) to correction of minor deviations from the Contract Documents prior to completion, and (4) to specific qualifications expressed by the Architect.

§ 3.6.3.2 The issuance of a Certificate for Payment shall not be a representation that the Architect has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work, (2) reviewed construction

Init.

means, methods, techniques, sequences or procedures, (3) reviewed copies of requisitions received from Subcontractors and material suppliers and other data requested by the Owner to substantiate the Contractor's right to payment, or (4) ascertained how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.

§ 3.6.3.3 The Architect shall maintain a record of the Applications and Certificates for Payment.

#### § 3.6.4 Submittals

§ 3.6.4.1 The Architect shall review the Contractor's submittal schedule and shall not unreasonably delay or withhold approval. The Architect's action in reviewing submittals shall be taken in accordance with the approved submittal schedule or, in the absence of an approved submittal schedule, with reasonable promptness while allowing sufficient time in the Architect's professional judgment to permit adequate review.

§ 3.6.4.2 In accordance with the Architect-approved submittal schedule, the Architect shall review and approve or take other appropriate action upon the Contractor's submittals such as Shop Drawings, Product Data and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. Review of such submittals is not for the purpose of determining the accuracy and completeness of other information such as dimensions, quantities, and installation or performance of equipment or systems, which are the Contractor's responsibility. The Architect's review shall not constitute approval of safety precautions or, unless otherwise specifically stated by the Architect, of any construction means, methods, techniques, sequences or procedures. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

§ 3.6.4.3 If the Contract Documents specifically require the Contractor to provide professional design services or certifications by a design professional related to systems, materials or equipment, the Architect shall specify the appropriate performance and design criteria that such services must satisfy. The Architect shall review Shop Drawings and other submittals related to the Work designed or certified by the design professional retained by the Contractor that bear such professional's seal and signature when submitted to the Architect. The Architect shall be entitled to rely upon the adequacy, accuracy and completeness of the services, certifications and approvals performed or provided by such design professionals.

§ 3.6.4.4 Subject to the provisions of Section 4.3, the Architect shall review and respond to requests for information about the Contract Documents. The Architect shall set forth in the Contract Documents the requirements for requests for information. Requests for information shall include, at a minimum, a detailed written statement that indicates the specific Drawings or Specifications in need of clarification and the nature of the clarification requested. The Architect's response to such requests shall be made in writing within any time limits agreed upon, or otherwise with reasonable promptness. If appropriate, the Architect shall prepare and issue supplemental Drawings and Specifications in response to requests for information.

§ 3.6.4.5 The Architect shall maintain a record of submittals and copies of submittals supplied by the Contractor in accordance with the requirements of the Contract Documents.

#### § 3.6.5 Changes in the Work

§ 3.6.5.1 The Architect may authorize minor changes in the Work that are consistent with the intent of the Contract Documents and do not involve an adjustment in the Contract Sum or an extension of the Contract Time. Subject to the provisions of Section 4.3, the Architect shall prepare Change Orders and Construction Change Directives for the Owner's approval and execution in accordance with the Contract Documents.

§ 3.6.5.2 The Architect shall maintain records relative to changes in the Work.

#### § 3.6.6 Project Completion

§ 3.6.6.1 The Architect shall conduct inspections to determine the date or dates of Substantial Completion and the date of final completion; issue Certificates of Substantial Completion; receive from the Contractor and forward to the Owner, for the Owner's review and records, written warranties and related documents required by the Contract Documents and assembled by the Contractor; and issue a final Certificate for Payment based upon a final inspection indicating the Work complies with the requirements of the Contract Documents.

§ 3.6.6.2 The Architect's inspections shall be conducted with the Owner to check conformance of the Work with the requirements of the Contract Documents and to verify the accuracy and completeness of the list submitted by the Contractor of Work to be completed or corrected.

Init.

§ 3.6.6.3 When the Work is found to be substantially complete, the Architect shall inform the Owner about the balance of the Contract Sum remaining to be paid the Contractor, including the amount to be retained from the Contract Sum, if any, for final completion or correction of the Work.

§ 3.6.6.4 The Architect shall forward to the Owner the following information received from the Contractor: (1) consent of surety or sureties, if any, to reduction in or partial release of retainage or the making of final payment; (2) affidavits, receipts, releases and waivers of liens or bonds indemnifying the Owner against liens; and (3) any other documentation required of the Contractor under the Contract Documents.

§ 3.6.6.5 Prior to the expiration of one year from the date of Substantial Completion, the Architect shall, without additional compensation, conduct an inspection with the Owner to review the facility operations and performance, and record any nonconforming Work, and shall submit a written report of nonconforming Work to the Contractor, Owner and the Kentucky Department of Education. At the discretion of the Owner and for Reimbursable Expenses, the Architect may be the Owner's agent during the one-year period after Substantial Completion.

§ 3.6.6.6 As a record of the Work as constructed, the Architect shall prepare and deliver to the Owner a set of drawings showing significant changes in the Work during construction, based upon the drawings maintained by the Contractor at the site during construction, other data furnished by the Contractor to the Architect, Addenda, Construction Change Directives and Change Orders.

**ARTICLE 4 ADDITIONAL SERVICES**

§ 4.1 Additional Services listed below are not included in Basic Services but may be required for the Project. The services described under this Article shall only be provided if authorized and confirmed in writing by the Owner and accompanied by a written Board of Education Order. The Architect shall provide the listed Additional Services only if specifically designated in the table below as the Architect's responsibility, and the Owner shall compensate the Architect as provided in Section 11.2.

*(Designate the Additional Services the Architect shall provide in the second column of the table below. In the third column indicate whether the service description is located in Section 4.2 or in an attached exhibit. If in an exhibit, identify the exhibit.)*

Additional Services	Responsibility <i>(Architect, Owner or Not Provided)</i>	Location of Service Description <i>(Section 4.2 below or in an exhibit attached to this document and identified below)</i>
§ 4.1.1 Programming (B202™–2009)		
§ 4.1.2 Multiple preliminary designs		
§ 4.1.3 Measured drawings		
§ 4.1.4 Existing facilities surveys		
§ 4.1.5 (Not Used)		
§ 4.1.6 Building information modeling		
§ 4.1.7 (Not Used)		
§ 4.1.8 (Not Used)		
§ 4.1.9 Architectural Interior Design (B252™–2007)		
§ 4.1.10 Value Analysis (B204™–2007)		
§ 4.1.11 Detailed cost estimating		
§ 4.1.12 On-site project representation (B207™–2008)		
§ 4.1.13 Conformed construction documents		
§ 4.1.14 As-designed Record Drawings		
§ 4.1.15 (Not Used)		
§ 4.1.16 Post occupancy evaluation		
§ 4.1.17 Facility Support Services (B210™–2007)		
§ 4.1.18 Tenant-related services		

Init.



Additional Services	Responsibility (Architect, Owner or Not Provided)	Location of Service Description (Section 4.2 below or in an exhibit attached to this document and identified below)
§ 4.1.19 Coordination of Owner's consultants		
§ 4.1.20 (Not Used)		
§ 4.1.21 Security Evaluation and Planning (B206™–2007)		
§ 4.1.22 Commissioning (B211™–2007)		
§ 4.1.23 Extensive environmentally responsible design		
§ 4.1.24 LEED® Certification (B214™–2012)		
§ 4.1.25 Fast-track design services		
§ 4.1.26 Historic Preservation (B205™–2007)		
§ 4.1.27 Furniture, Furnishings, and Equipment Design (B253™–2007)		

§ 4.2 Insert a description of each Additional Service designated in Section 4.1 as the Architect's responsibility, if not further described in an exhibit attached to this document.

§ 4.3 Additional Services may be provided after execution of this Agreement, without invalidating the Agreement. Except for services required due to the fault of the Architect, any Additional Services provided in accordance with this Section 4.3 shall entitle the Architect to compensation pursuant to Section 11.3 and an appropriate adjustment in the Architect's schedule.

§ 4.3.1 Upon recognizing the need to perform the following Additional Services, the Architect shall notify the Owner with reasonable promptness and explain the facts and circumstances giving rise to the need. The Architect shall not proceed to provide the following services until the Architect receives the Owner's written authorization:

- .1 Services necessitated by a change in the Initial Information, previous instructions or approvals given by the Owner, or a material change in the Project including, but not limited to, size, quality, complexity, the Owner's schedule or budget for Cost of the Work, or procurement or delivery method;
- .2 Services necessitated by the Owner's request for extensive environmentally responsible design alternatives, such as unique system designs, in-depth material research, energy modeling, or LEED® certification;
- .3 Changing or editing previously prepared Instruments of Service necessitated by the enactment or revision of codes, laws or regulations or official interpretations;
- .4 Services necessitated by decisions of the Owner not rendered in a timely manner or any other failure of performance on the part of the Owner or the Owner's consultants or contractors;
- .5 Preparing digital data for transmission to the Owner's consultants and contractors, or to other Owner authorized recipients;
- .6 Preparation of design and documentation for alternate bid or proposal requests proposed by the Owner;
- .7 Preparation for, and attendance at, a public presentation, meeting or hearing;
- .8 Preparation for, and attendance at a dispute resolution proceeding or legal proceeding, except where the Architect is party thereto;
- .9 Evaluation of the qualifications of bidders or persons providing proposals;
- .10 Consultation concerning replacement of Work resulting from fire or other cause during construction; or
- .11 Assistance to the Initial Decision Maker, if other than the Architect.

§ 4.3.2 To avoid delay in the Construction Phase, the Architect shall provide the following Additional Services, notify the Owner with reasonable promptness, and explain the facts and circumstances giving rise to the need. If the Owner subsequently determines that all or parts of those services are not required, the Owner shall give prompt written notice to the Architect, and the Owner shall have no further obligation to compensate the Architect for those services:

- .1 Reviewing a Contractor's submittal out of sequence from the submittal schedule agreed to by the Architect;
- .2 Responding to the Contractor's requests for information that are not prepared in accordance with the Contract Documents or where such information is available to the Contractor from a careful study and comparison of the Contract Documents, field conditions, other Owner-provided information, Contractor-prepared coordination drawings, or prior Project correspondence or documentation;
- .3 Preparing Change Orders and Construction Change Directives that require evaluation of Contractor's proposals and supporting data, or the preparation or revision of Instruments of Service;
- .4 Evaluating an extensive number of Claims as the Initial Decision Maker;
- .5 Evaluating substitutions proposed by the Owner or Contractor and making subsequent revisions to Instruments of Service resulting therefrom; or
- .6 To the extent the Architect's Basic Services are affected, providing Construction Phase Services 60 days after (1) the date of Substantial Completion of the Work or (2) the anticipated date of Substantial Completion identified in Initial Information, whichever is earlier.

§ 4.3.3 The Architect shall provide Construction Phase Services exceeding the limits set forth below as Additional Services. When the limits below are reached, the Architect shall notify the Owner:

- .1 ( ) reviews of each Shop Drawing, Product Data item, sample and similar submittal of the Contractor
- .2 ( ) visits to the site by the Architect over the duration of the Project during construction
- .3 ( ) inspections for any portion of the Work to determine whether such portion of the Work is substantially complete in accordance with the requirements of the Contract Documents
- .4 ( ) inspections for any portion of the Work to determine final completion

§ 4.3.4 If the services covered by this Agreement have not been completed within ( ) months of the date of this Agreement, through no fault of the Architect, extension of the Architect's services beyond that time shall be compensated as Additional Services.

#### ARTICLE 5 OWNER'S RESPONSIBILITIES

§ 5.1 The Owner shall provide full information regarding requirements for the Project, including Educational Specifications, interior and exterior space requirements and relationships, flexibility and expandability, special equipment and systems, site requirements, and the Owner's objectives, schedule and constraints. Within 15 days after receipt of a written request from the Architect, the Owner shall furnish the requested information as necessary and relevant for the Architect to evaluate, give notice of or enforce lien rights.

§ 5.2 The Owner shall establish and periodically update an overall budget for the Project based on consultation with the Architect and the Owner's Fiscal Agent, as applicable, which shall include the Construction Cost, the Owner's other related costs and fees, and reasonable contingencies related to all of these costs. If the Owner significantly increases or decreases the Owner's budget for the Cost of the Work, the Owner shall notify the Architect. The Owner and the Architect shall thereafter agree to a corresponding change in the Project's scope and quality.

§ 5.3 The Owner shall identify a representative authorized to act on the Owner's behalf with respect to the Project. The Owner, through Board of Education Order, shall examine and take action in a timely manner regarding approval of documents submitted by the Architect in order to avoid unreasonable delay in the orderly and sequential progress of the Architect's services.

§ 5.4 The Owner shall furnish surveys to describe physical characteristics, legal limitations and utility locations for the site of the Project, and a written legal description of the site. The surveys and legal information shall include, as applicable, grades and lines of streets, alleys, pavements and adjoining property and structures; designated wetlands and flood plain limits as applicable; adjacent drainage; rights-of-way, restrictions, easements, encroachments, zoning, deed restrictions, boundaries and contours of the site; locations, dimensions and necessary data with respect to existing buildings, other improvements and trees; and information concerning available utility services and lines, both public and private, above and below grade, including inverts and depths. All the information on the survey shall be referenced to a Project benchmark.

§ 5.5 The Owner shall furnish the services of geotechnical engineers when such services are deemed necessary and requested by the Architect.

§ 5.6 The Owner shall coordinate the services of its own consultants with those services provided by the Architect. Upon the Architect's request, the Owner shall furnish copies of the scope of services in the contracts between the Owner and the Owner's consultants. The Owner shall furnish the services of consultants other than those designated in this Agreement, or authorize the Architect to furnish them as an Additional Service, when the Architect requests such services and demonstrates that they are reasonably required by the scope of the Project. The Owner shall require that its consultants maintain professional liability insurance as appropriate to the services provided.

§ 5.7 The Owner shall furnish tests, inspections and reports required by law, government agencies, or the Contract Documents.

§ 5.8 The Owner shall furnish all legal, insurance and accounting services, including auditing services, that may be reasonably necessary at any time for the Project.

§ 5.9 The Owner shall provide prompt written notice to the Architect if the Owner becomes aware of any fault or defect in the Project, including errors, omissions or inconsistencies in the Architect's Instruments of Service.

§ 5.10 Except as otherwise provided in this Agreement, or when direct communications have been specially authorized, the Owner shall endeavor to communicate with the Contractor and the Architect's consultants through the Architect about matters arising out of or relating to the Contract Documents. The Owner shall promptly notify the Architect of any direct communications that may affect the Architect's services.

§ 5.11 Before executing the Contract for Construction, the Owner shall coordinate the Architect's duties and responsibilities set forth in the Contract for Construction with the Architect's services set forth in this Agreement. The Owner shall provide the Architect a copy of the executed agreement between the Owner and Contractor, including the General Conditions of the Contract for Construction.

§ 5.12 The Owner shall provide the Architect access to the Project site prior to commencement of the Work and shall obligate the Contractor to provide the Architect access to the Work wherever it is in preparation or progress.

#### ARTICLE 6 COST OF THE WORK

§ 6.1 The Cost of the Work shall be the total construction cost, or to the extent the Project is not completed, the estimated total construction cost recorded on the current BG-1 form to the Owner to construct all elements of the Project designed or specified by the Architect and shall include contractors' general conditions costs, overhead and profit. The Cost of the Work does not include the compensation of the Architect, the costs of the land, rights-of-way, financing, contingencies for changes in the Work or other costs that are the responsibility of the Owner.

§ 6.2 The Owner's budget for the Cost of the Work is provided in Initial Information, and may be adjusted throughout the Project as required under Sections 5.2, 6.4 and 6.5. Evaluations of the Owner's budget for the Cost of the Work, the preliminary estimate of the Cost of the Work and updated estimates of the Cost of the Work prepared by the Architect, represent the Architect's judgment as a design professional. It is recognized, however, that neither the Architect nor the Owner has control over the cost of labor, materials or equipment; the Contractor's methods of determining bid prices; or competitive bidding, market or negotiating conditions. Accordingly, the Architect cannot and does not warrant or represent that bids or negotiated prices will not vary from the Owner's budget for the Cost of the Work or from any estimate of the Cost of the Work or evaluation prepared or agreed to by the Architect.

§ 6.3 In preparing estimates of the Cost of Work, the Architect shall be permitted to include contingencies for design, bidding and price escalation; to determine what materials, equipment, component systems and types of construction are to be included in the Contract Documents; to make reasonable adjustments in the program and scope of the Project; and to include in the Contract Documents alternate bids as may be necessary to adjust the estimated Cost of the Work to meet the Owner's budget for the Cost of the Work. The Architect's estimate of the Cost of the Work shall be based on current area, volume or similar conceptual estimating techniques. If the Owner requests detailed cost estimating services, the Architect shall provide such services as an Additional Service under Article 4.

§ 6.4 If the Bidding or Negotiation Phase has not commenced within 90 days after the Architect submits the Construction Documents to the Owner, through no fault of the Architect, the Owner's budget for the Cost of the Work shall be adjusted to reflect changes in the general level of prices in the applicable construction market.

§ 6.5 If at any time the Architect's estimate of the Cost of the Work exceeds the Owner's budget for the Cost of the Work, the Architect shall make appropriate recommendations to the Owner to adjust the Project's size, quality or budget for the Cost of the Work, and the Owner shall cooperate with the Architect in making such adjustments.

§ 6.6 If the Owner's budget for the Cost of the Work at the conclusion of the Construction Documents Phase Services is exceeded by the lowest bona fide bid or negotiated proposal, the Owner shall

- .1 give written approval of an increase in the budget for the Cost of the Work;
- .2 authorize rebidding or renegotiating of the Project within a reasonable time;
- .3 terminate in accordance with Section 9.5;
- .4 in consultation with the Architect, revise the Project program, scope, or quality as required to reduce the Cost of the Work; or
- .5 implement any other mutually acceptable alternative.

§ 6.7 If the Owner chooses to proceed under Section 6.6.4, the Architect, without additional compensation, shall modify the Construction Documents as necessary to comply with the Owner's budget for the Cost of the Work at the conclusion of the Construction Documents Phase Services, or the budget as adjusted under Section 6.6.1. The Architect's modification of the Construction Documents shall be the limit of the Architect's responsibility under this Article 6.

#### ARTICLE 7 COPYRIGHTS AND LICENSES

§ 7.1 The Architect and the Owner warrant that in transmitting Instruments of Service, or any other information, the transmitting party is the copyright owner of such information or has permission from the copyright owner to transmit such information for its use on the Project. If the Owner and Architect intend to transmit Instruments of Service or any other information or documentation in digital form, they shall endeavor to establish necessary protocols governing such transmissions.

§ 7.2 The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service, including the Drawings and Specifications, and shall retain all common law, statutory and other reserved rights, including copyrights. Submission or distribution of Instruments of Service to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication in derogation of the reserved rights of the Architect and the Architect's consultants.

§ 7.3 Upon execution of this Agreement, the Architect grants to the Owner a nonexclusive license to use the Architect's Instruments of Service solely and exclusively for purposes of constructing, using, maintaining, altering and adding to the Project, provided that the Owner substantially performs its obligations, including prompt payment of all sums when due, under this Agreement. The Architect shall obtain similar nonexclusive licenses from the Architect's consultants consistent with this Agreement. The license granted under this section permits the Owner to authorize the Contractor, Subcontractors, Sub-subcontractors, and material or equipment suppliers, as well as the Owner's consultants and separate contractors, to reproduce applicable portions of the Instruments of Service solely and exclusively for use in performing services or construction for the Project. If the Architect rightfully terminates this Agreement for cause as provided in Section 9.4, the license granted in this Section 7.3 shall terminate.

§ 7.3.1 In the event the Owner uses the Instruments of Service without retaining the author of the Instruments of Service, the Owner releases the Architect and Architect's consultant(s) from all claims and causes of action arising from such uses. The Owner, to the extent permitted by law, further agrees to indemnify and hold harmless the Architect and its consultants from all costs and expenses, including the cost of defense, related to claims and causes of action asserted by any third person or entity to the extent such costs and expenses arise from the Owner's use of the Instruments of Service under this Section 7.3.1. The terms of this Section 7.3.1 shall not apply if the Owner rightfully terminates this Agreement for cause under Section 9.4.

§ 7.4 Except for the licenses granted in this Article 7, no other license or right shall be deemed granted or implied under this Agreement. The Owner shall not assign, delegate, sublicense, pledge or otherwise transfer any license granted herein to another party without the prior written agreement of the Architect. Any unauthorized use of the Instruments of Service shall be at the Owner's sole risk and without liability to the Architect and the Architect's consultants.

Init.

**ARTICLE 8 CLAIMS AND DISPUTES**

**§ 8.1 General**

**§ 8.1.1** The Owner and Architect shall commence all claims and causes of action, whether in contract, tort, or otherwise, against the other arising out of or related to this Agreement in accordance with the requirements of the method of binding dispute resolution selected in this Agreement within the period specified by applicable law, but in any case not more than 10 years after the date of Substantial Completion of the Work. The Owner and Architect waive all claims and causes of action not commenced in accordance with this Section 8.1.1.

**§ 8.1.2** To the extent damages are covered by property insurance, the Owner and Architect waive all rights against each other and against the contractors, consultants, agents and employees of the other for damages, except such rights as they may have to the proceeds of such insurance as set forth in AIA Document A201–2007, General Conditions of the Contract for Construction — KDE Version. The Owner or the Architect, as appropriate, shall require of the contractors, consultants, agents and employees of any of them similar waivers in favor of the other parties enumerated herein.

**§ 8.1.3** The Architect and Owner waive consequential damages for claims, disputes or other matters in question arising out of or relating to this Agreement. This mutual waiver is applicable, without limitation, to all consequential damages due to either party’s termination of this Agreement, except as specifically provided in Section 9.7.

**§ 8.2 Mediation**

**§ 8.2.1** Any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to mediation as a condition precedent to binding dispute resolution. If such matter relates to or is the subject of a lien arising out of the Architect’s services, the Architect may proceed in accordance with applicable law to comply with the lien notice or filing deadlines prior to resolution of the matter by mediation or by binding dispute resolution.

**§ 8.2.2** The Owner and Architect shall endeavor to resolve claims, disputes and other matters in question between them by mediation which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of the Agreement. A request for mediation shall be made in writing, delivered to the other party to the Agreement, and filed with the person or entity administering the mediation. The request may be made concurrently with the filing of a complaint or other appropriate demand for binding dispute resolution but, in such event, mediation shall proceed in advance of binding dispute resolution proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order. If an arbitration proceeding is stayed pursuant to this section, the parties may nonetheless proceed to the selection of the arbitrator(s) and agree upon a schedule for later proceedings.

**§ 8.2.3** The parties shall share the mediator’s fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

**§ 8.2.4** If the parties do not resolve a dispute through mediation pursuant to this Section 8.2, the method of binding dispute resolution shall be the following:

*(Check the appropriate box. If the Owner and Architect do not select a method of binding dispute resolution below, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, the dispute will be resolved in a court of competent jurisdiction.)*

- Arbitration pursuant to Section 8.3 of this Agreement
- Litigation in a court of competent jurisdiction where the Project is located
- Other: *(Specify)*

**§ 8.3 Arbitration**

**§ 8.3.1** If the parties have selected arbitration as the method for binding dispute resolution in this Agreement, any claim, dispute or other matter in question arising out of or related to this Agreement subject to, but not resolved by, mediation shall be subject to arbitration which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules in effect on the date of this

Init.

Agreement. A demand for arbitration shall be made in writing, delivered to the other party to this Agreement, and filed with the person or entity administering the arbitration.

§ 8.3.1.1 A demand for arbitration shall be made no earlier than concurrently with the filing of a request for mediation, but in no event shall it be made after the date when the institution of legal or equitable proceedings based on the claim, dispute or other matter in question would be barred by the applicable statute of limitations. For statute of limitations purposes, receipt of a written demand for arbitration by the person or entity administering the arbitration shall constitute the institution of legal or equitable proceedings based on the claim, dispute or other matter in question.

§ 8.3.2 The foregoing agreement to arbitrate and other agreements to arbitrate with an additional person or entity duly consented to by parties to this Agreement shall be specifically enforceable in accordance with applicable law in any court having jurisdiction thereof.

§ 8.3.3 The award rendered by the arbitrator(s) shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

#### § 8.3.4 Consolidation or Joinder

§ 8.3.4.1 Either party, at its sole discretion, may consolidate an arbitration conducted under this Agreement with any other arbitration to which it is a party provided that (1) the arbitration agreement governing the other arbitration permits consolidation; (2) the arbitrations to be consolidated substantially involve common questions of law or fact; and (3) the arbitrations employ materially similar procedural rules and methods for selecting arbitrator(s).

§ 8.3.4.2 Either party, at its sole discretion, may include by joinder persons or entities substantially involved in a common question of law or fact whose presence is required if complete relief is to be accorded in arbitration, provided that the party sought to be joined consents in writing to such joinder. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent.

§ 8.3.4.3 The Owner and Architect grant to any person or entity made a party to an arbitration conducted under this Section 8.3, whether by joinder or consolidation, the same rights of joinder and consolidation as the Owner and Architect under this Agreement.

### ARTICLE 9 TERMINATION OR SUSPENSION

§ 9.1 If the Owner fails to make payments to the Architect in accordance with this Agreement, such failure shall be considered substantial nonperformance and cause for termination or, at the Architect's option, cause for suspension of performance of services under this Agreement. If the Architect elects to suspend services, the Architect shall give seven days' written notice to the Owner before suspending services. In the event of a suspension of services, the Architect shall have no liability to the Owner for delay or damage caused the Owner because of such suspension of services. Before resuming services, the Architect shall be paid all sums due prior to suspension and any expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

§ 9.2 If the Owner suspends the Project, the Architect shall be compensated for services performed prior to notice of such suspension. When the Project is resumed, the Architect shall be compensated for expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

§ 9.3 If the Owner suspends the Project for more than 90 cumulative days for reasons other than the fault of the Architect, the Architect may terminate this Agreement by giving not less than seven days' written notice.

§ 9.4 Either party may terminate this Agreement upon not less than seven days' written notice should the other party fail substantially to perform in accordance with the terms of this Agreement through no fault of the party initiating the termination.

§ 9.5 The Owner may terminate this Agreement upon not less than seven days' written notice to the Architect for the Owner's convenience and without cause.

§ 9.6 In the event of termination not the fault of the Architect, the Architect shall be compensated for services performed prior to termination, together with Reimbursable Expenses then due.

§ 9.7 (Not Used)

§ 9.8 The Owner's rights to use the Architect's Instruments of Service in the event of a termination of this Agreement are set forth in Article 7 and Section 11.9.

#### ARTICLE 10 MISCELLANEOUS PROVISIONS

§ 10.1 This Agreement shall be governed by the law of the place where the Project is located, except that if the parties have selected arbitration as the method of binding dispute resolution, the Federal Arbitration Act shall govern Section 8.3.

§ 10.2 Terms in this Agreement shall have the same meaning as those in AIA Document A201–2007, General Conditions of the Contract for Construction — KDE Version.

§ 10.3 The Owner and Architect, respectively, bind themselves, their agents, successors, assigns and legal representatives to this Agreement. Neither the Owner nor the Architect shall assign this Agreement without the written consent of the other.

§ 10.4 If the Owner requests the Architect to execute certificates, the proposed language of such certificates shall be submitted to the Architect for review at least 14 days prior to the requested dates of execution. The Architect shall not be required to execute certificates that would require knowledge, services or responsibilities beyond the scope of this Agreement.

§ 10.5 Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Owner or Architect.

§ 10.6 Unless otherwise required in this Agreement, the Architect shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, hazardous materials or toxic substances in any form at the Project site.

§ 10.7 The Architect shall have the right to include photographic or artistic representations of the design of the Project among the Architect's promotional and professional materials. The Architect shall be given reasonable access to the completed Project to make such representations. However, the Architect's materials shall not include the Owner's confidential or proprietary information if the Owner has previously advised the Architect in writing of the specific information considered by the Owner to be confidential or proprietary. The Owner shall provide professional credit for the Architect in the Owner's promotional materials for the Project.

§ 10.8 Except as provided under the Kentucky Open Records Act, KRS 61.870 to KRS 61.884, if the Architect or Owner receives information specifically designated by the other party as "confidential" or "business proprietary," the receiving party shall keep such information strictly confidential and shall not disclose it to any other person except to (1) its employees, (2) those who need to know the content of such information in order to perform services or construction solely and exclusively for the Project, or (3) its consultants and contractors whose contracts include similar restrictions on the use of confidential information.

#### ARTICLE 11 COMPENSATION

§ 11.1 For the Architect's Basic Services described under Article 3, the Owner shall compensate the Architect as follows:

*(Insert amount of, or basis for, compensation.)*

§ 11.2 For Additional Services designated in Section 4.1, the Owner shall compensate the Architect as follows:  
(Insert amount of, or basis for, compensation. If necessary, list specific services to which particular methods of compensation apply.)

§ 11.3 For Additional Services that may arise during the course of the Project, including those under Section 4.3, the Owner shall compensate the Architect as follows:  
(Insert amount of, or basis for, compensation.)

§ 11.4 Compensation for Additional Services of the Architect's consultants when not included in Section 11.2 or 11.3, shall be the amount invoiced to the Architect plus \_\_\_\_\_ percent ( \_\_\_\_\_ %), or as otherwise stated below:

§ 11.5 Where compensation for Basic Services is based on a stipulated sum or percentage of the Cost of the Work, the compensation for each phase of services shall be as follows:

Schematic Design Phase:	Fifteen percent (15%)
Design Development Phase:	Twenty percent (20%)
Construction Documents Phase (Completed Plans & Specifications):	Forty percent (40%)
Bidding or Negotiation Phase:	Five percent (05%)
Construction Phase:	Twenty percent (20%)
<hr/> Total Basic Compensation:	<hr/> One hundred percent (100%)

§ 11.6 When compensation is based on a percentage of the Cost of the Work and any portions of the Project are deleted or otherwise not constructed, compensation for those portions of the Project shall be payable to the extent services are performed on those portions, in accordance with the schedule set forth in Section 11.5 based on (1) the lowest bona fide bid or negotiated proposal, or (2) if no such bid or proposal is received, the most recent estimate of Construction Cost as recorded on the BG-3 form approved by the Kentucky Department of Education. The Architect shall be entitled to compensation in accordance with this Agreement for all services performed whether or not the Construction Phase is commenced.



§ 11.7 The hourly billing rates for services of the Architect and the Architect's consultants, if any, are set forth below. The rates shall be adjusted in accordance with the Architect's and Architect's consultants' normal review practices. (If applicable, attach an exhibit of hourly billing rates or insert them below.)

Employee or Category	Rate
----------------------	------

**§ 11.8 Compensation for Reimbursable Expenses**

§ 11.8.1 Reimbursable Expenses are in addition to compensation for Basic and Additional Services and include expenses incurred by the Architect and the Architect's consultants directly related to the Project, as follows:

- .1 Transportation and authorized out-of-town travel and subsistence;
- .2 Long distance services, dedicated data and communication services, teleconferences, Project Web sites, and extranets;
- .3 Fees paid for securing approval of authorities having jurisdiction over the Project;
- .4 Printing, reproductions, plots, standard form documents;
- .5 Postage, handling and delivery;
- .6 Expense of overtime work requiring higher than regular rates, if authorized in advance by the Owner;
- .7 Renderings, models, mock-ups, professional photography, and presentation materials requested by the Owner;
- .8 Architect's Consultant's expense of professional liability insurance dedicated exclusively to this Project, or the expense of additional insurance coverage or limits requested by the Owner in excess of that required to be carried by the Architect and the Architect's Consultants by the Kentucky Department of Education;
- .9 All taxes levied on professional services and on reimbursable expenses;
- .10 Site office expenses; and
- .11 Other similar Project-related expenditures.

§ 11.8.2 For Reimbursable Expenses the compensation shall be the expenses incurred by the Architect and the Architect's consultants of \_\_\_\_\_ percent ( \_\_\_\_\_ %) of the expenses incurred.

§ 11.8.3 Prior to incurring Reimbursable Expenses, the Architect shall estimate the cost of the reimbursable items, and obtain approval of the Owner's representative for the expenditures.

**§ 11.9 Compensation for Use of Architect's Instruments of Service**

If the Owner terminates the Architect for its convenience under Section 9.5, or the Architect terminates this Agreement under Section 9.3, the Owner shall pay a licensing fee as compensation for the Owner's continued use of the Architect's Instruments of Service solely for purposes of completing, using and maintaining the Project as follows:

**§ 11.10 Payments to the Architect**

§ 11.10.1 (Not Used)

Init.

§ 11.10.2 Unless otherwise agreed, payments for services shall be made monthly in proportion to services performed. Payments are due and payable upon presentation of the Architect's invoice. Amounts unpaid ( ) days after the invoice date shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the Architect.  
*(Insert rate of monthly or annual interest agreed upon.)*

§ 11.10.3 The Owner shall not withhold amounts from the Architect's compensation to impose a penalty or liquidated damages on the Architect, or to offset sums requested by or paid to contractors for the cost of changes in the Work unless the Architect agrees or has been found liable for the amounts in a binding dispute resolution proceeding.

§ 11.10.4 Records of Reimbursable Expenses, expenses pertaining to Additional Services, and services performed on the basis of hourly rates shall be available to the Owner at mutually convenient times.

§ 11.10.5 The Architect shall pay each project Consultant within 10 days after receipt of each payment from the Owner for services rendered. Consultant's fees shall be based on a typical 80% x total fee for work categories paid to the Architect for which the Consultant is responsible. If the Architect's fee is a lump sum, the Consultant shall receive the same proportionate amount. If such payments are not made in a timely manner, the Consultant may make a written request that the Owner issue joint checks for all subsequent payments to the Architect naming the Architect and the Consultant as payees.

§ 11.10.6 Prior to final payment, the Architect shall provide the Owner a written statement of release from each Consultant stating that all fees up to that point have been paid. (This clause does not apply to Consultants, i.e., geotechnical engineers, land surveyors, having direct contracts with the Owner.) The Architect shall be paid his construction phase fee at the same proportionate percentage as the construction's completion until final contract completion as designated by the submission and approval of the BG-4 form by the Owner, to the Kentucky Department of Education.

## ARTICLE 12 SPECIAL TERMS AND CONDITIONS

Special terms and conditions that modify this Agreement are as follows:

## ARTICLE 13 SCOPE OF THE AGREEMENT

§ 13.1 This Agreement represents the entire and integrated agreement between the Owner and the Architect and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both Owner and Architect.

§ 13.2 This Agreement is comprised of the following documents listed below:

- .1 AIA Document B101™-2007, Standard Form Agreement Between Owner and Architect — KDE Version
- .2 AIA Document B101™-2007, Standard Form Agreement Between Owner and Architect — KDE Version, Exhibit B, List of Design Consultants
- .3 AIA Document E201™-2007, Digital Data Protocol Exhibit, if completed, or the following:

- .4 Other documents:

*(List other documents, if any, including Exhibit A, Initial Information, and additional scopes of service, if any, forming part of the Agreement.)*

This Agreement entered into as of the day and year first written above.

\_\_\_\_\_  
OWNER (Signature)

\_\_\_\_\_  
ARCHITECT (Signature)

\_\_\_\_\_  
(Printed name and title)

\_\_\_\_\_  
(Printed name and title)

## EXHIBIT B — LIST OF DESIGN CONSULTANTS

(Identify Consultant, Firm, Mailing Address, Telephone and Email Address)

Structural Design:

Mechanical/Electrical Design:

Landscape/Site Design:

KETS Consultants:

Other:

(Identify Consultant and Design Area)

Professional Liability Insurance Certificates must be attached for consultants covered by KRS 322, 323, and 323A.

Init.

AIA Document B101™ – 2007 (formerly B151™ – 1997). Copyright © 1974, 1978, 1987, 1997 and 2007 by The American Institute of Architects. All rights reserved. Kentucky Department of Education Version of AIA Document B101™–2007. Copyright © 2014 by The American Institute of Architects. All rights reserved. **WARNING: This AIA® Document is protected by U.S. Copyright Law and International Treaties. Unauthorized reproduction or distribution of this AIA® Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law.** This document was created on \_\_\_\_\_ under license number \_\_\_\_\_, and is not for resale. This document is licensed by The American Institute of Architects for one-time use only, and may not be reproduced prior to its completion.



**AIA**<sup>®</sup>

# Document B101<sup>™</sup> – 2007 Exhibit A

## **Initial Information**

for the following PROJECT:  
*(Name and location or address)*

**THE OWNER:**  
*(Name, legal status and address)*

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

**THE ARCHITECT:**  
*(Name, legal status and address)*

This Agreement is based on the following information.  
*(Note the disposition for the following items by inserting the requested information or a statement such as “not applicable,” “unknown at time of execution” or “to be determined later by mutual agreement.”)*

### **ARTICLE A.1 PROJECT INFORMATION**

§ A.1.1 The Owner’s program for the Project:  
*(Identify documentation or state the manner in which the program will be developed.)*

§ A.1.2 The Project’s physical characteristics:  
*(Identify or describe, if appropriate, size, location, dimensions, or other pertinent information, such as geotechnical reports; site, boundary and topographic surveys; traffic and utility studies; availability of public and private utilities and services; legal description of the site; etc.)*

§ A.1.3 The Owner’s budget for the Cost of the Work, as defined in Section 6.1:  
*(Provide total, and if known, a line item break down.)*

Init.

§ A.1.4 The Owner's other anticipated scheduling information, if any, not provided in Section 1.2:

§ A.1.5 The Owner intends the following procurement or delivery method for the Project:  
*(Identify method such as competitive bid, negotiated contract, or construction management.)*

§ A.1.6 Other Project information:  
*(Identify special characteristics or needs of the Project not provided elsewhere, such as environmentally responsible design or historic preservation requirements.)*

#### ARTICLE A.2 PROJECT TEAM

§ A.2.1 The Owner identifies the following representative in accordance with Section 5.3:  
*(List name, address and other information.)*

§ A.2.2 The persons or entities, in addition to the Owner's representative, who are required to review the Architect's submittals to the Owner are as follows:  
*(List name, address and other information.)*

§ A.2.3 The Owner will retain the following consultants and contractors:  
*(List discipline and, if known, identify them by name and address.)*

§ A.2.4 The Architect identifies the following representative in accordance with Section 2.3:  
(List name, address and other information.)

§ A.2.5 The Architect will retain the consultants identified in Sections A.2.5.1 and A.2.5.2.  
(List discipline and, if known, identify them by name, legal status, address and other information.)

§ A.2.5.1 Consultants retained under Basic Services:

.1 Structural Engineer

.2 Mechanical Engineer

.3 Electrical Engineer

§ A.2.5.2 Consultants retained under Additional Services:

§ A.2.6 Other Initial Information on which the Agreement is based:  
(Provide other Initial Information.)

Init.

BG No. \_\_\_\_\_

Date: \_\_\_\_\_ To: (Owner) \_\_\_\_\_

Project Name: \_\_\_\_\_ Bid Package No. \_\_\_\_\_

City, County: \_\_\_\_\_

Name of Contractor: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Business Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Having carefully examined the Instructions to Bidders, Contract Agreement, General Conditions, Supplemental Conditions, Specifications, and Drawings, for the above referenced project, the undersigned bidder proposes to furnish all labor, materials, equipment, tools, supplies, and temporary devices required to complete the work in accordance with the contract documents and any addenda listed below for the price stated herein.

Addendum \_\_\_\_\_ (Insert the addendum numbers received or the word "none" if no addendum received.)

**BASE BID:** For the construction required to complete the work, in accordance with the contract documents, I/We submit the following lump sum price of:

\_\_\_\_\_

Use Figures

\_\_\_\_\_ Dollars & \_\_\_\_\_ Cents

Use Words for both dollars and cents

**ALTERNATE BIDS:** (If applicable and denoted in the Bidding Documents)

For omission from or addition to those items, services, or construction specified in Bidding Documents by alternate number, the following lump sum price will be added or deducted from the base bid.

Alternate Bid No.	Alternate Description	+ (Add to the Base Bid)	- (Deduct from the Base Bid)	No Cost Change (from the Base Bid)
Alt. Bid No. 1				
Alt. Bid No. 2				
Alt. Bid No. 3				
Alt. Bid No. 4				
Alt. Bid No. 5				
Alt. Bid No. 6				
Alt. Bid No. 7				
Alt. Bid No. 8				
Alt. Bid No. 9				
Alt. Bid No. 10				

**A maximum of 10 Alternate Bids will be acceptable with each Base Bid. Do not add supplemental sheets for Alternate Bids to this document.**

**LIST OF PROPOSED SUBCONTRACTORS:**

List on the lines below each major branch of work and the subcontractor involved with that portion of work. If the branch of work is to be done by the Contractor, so indicate.

The listing of more than one subcontractor in a work category shall invalidate the bid.

The listing of the bidder as the subcontractor for a work category certifies that the bidder has in current employment, skilled staff and necessary equipment to complete that category. The architect/engineer will evaluate the ability of all listed subcontractors to complete the work and notify the owner. Listing of the bidder as the subcontractor may invalidate the bid should the architect's review indicate bidder does not have skilled staff and equipment to complete the work category at the time the bid was submitted.

**A maximum of 40 subcontractors will be acceptable with each bid. Do not add supplemental sheets for subcontractors to this document.**

**The bidder shall submit the list of subcontractors with the bid.**

	<b><u>BRANCH OF WORK</u></b> (to be filled out by the Architect)	<b><u>SUBCONTRACTOR</u></b> (to be filled out by the contractor)
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		



	<b>BRANCH OF WORK</b> (to be filled out by the Architect)	<b>SUBCONTRACTOR</b> (to be filled out by the Contractor)
18.		
19.		
20.		
21.		
22.		
23.		
24.		
25.		
26.		
27.		
28.		
29.		
30.		
31.		
32.		
33.		
34.		
35.		
36.		
37.		
38.		
39.		
40.		

**LIST OF PROPOSED SUPPLIERS AND MANUFACTURERS:**

List on the lines below each major material category for this project and the suppliers and manufacturers involved with that portion of work. Listing the supplier below means the Contractor is acknowledging authorization from the Supplier to include the Supplier in this bid.

The listing of more than one supplier or manufacturer in a material category shall invalidate the bid.

**A maximum of 40 suppliers and manufacturers will be acceptable with each bid. Do not add supplemental sheets for suppliers to this document.**

**The bidder shall submit the list of suppliers and manufacturers within one (1) hour of the bid.**

	<b><u>MATERIAL DESCRIPTION BY SPECIFICATION DIVISION AND CATEGORY</u></b> (to be filled out by the Architect or Contractor)	<b><u>SUPPLIER</u></b> (to be filled out by the Contractor)	<b><u>MANUFACTURER</u></b> (to be filled out by the Contractor)
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			

	<u><b>MATERIAL DESCRIPTION BY SPECIFICATION DIVISION AND CATEGORY</b></u> (to be filled out by the Architect or Contractor)	<u><b>SUPPLIER</b></u> (to be filled out by the Contractor)	<u><b>MANUFACTURER</b></u> (to be filled out by the Contractor)
19.			
20.			
21.			
22.			
23.			
24.			
25.			
26.			
27.			
28.			
29.			
30.			
31.			
32.			
33.			
34.			
35.			
36.			
37.			
38.			
39.			
40.			

**UNIT PRICES:**

Indicate on the lines below those unit prices to determine any adjustment to the contract price due to changes in work or extra work performed under this contract. The unit prices shall include the furnishing of all labor and materials, cost of all items, and overhead and profit for the Contractor, as well as any subcontractor involved. These unit prices shall be listed in units of work.

**A maximum of 40 unit prices will be acceptable with each bid. Do not add supplemental sheets for unit pricing to this document.**

**The bidder shall submit the list of unit prices within one (1) hour of the bid.**

	<b><u>WORK</u></b> (to be filled out by the Architect)	<b><u>PRICE / UNIT</u></b> (to be filled out by the Contractor)	<b><u>UNIT</u></b> (to be filled out by the Contractor)
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			

	<u>WORK</u> (to be filled out by the Architect)	<u>PRICE / UNIT</u> (to be filled out by the Contractor)	<u>UNIT</u> (to be filled out by the Contractor)
20.			
21.			
22.			
23.			
24.			
25.			
26.			
27.			
28.			
29.			
30.			
31.			
32.			
33.			
34.			
35.			
36.			
37.			
38.			
39.			
40.			

**DIRECT MATERIAL PURCHASES:**

Indicate on the lines below those materials to be purchased directly by the Owner with a Purchase Order to be issued by the Owner to the individual suppliers. The value of the direct Purchase Order cannot be less than \$5,000. Following the approval of bids, the Contractor shall formalize this list by completing and submitting the electronic Purchase Order Summary Form provided by KDE. Listing the supplier below means the Contractor is acknowledging authorization from the Supplier to include the Supplier in this bid.

**A maximum of 50 POs will be acceptable with each bid. Do not add supplemental sheets for additional POs to this document.**

**The bidder shall submit the list of Purchase Orders within four (4) days of the bid.**

	<b><u>SUPPLIER</u></b> (to be filled out by the Contractor)	<b><u>PURCHASE ORDER DESCRIPTION</u></b> (to be filled out by the Contractor)	<b><u>PURCHASE ORDER AMT.</u></b> (to be filled out by the Contractor)
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			

	<b><u>SUPPLIER</u></b> (to be filled out by the Contractor)	<b><u>PURCHASE ORDER DESCRIPTION</u></b> (to be filled out by the Contractor)	<b><u>PURCHASE ORDER AMT.</u></b> (to be filled out by the Contractor)
20.			
21.			
22.			
23.			
24.			
25.			
26.			
27.			
28.			
29.			
30.			
31.			
32.			
33.			
34.			
35.			
36.			
37.			
38.			
39.			
40.			
41.			
42.			
43.			
44.			

	<b><u>SUPPLIER</u></b> (to be filled out by the Contractor)	<b><u>PURCHASE ORDER DESCRIPTION</u></b> (to be filled out by the Contractor)	<b><u>PURCHASE ORDER AMT.</u></b> (to be filled out by the Contractor)
45.			
46.			
47.			
48.			
49.			
50.			



**TIME LIMIT FOR EXECUTION OF CONTRACT DOCUMENTS:**

In the event that a bidder's proposal is accepted by the Owner and such bidder should fail to execute the contract within ten (10) consecutive days from the date of notification of the awarding of the contract, the Owner, at his option, may determine that the awardee has abandoned the contract. The bidder's proposal shall then become null and void, and the bid bond or certified check which accompanied it shall be forfeited to and become the property of the Owner as liquidated damages for failure to execute the contract.

The bidder hereby agrees that failure to submit herein above all required information and/or prices can cause disqualification of this proposal.

Submitted by:

NAME OF CONTRACTOR / BIDDER: \_\_\_\_\_

AUTHORIZED REPRESENTATIVE'S NAME: \_\_\_\_\_  
Signature

AUTHORIZED REPRESENTATIVE'S NAME(printed): \_\_\_\_\_

AUTHORIZED REPRESENTATIVE'S TITLE: \_\_\_\_\_

***NOTICE: Bid security must accompany this proposal if the Base Bid price is greater than ~~of \$25,000.~~ \$100,000. (change effective June 3, 2019.)***

**This form shall not be modified.**

**KEDC ROOF SYSTEMS AND SERVICES (PV-ROOF SYSTEMS-2020)  
PROPOSAL CERTIFICATION**

Having read all the conditions and requirements of the request for bid and in compliance with all general and specific terms and conditions of the request for bid, in consideration of the detailed description attached hereto, and subject to the statements thereof, the undersigned agrees that, upon proper acceptance by KEDC, of any part of the offer within the time stipulated, a contract shall thereby be created in accordance with the specifications for that part of the offer accepted.

You must return the following documents for your bid response to be considered complete:

1. This bid certification form completed and signed;
2. Completed Pricing worksheets;
3. Proof of insurance; and
4. Resident bidder affidavit **OR** certificate of authority to transact business in the Commonwealth.

**CERTIFICATION**

---

\_\_\_\_\_  
**Bidding Firm**

\_\_\_\_\_  
**Authorizing Signature**

\_\_\_\_\_  
**Address**

\_\_\_\_\_  
**Printed Name**

\_\_\_\_\_  
**City, State, Zip**

\_\_\_\_\_  
**Email Address**

\_\_\_\_\_  
**Phone #**

\_\_\_\_\_  
**Fax #**

Item #	Item	Warranty Period	Comments	Quantity	Measuring Unit	Units	Total cost \$ (bidder to enter)
A1	Allowance No. 1	N/A	2% contingency allowance per 012100	%	--	--	
1	Roof scan	N/A	Written report of found results to be provided	>1,000 but <10,000	square foot	100 s.f.	
2	Roof scan	N/A	Written report of found results to be provided	>10,000 but <25,000	square foot	100 s.f.	
3	Roof scan	N/A	Written report of found results to be provided	>25,000 but <50,000	square foot	100 s.f.	
4	Roof scan	N/A	Written report of found results to be provided	>50,000 but <100,000	square foot	100 s.f.	
5	Roof scan	N/A	Written report of found results to be provided	>100,000	square foot	100 s.f.	
6	Complete roof tear-off	N/A	Complete tear-off of ballast, single ply roof membrane and maximum of 3" rigid insulation to expose roof deck	>1,000 but <10,000	square foot	100 s.f.	
7	Complete roof tear-off	N/A	Complete tear-off of ballast, single ply roof membrane and maximum of 3" rigid insulation to expose roof deck	>10,000 but <25,000	square foot	100 s.f.	
8	Complete roof tear-off	N/A	Complete tear-off of ballast, single ply roof membrane and maximum of 3" rigid insulation to expose roof deck	>25,000 but <50,000	square foot	100 s.f.	
9	Complete roof tear-off	N/A	Complete tear-off of ballast, single ply roof membrane and maximum of 3" rigid insulation to expose roof deck	>50,000 but <100,000	square foot	100 s.f.	
10	Complete roof tear-off	N/A	Complete tear-off of ballast, single ply roof membrane and maximum of 3" rigid insulation to expose roof deck	>100,000	square foot	100 s.f.	
11	Complete roof tear-off	N/A	Complete tear-off of single ply roof and maximum of 3" rigid insulation to expose roof deck	>1,000 but <10,000	square foot	100 s.f.	
12	Complete roof tear-off	N/A	Complete tear-off of single ply roof and maximum of 3" rigid insulation to expose roof deck	>10,000 but <25,000	square foot	100 s.f.	

Item #	Item	Warranty Period	Comments	Quantity	Measuring Unit	Units	Total cost \$ (bidder to enter)
13	Complete roof tear-off	N/A	Complete tear-off of single ply roof and maximum of 3" rigid insulation to expose roof deck	>25,000 but <50,000	square foot	100 s.f.	
14	Complete roof tear-off	N/A	Complete tear-off of single ply roof and maximum of 3" rigid insulation to expose roof deck	>50,000 but <100,000	square foot	100 s.f.	
15	Complete roof tear-off	N/A	Complete tear-off of single ply roof and maximum of 3" rigid insulation to expose roof deck	>100,000	square foot	100 s.f.	
16	Complete roof tear-off	N/A	Complete tear-off of coal tar pitch built up roof and maximum of 3" rigid insulation to expose roof deck	>1,000 but <10,000	square foot	100 s.f.	
17	Complete roof tear-off	N/A	Complete tear-off of coal tar pitch built up roof and maximum of 3" rigid insulation to expose roof deck	>10,000 but <25,000	square foot	100 s.f.	
18	Complete roof tear-off	N/A	Complete tear-off of coal tar pitch built up roof and maximum of 3" rigid insulation to expose roof deck	>25,000 but <50,000	square foot	100 s.f.	
19	Complete roof tear-off	N/A	Complete tear-off of coal tar pitch built up roof and maximum of 3" rigid insulation to expose roof deck	>50,000 but <100,000	square foot	100 s.f.	
20	Complete roof tear-off	N/A	Complete tear-off of coal tar pitch built up roof and maximum of 3" rigid insulation to expose roof deck	>100,000	square foot	100 s.f.	
21	Complete roof tear-off	N/A	Complete tear-off of built up asphalt roof membrane and maximum of 3" insulation to expose roof deck	>1,000 but <10,000	square foot	100 s.f.	
22	Complete roof tear-off	N/A	Complete tear-off of built up asphalt roof membrane and maximum of 3" insulation to expose roof deck	>10,000 but <25,000	square foot	100 s.f.	

Item #	Item	Warranty Period	Comments	Quantity	Measuring Unit	Units	Total cost \$ (bidder to enter)
23	Complete roof tear-off	N/A	Complete tear-off of built up asphalt roof membrane and maximum of 3" insulation to expose roof deck	>25,000 but <50,000	square foot	100 s.f.	
24	Complete roof tear-off	N/A	Complete tear-off of built up asphalt roof membrane and maximum of 3" insulation to expose roof deck	>50,000 but <100,000	square foot	100 s.f.	
25	Complete roof tear-off	N/A	Complete tear-off of built up asphalt roof membrane and maximum of 3" insulation to expose roof deck	>100,000	square foot	100 s.f.	
26	Complete roof tear-off	N/A	Complete tear-off modified bitumen roof membrane and maximum of 3" insulation to expose roof deck	>1,000 but <10,000	square foot	100 s.f.	
27	Complete roof tear-off	N/A	Complete tear-off modified bitumen roof membrane and maximum of 3" insulation to expose roof deck	>10,000 but <25,000	square foot	100 s.f.	
28	Complete roof tear-off	N/A	Complete tear-off modified bitumen roof membrane and maximum of 3" insulation to expose roof deck	>25,000 but <50,000	square foot	100 s.f.	
29	Complete roof tear-off	N/A	Complete tear-off modified bitumen roof membrane and maximum of 3" insulation to expose roof deck	>50,000 but <100,000	square foot	100 s.f.	
30	Complete roof tear-off	N/A	Complete tear-off modified bitumen roof membrane and maximum of 3" insulation to expose roof deck	>100,000	square foot	100 s.f.	
31	Complete roof tear-off	N/A	Complete tear-off polyurethane (PUF) roof maximum of 3" insulation to expose roof deck	>1,000 but <10,000	square foot	100 s.f.	
32	Complete roof tear-off	N/A	Complete tear-off polyurethane (PUF) roof maximum of 3" insulation to expose roof deck	>10,000 but <25,000	square foot	100 s.f.	

Item #	Item	Warranty Period	Comments	Quantity	Measuring Unit	Units	Total cost \$ (bidder to enter)
33	Complete roof tear-off	N/A	Complete tear-off polyurethane (PUF) roof maximum of 3" insulation to expose roof deck	>25,000 but <50,000	square foot	100 s.f.	
34	Complete roof tear-off	N/A	Complete tear-off polyurethane (PUF) roof maximum of 3" insulation to expose roof deck	>50,000 but <100,000	square foot	100 s.f.	
35	Complete roof tear-off	N/A	Complete tear-off polyurethane (PUF) roof maximum of 3" insulation to expose roof deck	>100,000	square foot	100 s.f.	
36	New membrane over existing	20	Single Ply Roofs: Cut membrane into sections not more than 100 s.f., (MB or BUR do not cut) mechanically attach 1/2" primed wood fiber, install base sheet in hot asphalt, cap sheet in cold adhesive	>1,000 but <10,000	square foot	100 s.f.	
37	New membrane over existing	20	Single Ply Roofs: Cut membrane into sections not more than 100 s.f., (MB or BUR do not cut) mechanically attach 1/2" primed wood fiber, install base sheet in hot asphalt, cap sheet in cold adhesive	>10,000 but <25,000	square foot	100 s.f.	
38	New membrane over existing	20	Single Ply Roofs: Cut membrane into sections not more than 100 s.f., (MB or BUR do not cut) mechanically attach 1/2" primed wood fiber, install base sheet in hot asphalt, cap sheet in cold adhesive	>25,000 but <50,000	square foot	100 s.f.	
39	New membrane over existing	20	Single Ply Roofs: Cut membrane into sections not more than 100 s.f., (MB or BUR do not cut) mechanically attach 1/2" primed wood fiber, install base sheet in hot asphalt, cap sheet in cold adhesive	>50,000 but <100,000	square foot	100 s.f.	

Item #	Item	Warranty Period	Comments	Quantity	Measuring Unit	Units	Total cost \$ (bidder to enter)
40	New membrane over existing	20	Single Ply Roofs: Cut membrane into sections not more than 100 s.f., (MB or BUR do not cut) mechanically attach 1/2" primed wood fiber, install base sheet in hot asphalt, cap sheet in cold adhesive	>100,000	square foot	100 s.f.	
41	All new roof system	20	New roof system consisting of 2 layers of 2.5" polyisocyanurate insulation mechanically attached to existing metal roof deck, 1/2" woodfiber recovery board placed in hot asphalt, base ply in hot asphalt and cap sheet in cold adhesive	>1,000 but <10,000	square foot	100 s.f.	
42	All new roof system	20	New roof system consisting of 2 layers of 2.5" polyisocyanurate insulation mechanically attached to existing metal roof deck, 1/2" woodfiber recovery board placed in hot asphalt, base ply in hot asphalt and cap sheet in cold adhesive	>10,000 but <25,000	square foot	100 s.f.	
43	All new roof system	20	New roof system consisting of 2 layers of 2.5" polyisocyanurate insulation mechanically attached to existing metal roof deck, 1/2" woodfiber recovery board placed in hot asphalt, base ply in hot asphalt and cap sheet in cold adhesive	>25,000 but <50,000	square foot	100 s.f.	
44	All new roof system	20	New roof system consisting of 2 layers of 2.5" polyisocyanurate insulation mechanically attached to existing metal roof deck, 1/2" woodfiber recovery board placed in hot asphalt, base ply in hot asphalt and cap sheet in cold adhesive	>50,000 but <100,000	square foot	100 s.f.	

Item #	Item	Warranty Period	Comments	Quantity	Measuring Unit	Units	Total cost \$ (bidder to enter)
45	All new roof system	20	New roof system consisting of 2 layers of 2.5" polyisocyanurate insulation mechanically attached to existing metal roof deck, 1/2" woodfiber recovery board placed in hot asphalt, base ply in hot asphalt and cap sheet in cold adhesive	>100,000	square foot	100 s.f.	
46	All new roof system	20	New roof system consisting of 2 layers of 2.5" polyisocyanurate insulation mechanically attached to red rosin paper and existing wood roof deck, 1/2" woodfiber recovery board placed in hot asphalt, base ply in hot asphalt and cap sheet in cold adhesive	>1,000 but <10,000	square foot	100 s.f.	
47	All new roof system	20	New roof system consisting of 2 layers of 2.5" polyisocyanurate insulation mechanically attached to red rosin paper and existing wood roof deck, 1/2" woodfiber recovery board placed in hot asphalt, base ply in hot asphalt and cap sheet in cold adhesive	>10,000 but <25,000	square foot	100 s.f.	
48	All new roof system	20	New roof system consisting of 2 layers of 2.5" polyisocyanurate insulation mechanically attached to red rosin paper and existing wood roof deck, 1/2" woodfiber recovery board placed in hot asphalt, base ply in hot asphalt and cap sheet in cold adhesive	>25,000 but <50,000	square foot	100 s.f.	



Item #	Item	Warranty Period	Comments	Quantity	Measuring Unit	Units	Total cost \$ (bidder to enter)
49	All new roof system	20	New roof system consisting of 2 layers of 2.5" polyisocyanurate insulation mechanically attached to red rosin paper and existing wood roof deck, 1/2" woodfiber recovery board placed in hot asphalt, base ply in hot asphalt and cap sheet in cold adhesive	>50,000 but <100,000	square foot	100 s.f.	
50	All new roof system	20	New roof system consisting of 2 layers of 2.5" polyisocyanurate insulation mechanically attached to red rosin paper and existing wood roof deck, 1/2" woodfiber recovery board placed in hot asphalt, base ply in hot asphalt and cap sheet in cold adhesive	>100,000	square foot	100 s.f.	
51	All new roof system	20	New roof system consisting of 2 layers of 2.5" polyisocyanurate insulation adhered in hot asphalt to existing concrete roof deck, 1/2" woodfiber recovery board placed in hot asphalt, base ply in hot asphalt and cap sheet in cold adhesive	>1,000 but <10,000	square foot	100 s.f.	
52	All new roof system	20	New roof system consisting of 2 layers of 2.5" polyisocyanurate insulation adhered in hot asphalt to existing concrete roof deck, 1/2" woodfiber recovery board placed in hot asphalt, base ply in hot asphalt and cap sheet in cold adhesive	>10,000 but <25,000	square foot	100 s.f.	
53	All new roof system	20	New roof system consisting of 2 layers of 2.5" polyisocyanurate insulation adhered in hot asphalt to existing concrete roof deck, 1/2" woodfiber recovery board placed in hot asphalt, base ply in hot asphalt and cap sheet in cold adhesive	>25,000 but <50,000	square foot	100 s.f.	

Item #	Item	Warranty Period	Comments	Quantity	Measuring Unit	Units	Total cost \$ (bidder to enter)
54	All new roof system	20	New roof system consisting of 2 layers of 2.5" polyisocyanurate insulation adhered in hot asphalt to existing concrete roof deck, 1/2" woodfiber recovery board placed in hot asphalt, base ply in hot asphalt and cap sheet in cold adhesive	>50,000 but <100,000	square foot	100 s.f.	
55	All new roof system	20	New roof system consisting of 2 layers of 2.5" polyisocyanurate insulation adhered in hot asphalt to existing concrete roof deck, 1/2" wood fiber recovery board placed in hot asphalt, base ply in hot asphalt and cap sheet in cold adhesive	>100,000	square foot	100 s.f.	
56	All new roof system	20	New roof system consisting of 2 layers of 2.5" polyisocyanurate insulation adhered in hot asphalt to mechanically fastened base sheet to existing gypsum or LWIC roof deck, 1/2" wood fiber recovery board placed in hot asphalt, base ply in hot asphalt and cap sheet in cold adhesive	>1,000 but <10,000	square foot	100 s.f.	
57	All new roof system	20	New roof system consisting of 2 layers of 2.5" polyisocyanurate insulation adhered in hot asphalt to mechanically fastened base sheet to existing gypsum or LWIC roof deck, 1/2" wood fiber recovery board placed in hot asphalt, base ply in hot asphalt and cap sheet in cold adhesive	>10,000 but <25,000	square foot	100 s.f.	

Item #	Item	Warranty Period	Comments	Quantity	Measuring Unit	Units	Total cost \$ (bidder to enter)
58	All new roof system	20	New roof system consisting of 2 layers of 2.5" polyisocyanurate insulation adhered in hot asphalt to mechanically fastened base sheet to existing gypsum or LWIC roof deck, 1/2" wood fiber recovery board placed in hot asphalt, base ply in hot asphalt and cap sheet in cold adhesive	>25,000 but <50,000	square foot	100 s.f.	
59	All new roof system	20	New roof system consisting of 2 layers of 2.5" polyisocyanurate insulation adhered in hot asphalt to mechanically fastened base sheet to existing gypsum or LWIC roof deck, 1/2" wood fiber recovery board placed in hot asphalt, base ply in hot asphalt and cap sheet in cold adhesive	>50,000 but <100,000	square foot	100 s.f.	
60	All new roof system	20	New roof system consisting of 2 layers of 2.5" polyisocyanurate insulation adhered in hot asphalt to mechanically fastened base sheet to existing gypsum or LWIC roof deck, 1/2" wood fiber recovery board placed in hot asphalt, base ply in hot asphalt and cap sheet in cold adhesive	>100,000	square foot	100 s.f.	
61	All new roof system	20	New roof system consisting of R-25 NVS LWIC to acceptable substrate, mechanically fastened base sheet over new LWIC, base ply in hot asphalt and cap sheet in cold adhesive	>1,000 but <10,000	square foot	100 s.f.	
62	All new roof system	20	New roof system consisting of R-25 NVS LWIC to acceptable substrate, mechanically fastened base sheet over new LWIC, base ply in hot asphalt and cap sheet in cold adhesive	>10,000 but <25,000	square foot	100 s.f.	

Item #	Item	Warranty Period	Comments	Quantity	Measuring Unit	Units	Total cost \$ (bidder to enter)
63	All new roof system	20	New roof system consisting of R-25 NVS LWIC to acceptable substrate, mechanically fastened base sheet over new LWIC, base ply in hot asphalt and cap sheet in cold adhesive	>25,000 but <50,000	square foot	100 s.f.	
64	All new roof system	20	New roof system consisting of R-25 NVS LWIC to acceptable substrate, mechanically fastened base sheet over new LWIC, base ply in hot asphalt and cap sheet in cold adhesive	>50,000 but <100,000	square foot	100 s.f.	
65	All new roof system	20	New roof system consisting of R-25 NVS LWIC to acceptable substrate, mechanically fastened base sheet over new LWIC, base ply in hot asphalt and cap sheet in cold adhesive	>100,000	square foot	100 s.f.	
66	Wood Deck Removal	N/A	Complete removal of existing wood deck and install new wood decking	>1,000 but <10,000	square foot	100 s.f.	
67	Wood Deck Removal	N/A	Complete removal of existing wood deck and install new wood decking	>10,000 but <25,000	square foot	100 s.f.	
68	Wood Deck Removal	N/A	Complete removal of existing wood deck and install new wood decking	>25,000 but <50,000	square foot	100 s.f.	
69	Wood Deck Removal	N/A	Complete removal of existing wood deck and install new wood decking	>50,000 but <100,000	square foot	100 s.f.	
70	Wood Deck Removal	N/A	Complete removal of existing wood deck and install new wood decking	>100,000	square foot	100 s.f.	
71	Wood Deck Repair	N/A	Repair a wood deck	N/A	Square foot	100 s.f.	
72	Light-Weight Concrete Deck Removal	N/A	Complete removal of existing light-weight concrete and install new lightweight concrete	>1,000 but <10,000	square foot	100 s.f.	

Item #	Item	Warranty Period	Comments	Quantity	Measuring Unit	Units	Total cost \$ (bidder to enter)
73	Light-Weight Concrete Deck Removal	N/A	Complete removal of existing light-weight concrete and install new lightweight concrete	>10,000 but <25,000	square foot	100 s.f.	
74	Light-Weight Concrete Deck Removal	N/A	Complete removal of existing light-weight concrete and install new lightweight concrete	>25,000 but <50,000	square foot	100 s.f.	
75	Light-Weight Concrete Deck Removal	N/A	Complete removal of existing light-weight concrete and install new lightweight concrete	>50,000 but <100,000	square foot	100 s.f.	
76	Light-Weight Concrete Deck Removal	N/A	Complete removal of existing light-weight concrete and install new lightweight concrete	>100,000	square foot	100 s.f.	
77	Light-Weight Concrete Deck Removal	N/A	Repair existing Light-weight Concrete Deck	N/A	square foot	100 s.f.	
78	Gypsum Deck Removal	N/A	Complete removal of existing Gypsum Deck	>1,000 but <10,000	square foot	100 s.f.	
79	Gypsum Deck Removal	N/A	Complete removal of existing Gypsum Deck	>10,000 but <25,000	square foot	100 s.f.	
80	Gypsum Deck Removal	N/A	Complete removal of existing Gypsum Deck	>25,000 but <50,000	square foot	100 s.f.	
81	Gypsum Deck Removal	N/A	Complete removal of existing Gypsum Deck	>50,000 but <100,000	square foot	100 s.f.	
82	Gypsum Deck Removal	N/A	Complete removal of existing Gypsum Deck	>100,000	square foot	100 s.f.	
83	Gypsum Deck Repair	N/A	Repair existing Gypsum deck	N/A	square foot	100 s.f.	
84	Wet Insulation	-	Remove existing wet insulation as determined from roof scan and replace with specified product	unlimited	square foot	square foot	

Item #	Item	Warranty Period	Comments	Quantity	Measuring Unit	Units	Total cost \$ (bidder to enter)
85	Roof Removal	-	Remove two roofs from existing assembly	unlimited	square foot	square foot	
86	Ballast/Pea Gravel Removal	-	Remove ballast or pea gravel from existing single ply, Mod Bit, or BUR roof with a vacuum truck and dispose of gravel off site.	Unlimited	Square foot	Square foot	
87	Tapered Insulation	-	¼" per ft tapered insulation system with a ½" minimum start	unlimited	board foot	board foot	
88	Tapered Insulation	-	1/8" per ft tapered insulation system with a ½" minimum start	Unlimited	Board ft	Board foot	
89	Walk Pads	-	Provide and install walkway pads	unlimited	square foot	square foot	
90	Expansion Joint	-	Provide and install bellows type building expansion joint	unlimited	lineal foot	lineal foot	
91	Wall Flashing	-	Install 12" wall flashing using mineral cap modified bitumen	unlimited	lineal foot	Per 10 lineal foot	
92	Gravel Stop Drip Edge	-	24 gauge gravel stop drip edge with a Kynar finish (standard color) and a 6" face	unlimited	lineal foot	lineal foot	
93	Coping	-	24 gauge metal coping with a Kynar finish (standard color), 12" wide with a continuous cleat	unlimited	lineal foot	lineal foot	
94	Coping	-	22 gauge metal coping with a Kynar finish (standard color), 12" wide with a continuous cleat	unlimited	lineal foot	lineal foot	
95	Counter Flashing	-	24 gauge metal counter flashing with a Kynar finish (standard color), 4" face	unlimited	lineal foot	lineal foot	
96	Counter Flashing	-	22 gauge metal counter flashing with a Kynar finish (standard color), 4" face	unlimited	lineal foot	lineal foot	
97	Counter Flashing	-	16 oz copper counter flashing, 4" face	unlimited	lineal foot	lineal foot	
98	Thru-wall Scupper	-	24 gauge metal thru-wall scupper with a Kynar finish (standard color) 8"	unlimited	lineal foot	lineal foot	
99	Thru-wall Scupper	-	22 gauge metal thru-wall scupper with a Kynar finish (standard color) 8"	unlimited	lineal foot	lineal foot	

Item #	Item	Warranty Period	Comments	Quantity	Measuring Unit	Units	Total cost \$ (bidder to enter)
100	Conductor Head	-	24 gauge metal conductor head with a Kynar finish (standard color)	unlimited	lineal foot	lineal foot	
101	Conductor Head	-	22 gauge metal conductor head with a Kynar finish (standard color)	unlimited	lineal foot	lineal foot	
102	Box Gutter	-	24 gauge metal 7" box gutter with a Kynar finish (standard color)	unlimited	lineal foot	lineal foot	
103	Box Gutter	-	22 gauge metal 7" box gutter with a Kynar finish (standard color)	unlimited	lineal foot	lineal foot	
104	Down Spouts	-	24 gauge metal 4" x 4" down spouts with a Kynar finish (standard color)	unlimited	lineal foot	lineal foot	
105	Down Spouts	-	22 gauge metal 4" x 4" down spouts with a Kynar finish (standard color)	unlimited	lineal foot	lineal foot	
106	Metal Wall Panels	10 (with underlayment)	24 gauge 12" wide Vertical Flush wall panel with a Kynar finish including 18 ga galv. Vented hat channel and Self Adhering Underlayment  Garland Rmer Wall Pan	>1,000 but <10,000	square foot	100 s.f.	
107	Metal Wall Panels	10 (with underlayment)	24 gauge 12" wide Vertical Flush wall panel with a Kynar finish including 18 ga galv. Vented hat channel and Self Adhering Underlayment  Garland Rmer Wall Pan	>10,000 but <25,000	square foot	100 s.f.	
108	Metal Wall Panels	10 (with underlayment)	24 gauge 12" wide Vertical Flush wall panel with a Kynar finish including 18 ga galv. Vented hat channel and Self Adhering Underlayment  Garland Rmer Wall Pan	>25,000 but <50,000	square foot	100 s.f.	

Item #	Item	Warranty Period	Comments	Quantity	Measuring Unit	Units	Total cost \$ (bidder to enter)
109	Metal Wall Panels	10 (with underlayment)	24 gauge 12'' wide Vertical Flush wall panel with a Kynar finish including 18 ga galv. Vented hat channel and Self Adhering Underlayment  Garland Rmer Wall Pan	>50,000 but <100,000	square foot	100 s.f.	
110	Metal Wall Panels	10 (with underlayment)	24 gauge 12'' wide Vertical Flush wall panel with a Kynar finish including 18 ga galv. Vented hat channel and Self Adhering Underlayment  Garland Rmer Wall Pan	>100,000	square foot	100 s.f.	
111	Metal Wall Panels	10 (with underlayment)	24 ga steel Kynar – Standard Colors – 12'' or 16'' panels including 18 ga galv vented hat channel and Self Adhering Underlayment  -IMETCO – FW Series Panel	>1,000 but <10,000	square foot	100 s.f.	
112	Metal Wall Panels	10 (with underlayment)	24 ga steel Kynar – Standard Colors – 12'' or 16'' panels including 18 ga galv vented hat channel and Self Adhering Underlayment  -IMETCO – FW Series Panel	>10,000 but <25,000	square foot	100 s.f.	
113	Metal Wall Panels	10 (with underlayment)	24 ga steel Kynar – Standard Colors – 12'' or 16'' panels including 18 ga galv vented hat channel and Self Adhering Underlayment  -IMETCO – FW Series Panel	>25,000 but <50,000	square foot	100 s.f.	



Item #	Item	Warranty Period	Comments	Quantity	Measuring Unit	Units	Total cost \$ (bidder to enter)
114	Metal Wall Panels	10 (with underlayment)	24 ga steel Kynar – Standard Colors – 12’’ or 16’’ panels including 18 ga galv vented hat channel and Self Adhering Underlayment  -IMETCO – FW Series Panel	>50,000 but <100,000	square foot	100 s.f.	
115	Metal Wall Panels	10 (with underlayment)	24 ga steel Kynar – Standard Colors – 12’’ or 16’’ panels including 18 ga galv vented hat channel and Self Adhering Underlayment  -IMETCO – FW Series Panel	>100,000	square foot	100 s.f.	
116	Metal Wall Panels	10 (with underlayment)	24 ga steel Kynar – Standard Colors – 12’’,16’’, or 24’’ panels including 18 ga galv vented hat channel and Self Adhering Underlayment  -IMETCO – Latitude Panel	>1,000 but <10,000	square foot	100 s.f.	
117	Metal Wall Panels	10 (with underlayment)	24 ga steel Kynar – Standard Colors – 12’’,16’’, or 24’’ panels including 18 ga galv vented hat channel and Self Adhering Underlayment  -IMETCO – Latitude Panel	>10,000 but <25,000	square foot	100 s.f.	

Item #	Item	Warranty Period	Comments	Quantity	Measuring Unit	Units	Total cost \$ (bidder to enter)
118	Metal Wall Panels	10 (with underlayment)	24 ga steel Kynar – Standard Colors – 12'',16'', or 24'' panels including 18 ga galv vented hat channel and Self Adhering Underlayment  -IMETCO – Latitude Panel	>25,000 but <50,000	square foot	100 s.f.	
119	Metal Wall Panels	10 (with underlayment)	24 ga steel Kynar – Standard Colors – 12'',16'', or 24'' panels including 18 ga galv vented hat channel and Self Adhering Underlayment  -IMETCO – Latitude Panel	>50,000 but <100,000	square foot	100 s.f.	
120	Metal Wall Panels	10 (with underlayment)	24 ga steel Kynar – Standard Colors – 12'',16'', or 24'' panels including 18 ga galv vented hat channel and Self Adhering Underlayment  -IMETCO – Latitude Panel	>100,000	square foot	100 s.f.	
121	Rainscreen Insulation	N/A	Install Roxul insulation by -IMETCO Inteliscreen System	>1,000 but <10,000	square foot	100 s.f.	
122	Rainscreen Insulation	N/A	Install Roxul insulation by -IMETCO Inteliscreen System	>10,000 but <25,000	square foot	100 s.f.	
123	Rainscreen Insulation	N/A	Install Roxul insulation by -IMETCO Inteliscreen System	>25,000 but <50,000	square foot	100 s.f.	

Item #	Item	Warranty Period	Comments	Quantity	Measuring Unit	Units	Total cost \$ (bidder to enter)
124	Rainscreen Insulation	N/A	Install Roxul insulation by -IMETCO Inteliscreen System	>50,000 but <100,000	square foot	100 s.f.	
125	Rainscreen Insulation	N/A	Install Roxul insulation by -IMETCO Inteliscreen System	>100,000	square foot	100 s.f.	
126	Walls Increase / Decrease for Liquid Applied Air / Vapor Barrier	-	Install Liquid Applied Air & Vapor Barrier in lieu of the self adhering underlayment (for lines 111-120) over Masonry, Poly-Iso, Plywood, Ext. Gypsum Substrate	-	Square foot	-	
127	Walls Increase	-	Provide a premium upcharge to use 22 ga steel – standard colors – kynar in lieu of 24 ga steel (for lines 106-120)	-	Square foot	-	
128	Walls Increase	-	Provide a premium upcharge to use .040 aluminum – standard colors – kynar in lieu of 24 ga steel (for lines 106-120)	-	Square foot	-	
129	Walls Increase	-	Provide a premium upcharge to use .050 aluminum – standard colors – kynar in lieu of 24 ga steel (for lines 106-120)	-	Square foot	-	
130	Walls Increase	-	Provide a premium upcharge for a color selection included the manufacturer's full selection of solid colors – kynar – no specialty finishes or textures (for lines 106-120)	-	Square foot	-	
131	Walls Increase for Insulated Panels	-	Provide a premium upcharge (for lines 106-110) for supplying insulated panels in lieu of non-insulated panels.	-	Square foot	-	

Item #	Item	Warranty Period	Comments	Quantity	Measuring Unit	Units	Total cost \$ (bidder to enter)
132	Raise Thru-wall flashing	-	Cut out 3 rows of brick and install new 16 oz (minimum) copper thru-wall flashing and install new brick to match existing	unlimited	lineal foot	lineal foot	
133	Repoint Deteriorated Mortar Joints	-	Remove deteriorated mortar joint and repoint to match existing joint	unlimited	lineal foot	lineal foot	
134	Masonry Waterproofing	-	Clean existing masonry and install a waterproofing/ damp proofing	unlimited	lineal foot	lineal foot	
135	Replacing Masonry	-	Removing existing masonry and replace with new to match existing	unlimited	square foot	Square foot	
136	Lead Pipe Flashing	-	Install 4" lead pipe flashing	unlimited	piece	each	
137	Curb Flashing	-	Install 4' x 6' curb flashing using mineral surfaced SBS modified bitumen with three coursed seams using aluminum fibered mastic and mesh	unlimited	piece	each	
138	Penetration flashing	-	Install liquid applied flashing around 4"-6" pipe	unlimited	piece	each	
139	Drain Flashing	-	Install 4" lead drain flashing	unlimited	piece	each	
140	Drain Strainer	-	Install new cast iron drain strainer	unlimited	piece	each	
141	RetroFit Drain	-	Install an OMG Hercules RetroFit drain	Unlimited	Piece	each	
142	Roof Increase	-	Provide premium percent increase (for items 38-67 if any) for roofs with 2 levels.	-	square foot	-	
143	Roof Increase	-	Provide premium percent increase (for items 38-67 if any) for roofs with 3 levels.	-	square foot	-	
144	Roof Increase	-	Provide premium percent increase (for items 38-67 if any) for roofs with more than 3 levels.	-	square foot	-	

Item #	Item	Warranty Period	Comments	Quantity	Measuring Unit	Units	Total cost \$ (bidder to enter)
145	Roof Increase	-	Provide premium percent increase (for lines 41-65) to install the ½” cover board in High Rise Foam Insulation Adhesive in lieu of Hot Asphalt.	-	Square foot	-	
146	Roof Increase/ Decrease	-	Provide premium percent increase or decrease (for items 36-65 if any) for installing the base sheet and the cap sheet in Hot Asphalt.	-	Square foot	-	
147	Roof Increase / Decrease	-	Provide premium percent increase or decrease (for items 36-65 if any) for installing the base sheet and cap sheet in Cold Adhesive.	-	Square foot	-	
148	Roof Increase	30	Provide premium percent increase (for items 36-65 if any) for a <b>Bright White Reflective Mineral Cap Option</b> with an SRI of 89 min.	-	Square foot	-	
149	Roof Increase	30	Provide premium percent increase (for items 36-65 if any) for <b>installing a reflective aluminum roof coating</b> as the surfacing over the mineral cap.	-	Square foot	-	
150	Roof Increase	30	Provide premium percent increase (for items 36-65 if any) for installing a Flood coat of <b>Cold Asphalt Adhesive</b> and pea gravel to the field of the roof and aluminum coating on the flashings.	-	Square foot	-	
151	Roof Increase	30	Provide premium percent increase (for items 36-65 if any) for installing a Flood coat of <b>Coal Tar Pitch - Cold Adhesive</b> and pea gravel to the field of the roof and aluminum coating on the flashings.	-	Square foot	-	

Item #	Item	Warranty Period	Comments	Quantity	Measuring Unit	Units	Total cost \$ (bidder to enter)
152	Roof Increase	30	Provide premium percent increase (for lines 36-65 if any) for installing a <b>Coal Tar Pitch modified base &amp; cap (mineral) in Cold Tar Pitch – Cold Adhesive.</b>				
153	Roof Increase	30	Provide premium percent increase (for lines 36-65 if any) for installing a <b>Coal Tar Pitch modified base and smooth cap in Cold Tar Pitch – Cold Adhesive with a flood coat of Coal Tar Pitch - Cold Adhesive and pea gravel</b> to the field of the roof and aluminum coating on the flashings.				
154	Roof Increase	30	Provide premium percent increase (for items 36-65 if any) for a <b>White KEE-Stone thermoplastic cap sheet in foam adhesive over a Hot Applied Base Sheet Option</b>	-	Square foot	-	
155	Roof Increase	40	Provide premium percent increase (for items 36-65 if any) for installing a <b>Urethane Modified Mineral Cap Sheet to qualify for 40 year warranty.</b>	-	Square foot	-	
156	Roof Increase	40	Provide premium percent increase (for items 36-65 if any) for installing a <b>Urethane Modified Smooth Cap Sheet with a flood coat of cold asphalt adhesive and pea gravel as surfacing and aluminum coating on the flashings to qualify for 40 year warranty.</b>	-	Square foot	-	

Item #	Item	Warranty Period	Comments	Quantity	Measuring Unit	Units	Total cost \$ (bidder to enter)
157	Roof Increase / Decrease	10	Provide a percent increase or decrease (for lines 36-40 if any) for installing the exact system over a Smooth BUR or Mod Bit or Granular Surfaced Mod Bit roof where existing gravel removal is not needed only removing loose minerals if any and install the 1/2" cover board in High Rise Foam Insulation Adhesive in lieu of mechanical fasteners.	-	Square foot	-	
158	Travel	-	Unit price for traveling over 50 miles per man day	-	day	day	
159	Traffic Membrane	10 Year Warranty	Polyurethane Elastomeric Coating Traffic System – Pedestrian Dura Walk	unlimited	square foot	100 s.f.	
160	Traffic Membrane	10 Year Warranty	Polyurethane Elastomeric Coating Traffic System – Vehicular Dura Walk	unlimited	square foot	100 s.f.	
161	Synthetic Liquid Rubber metal roof membrane	10 Year Warranty	Synthetic liquid rubber metal roof membrane system for steep slope roofs	unlimited	square foot	100 s.f.	
162	Roof Maintenance Coating	N/A	Apply a fibered aluminum roof coating with primer over an existing smooth built up or SBS modified bitumen roof.  Silver Shield	>1,000 but <10,000	square foot	100 s.f.	
163	Roof Maintenance Coating	N/A	Apply a fibered aluminum roof coating with primer over an existing smooth built up or SBS modified bitumen roof.  Silver Shield.	>10,000 but <25,000	square foot	100 s.f.	
164	Roof Maintenance Coating	N/A	Apply a fibered aluminum roof coating with primer over an existing smooth built up or SBS modified bitumen roof.  Silver Shield	>25,000 but <50,000	square foot	100 s.f.	

Item #	Item	Warranty Period	Comments	Quantity	Measuring Unit	Units	Total cost \$ (bidder to enter)
165	Roof Maintenance Coating	N/A	Apply a fibered aluminum roof coating with primer over an existing smooth built up or SBS modified bitumen roof.  Silver Shield	>50,000 but <100,000	square foot	100 s.f.	
166	Roof Maintenance Coating	N/A	Apply a fibered aluminum roof coating with primer over an existing smooth built up or SBS modified bitumen roof.  Silver Shield	>100,000	square foot	100 s.f.	
167	Rubberized Asphalt Liquid Roof Membrane	5	Apply rubberized liquid asphalt roof membrane with primer and aluminum top coat over an existing smooth built up or SBS modified bitumen roof  Energizer K + FR	>1,000 but <10,000	Square foot	100 s.f.	
168	Rubberized Asphalt Liquid Roof Membrane	5	Apply rubberized liquid asphalt roof membrane with primer and aluminum top coat over an existing smooth built up or SBS modified bitumen roof.  Energizer K + FR.	>10,000 but <25,000	square feet	100 s.f.	
169	Rubberized Asphalt Liquid Roof Membrane	5	Apply rubberized liquid asphalt roof membrane with primer and aluminum top coat over an existing smooth built up or SBS modified bitumen roof.  Energizer K + FR	>25,000 but <50,000	square feet	100 s.f.	
170	Rubberized Asphalt Liquid Roof Membrane	5	Apply rubberized liquid asphalt roof membrane with primer and aluminum top coat over an existing smooth built up or SBS modified bitumen roof.  Energizer K + FR	>50,000 but <100,000	square feet	100 s.f.	



Item #	Item	Warranty Period	Comments	Quantity	Measuring Unit	Units	Total cost \$ (bidder to enter)
171	Rubberized Asphalt Liquid Roof Membrane	5	Apply rubberized liquid asphalt roof membrane with primer an aluminum top coat over an existing smooth built up or SBS modified bitumen roof.  Energizer K + FR	>100,000	Square feet	100 s.f.	
172	Reinforced Fibered Asphaltic Roof Coating	10	Apply fibered asphalt roof coating and embed full fabric reinforcement with primer and aluminum top coat over and existing smooth built up or SBS modified bitumen roof.  Revitalizer	>1,000 but <10,000	square foot	100 s.f.	
173	Reinforced Fibered Asphaltic Roof Coating	10	Apply fibered asphalt roof coating and embed full fabric reinforcement with primer and aluminum top coat over and existing smooth built up or SBS modified bitumen roof.  Revitalizer	>10,000 but <25,000	square foot	100 s.f.	
174	Reinforced Fibered Asphaltic Roof Coating	10	Apply fibered asphalt roof coating and embed full fabric reinforcement with primer and aluminum top coat over and existing smooth built up or SBS modified bitumen roof.  Revitalizer	>25,000 but <50,000	square foot	100 s.f.	
175	Reinforced Fibered Asphaltic Roof Coating	10	Apply fibered asphalt roof coating and embed full fabric reinforcement with primer and aluminum top coat over and existing smooth built up or SBS modified bitumen roof  Revitalizer	>50,000 but <100,000	square foot	100 s.f.	

Item #	Item	Warranty Period	Comments	Quantity	Measuring Unit	Units	Total cost \$ (bidder to enter)
176	Reinforced Fibered Asphaltic Roof Coating	10	Apply fibered asphalt roof coating and embed full fabric reinforcement with primer and aluminum top coat over and existing smooth built up or SBS modified bitumen roof.  Revitalizer	>100,000	square foot	100 s.f.	
177	Asphaltic Restoration Flood Coat & Gravel	10	Remove loose gravel via vacuum or broom and rinse roof (or Hydro-Vac), Prime Roof and Install New Flood Coat and New Pea Gravel.  Weatherscreen	>1,000 but <10,000	Square foot	100 s.f.	
178	Asphaltic Restoration Flood Coat & Gravel	10	Remove loose gravel via vacuum or broom and rinse roof (or Hydro-Vac), Prime Roof and Install New Flood Coat and New Pea Gravel.  Weatherscreen	>10,000 but <25,000	Square foot	100 s.f.	
179	Asphaltic Restoration Flood Coat & Gravel	10	Remove loose gravel via vacuum or broom and rinse roof (or Hydro-Vac), Prime Roof and Install New Flood Coat and New Pea Gravel.  Weatherscreen	>25,000 but <50,000	Square foot	100 s.f.	
180	Asphaltic Restoration Flood Coat & Gravel	10	Remove loose gravel via vacuum or broom and rinse roof (or Hydro-Vac), Prime Roof and Install New Flood Coat and New Pea Gravel.  Weatherscreen	>50,000 but <100,000	Square foot	100 s.f.	
181	Asphaltic Restoration Flood Coat & Gravel	10	Remove loose gravel via vacuum or broom and rinse roof (or Hydro-Vac), Prime Roof and Install New Flood Coat and New Pea Gravel.  Weatherscreen	>100,000	square foot	100 s.f.	

Item #	Item	Warranty Period	Comments	Quantity	Measuring Unit	Units	Total cost \$ (bidder to enter)
182	Coal Tar Pitch Restoration Flood Coat & Gravel	10	Remove loose gravel via vacuum or broom and rinse roof (or Hydro-Vac), Prime Roof and Install New Flood Coat and New Pea Gravel.  Black Knight Cold	>1,000 but <10,000	Square foot	100 s.f.	
183	Coal Tar Pitch Restoration Flood Coat & Gravel	10	Remove loose gravel via vacuum or broom and rinse roof (or Hydro-Vac), Prime Roof and Install New Flood Coat and New Pea Gravel.  Black Knight Cold	>10,000 but <25,000	Square foot	100 s.f.	
184	Coal Tar Pitch Restoration Flood Coat & Gravel	10	Remove loose gravel via vacuum or broom and rinse roof (or Hydro-Vac), Prime Roof and Install New Flood Coat and New Pea Gravel.  Black Knight Cold	>25,000 but <50,000	Square foot	100 s.f.	
185	Coal Tar Pitch Restoration Flood Coat & Gravel	10	Remove loose gravel via vacuum or broom and rinse roof (or Hydro-Vac), Prime Roof and Install New Flood Coat and New Pea Gravel.  Black Knight Cold	>50,000 but <100,000	Square foot	100 s.f.	
186	Coal Tar Pitch Restoration Flood Coat & Gravel	10	Remove loose gravel via vacuum or broom and rinse roof (or Hydro-Vac), Prime Roof and Install New Flood Coat and New Pea Gravel.  Black Knight Cold	>100,000	square foot	100 s.f.	
187	Urethane Restoration Roof Coating For Single Ply Roofs	10	Install Urethane coating over a cleaned and repaired single ply roof.  White Knight Plus	>1,000 but <10,000	Square foot	100 s.f.	
188	Urethane Restoration Roof Coating For Single Ply Roofs	10	Install Urethane coating over a cleaned and repaired single ply roof.  White Knight Plus	>10,000 but <25,000	Square foot	100 s.f.	

Item #	Item	Warranty Period	Comments	Quantity	Measuring Unit	Units	Total cost \$ (bidder to enter)
189	Urethane Restoration Roof Coating For Single Ply Roofs	10	Install White Knight Plus Urethane coating over a cleaned and repaired single ply roof.  White Knight Plus	>25,000 but <50,000	Square foot	100 s.f.	
190	Urethane Restoration Roof Coating For Single Ply Roofs	10	Install White Knight Plus Urethane coating over a cleaned and repaired single ply roof  White Knight Plus	>50,000 but <100,000	Square foot	100 s.f.	
191	Urethane Restoration Roof Coating For Single Ply Roofs	10	Install White Knight Plus Urethane coating over a cleaned and repaired single ply roof.  White Knight Plus	>100,000	square foot	100 s.f.	
192	Urethane Restoration Roof Coating For MB or BUR	15	Install Urethane coating over a cleaned and repaired smooth or mineral Mod Bit or BUR Roof including Full Fabric Reinforcement.  White Knight Plus	>1,000 but <10,000	Square foot	100 s.f.	
193	Urethane Restoration Roof Coating For MB or BUR	15	Install Urethane coating over a cleaned and repaired smooth or mineral Mod Bit or BUR Roof including Full Fabric Reinforcement.  White Knight Plus	>10,000 but <25,000	Square foot	100 s.f.	
194	Urethane Restoration Roof Coating For MB or BUR	15	Install Urethane coating over a cleaned and repaired smooth or mineral Mod Bit or BUR Roof including Full Fabric Reinforcement.  White Knight Plus	>25,000 but <50,000	Square foot	100 s.f.	

Item #	Item	Warranty Period	Comments	Quantity	Measuring Unit	Units	Total cost \$ (bidder to enter)
195	Urethane Restoration Roof Coating For MB or BUR	15	Install Urethane coating over a cleaned and repaired smooth or mineral Mod Bit or BUR Roof including Full Fabric Reinforcement.  White Knight Plus	>50,000 but <100,000	Square foot	100 s.f.	
196	Urethane Restoration Roof Coating For MB or BUR	15	Install Urethane coating over a cleaned and repaired smooth or mineral Mod Bit or BUR Roof including Full Fabric Reinforcement.  White Knight Plus	>100,000	square foot	100 s.f.	
197	2-part Aliphatic Polyuria Liquid Roof Membrane For MB or BUR	20	Install 2-part coating over cleaned over a cleaned and repaired smooth or mineral Mod Bit or BUR Roof including Full Fabric Reinforcement.  Liqui-Tec	>1,000 but <10,000	Square foot	100 s.f.	
198	2-part Aliphatic Polyuria Liquid Roof Membrane For MB or BUR	20	Install 2-part coating over cleaned over a cleaned and repaired smooth or mineral Mod Bit or BUR Roof including Full Fabric Reinforcement.  Liqui-Tec	>10,000 but <25,000	Square foot	100 s.f.	
199	2-part Aliphatic Polyuria Liquid Roof Membrane For MB or BUR	20	Install 2-part coating over cleaned over a cleaned and repaired smooth or mineral Mod Bit or BUR Roof including Full Fabric Reinforcement.  Liqui-Tec	>25,000 but <50,000	Square foot	100 s.f.	

Item #	Item	Warranty Period	Comments	Quantity	Measuring Unit	Units	Total cost \$ (bidder to enter)
200	2-part Aliphatic Polyuria Liquid Roof Membrane For MB or BUR	20	Install 2-part coating over cleaned over a cleaned and repaired smooth or mineral Mod Bit or BUR Roof including Full Fabric Reinforcement.  Liqui-Tec	>50,000 but <100,000	Square foot	100 s.f.	
201	2-part Aliphatic Polyuria Liquid Roof Membrane For MB or BUR	20	Install 2-part coating over cleaned over a cleaned and repaired smooth or mineral Mod Bit or BUR Roof including Full Fabric Reinforcement.  Liqui-Tec	>100,000	square foot	100 s.f.	
202	Complete Roof Tear-off	n/a	Complete Tear-off of shingles to expose wood deck (under 9:12 slope)	unlimited	square foot	100 s.f.	
203	New Shingles	Limited shingle warranty	Install full self adhering ice & Water shield and new shingles per spec	>1,000 but <10,000	square foot	100 s.f.	
204	New Shingles	Limited shingle warranty	Install full self adhering ice & Water shield and new shingles per spec	>10,000 but <25,000	square foot	100 s.f.	
205	New Shingles	Limited shingle warranty	Install full self adhering ice & Water shield and new shingles per spec	>25,000 but <50,000	square foot	100 s.f.	
206	New Shingles	Limited shingle warranty	Install full self adhering ice & Water shield and new shingles per spec	>50,000 but <100,000	square foot	100 s.f.	
207	New Shingles	Limited shingle warranty	Install full self adhering ice & Water shield and new shingles per spec	>100,000	square foot	100 s.f.	
208	Metal Roofing	25	12'' ZIP-RIB PANEL by Imetco, .040 alum, kynar, standard colors and all accessories including underlayment over a solid substrate	>1,000 but <10,000	square foot	100 s.f.	
209	Metal Roofing	25	12'' ZIP-RIB PANEL by Imetco, .040 alum, kynar, standard colors and all accessories including underlayment over a solid substrate	>10,000 but <25,000	square foot	100 s.f.	

Item #	Item	Warranty Period	Comments	Quantity	Measuring Unit	Units	Total cost \$ (bidder to enter)
210	Metal Roofing	25	12'' ZIP-RIB PANEL by Imetco, .040 alum, kynar, standard colors and all accessories including underlayment over a solid substrate	>25,000 but <50,000	square foot	100 s.f.	
211	Metal Roofing	25	12'' ZIP-RIB PANEL by Imetco, .040 alum, kynar, standard colors and all accessories including underlayment over a solid substrate	>50,000 but <100,000	square foot	100 s.f.	
213	Metal Roofing	25	12'' ZIP-RIB PANEL by Imetco, .040 alum, kynar, standard colors and all accessories including underlayment over a solid substrate	>100,000	square foot	100 s.f.	
214	Metal Roofing Retro-Fit	25	12'' ZIP-RIB PANEL by Imetco, .040 alum, kynar, standard colors and all accessories over an existing metal roof using a Top Hat or Roof Hugger Framing System.	>1,000 but <10,000	square foot	100 s.f.	
215	Metal Roofing Retro-Fit	25	12'' ZIP-RIB PANEL by Imetco, .040 alum, kynar, standard colors and all accessories over an existing metal roof using a Top Hat or Roof Hugger Framing System.	>10,000 but <25,000	square foot	100 s.f.	
216	Metal Roofing Retro-Fit	25	12'' ZIP-RIB PANEL by Imetco, .040 alum, kynar, standard colors and all accessories over an existing metal roof using a Top Hat or Roof Hugger Framing System.	>25,000 but <50,000	square foot	100 s.f.	
217	Metal Roofing Retro-Fit	25	12'' ZIP-RIB PANEL by Imetco, .040 alum, kynar, standard colors and all accessories over an existing metal roof using a Top Hat or Roof Hugger Framing System.	>50,000 but <100,000	square foot	100 s.f.	

Item #	Item	Warranty Period	Comments	Quantity	Measuring Unit	Units	Total cost \$ (bidder to enter)
218	Metal Roofing Retro-Fit	25	12'' ZIP-RIB PANEL by Imetco, .040 alum, kynar, standard colors and all accessories over an existing metal roof using a Top Hat or Roof Hugger Framing System.	>100,000	square foot	100 s.f.	
219	Metal Roofing	30	12'' RMER SPAN PANEL by Garland, 24 ga galv steel, kynar, standard colors and all accessories including underlayment over a solid substrate	>10,000 but <25,000	square foot	100 s.f.	
220	Metal Roofing	30	12'' RMER SPAN PANEL by Garland, 24 ga galv steel, kynar, standard colors and all accessories including underlayment over a solid substrate	>25,000 but <50,000	square foot	100 s.f.	
221	Metal Roofing	30	12'' RMER SPAN PANEL by Garland, 24 ga galv steel, kynar, standard colors and all accessories including underlayment over a solid substrate	>50,000 but <100,000	square foot	100 s.f.	
222	Metal Roofing	30	12'' RMER SPAN PANEL by Garland, 24 ga galv steel, kynar, standard colors and all accessories including underlayment over a solid substrate	>100,000	square foot	100 s.f.	
223	Metal Roofing Retro-Fit	30	12'' RMER SPAN PANEL by Garland, 24 ga galv steel, kynar, standard colors and all accessories over an existing metal roof using a Top Hat or Roof Hugger Framing System.	>1,000 but <10,000	square foot	100 s.f.	
224	Metal Roofing Retro-Fit	30	12'' RMER SPAN PANEL by Garland, 24 ga galv steel, kynar, standard colors and all accessories over an existing metal roof using a Top Hat or Roof Hugger Framing System.	>10,000 but <25,000	square foot	100 s.f.	



Item #	Item	Warranty Period	Comments	Quantity	Measuring Unit	Units	Total cost \$ (bidder to enter)
225	Metal Roofing Retro-Fit	30	12'' RMER SPAN PANEL by Garland, 24 ga galv steel, kynar, standard colors and all accessories over an existing metal roof using a Top Hat or Roof Hugger Framing System.	>25,000 but <50,000	square foot	100 s.f.	
226	Metal Roofing Retro-Fit	30	12'' RMER SPAN PANEL by Garland, 24 ga galv steel, kynar, standard colors and all accessories over an existing metal roof using a Top Hat or Roof Hugger Framing System.	>50,000 but <100,000	square foot	100 s.f.	
227	Metal Roofing Retro-Fit	30	12'' RMER SPAN PANEL by Garland, 24 ga galv steel, kynar, standard colors and all accessories over an existing metal roof using a Top Hat or Roof Hugger Framing System.	>100,000	square foot	100 s.f.	
228	Metal Roofing Increase / Decrease		Provide an Increase / Decrease to install a 16'' panel in lieu of a 12'' panel for lines 241-250.	-	Square foot	-	
229	Metal Roofing Increase / Decrease		Provide an Increase / Decrease to install an 18'' panel in lieu of a 12'' panel for lines 241-250.	-	Square foot	-	
230	Metal Roofing Increase / Decrease		Provide an Increase / Decrease to install a 22 ga steel, kynar, standard colors panel in lieu of a 24 ga panel for lines 241-250.	-	Square foot	-	
231	Metal Roofing Increase / Decrease		Provide an Increase / Decrease to install a .040 Aluminum, kynar, standard colors panel in lieu of a 24 ga panel for lines 241-250	-	Square foot	-	
232	Metal Roofing Increase / Decrease		Provide an Increase / Decrease to install a .050 Aluminum, kynar, standard colors panel in lieu of a 24 ga panel for lines 241-250	-	Square foot	-	

Item #	Item	Warranty Period	Comments	Quantity	Measuring Unit	Units	Total cost \$ (bidder to enter)
233	Metal Roofing Increase / Decrease		Provide premium percent increase (for items 241-250 if any) for Upgraded Color Section from Manufacturer's Full Selection (solid colors only – No custom colors or specialty finishes)	-	Square foot	-	
234	Metal Soffit Panels	n/a	Unit cost to install flush metal soffit panels, .032 alum, kynar, 20 year finish warranty.  Imetco – FW Panel	-	Square foot	-	
235	Access Ladders		Roof ladder, security ladder guard				
236	Access Ladders		Roof ladder, steel, bolted to concrete, 20 feet and up, with cage; with intermediate landings as required by Code			EA	
237	Access Ladders		Roof ladder, steel, bolted to concrete, up to 20 feet, without cage			EA	
238	Professional Services		Asbestos Core Testing and analysis (testing only, excludes labor for sampling and repair)	Unlimited	Per sample / one core cut	EA	
239	Professional Services		Aerial Roof Survey - Roof Pictures & Drawings Including Geometries, Slope, Calculated Area and Perimeter Measurements	>1,000 but <10,000	square foot	EA	
240	Professional Services		Aerial Roof Survey - Roof Pictures & Drawings Including Geometries, Slope, Calculated Area and Perimeter Measurements	>10,000 but <25,000	square foot	EA	
241	Professional Services		Aerial Roof Survey - Roof Pictures & Drawings Including Geometries, Slope, Calculated Area and Perimeter Measurements	>25,000 but <50,000	square foot	EA	

Item #	Item	Warranty Period	Comments	Quantity	Measuring Unit	Units	Total cost \$ (bidder to enter)
242	Professional Services		Aerial Roof Survey - Roof Pictures & Drawings Including Geometries, Slope, Calculated Area and Perimeter Measurements	>50,000 but <100,000	square foot	EA	
243	Professional Services		Aerial Roof Survey - Roof Pictures & Drawings Including Geometries, Slope, Calculated Area and Perimeter Measurements	>100,000	square foot	EA	
244	Professional Services		Visual Roof Survey with core cuts (one per roof section) and photo report including findings, delivered and stored via an electronic data base such as Garland's RAMP Program.	>1,000 but <10,000	square foot	EA	
245	Professional Services		Visual Roof Survey with core cuts (one per roof section) and photo report including findings, delivered and stored via an electronic data base such as Garland's RAMP Program.	>10,000 but <25,000	square foot	EA	
246	Professional Services		Visual Roof Survey with core cuts (one per roof section) and photo report including findings, delivered and stored via an electronic data base such as Garland's RAMP Program.	>25,000 but <50,000	square foot	EA	
247	Professional Services		Visual Roof Survey with core cuts (one per roof section) and photo report including findings, delivered and stored via an electronic data base such as Garland's RAMP Program.	>50,000 but <100,000	square foot	EA	
248	Professional Services		Visual Roof Survey with core cuts (one per roof section) and photo report including findings, delivered and stored via an electronic data base such as Garland's RAMP Program.	>100,000	square foot	EA	

Item #	Item	Warranty Period	Comments	Quantity	Measuring Unit	Units	Total cost \$ (bidder to enter)
249	Professional Services		Shop drawings by roofing manufacturer including project specific details and roof plan.	>1,000 but <10,000	square foot	EA	
250	Professional Services		12''x12'' Core Cut with analysis including existing Tensile Tear Strength in the existing roof membrane to determine if roof can be restored rather than replaced.	Unlimited	Square foot	EA	
251	Professional Services		Shop drawings by roofing manufacturer including project specific details and roof plan.	>10,000 but <25,000	square foot	EA	
252	Professional Services		Shop drawings by roofing manufacturer including project specific details and roof plan.	>25,000 but <50,000	square foot	EA	
253	Professional Services		Shop drawings by roofing manufacturer including project specific details and roof plan.	>50,000 but <100,000	square foot	EA	
254	Professional Services		Shop drawings by roofing manufacturer including project specific details and roof plan.	>1,000 but <10,000	square foot	EA	
255	Professional Services		Architect/design professional services including project bid documents such as but not limited to full set of project specifications, site specific details, roof plan by a Kentucky licensed Design Professional.	>1,000 but <10,000	square foot	EA	
256	Professional Services		Architect/design professional services including project bid documents such as but not limited to full set of project specifications, site specific details, roof plan by a Kentucky licensed Design Professional.	>10,000 but <25,000	square foot	EA	

Item #	Item	Warranty Period	Comments	Quantity	Measuring Unit	Units	Total cost \$ (bidder to enter)
257	Professional Services		Architect/design professional services including project bid documents such as but not limited to full set of project specifications, site specific details, roof plan by a Kentucky licensed Design Professional.	>25,000 but <50,000	square foot	EA	
258	Professional Services		Architect/design professional services including project bid documents such as but not limited to full set of project specifications, site specific details, roof plan by a Kentucky licensed Design Professional.	>50,000 but <100,000	square foot	EA	
259	Professional Services		Architect/design professional services including project bid documents such as but not limited to full set of project specifications, site specific details, roof plan by a Kentucky licensed Design Professional.	>100,000	square foot	EA	
260	Professional Services		Structural Analysis including allowable acceptable load capacity of an existing structure: for low and steep sloped structural deck systems including the following deck types: Structural Concrete, Metal, Gypsum, Tectum, Wood and others by a Kentucky licensed PE.	>1,000 but <10,000	square foot	EA	
261	Professional Services		Structural Analysis including allowable acceptable load capacity of an existing structure: for low and steep sloped structural deck systems including the following deck types: Structural Concrete, Metal, Gypsum, Tectum, Wood and others by a Kentucky licensed PE.	>10,000 but <25,000	square foot	EA	

Item #	Item	Warranty Period	Comments	Quantity	Measuring Unit	Units	Total cost \$ (bidder to enter)
262	Professional Services		Structural Analysis including allowable acceptable load capacity of an existing structure: for low and steep sloped structural deck systems including the following deck types: Structural Concrete, Metal, Gypsum, Tectum, Wood and others by a Kentucky licensed PE.	>25,000 but <50,000	square foot	EA	
263	Professional Services		Structural Analysis including allowable acceptable load capacity of an existing structure: for low and steep sloped structural deck systems including the following deck types: Structural Concrete, Metal, Gypsum, Tectum, Wood and others by a Kentucky licensed PE.	>50,000 but <100,000	square foot	EA	
264	Professional Services		Structural Analysis including allowable acceptable load capacity of an existing structure: for low and steep sloped structural deck systems including the following deck types: Structural Concrete, Metal, Gypsum, Tectum, Wood and others by a Kentucky licensed PE.	>100,000	square foot	EA	
265	Professional Services		Structural Analysis including allowable acceptable load capacity of an existing structure that has an existing metal roof system spanning directly over open framing. Non- Pre-engineered metal Building System by a Kentucky licensed PE.	>1,000 but <10,000	square foot	EA	

Item #	Item	Warranty Period	Comments	Quantity	Measuring Unit	Units	Total cost \$ (bidder to enter)
266	Professional Services		Structural Analysis including allowable acceptable load capacity of an existing structure that has an existing metal roof system spanning directly over open framing. Non- Pre-engineered metal Building System by a Kentucky licensed PE.	>10,000 but <25,000	square foot	EA	
267	Professional Services		Structural Analysis including allowable acceptable load capacity of an existing structure that has an existing metal roof system spanning directly over open framing. Non- Pre-engineered metal Building System by a Kentucky licensed PE.	>25,000 but <50,000	square foot	EA	
268	Professional Services		Structural Analysis including allowable acceptable load capacity of an existing structure that has an existing metal roof system spanning directly over open framing. Non- Pre-engineered metal Building System by a Kentucky licensed PE.	>50,000 but <100,000	square foot	EA	
269	Professional Services		Structural Analysis including allowable acceptable load capacity of an existing structure that has an existing metal roof system spanning directly over open framing. Non- Pre-engineered metal Building System by a Kentucky licensed PE.	>100,000	square foot	EA	
270	Professional Services		Other Engineering Services such as but not limited to structural evaluations for Pre-Engineered Metal Buildings or other Structural Analysis's by a Kentucky licensed PE	Unlimited	Hourly Rate	-	

Item #	Item	Warranty Period	Comments	Quantity	Measuring Unit	Units	Total cost \$ (bidder to enter)
271	Professional Services		Roof Fastener Pull Tests	Unlimited	Square foot	EA	
272	Professional Services		Wind Uplift Design Calculations	unlimited	Square foot	Per project	
273	Professional Services		Roof or Gutter Drainage Capacity Calculations by a Kentucky licensed PE	Unlimited	Square foot	Per project	
274	Professional Services		Dew Point Calculations	Unlimited	Square foot	Per project	
275	Professional Services		Project Life-Cycle Cost Calculation	Unlimited	Square foot	Per project	
276	Professional Services		On-Site Quality Control Inspections with Report from Manufacturer's Rep 2 - 3 Days per Week	Unlimited	Per Week	2-3 days	
277	Professional Services		Project Design Assistance - Hourly Rate for Consultations with Architect of Record provided by the roofing system manufacturer's technical representative	Unlimited	Per Hour	Per project	
278	Professional Services		Roof Asset Management with Reports and Budgeting Spreadsheets for capital planning (ie. 5-10 year master roof plans)	Unlimited	Per School	One School	









# Kentucky Department of Education Version of AIA Document A201™ – 2007

## General Conditions of the Contract for Construction

for the following PROJECT:  
(Name and location or address)

THE OWNER:  
(Name, legal status and address)

THE ARCHITECT:  
(Name, legal status and address)

### TABLE OF ARTICLES

1	GENERAL PROVISIONS
2	OWNER
3	CONTRACTOR
4	ARCHITECT
5	SUBCONTRACTORS
6	CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS
7	CHANGES IN THE WORK
8	TIME
9	PAYMENTS AND COMPLETION
10	PROTECTION OF PERSONS AND PROPERTY
11	INSURANCE AND BONDS
12	UNCOVERING AND CORRECTION OF WORK
13	MISCELLANEOUS PROVISIONS
14	TERMINATION OR SUSPENSION OF THE CONTRACT
15	CLAIMS AND DISPUTES



This version of AIA Document A201–2007 is modified by the Kentucky Department of Education. Publication of this version of AIA Document A201 does not imply the American Institute of Architects' endorsement of any modification by the Kentucky Department of Education. A comparative version of AIA Document A201–2007 showing additions and deletions by the Kentucky Department of Education is available for review on the Kentucky Department of Education Web site.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Init.

## INDEX

(Topics and numbers in bold are section headings.)

### Acceptance of Nonconforming Work

9.6.6, 9.9.3, **12.3**

Acceptance of Work

9.6.6, 9.8.2, 9.9.3, 9.10.1, 9.10.3, 12.3

### Access to Work

**3.16**, 6.2.1, 12.1

Accident Prevention

10

Acts and Omissions

3.2, 3.3.2, 3.12.8, 3.18, 4.2.3, 8.3.1, 9.5.1, 10.2.5,

10.2.8, 13.4.2, 13.7, 14.1, 15.2

Addenda

1.1.1, 3.11.1

Additional Costs, Claims for

3.7.4, 3.7.5, 6.1.1, 7.3.7.5, 10.3, 15.1.4

### Additional Inspections and Testing

9.4.2, 9.8.3, 12.2.1, **13.5**

Additional Insured

11.1.4

### Additional Time, Claims for

3.2.4, 3.7.4, 3.7.5, 3.10.2, 8.3.2, **15.1.5**

### Administration of the Contract

3.1.3, **4.2**, 9.4, 9.5

Advertisement or Invitation to Bid

1.1.1

Aesthetic Effect

4.2.13

### Allowances

**3.8**, 7.3.8

All-risk Insurance

11.3.1, 11.3.1.1

### Applications for Payment

4.2.5, 7.3.9, 9.2, **9.3**, 9.4, 9.5.1, 9.6.3, 9.7, 9.10,

11.1.3

Approvals

2.1.1, 2.2.2, 2.4, 3.1.3, 3.10.2, 3.12.8, 3.12.9, 3.12.10,

4.2.7, 9.3.2, 13.5.1

### Arbitration

8.3.1, 11.3.10, 13.1.1, 15.3.2, **15.4**

## ARCHITECT

**4**

Architect, Definition of

### 4.1.1

Architect, Extent of Authority

2.4.1, 3.12.7, 4.1, 4.2, 5.2, 6.3, 7.1.2, 7.3.7, 7.4, 9.2,  
9.3.1, 9.4, 9.5, 9.6.3, 9.8, 9.10.1, 9.10.3, 12.1, 12.2.1,  
13.5.1, 13.5.2, 14.2.2, 14.2.4, 15.1.3, 15.2.1

Architect, Limitations of Authority and Responsibility

2.1.1, 3.12.4, 3.12.8, 3.12.10, 4.1.2, 4.2.1, 4.2.2,  
4.2.3, 4.2.6, 4.2.7, 4.2.10, 4.2.12, 4.2.13, 5.2.1, 7.4,  
9.4.2, 9.5.3, 9.6.4, 15.1.3, 15.2

Architect's Additional Services and Expenses

2.4.1, 11.3.1.1, 12.2.1, 13.5.2, 13.5.3, 14.2.4

Architect's Administration of the Contract

3.1.3, 4.2, 3.7.4, 15.2, 9.4.1, 9.5

Architect's Approvals

2.4.1, 3.1.3, 3.5, 3.10.2, 4.2.7

Architect's Authority to Reject Work

3.5, 4.2.6, 12.1.2, 12.2.1

Architect's Copyright

1.1.7, 1.5

Architect's Decisions

3.7.4, 4.2.6, 4.2.7, 4.2.11, 4.2.12, 4.2.13, 4.2.14, 6.3,  
7.3.7, 7.3.9, 8.1.3, 8.3.1, 9.2, 9.4.1, 9.5, 9.8.4, 9.9.1,  
13.5.2, 15.2, 15.3

Architect's Inspections

3.7.4, 4.2.2, 4.2.9, 9.4.2, 9.8.3, 9.9.2, 9.10.1, 13.5

Architect's Instructions

3.2.4, 3.3.1, 4.2.6, 4.2.7, 13.5.2

Architect's Interpretations

4.2.11, 4.2.12

Architect's Project Representative

4.2.10

Architect's Relationship with Contractor

1.1.2, 1.5, 3.1.3, 3.2.2, 3.2.3, 3.2.4, 3.3.1, 3.4.2, 3.5,  
3.7.4, 3.7.5, 3.9.2, 3.9.3, 3.10, 3.11, 3.12, 3.16, 3.18,  
4.1.2, 4.1.3, 4.2, 5.2, 6.2.2, 7, 8.3.1, 9.2, 9.3, 9.4, 9.5,  
9.7, 9.8, 9.9, 10.2.6, 10.3, 11.3.7, 12, 13.4.2, 13.5,  
15.2

Architect's Relationship with Subcontractors

1.1.2, 4.2.3, 4.2.4, 4.2.6, 9.6.3, 9.6.4, 11.3.7

Architect's Representations

9.4.2, 9.5.1, 9.10.1

Architect's Site Visits

3.7.4, 4.2.2, 4.2.9, 9.4.2, 9.5.1, 9.9.2, 9.10.1, 13.5

Asbestos

10.3.1

Attorneys' Fees

3.18.1, 9.10.2, 10.3.3

Award of Separate Contracts

6.1.1, 6.1.2

**Award of Subcontracts and Other Contracts for  
Portions of the Work**

**5.2**

### Basic Definitions

**1.1**

Bidding Requirements

1.1.1, 5.2.1, 11.4.1

Binding Dispute Resolution

9.7, 11.3.9, 11.3.10, 13.1.1, 15.2.5, 15.2.6.1, 15.3.1,  
15.3.2, 15.4.1

### Boiler and Machinery Insurance

**11.3.2**

Bonds, Lien

7.3.7.4, 9.10.2, 9.10.3

### Bonds, Performance, and Payment

7.3.7.4, 9.6.7, 9.10.3, 11.3.9, **11.4**

Building Permit

3.7.1

Init.

## Capitalization

### 1.3

Certificate of Substantial Completion

9.8.3, 9.8.4, 9.8.5

### Certificates for Payment

4.2.1, 4.2.5, 4.2.9, 9.3.3, 9.4, 9.5, 9.6.1, 9.6.6, 9.7, 9.10.1, 9.10.3, 14.1.1.3, 14.2.4, 15.1.3

Certificates of Inspection, Testing or Approval  
13.5.4

Certificates of Insurance

9.10.2, 11.1.3

### Change Orders

1.1.1, 2.4.1, 3.4.2, 3.7.4, 3.8.2.3, 3.11.1, 3.12.8, 4.2.8, 5.2.3, 7.1.2, 7.1.3, 7.2, 7.3.2, 7.3.6, 7.3.9, 7.3.10, 8.3.1, 9.3.1.1, 9.10.3, 10.3.2, 11.3.1.2, 11.3.4, 11.3.9, 12.1.2, 15.1.3

Change Orders, Definition of

### 7.2.1

## CHANGES IN THE WORK

2.2.1, 3.11, 4.2.8, 7, 7.2.1, 7.3.1, 7.4, 8.3.1, 9.3.1.1, 11.3.9

Claims, Definition of

### 15.1.1

## CLAIMS AND DISPUTES

3.2.4, 6.1.1, 6.3, 7.3.9, 9.3.3, 9.10.4, 10.3.3, 15, 15.4

Claims and Timely Assertion of Claims

### 15.4.1

Claims for Additional Cost

3.2.4, 3.7.4, 6.1.1, 7.3.9, 10.3.2, 15.1.4

Claims for Additional Time

3.2.4, 3.7.46.1.1, 8.3.2, 10.3.2, 15.1.5

Concealed or Unknown Conditions, Claims for  
3.7.4

Claims for Damages

3.2.4, 3.18, 6.1.1, 8.3.3, 9.5.1, 9.6.7, 10.3.3, 11.1.1, 11.3.5, 11.3.7, 14.1.3, 14.2.4, 15.1.6

Claims Subject to Arbitration

15.3.1, 15.4.1

### Cleaning Up

### 3.15, 6.3

Commencement of the Work, Conditions Relating to

2.2.1, 3.2.2, 3.4.1, 3.7.1, 3.10.1, 3.12.6, 5.2.1, 5.2.3, 6.2.2, 8.1.2, 8.2.2, 8.3.1, 11.1, 11.3.1, 11.3.6, 11.4.1, 15.1.4

Commencement of the Work, Definition of

### 8.1.2

Communications Facilitating Contract

Administration

3.9.1, 4.2.4

Completion, Conditions Relating to

3.4.1, 3.11, 3.15, 4.2.2, 4.2.9, 8.2, 9.4.2, 9.8, 9.9.1, 9.10, 12.2, 13.7, 14.1.2

## COMPLETION, PAYMENTS AND

### 9

Completion, Substantial

4.2.9, 8.1.1, 8.1.3, 8.2.3, 9.4.2, 9.8, 9.9.1, 9.10.3, 12.2, 13.7

Compliance with Laws

1.6.1, 3.2.3, 3.6, 3.7, 3.12.10, 3.13, 4.1.1, 9.6.4, 10.2.2, 11.1, 11.3, 13.1, 13.4, 13.5.1, 13.5.2, 13.6, 14.1.1, 14.2.1.3, 15.2.8, 15.4.2, 15.4.3

Concealed or Unknown Conditions

3.7.4, 4.2.8, 8.3.1, 10.3

Conditions of the Contract

1.1.1, 6.1.1, 6.1.4

Consent, Written

3.4.2, 3.7.4, 3.12.8, 3.14.2, 4.1.2, 9.3.2, 9.8.5, 9.9.1, 9.10.2, 9.10.3, 11.3.1, 13.2, 13.4.2, 15.4.4.2

Consolidation or Joinder

### 15.4.4

## CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS

1.1.4, 6

Construction Change Directive, Definition of  
7.3.1

Construction Change Directives

1.1.1, 3.4.2, 3.12.8, 4.2.8, 7.1.1, 7.1.2, 7.1.3, 7.3, 9.3.1.1

Construction Schedules, Contractor's

3.10, 3.12.1, 3.12.2, 6.1.3, 15.1.5.2

Contingent Assignment of Subcontracts

5.4, 14.2.2.2

Continuing Contract Performance

### 15.1.3

Contract, Definition of

### 1.1.2

## CONTRACT, TERMINATION OR SUSPENSION OF THE

5.4.1.1, 11.3.9, 14

Contract Administration

3.1.3, 4, 9.4, 9.5

Contract Award and Execution, Conditions Relating to

3.7.1, 3.10, 5.2, 6.1, 11.1.3, 11.3.6, 11.4.1

Contract Documents, Copies Furnished and Use of

1.5.2, 2.2.5, 5.3

Contract Documents, Definition of

### 1.1.1

Contract Sum

3.7.4, 3.8, 5.2.3, 7.2, 7.3, 7.4, 9.1, 9.4.2, 9.5.1.4, 9.6.7, 9.7, 10.3.2, 11.3.1, 14.2.4, 14.3.2, 15.1.4, 15.2.5

Contract Sum, Definition of

### 9.1

Contract Time

3.7.4, 3.7.5, 3.10.2, 5.2.3, 7.2.1.3, 7.3.1, 7.3.5, 7.4, 8.1.1, 8.2.1, 8.3.1, 9.5.1, 9.7, 10.3.2, 12.1.1, 14.3.2, 15.1.5.1, 15.2.5

Contract Time, Definition of

### 8.1.1

Init.

## CONTRACTOR

3

Contractor, Definition of

3.1, 6.1.2

Contractor's Construction Schedules

3.10, 3.12.1, 3.12.2, 6.1.3, 15.1.5.2

Contractor's Employees

3.3.2, 3.4.3, 3.8.1, 3.9, 3.18.2, 4.2.3, 4.2.6, 10.2, 10.3, 11.1.1, 11.3.7, 14.1, 14.2.1.1

Contractor's Liability Insurance

11.1

Contractor's Relationship with Separate Contractors and Owner's Forces

3.12.5, 3.14.2, 4.2.4, 6, 11.3.7, 12.1.2, 12.2.4

Contractor's Relationship with Subcontractors

1.2.2, 3.3.2, 3.18.1, 3.18.2, 5, 9.6.2, 9.6.7, 9.10.2, 11.3.1.2, 11.3.7, 11.3.8

Contractor's Relationship with the Architect

1.1.2, 1.5, 3.1.3, 3.2.2, 3.2.3, 3.2.4, 3.3.1, 3.4.2, 3.5, 3.7.4, 3.10, 3.11, 3.12, 3.16, 3.18, 4.1.3, 4.2, 5.2, 6.2.2, 7, 8.3.1, 9.2, 9.3, 9.4, 9.5, 9.7, 9.8, 9.9, 10.2.6, 10.3, 11.3.7, 12, 13.5, 15.1.2, 15.2.1

Contractor's Representations

3.2.1, 3.2.2, 3.5, 3.12.6, 6.2.2, 8.2.1, 9.3.3, 9.8.2

Contractor's Responsibility for Those Performing the Work

3.3.2, 3.18, 5.3.1, 6.1.3, 6.2, 9.5.1, 10.2.8

Contractor's Review of Contract Documents

3.2

Contractor's Right to Stop the Work

9.7

Contractor's Right to Terminate the Contract

14.1, 15.1.6

Contractor's Submittals

3.10, 3.11, 3.12.4, 4.2.7, 5.2.1, 5.2.3, 9.2, 9.3, 9.8.2, 9.8.3, 9.9.1, 9.10.2, 9.10.3, 11.1.3, 11.4.2

Contractor's Superintendent

3.9, 10.2.6

Contractor's Supervision and Construction Procedures

1.2.2, 3.3, 3.4, 3.12.10, 4.2.2, 4.2.7, 6.1.3, 6.2.4, 7.1.3, 7.3.5, 7.3.7, 8.2, 10, 12, 14, 15.1.3

Contractual Liability Insurance

11.1.1.8, 11.2

Coordination and Correlation

1.2, 3.2.1, 3.3.1, 3.10, 3.12.6, 6.1.3, 6.2.1

Copies Furnished of Drawings and Specifications

1.5, 2.2.5, 3.11

Copyrights

1.5, 3.17

Correction of Work

2.3, 2.4, 3.7.3, 9.4.2, 9.8.2, 9.8.3, 9.9.1, 12.1.2, 12.2

Correlation and Intent of the Contract Documents

1.2

Cost, Definition of

7.3.7

Costs

2.4.1, 3.2.4, 3.7.3, 3.8.2, 3.15.2, 5.4.2, 6.1.1, 6.2.3, 7.3.3.3, 7.3.7, 7.3.8, 7.3.9, 9.10.2, 10.3.2, 10.3.6, 11.3, 12.1.2, 12.2.1, 12.2.4, 13.5, 14

Cutting and Patching

3.14, 6.2.5

Damage to Construction of Owner or Separate Contractors

3.14.2, 6.2.4, 10.2.1.2, 10.2.5, 10.4, 11.1.1, 11.3, 12.2.4

Damage to the Work

3.14.2, 9.9.1, 10.2.1.2, 10.2.5, 10.4.1, 11.3.1, 12.2.4

Damages, Claims for

3.2.4, 3.18, 6.1.1, 8.3.3, 9.5.1, 9.6.7, 10.3.3, 11.1.1, 11.3.5, 11.3.7, 14.1.3, 14.2.4, 15.1.6

Damages for Delay

6.1.1, 8.3.3, 9.5.1.6, 9.7, 10.3.2

Date of Commencement of the Work, Definition of

8.1.2

Date of Substantial Completion, Definition of

8.1.3

Day, Definition of

8.1.4

Decisions of the Architect

3.7.4, 4.2.6, 4.2.7, 4.2.11, 4.2.12, 4.2.13, 15.2, 6.3, 7.3.7, 7.3.9, 8.1.3, 8.3.1, 9.2, 9.4, 9.5.1, 9.8.4, 9.9.1, 13.5.2, 14.2.2, 14.2.4, 15.1, 15.2

Decisions to Withhold Certification

9.4.1, 9.5, 9.7, 14.1.1.3

Defective or Nonconforming Work, Acceptance, Rejection and Correction of

2.3.1, 2.4.1, 3.5, 4.2.6, 6.2.5, 9.5.1, 9.5.2, 9.6.6, 9.8.2, 9.9.3, 9.10.4, 12.2.1

Definitions

1.1, 2.1.1, 3.1.1, 3.5, 3.12.1, 3.12.2, 3.12.3, 4.1.1, 15.1.1, 5.1, 6.1.2, 7.2.1, 7.3.1, 8.1, 9.1, 9.8.1

Delays and Extensions of Time

3.2, 3.7.4, 5.2.3, 7.2.1, 7.3.1, 7.4, 8.3, 9.5.1, 9.7, 10.3.2, 10.4.1, 14.3.2, 15.1.5, 15.2.5

Disputes

6.3, 7.3.9, 15.1, 15.2

Documents and Samples at the Site

3.11

Drawings, Definition of

1.1.5

Drawings and Specifications, Use and Ownership of

3.11

Effective Date of Insurance

8.2.2, 11.1.2

Emergencies

10.4, 14.1.1.2, 15.1.4

Employees, Contractor's

3.3.2, 3.4.3, 3.8.1, 3.9, 3.18.2, 4.2.3, 4.2.6, 10.2, 10.3.3, 11.1.1, 11.3.7, 14.1, 14.2.1.1

Init.

Equipment, Labor, Materials or  
 1.1.3, 1.1.6, 3.4, 3.5, 3.8.2, 3.8.3, 3.12, 3.13.1, 3.15.1,  
 4.2.6, 4.2.7, 5.2.1, 6.2.1, 7.3.7, 9.3.2, 9.3.3, 9.5.1.3,  
 9.10.2, 10.2.1, 10.2.4, 14.2.1.1, 14.2.1.2

Execution and Progress of the Work  
 1.1.3, 1.2.1, 1.2.2, 2.2.3, 2.2.5, 3.1, 3.3.1, 3.4.1, 3.7.1,  
 3.10.1, 3.12, 3.14, 4.2, 6.2.2, 7.1.3, 7.3.5, 8.2, 9.5.1,  
 9.9.1, 10.2, 10.3, 12.2, 14.2, 14.3.1, 15.1.3

Extensions of Time  
 3.2.4, 3.7.4, 5.2.3, 7.2.1, 7.3, 7.4, 9.5.1, 9.7, 10.3.2,  
 10.4.1, 14.3, 15.1.5, 15.2.5

**Failure of Payment**  
 9.5.1.3, 9.7, 9.10.2, 13.6, 14.1.1.3, 14.2.1.2

Faulty Work  
 (See Defective or Nonconforming Work)

**Final Completion and Final Payment**  
 4.2.1, 4.2.9, 9.8.2, 9.10, 11.1.2, 11.1.3, 11.3.1, 11.3.5,  
 12.3.1, 14.2.4, 14.4.3

Financial Arrangements, Owner's  
 2.2.1, 13.2.2, 14.1.1.4

Fire and Extended Coverage Insurance  
 11.3.1.1

**GENERAL PROVISIONS**  
**1**

**Governing Law**  
**13.1**  
 Guarantees (See Warranty)

**Hazardous Materials**  
 10.2.4, 10.3

Identification of Subcontractors and Suppliers  
 5.2.1

**Indemnification**  
 3.17, 3.18, 9.10.2, 10.3.3, 10.3.5, 10.3.6, 11.3.1.2,  
 11.3.7

**Information and Services Required of the Owner**  
 2.1.2, 2.2, 3.2.2, 3.12.4, 3.12.10, 6.1.3, 6.1.4, 6.2.5,  
 9.6.1, 9.6.4, 9.9.2, 9.10.3, 10.3.3, 11.2, 11.4, 13.5.1,  
 13.5.2, 14.1.1.4, 14.1.4, 15.1.3

**Initial Decision**  
**15.2**

**Initial Decision Maker, Definition of**  
**1.1.8**  
 Initial Decision Maker, Decisions  
 14.2.2, 14.2.4, 15.2.1, 15.2.2, 15.2.3, 15.2.4, 15.2.5  
 Initial Decision Maker, Extent of Authority  
 14.2.2, 14.2.4, 15.1.3, 15.2.1, 15.2.2, 15.2.3, 15.2.4,  
 15.2.5

**Injury or Damage to Person or Property**  
**10.2.8, 10.4.1**  
 Inspections  
 3.1.3, 3.3.3, 3.7.1, 4.2.2, 4.2.6, 4.2.9, 9.4.2, 9.8.3,  
 9.9.2, 9.10.1, 12.2.1, 13.5  
 Instructions to Bidders  
 1.1.1  
 Instructions to the Contractor  
 3.2.4, 3.3.1, 3.8.1, 5.2.1, 7, 8.2.2, 12, 13.5.2

**Instruments of Service, Definition of**  
**1.1.7**

**Insurance**  
 3.18.1, 6.1.1, 7.3.7, 9.3.2, 9.8.4, 9.9.1, 9.10.2, 11

**Insurance, Boiler and Machinery**  
**11.3.2**

**Insurance, Contractor's Liability**  
**11.1**  
 Insurance, Effective Date of  
 8.2.2, 11.1.2

**Insurance, Loss of Use**  
**11.3.3**

**Insurance, Owner's Liability**  
**11.2**

**Insurance, Property**  
 10.2.5, 11.3  
 Insurance, Stored Materials  
 9.3.2

**INSURANCE AND BONDS**  
**11**  
 Insurance Companies, Consent to Partial Occupancy  
 9.9.1,  
 Intent of the Contract Documents  
 1.2.1, 4.2.7, 4.2.12, 4.2.13, 7.4

**Interest**  
**13.6**

**Interpretation**  
 1.2.3, 1.4, 4.1.1, 5.1, 6.1.2, 15.1.1  
 Interpretations, Written  
 4.2.11, 4.2.12, 15.1.4  
 Judgment on Final Award  
 15.4.2

**Labor and Materials, Equipment**  
 1.1.3, 1.1.6, 3.4, 3.5, 3.8.2, 3.8.3, 3.12, 3.13, 3.15.1,  
 4.2.6, 4.2.7, 5.2.1, 6.2.1, 7.3.7, 9.3.2, 9.3.3, 9.5.1.3,  
 9.10.2, 10.2.1, 10.2.4, 14.2.1.1, 14.2.1.2

Labor Disputes  
 8.3.1  
 Laws and Regulations  
 1.5, 3.2.3, 3.6, 3.7, 3.12.10, 3.13.1, 4.1.1, 9.6.4, 9.9.1,  
 10.2.2, 11.1.1, 11.3, 13.1.1, 13.4, 13.5.1, 13.5.2,  
 13.6.1, 14, 15.2.8, 15.4

Liens  
 2.1.2, 9.3.3, 9.10.2, 9.10.4, 15.2.8

Limitations, Statutes of  
 12.2.5, 13.7, 15.4.1.1

Limitations of Liability  
 2.3.1, 3.2.2, 3.5, 3.12.10, 3.17, 3.18.1, 4.2.6, 4.2.7,  
 4.2.12, 6.2.2, 9.4.2, 9.6.4, 9.6.7, 10.2.5, 10.3.3,  
 11.1.2, 11.2, 11.3.7, 12.2.5, 13.4.2

Limitations of Time  
 2.1.2, 2.2, 2.4, 3.2.2, 3.10, 3.11, 3.12.5, 3.15.1, 4.2.7,  
 5.2, 5.3.1, 5.4.1, 6.2.4, 7.3, 7.4, 8.2, 9.2, 9.3.1, 9.3.3,  
 9.4.1, 9.5, 9.6, 9.7, 9.8, 9.9, 9.10, 11.1.3, 11.3.1.5,  
 11.3.6, 11.3.10, 12.2, 13.5, 13.7, 14, 15



## Loss of Use Insurance

### 11.3.3

#### Material Suppliers

1.5, 3.12.1, 4.2.4, 4.2.6, 5.2.1, 9.3, 9.4.2, 9.6, 9.10.5

#### Materials, Hazardous

10.2.4, 10.3

#### Materials, Labor, Equipment and

1.1.3, 1.1.6, 1.5.1, 3.4.1, 3.5, 3.8.2, 3.8.3, 3.12, 3.13.1, 3.15.1, 4.2.6, 4.2.7, 5.2.1, 6.2.1, 7.3.7, 9.3.2, 9.3.3, 9.5.1.3, 9.10.2, 10.2.1.2, 10.2.4, 14.2.1.1, 14.2.1.2

#### Means, Methods, Techniques, Sequences and Procedures of Construction

3.3.1, 3.12.10, 4.2.2, 4.2.7, 9.4.2

#### Mechanic's Lien

2.1.2, 15.2.8

#### Mediation

8.3.1, 10.3.5, 10.3.6, 15.2.1, 15.2.5, 15.2.6, 15.3, 15.4.1

#### Minor Changes in the Work

1.1.1, 3.12.8, 4.2.8, 7.1, 7.4

## MISCELLANEOUS PROVISIONS

### 13

#### Modifications, Definition of

##### 1.1.1

#### Modifications to the Contract

1.1.1, 1.1.2, 3.11, 4.1.2, 4.2.1, 5.2.3, 7, 8.3.1, 9.7, 10.3.2, 11.3.1

#### Mutual Responsibility

##### 6.2

#### Nonconforming Work, Acceptance of

9.6.6, 9.9.3, 12.3

#### Nonconforming Work, Rejection and Correction of

2.3.1, 2.4.1, 3.5, 4.2.6, 6.2.4, 9.5.1, 9.8.2, 9.9.3, 9.10.4, 12.2.1

#### Notice

2.2.1, 2.3.1, 2.4.1, 3.2.4, 3.3.1, 3.7.2, 3.12.9, 5.2.1, 9.7, 9.10, 10.2.2, 11.1.3, 12.2.2.1, 13.3, 13.5.1, 13.5.2, 14.1, 14.2, 15.2.8, 15.4.1

#### Notice, Written

2.3.1, 2.4.1, 3.3.1, 3.9.2, 3.12.9, 3.12.10, 5.2.1, 9.7, 9.10, 10.2.2, 10.3, 11.1.3, 11.3.6, 12.2.2.1, 13.3, 14, 15.2.8, 15.4.1

#### Notice of Claims

3.7.4, 10.2.8, 15.1.2, 15.4

#### Notice of Testing and Inspections

13.5.1, 13.5.2

#### Observations, Contractor's

3.2, 3.7.4

#### Occupancy

2.2.2, 9.6.6, 9.8, 11.3.1.5

#### Orders, Written

1.1.1, 2.3, 3.9.2, 7, 8.2.2, 11.3.9, 12.1, 12.2.2.1, 13.5.2, 14.3.1

## OWNER

### 2

#### Owner, Definition of

##### 2.1.1

#### Owner, Information and Services Required of the

2.1.2, 2.2, 3.2.2, 3.12.10, 6.1.3, 6.1.4, 6.2.5, 9.3.2, 9.6.1, 9.6.4, 9.9.2, 9.10.3, 10.3.3, 11.2, 11.3, 13.5.1, 13.5.2, 14.1.1.4, 14.1.4, 15.1.3

#### Owner's Authority

1.5, 2.1.1, 2.3.1, 2.4.1, 3.4.2, 3.8.1, 3.12.10, 3.14.2, 4.1.2, 4.1.3, 4.2.4, 4.2.9, 5.2.1, 5.2.4, 5.4.1, 6.1, 6.3, 7.2.1, 7.3.1, 8.2.2, 8.3.1, 9.3.1, 9.3.2, 9.5.1, 9.6.4, 9.9.1, 9.10.2, 10.3.2, 11.1.3, 11.3.3, 11.3.10, 12.2.2, 12.3.1, 13.2.2, 14.3, 14.4, 15.2.7

#### Owner's Financial Capability

2.2.1, 13.2.2, 14.1.1.4

#### Owner's Liability Insurance

##### 11.2

#### Owner's Relationship with Subcontractors

1.1.2, 5.2, 5.3, 5.4, 9.6.4, 9.10.2, 14.2.2

#### Owner's Right to Carry Out the Work

2.4, 14.2.2

#### Owner's Right to Clean Up

6.3

#### Owner's Right to Perform Construction and to Award Separate Contracts

##### 6.1

#### Owner's Right to Stop the Work

##### 2.3

#### Owner's Right to Suspend the Work

14.3

#### Owner's Right to Terminate the Contract

14.2

#### Ownership and Use of Drawings, Specifications and Other Instruments of Service

1.1.1, 1.1.6, 1.1.7, 1.5, 2.2.5, 3.2.2, 3.11.1, 3.17, 4.2.12, 5.3.1

#### Partial Occupancy or Use

9.6.6, 9.9, 11.3.1.5

#### Patching, Cutting and

3.14, 6.2.5

#### Patents

3.17

#### Payment, Applications for

4.2.5, 7.3.9, 9.2, 9.3, 9.4, 9.5, 9.6.3, 9.7, 9.8.5, 9.10.1, 14.2.3, 14.2.4, 14.4.3

#### Payment, Certificates for

4.2.5, 4.2.9, 9.3.3, 9.4, 9.5, 9.6.1, 9.6.6, 9.7, 9.10.1, 9.10.3, 13.7, 14.1.1.3, 14.2.4

#### Payment, Failure of

9.5.1.3, 9.7, 9.10.2, 13.6, 14.1.1.3, 14.2.1.2

#### Payment, Final

4.2.1, 4.2.9, 9.8.2, 9.10, 11.1.2, 11.1.3, 11.4.1, 12.3.1, 13.7, 14.2.4, 14.4.3

#### Payment Bond, Performance Bond and

7.3.7.4, 9.6.7, 9.10.3, 11.4

#### Payments, Progress

9.3, 9.6, 9.8.5, 9.10.3, 13.6, 14.2.3, 15.1.3

## PAYMENTS AND COMPLETION

9

Payments to Subcontractors

5.4.2, 9.5.1.3, 9.6.2, 9.6.3, 9.6.4, 9.6.7, 14.2.1.2

PCB

10.3.1

**Performance Bond and Payment Bond**

7.3.7.4, 9.6.7, 9.10.3, 11.4

**Permits, Fees, Notices and Compliance with Laws**

2.2.2, 3.7, 3.13, 7.3.7.4, 10.2.2

## PERSONS AND PROPERTY, PROTECTION OF

10

Polychlorinated Biphenyl

10.3.1

**Product Data, Definition of**

3.12.2

**Product Data and Samples, Shop Drawings**

3.11, 3.12, 4.2.7

**Progress and Completion**

4.2.2, 8.2, 9.8, 9.9.1, 14.1.4, 15.1.3

**Progress Payments**

9.3, 9.6, 9.8.5, 9.10.3, 13.6, 14.2.3, 15.1.3

**Project, Definition of**

1.1.4

Project Representatives

4.2.10

**Property Insurance**

10.2.5, 11.3

## PROTECTION OF PERSONS AND PROPERTY

10

Regulations and Laws

1.5, 3.2.3, 3.6, 3.7, 3.12.10, 3.13, 4.1.1, 9.6.4, 9.9.1, 10.2.2, 11.1, 11.4, 13.1, 13.4, 13.5.1, 13.5.2, 13.6, 14, 15.2.8, 15.4

Rejection of Work

3.5, 4.2.6, 12.2.1

Releases and Waivers of Liens

9.10.2

Representations

3.2.1, 3.5, 3.12.6, 6.2.2, 8.2.1, 9.3.3, 9.4.2, 9.5.1, 9.8.2, 9.10.1

Representatives

2.1.1, 3.1.1, 3.9, 4.1.1, 4.2.1, 4.2.2, 4.2.10, 5.1.1, 5.1.2, 13.2.1

Responsibility for Those Performing the Work

3.3.2, 3.18, 4.2.3, 5.3.1, 6.1.3, 6.2, 6.3, 9.5.1, 10

Retainage

9.3.1, 9.6.2, 9.8.5, 9.9.1, 9.10.2, 9.10.3

**Review of Contract Documents and Field**

**Conditions by Contractor**

3.2, 3.12.7, 6.1.3

Review of Contractor's Submittals by Owner and Architect

3.10.1, 3.10.2, 3.11, 3.12, 4.2, 5.2, 6.1.3, 9.2, 9.8.2

Review of Shop Drawings, Product Data and Samples by Contractor

3.12

**Rights and Remedies**

1.1.2, 2.3, 2.4, 3.5, 3.7.4, 3.15.2, 4.2.6, 5.3, 5.4, 6.1, 6.3, 7.3.1, 8.3, 9.5.1, 9.7, 10.2.5, 10.3, 12.2.2, 12.2.4, 13.4, 14, 15.4

**Royalties, Patents and Copyrights**

3.17

Rules and Notices for Arbitration

15.4.1

**Safety of Persons and Property**

10.2, 10.4

**Safety Precautions and Programs**

3.3.1, 4.2.2, 4.2.7, 5.3.1, 10.1, 10.2, 10.4

**Samples, Definition of**

3.12.3

**Samples, Shop Drawings, Product Data and**

3.11, 3.12, 4.2.7

**Samples at the Site, Documents and**

3.11

**Schedule of Values**

9.2, 9.3.1

Schedules, Construction

3.10, 3.12.1, 3.12.2, 6.1.3, 15.1.5.2

Separate Contracts and Contractors

1.1.4, 3.12.5, 3.14.2, 4.2.4, 4.2.7, 6, 8.3.1, 12.1.2

**Shop Drawings, Definition of**

3.12.1

**Shop Drawings, Product Data and Samples**

3.11, 3.12, 4.2.7

**Site, Use of**

3.13, 6.1.1, 6.2.1

Site Inspections

3.2.2, 3.3.3, 3.7.1, 3.7.4, 4.2, 9.4.2, 9.10.1, 13.5

Site Visits, Architect's

3.7.4, 4.2.2, 4.2.9, 9.4.2, 9.5.1, 9.9.2, 9.10.1, 13.5

Special Inspections and Testing

4.2.6, 12.2.1, 13.5

**Specifications, Definition of**

1.1.6

**Specifications**

1.1.1, 1.1.6, 1.2.2, 1.5, 3.11, 3.12.10, 3.17, 4.2.14

Statute of Limitations

13.7, 15.4.1.1

Stopping the Work

2.3, 9.7, 10.3, 14.1

Stored Materials

6.2.1, 9.3.2, 10.2.1.2, 10.2.4

**Subcontractor, Definition of**

5.1.1

## SUBCONTRACTORS

5

Subcontractors, Work by

1.2.2, 3.3.2, 3.12.1, 4.2.3, 5.2.3, 5.3, 5.4, 9.3.1.2, 9.6.7

Init.

**Subcontractual Relations**  
 5.3, 5.4, 9.3.1.2, 9.6, 9.10, 10.2.1, 14.1, 14.2.1

**Submittals**  
 3.10, 3.11, 3.12, 4.2.7, 5.2.1, 5.2.3, 7.3.7, 9.2, 9.3, 9.8, 9.9.1, 9.10.2, 9.10.3, 11.1.3

**Submittal Schedule**  
 3.10.2, 3.12.5, 4.2.7

**Subrogation, Waivers of**  
 6.1.1, 11.3.7

**Substantial Completion**  
 4.2.9, 8.1.1, 8.1.3, 8.2.3, 9.4.2, 9.8, 9.9.1, 9.10.3, 12.2, 13.7

**Substantial Completion, Definition of**  
 9.8.1

**Substitution of Subcontractors**  
 5.2.3, 5.2.4

**Substitution of Architect**  
 4.1.3

**Substitutions of Materials**  
 3.4.2, 3.5, 7.3.8

**Sub-subcontractor, Definition of**  
 5.1.2

**Subsurface Conditions**  
 3.7.4

**Successors and Assigns**  
 13.2

**Superintendent**  
 3.9, 10.2.6

**Supervision and Construction Procedures**  
 1.2.2, 3.3, 3.4, 3.12.10, 4.2.2, 4.2.7, 6.1.3, 6.2.4, 7.1.3, 7.3.7, 8.2, 8.3.1, 9.4.2, 10, 12, 14, 15.1.3

**Surety**  
 5.4.1.2, 9.8.5, 9.10.2, 9.10.3, 14.2.2, 15.2.7

**Surety, Consent of**  
 9.10.2, 9.10.3

**Surveys**  
 2.2.3

**Suspension by the Owner for Convenience**  
 14.3

**Suspension of the Work**  
 5.4.2, 14.3

**Suspension or Termination of the Contract**  
 5.4.1.1, 14

**Taxes**  
 3.6, 3.8.2.1, 7.3.7.4

**Termination by the Contractor**  
 14.1, 15.1.6

**Termination by the Owner for Cause**  
 5.4.1.1, 14.2, 15.1.6

**Termination by the Owner for Convenience**  
 14.4

**Termination of the Architect**  
 4.1.3

**Termination of the Contractor**  
 14.2.2

**TERMINATION OR SUSPENSION OF THE CONTRACT**

**14**

**Tests and Inspections**  
 3.1.3, 3.3.3, 4.2.2, 4.2.6, 4.2.9, 9.4.2, 9.8.3, 9.9.2, 9.10.1, 10.3.2, 11.4.1.1, 12.2.1, 13.5

**TIME**  
**8**

**Time, Delays and Extensions of**  
 3.2.4, 3.7.4, 5.2.3, 7.2.1, 7.3.1, 7.4, 8.3, 9.5.1, 9.7, 10.3.2, 10.4.1, 14.3.2, 15.1.5, 15.2.5

**Time Limits**  
 2.1.2, 2.2, 2.4, 3.2.2, 3.10, 3.11, 3.12.5, 3.15.1, 4.2, 5.2, 5.3, 5.4, 6.2.4, 7.3, 7.4, 8.2, 9.2, 9.3.1, 9.3.3, 9.4.1, 9.5, 9.6, 9.7, 9.8, 9.9, 9.10, 11.1.3, 12.2, 13.5, 13.7, 14, 15.1.2, 15.4

**Time Limits on Claims**  
 3.7.4, 10.2.8, 13.7, 15.1.2

**Title to Work**  
 9.3.2, 9.3.3

**Transmission of Data in Digital Form**  
**1.6**

**UNCOVERING AND CORRECTION OF WORK**  
**12**

**Uncovering of Work**  
**12.1**

**Unforeseen Conditions, Concealed or Unknown**  
 3.7.4, 8.3.1, 10.3

**Unit Prices**  
 7.3.3.2, 7.3.4

**Use of Documents**  
 1.1.1, 1.5, 2.2.5, 3.12.6, 5.3

**Use of Site**  
**3.13, 6.1.1, 6.2.1**

**Values, Schedule of**  
**9.2, 9.3.1**

**Waiver of Claims by the Architect**  
 13.4.2

**Waiver of Claims by the Contractor**  
 9.10.5, 13.4.2, 15.1.6

**Waiver of Claims by the Owner**  
 9.9.3, 9.10.3, 9.10.4, 12.2.2.1, 13.4.2, 14.2.4, 15.1.6

**Waiver of Consequential Damages**  
 14.2.4, 15.1.6

**Waiver of Liens**  
 9.10.2, 9.10.4

**Waivers of Subrogation**  
 6.1.1, 11.3.7

**Warranty**  
**3.5, 4.2.9, 9.3.3, 9.8.4, 9.9.1, 9.10.4, 12.2.2, 13.7**

**Weather Delays**  
 15.1.5.2

**Work, Definition of**  
**1.1.3**

Written Consent

1.5.2, 3.4.2, 3.7.4, 3.12.8, 3.14.2, 4.1.2, 9.3.2, 9.8.5,  
9.9.1, 9.10.2, 9.10.3, 11.4.1, 13.2, 13.4.2, 15.4.4.2

Written Interpretations

4.2.11, 4.2.12

Written Notice

2.3, 2.4, 3.3.1, 3.9, 3.12.9, 3.12.10, 5.2.1, 8.2.2, 9.7,  
9.10, 10.2.2, 10.3, 11.1.3, 12.2.2, 12.2.4, 13.3, 14,  
15.4.1

Written Orders

1.1.1, 2.3, 3.9, 7, 8.2.2, 12.1, 12.2, 13.5.2, 14.3.1,  
15.1.2

Sample

Init.

## ARTICLE 1 GENERAL PROVISIONS

### § 1.1 Basic Definitions

#### § 1.1.1 The Contract Documents

The Contract Documents are enumerated in the Agreement between the Owner and Contractor (hereinafter the Agreement) and consist of the Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Owner direct Purchase Orders, Drawings, Specifications, Addenda issued prior to execution of the Contract, other documents listed in the Agreement and Modifications issued after execution of the Contract. A Modification is (1) a written amendment to the Contract signed by both parties, (2) a Change Order, (3) a Construction Change Directive or (4) a written order for a minor change in the Work issued by the Architect. Unless specifically enumerated in the Agreement, the Contract Documents do not include the advertisement or invitation to bid, Instructions to Bidders, sample forms, other information furnished by the Owner in anticipation of receiving bids or proposals, the Contractor's bid or proposal, or portions of Addenda relating to bidding requirements.

#### § 1.1.2 The Contract

The Contract Documents form the Contract for Construction. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. The Contract may be amended or modified only by a Modification. The Contract Documents shall not be construed to create a contractual relationship of any kind (1) between the Contractor and the Architect or the Architect's consultants, (2) between the Owner and a Subcontractor or a Sub-subcontractor, (3) between the Owner and the Architect or the Architect's consultants or (4) between any persons or entities other than the Owner and the Contractor. The Architect shall, however, be entitled to performance and enforcement of obligations under the Contract intended to facilitate performance of the Architect's duties.

#### § 1.1.3 The Work

The term "Work" means the construction and services required by the Contract Documents, whether completed or partially completed, and includes all other labor, materials, equipment and services provided or to be provided by the Contractor to fulfill the Contractor's obligations. The Work may constitute the whole or a part of the Project.

#### § 1.1.4 The Project

The Project is the total construction of which the Work performed under the Contract Documents may be the whole or a part and which may include construction by the Owner and by separate contractors.

#### § 1.1.5 The Drawings

The Drawings are the graphic and pictorial portions of the Contract Documents showing the design, location and dimensions of the Work, generally including plans, elevations, sections, details, schedules and diagrams.

#### § 1.1.6 The Specifications

The Specifications are that portion of the Contract Documents consisting of the written requirements for materials, equipment, systems, standards and workmanship for the Work, and performance of related services.

#### § 1.1.7 Instruments of Service

Instruments of Service are representations, in any medium of expression now known or later developed, of the tangible and intangible creative work performed by the Architect and the Architect's consultants under their respective professional services agreements. Instruments of Service may include, without limitation, studies, surveys, models, sketches, drawings, specifications, and other similar materials.

#### § 1.1.8 Initial Decision Maker

The Initial Decision Maker is the person identified in the Agreement to render initial decisions on Claims in accordance with Section 15.2 and certify termination of the Agreement under Section 14.2.2.

### § 1.2 Correlation and Intent of the Contract Documents

§ 1.2.1 The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the Work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

§ 1.2.2 Organization of the Specifications into divisions, sections and articles, and arrangement of Drawings shall not control the Contractor in dividing the Work among Subcontractors or in establishing the extent of Work to be performed by any trade.

§ 1.2.3 Unless otherwise stated in the Contract Documents, words that have well-known technical or construction industry meanings are used in the Contract Documents in accordance with such recognized meanings.

### § 1.3 Capitalization

Terms capitalized in these General Conditions include those that are (1) specifically defined, (2) the titles of numbered articles or (3) the titles of other documents published by the American Institute of Architects.

### § 1.4 Interpretation

In the interest of brevity the Contract Documents frequently omit modifying words such as “all” and “any” and articles such as “the” and “an,” but the fact that a modifier or an article is absent from one statement and appears in another is not intended to affect the interpretation of either statement.

### § 1.5 Ownership and Use of Drawings, Specifications and Other Instruments of Service

§ 1.5.1 The Architect and the Architect’s consultants shall be deemed the authors and owners of their respective Instruments of Service, including the Drawings and Specifications, and will retain all common law, statutory and other reserved rights, including copyrights. The Contractor, Subcontractors, Sub-subcontractors, and material or equipment suppliers shall not own or claim a copyright in the Instruments of Service. Submittal or distribution to meet official regulatory requirements or for other purposes in connection with this Project is not to be construed as publication in derogation of the Architect’s or Architect’s consultants’ reserved rights.

§ 1.5.2 The Contractor, Subcontractors, Sub-subcontractors and material or equipment suppliers are authorized to use and reproduce the Instruments of Service provided to them solely and exclusively for execution of the Work. All copies made under this authorization shall bear the copyright notice, if any, shown on the Instruments of Service. The Contractor, Subcontractors, Sub-subcontractors, and material or equipment suppliers may not use the Instruments of Service on other projects or for additions to this Project outside the scope of the Work without the specific written consent of the Owner, Architect and the Architect’s consultants.

### § 1.6 Transmission of Data in Digital Form

If the parties intend to transmit Instruments of Service or any other information or documentation in digital form, they shall endeavor to establish necessary protocols governing such transmissions, unless otherwise already provided in the Agreement or the Contract Documents.

## ARTICLE 2 OWNER

### § 2.1 General

§ 2.1.1 The Owner is the person or entity identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The Owner shall designate in writing a representative who shall have express authority to bind the Owner with respect to all matters requiring the Owner’s approval or authorization. Except as otherwise provided in Section 4.2.1, the Architect does not have such authority. The term “Owner” means the Owner or the Owner’s authorized representative.

§ 2.1.2 The Owner shall furnish to the Contractor within fifteen days after receipt of a written request, information necessary and relevant for the Contractor to evaluate, give notice of or enforce mechanic’s lien rights. Such information shall include a correct statement of the record legal title to the property on which the Project is located, usually referred to as the site, and the Owner’s interest therein.

### § 2.2 Information and Services Required of the Owner

#### § 2.2.1 (Not Used)

§ 2.2.2 Except for permits and fees that are the responsibility of the Contractor under the Contract Documents, including those required under Section 3.7.1, the Owner shall secure and pay for necessary approvals, easements, assessments and charges required for construction, use or occupancy of permanent structures or for permanent changes in existing facilities.

§ 2.2.3 The Owner shall furnish surveys describing physical characteristics, legal limitations and utility locations for the site of the Project, and a legal description of the site. The Contractor shall be entitled to rely on the accuracy of information furnished by the Owner but shall exercise proper precautions relating to the safe performance of the Work.

§ 2.2.4 The Owner shall furnish information or services required of the Owner by the Contract Documents with reasonable promptness. The Owner shall also furnish any other information or services under the Owner's control and relevant to the Contractor's performance of the Work with reasonable promptness after receiving the Contractor's written request for such information or services.

§ 2.2.5 Unless otherwise provided in the Contract Documents, the Owner shall furnish to the Contractor one copy of the Contract Documents for purposes of making reproductions pursuant to Section 1.5.2.

### § 2.3 Owner's Right to Stop the Work

If the Contractor fails to correct Work that is not in accordance with the requirements of the Contract Documents as required by Section 12.2 or repeatedly fails to carry out Work in accordance with the Contract Documents, the Owner may issue a written order to the Contractor to stop the Work, or any portion thereof, until the cause for such order has been eliminated; however, the right of the Owner to stop the Work shall not give rise to a duty on the part of the Owner to exercise this right for the benefit of the Contractor or any other person or entity, except to the extent required by Section 6.1.3.

### § 2.4 Owner's Right to Carry Out the Work

If the Contractor defaults or neglects to carry out the Work in accordance with the Contract Documents and fails within a ten-day period after receipt of written notice from the Owner to commence and continue correction of such default or neglect with diligence and promptness, the Owner may, without prejudice to other remedies the Owner may have, correct such deficiencies. In such case an appropriate Change Order shall be issued deducting from payments then or thereafter due the Contractor the reasonable cost of correcting such deficiencies, including Owner's expenses and compensation for the Architect's additional services made necessary by such default, neglect or failure. Such action by the Owner and amounts charged to the Contractor are both subject to prior approval of the Architect. If payments then or thereafter due the Contractor are not sufficient to cover such amounts, the Contractor shall pay the difference to the Owner.

## ARTICLE 3 CONTRACTOR

### § 3.1 General

§ 3.1.1 The Contractor is the person or entity identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The Contractor shall be lawfully licensed, if required in the jurisdiction where the Project is located. The Contractor shall designate in writing a representative who shall have express authority to bind the Contractor with respect to all matters under this Contract. The term "Contractor" means the Contractor or the Contractor's authorized representative.

§ 3.1.2 The Contractor shall perform the Work in accordance with the Contract Documents.

§ 3.1.3 The Contractor shall not be relieved of obligations to perform the Work in accordance with the Contract Documents either by activities or duties of the Architect in the Architect's administration of the Contract, or by tests, inspections or approvals required or performed by persons or entities other than the Contractor.

### § 3.2 Review of Contract Documents and Field Conditions by Contractor

§ 3.2.1 Execution of the Contract by the Contractor is a representation that the Contractor has visited the site, become generally familiar with local conditions under which the Work is to be performed and correlated personal observations with requirements of the Contract Documents.

§ 3.2.2 Because the Contract Documents are complementary, the Contractor shall, before starting each portion of the Work, carefully study and compare the various Contract Documents relative to that portion of the Work, as well as the information furnished by the Owner pursuant to Section 2.2.3, shall take field measurements of any existing conditions related to that portion of the Work, and shall observe any conditions at the site affecting it. These obligations are for the purpose of facilitating coordination and construction by the Contractor and are not for the purpose of discovering errors, omissions, or inconsistencies in the Contract Documents; however, the Contractor shall promptly report to the Architect any errors, inconsistencies or omissions discovered by or made known to the Contractor as a request for

information in such form as the Architect may require. It is recognized that the Contractor's review is made in the Contractor's capacity as a contractor and not as a licensed design professional, unless otherwise specifically provided in the Contract Documents.

**§ 3.2.3** The Contractor is not required to ascertain that the Contract Documents are in accordance with applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, but the Contractor shall promptly report to the Architect any nonconformity discovered by or made known to the Contractor as a request for information in such form as the Architect may require.

**§ 3.2.4** If the Contractor believes that additional cost or time is involved because of clarifications or instructions the Architect issues in response to the Contractor's notices or requests for information pursuant to Sections 3.2.2 or 3.2.3, the Contractor shall make Claims as provided in Article 15. If the Contractor fails to perform the obligations of Sections 3.2.2 or 3.2.3, the Contractor shall pay such costs and damages to the Owner as would have been avoided if the Contractor had performed such obligations. If the Contractor performs those obligations, the Contractor shall not be liable to the Owner or Architect for damages resulting from errors, inconsistencies or omissions in the Contract Documents, for differences between field measurements or conditions and the Contract Documents, or for nonconformities of the Contract Documents to applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities.

### **§ 3.3 Supervision and Construction Procedures**

**§ 3.3.1** The Contractor shall supervise and direct the Work, using the Contractor's best skill and attention. The Contractor shall be solely responsible for, and have control over, construction means, methods, techniques, sequences and procedures and for coordinating all portions of the Work under the Contract, unless the Contract Documents give other specific instructions concerning these matters. If the Contract Documents give specific instructions concerning construction means, methods, techniques, sequences or procedures, the Contractor shall evaluate the jobsite safety thereof and, except as stated below, shall be fully and solely responsible for the jobsite safety of such means, methods, techniques, sequences or procedures. If the Contractor determines that such means, methods, techniques, sequences or procedures may not be safe, the Contractor shall give timely written notice to the Owner and Architect and shall not proceed with that portion of the Work without further written instructions from the Architect. If the Contractor is then instructed to proceed with the required means, methods, techniques, sequences or procedures without acceptance of changes proposed by the Contractor, the Owner shall be solely responsible for any loss or damage arising solely from those Owner-required means, methods, techniques, sequences or procedures.

**§ 3.3.2** The Contractor shall be responsible to the Owner for acts and omissions of the Contractor's employees, Subcontractors and their agents and employees, and other persons or entities performing portions of the Work for, or on behalf of, the Contractor or any of its Subcontractors.

**§ 3.3.3** The Contractor shall be responsible for inspection of portions of Work already performed to determine that such portions are in proper condition to receive subsequent Work.

### **§ 3.4 Labor and Materials**

**§ 3.4.1** Unless otherwise provided in the Contract Documents, the Contractor shall provide and pay for labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services necessary for proper execution and completion of the Work, whether temporary or permanent and whether or not incorporated or to be incorporated in the Work.

**§ 3.4.2** Except in the case of minor changes in the Work authorized by the Architect in accordance with Sections 3.12.8 or 7.4, the Contractor may make substitutions only with the consent of the Owner, after evaluation by the Architect and in accordance with a Change Order or Construction Change Directive.

**§ 3.4.3** The Contractor shall enforce strict discipline and good order among the Contractor's employees and other persons carrying out the Work. The Contractor shall not permit employment of unfit persons or persons not properly skilled in tasks assigned to them.

### **§ 3.5 Warranty**

The Contractor warrants to the Owner and Architect that materials and equipment furnished under the Contract will be of good quality and new unless the Contract Documents require or permit otherwise. The Contractor further



warrants that the Work will conform to the requirements of the Contract Documents and will be free from defects, except for those inherent in the quality of the Work the Contract Documents require or permit. Work, materials, or equipment not conforming to these requirements may be considered defective. The Contractor's warranty excludes remedy for damage or defect caused by abuse, alterations to the Work not executed by the Contractor, improper or insufficient maintenance, improper operation, or normal wear and tear and normal usage. If required by the Architect, the Contractor shall furnish satisfactory evidence as to the kind and quality of materials and equipment.

### § 3.6 Taxes

The Contractor shall pay sales, consumer, use and similar taxes for the Work provided by the Contractor that are legally enacted when bids are received or negotiations concluded, whether or not yet effective or merely scheduled to go into effect.

### § 3.7 Permits, Fees, Notices and Compliance with Laws

§ 3.7.1 Unless otherwise provided in the Contract Documents, the Contractor shall secure and pay for the building permit as well as for other permits, fees, licenses, and inspections by government agencies necessary for proper execution and completion of the Work that are customarily secured after execution of the Contract and legally required at the time bids are received or negotiations concluded.

§ 3.7.2 The Contractor shall comply with and give notices required by applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities applicable to performance of the Work.

§ 3.7.3 If the Contractor performs Work knowing it to be contrary to applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, the Contractor shall assume appropriate responsibility for such Work and shall bear the costs attributable to correction.

### § 3.7.4 Concealed or Unknown Conditions

If the Contractor encounters conditions at the site that are (1) subsurface or otherwise concealed physical conditions that differ materially from those indicated in the Contract Documents or (2) unknown physical conditions of an unusual nature that differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in the Contract Documents, the Contractor shall promptly provide notice to the Owner and the Architect before conditions are disturbed and in no event later than 21 days after first observance of the conditions. The Architect will promptly investigate such conditions and, if the Architect determines that they differ materially and cause an increase or decrease in the Contractor's cost of, or time required for, performance of any part of the Work, will recommend an equitable adjustment in the Contract Sum or Contract Time, or both. If the Architect determines that the conditions at the site are not materially different from those indicated in the Contract Documents and that no change in the terms of the Contract is justified, the Architect shall promptly notify the Owner and Contractor in writing, stating the reasons. If either party disputes the Architect's determination or recommendation, that party may proceed as provided in Article 15.

§ 3.7.5 If, in the course of the Work, the Contractor encounters human remains or recognizes the existence of burial markers, archaeological sites or wetlands not indicated in the Contract Documents, the Contractor shall immediately suspend any operations that would affect them and shall notify the Owner and Architect. Upon receipt of such notice, the Owner shall promptly take any action necessary to obtain governmental authorization required to resume the operations. The Contractor shall continue to suspend such operations until otherwise instructed by the Owner but shall continue with all other operations that do not affect those remains or features. Requests for adjustments in the Contract Sum and Contract Time arising from the existence of such remains or features may be made as provided in Article 15.

### § 3.8 Allowances

§ 3.8.1 The Contractor shall include in the Contract Sum all allowances stated in the Contract Documents. Items covered by allowances shall be supplied for such amounts and by such persons or entities as the Owner may direct, but the Contractor shall not be required to employ persons or entities to whom the Contractor has reasonable objection.

§ 3.8.2 Unless otherwise provided in the Contract Documents,

- .1 allowances shall cover the cost to the Contractor of materials and equipment delivered at the site and all required taxes, less applicable trade discounts;
- .2 Contractor's costs for unloading and handling at the site, labor, installation costs, overhead, profit and other expenses contemplated for stated allowance amounts shall be included in the Contract Sum but not in the allowances; and
- .3 whenever costs are more than or less than allowances, the Contract Sum shall be adjusted accordingly by Change Order. The amount of the Change Order shall reflect (1) the difference between actual costs and the allowances under Section 3.8.2.1 and (2) changes in Contractor's costs under Section 3.8.2.2.

§ 3.8.3 Materials and equipment under an allowance shall be selected by the Owner with reasonable promptness.

### § 3.9 Superintendent

§ 3.9.1 The Contractor shall employ a competent superintendent and necessary assistants who shall be in attendance at the Project site during performance of the Work. The superintendent shall represent the Contractor, and communications given to the superintendent shall be as binding as if given to the Contractor.

§ 3.9.2 The Contractor, as soon as practicable after award of the Contract, shall furnish in writing to the Owner through the Architect the name and qualifications of a proposed superintendent. The Architect may reply within 14 days to the Contractor in writing stating (1) whether the Owner or the Architect has reasonable objection to the proposed superintendent or (2) that the Architect requires additional time to review. Failure of the Architect to reply within the 14 day period shall constitute notice of no reasonable objection.

§ 3.9.3 The Contractor shall not employ a proposed superintendent to whom the Owner or Architect has made reasonable and timely objection. The Contractor shall not change the superintendent without the Owner's consent, which shall not unreasonably be withheld or delayed.

### § 3.10 Contractor's Construction Schedules

§ 3.10.1 The Contractor, promptly after being awarded the Contract, shall prepare and submit for the Owner's and Architect's information a Contractor's construction schedule for the Work. The schedule shall not exceed time limits current under the Contract Documents, shall be revised at appropriate intervals as required by the conditions of the Work and Project, shall be related to the entire Project to the extent required by the Contract Documents, and shall provide for expeditious and practicable execution of the Work.

§ 3.10.2 The Contractor shall prepare a submittal schedule, promptly after being awarded the Contract and thereafter as necessary to maintain a current submittal schedule, and shall submit the schedule(s) for the Architect's approval. The Architect's approval shall not unreasonably be delayed or withheld. The submittal schedule shall (1) be coordinated with the Contractor's construction schedule, and (2) allow the Architect reasonable time to review submittals. If the Contractor fails to submit a submittal schedule, the Contractor shall not be entitled to any increase in Contract Sum or extension of Contract Time based on the time required for review of submittals.

§ 3.10.3 The Contractor shall perform the Work in general accordance with the most recent schedules submitted to the Owner and Architect.

### § 3.11 Documents and Samples at the Site

The Contractor shall maintain at the site for the Owner one copy of the Drawings, Specifications, Addenda, Change Orders and other Modifications, in good order and marked currently to indicate field changes and selections made during construction, and one copy of approved Shop Drawings, Product Data, Samples and similar required submittals. These shall be available to the Architect and shall be delivered to the Architect for submittal to the Owner upon completion of the Work as a record of the Work as constructed.

### § 3.12 Shop Drawings, Product Data and Samples

§ 3.12.1 Shop Drawings are drawings, diagrams, schedules and other data specially prepared for the Work by the Contractor or a Subcontractor, Sub-subcontractor, manufacturer, supplier or distributor to illustrate some portion of the Work.

§ 3.12.2 Product Data are illustrations, standard schedules, performance charts, instructions, brochures, diagrams and other information furnished by the Contractor to illustrate materials or equipment for some portion of the Work.

§ 3.12.3 Samples are physical examples that illustrate materials, equipment or workmanship and establish standards by which the Work will be judged.

§ 3.12.4 Shop Drawings, Product Data, Samples and similar submittals are not Contract Documents. Their purpose is to demonstrate the way by which the Contractor proposes to conform to the information given and the design concept expressed in the Contract Documents for those portions of the Work for which the Contract Documents require submittals. Review by the Architect is subject to the limitations of Section 4.2.7. Informational submittals upon which the Architect is not expected to take responsive action may be so identified in the Contract Documents. Submittals that are not required by the Contract Documents may be returned by the Architect without action.

§ 3.12.5 The Contractor shall review for compliance with the Contract Documents, approve and submit to the Architect Shop Drawings, Product Data, Samples and similar submittals required by the Contract Documents in accordance with the submittal schedule approved by the Architect or, in the absence of an approved submittal schedule, with reasonable promptness and in such sequence as to cause no delay in the Work or in the activities of the Owner or of separate contractors.

§ 3.12.6 By submitting Shop Drawings, Product Data, Samples and similar submittals, the Contractor represents to the Owner and Architect that the Contractor has (1) reviewed and approved them, (2) determined and verified materials, field measurements and field construction criteria related thereto, or will do so and (3) checked and coordinated the information contained within such submittals with the requirements of the Work and of the Contract Documents.

§ 3.12.7 The Contractor shall perform no portion of the Work for which the Contract Documents require submittal and review of Shop Drawings, Product Data, Samples or similar submittals until the respective submittal has been approved by the Architect.

§ 3.12.8 The Work shall be in accordance with approved submittals except that the Contractor shall not be relieved of responsibility for deviations from requirements of the Contract Documents by the Architect's approval of Shop Drawings, Product Data, Samples or similar submittals unless the Contractor has specifically informed the Architect in writing of such deviation at the time of submittal and (1) the Architect has given written approval to the specific deviation as a minor change in the Work, or (2) a Change Order or Construction Change Directive has been issued authorizing the deviation. The Contractor shall not be relieved of responsibility for errors or omissions in Shop Drawings, Product Data, Samples or similar submittals by the Architect's approval thereof.

§ 3.12.9 The Contractor shall direct specific attention, in writing or on resubmitted Shop Drawings, Product Data, Samples or similar submittals, to revisions other than those requested by the Architect on previous submittals. In the absence of such written notice, the Architect's approval of a resubmission shall not apply to such revisions.

§ 3.12.10 The Contractor shall not be required to provide professional services that constitute the practice of architecture or engineering unless such services are specifically required by the Contract Documents for a portion of the Work or unless the Contractor needs to provide such services in order to carry out the Contractor's responsibilities for construction means, methods, techniques, sequences and procedures. The Contractor shall not be required to provide professional services in violation of applicable law. If professional design services or certifications by a design professional related to systems, materials or equipment are specifically required of the Contractor by the Contract Documents, the Owner and the Architect will specify all performance and design criteria that such services must satisfy. The Contractor shall cause such services or certifications to be provided by a properly licensed design professional, whose signature and seal shall appear on all drawings, calculations, specifications, certifications, Shop Drawings and other submittals prepared by such professional. Shop Drawings and other submittals related to the Work designed or certified by such professional, if prepared by others, shall bear such professional's written approval when submitted to the Architect. The Owner and the Architect shall be entitled to rely upon the adequacy, accuracy and completeness of the services, certifications and approvals performed or provided by such design professionals, provided the Owner and Architect have specified to the Contractor all performance and design criteria that such services must satisfy. Pursuant to this Section 3.12.10, the Architect will review, approve or take other appropriate action on submittals only for the limited purpose of checking for conformance with information given and the design

concept expressed in the Contract Documents. The Contractor shall not be responsible for the adequacy of the performance and design criteria specified in the Contract Documents.

### § 3.13 Use of Site

The Contractor shall confine operations at the site to areas permitted by applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities and the Contract Documents and shall not unreasonably encumber the site with materials or equipment.

### § 3.14 Cutting and Patching

§ 3.14.1 The Contractor shall be responsible for cutting, fitting or patching required to complete the Work or to make its parts fit together properly. All areas requiring cutting, fitting and patching shall be restored to the condition existing prior to the cutting, fitting and patching, unless otherwise required by the Contract Documents.

§ 3.14.2 The Contractor shall not damage or endanger a portion of the Work or fully or partially completed construction of the Owner or separate contractors by cutting, patching or otherwise altering such construction, or by excavation. The Contractor shall not cut or otherwise alter such construction by the Owner or a separate contractor except with written consent of the Owner and of such separate contractor; such consent shall not be unreasonably withheld. The Contractor shall not unreasonably withhold from the Owner or a separate contractor the Contractor's consent to cutting or otherwise altering the Work.

### § 3.15 Cleaning Up

§ 3.15.1 The Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Contract. At completion of the Work, the Contractor shall remove waste materials, rubbish, the Contractor's tools, construction equipment, machinery and surplus materials from and about the Project.

§ 3.15.2 If the Contractor fails to clean up as provided in the Contract Documents, the Owner may do so and Owner shall be entitled to reimbursement from the Contractor.

### § 3.16 Access to Work

The Contractor shall provide the Owner and Architect access to the Work in preparation and progress wherever located.

### § 3.17 Royalties, Patents and Copyrights

The Contractor shall pay all royalties and license fees. The Contractor shall defend suits or claims for infringement of copyrights and patent rights and shall hold the Owner and Architect harmless from loss on account thereof, but shall not be responsible for such defense or loss when a particular design, process or product of a particular manufacturer or manufacturers is required by the Contract Documents, or where the copyright violations are contained in Drawings, Specifications or other documents prepared by the Owner or Architect. However, if the Contractor has reason to believe that the required design, process or product is an infringement of a copyright or a patent, the Contractor shall be responsible for such loss unless such information is promptly furnished to the Architect.

### § 3.18 Indemnification

§ 3.18.1 To the fullest extent permitted by law the Contractor shall indemnify and hold harmless the Owner, Architect, Architect's consultants, and agents and employees of any of them from and against claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), but only to the extent caused by the negligent acts or omissions of the Contractor, a Subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge, or reduce other rights or obligations of indemnity that would otherwise exist as to a party or person described in this Section 3.18.

§ 3.18.2 In claims against any person or entity indemnified under this Section 3.18 by an employee of the Contractor, a Subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, the indemnification obligation under Section 3.18.1 shall not be limited by a limitation on amount or type of damages, compensation or benefits payable by or for the Contractor or a Subcontractor under workers' compensation acts, disability benefit acts or other employee benefit acts.

## ARTICLE 4 ARCHITECT

### § 4.1 General

§ 4.1.1 The Owner shall retain an architect lawfully licensed to practice architecture or an entity lawfully practicing architecture in the jurisdiction where the Project is located. That person or entity is identified as the Architect in the Agreement and is referred to throughout the Contract Documents as if singular in number.

§ 4.1.2 Duties, responsibilities and limitations of authority of the Architect as set forth in the Contract Documents shall not be restricted, modified or extended without written consent of the Owner, Contractor and Architect. Consent shall not be unreasonably withheld.

§ 4.1.3 If the employment of the Architect is terminated, the Owner shall employ a successor architect as to whom the Contractor has no reasonable objection and whose status under the Contract Documents shall be that of the Architect.

### § 4.2 Administration of the Contract

§ 4.2.1 The Architect will provide administration of the Contract as described in the Contract Documents and will be an Owner's representative during construction until the date the Architect issues the final Certificate for Payment, and, at the discretion of the Owner may be the Owner's representative during the one-year period for correction of Work described in Section 12.2. The Architect will have authority to act on behalf of the Owner only to the extent provided in the Contract Documents.

§ 4.2.2 The Architect will visit the site at intervals appropriate to the stage of construction, or as otherwise agreed with the Owner, to become generally familiar with the progress and quality of the portion of the Work completed, and to determine in general if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Architect will not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. The Architect will not have control over, charge of, or responsibility for, the construction means, methods, techniques, sequences or procedures, or for the safety precautions and programs in connection with the Work, since these are solely the Contractor's rights and responsibilities under the Contract Documents, except as provided in Section 3.3.1.

§ 4.2.3 On the basis of the site visits, the Architect will keep the Owner reasonably informed about the progress and quality of the portion of the Work completed, and report to the Owner (1) known deviations from the Contract Documents and from the most recent construction schedule submitted by the Contractor, and (2) defects and deficiencies observed in the Work. The Architect will not be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents. The Architect will not have control over or charge of and will not be responsible for acts or omissions of the Contractor, Subcontractors, or their agents or employees, or any other persons or entities performing portions of the Work.

### § 4.2.4 Communications Facilitating Contract Administration

Except as otherwise provided in the Contract Documents or when direct communications have been specially authorized, the Owner and Contractor shall endeavor to communicate with each other through the Architect about matters arising out of or relating to the Contract. Communications by and with the Architect's consultants shall be through the Architect. Communications by and with Subcontractors and material suppliers shall be through the Contractor. Communications by and with separate contractors shall be through the Owner.

§ 4.2.5 Based on the Architect's evaluations of the Contractor's Applications for Payment, the Architect will review and certify the amounts due the Contractor and will issue Certificates for Payment in such amounts.

§ 4.2.6 The Architect has authority to reject Work that does not conform to the Contract Documents. Whenever the Architect considers it necessary or advisable, the Architect will have authority to require inspection or testing of the Work in accordance with Sections 13.5.2 and 13.5.3, whether or not such Work is fabricated, installed or completed. However, neither this authority of the Architect nor a decision made in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the Architect to the Contractor, Subcontractors, material and equipment suppliers, their agents or employees, or other persons or entities performing portions of the Work.

§ 4.2.7 The Architect will review and approve, or take other appropriate action upon, the Contractor's submittals such as Shop Drawings, Product Data and Samples, but only for the limited purpose of checking for conformance

with information given and the design concept expressed in the Contract Documents. The Architect's action will be taken in accordance with the submittal schedule approved by the Architect or, in the absence of an approved submittal schedule, with reasonable promptness while allowing sufficient time in the Architect's professional judgment to permit adequate review. Review of such submittals is not conducted for the purpose of determining the accuracy and completeness of other details such as dimensions and quantities, or for substantiating instructions for installation or performance of equipment or systems, all of which remain the responsibility of the Contractor as required by the Contract Documents. The Architect's review of the Contractor's submittals shall not relieve the Contractor of the obligations under Sections 3.3, 3.5 and 3.12. The Architect's review shall not constitute approval of safety precautions or, unless otherwise specifically stated by the Architect, of any construction means, methods, techniques, sequences or procedures. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

§ 4.2.8 The Architect will prepare Change Orders and Construction Change Directives, and may authorize minor changes in the Work as provided in Section 7.4. The Architect will investigate and make determinations and recommendations regarding concealed and unknown conditions as provided in Section 3.7.4.

§ 4.2.9 The Architect will conduct inspections to determine the date or dates of Substantial Completion and the date of final completion; issue Certificates of Substantial Completion pursuant to Section 9.8; receive and forward to the Owner, for the Owner's review and records, written warranties and related documents required by the Contract and assembled by the Contractor pursuant to Section 9.10; and issue a final Certificate for Payment pursuant to Section 9.10.

§ 4.2.10 If the Owner and Architect agree, the Architect will provide one or more project representatives to assist in carrying out the Architect's responsibilities at the site. The duties, responsibilities and limitations of authority of such project representatives shall be as set forth in an exhibit to be incorporated in the Contract Documents.

§ 4.2.11 The Architect will interpret and decide matters concerning performance under, and requirements of, the Contract Documents on written request of either the Owner or Contractor. The Architect's response to such requests will be made in writing within any time limits agreed upon or otherwise with reasonable promptness.

§ 4.2.12 Interpretations and decisions of the Architect will be consistent with the intent of, and reasonably inferable from, the Contract Documents and will be in writing or in the form of drawings. When making such interpretations and decisions, the Architect will endeavor to secure faithful performance by both Owner and Contractor, will not show partiality to either and will not be liable for results of interpretations or decisions rendered in good faith.

§ 4.2.13 The Architect's decisions on matters relating to aesthetic effect will be final if consistent with the intent expressed in the Contract Documents.

§ 4.2.14 The Architect will review and respond to requests for information about the Contract Documents. The Architect's response to such requests will be made in writing within any time limits agreed upon or otherwise with reasonable promptness. If appropriate, the Architect will prepare and issue supplemental Drawings and Specifications in response to the requests for information.

## ARTICLE 5 SUBCONTRACTORS

### § 5.1 Definitions

§ 5.1.1 A Subcontractor is a person or entity who has a direct contract with the Contractor to perform a portion of the Work at the site. The term "Subcontractor" is referred to throughout the Contract Documents as if singular in number and means a Subcontractor or an authorized representative of the Subcontractor. The term "Subcontractor" does not include a separate contractor or subcontractors of a separate contractor.

§ 5.1.2 A Sub-subcontractor is a person or entity who has a direct or indirect contract with a Subcontractor to perform a portion of the Work at the site. The term "Sub-subcontractor" is referred to throughout the Contract Documents as if singular in number and means a Sub-subcontractor or an authorized representative of the Sub-subcontractor.

### § 5.2 Award of Subcontracts and Other Contracts for Portions of the Work

§ 5.2.1 Unless otherwise stated in the Contract Documents or the bidding requirements, the Contractor, as soon as practicable after award of the Contract, shall furnish in writing to the Owner through the Architect the names of persons or entities (including those who are to furnish materials or equipment fabricated to a special design)

proposed for each principal portion of the Work. The Architect may reply within 14 days to the Contractor in writing stating (1) whether the Owner or the Architect has reasonable objection to any such proposed person or entity or (2) that the Architect requires additional time for review. Failure of the Owner or Architect to reply within the 14-day period shall constitute notice of no reasonable objection.

**§ 5.2.2** The Contractor shall not contract with a proposed person or entity to whom the Owner or Architect has made reasonable and timely objection. The Contractor shall not be required to contract with anyone to whom the Contractor has made reasonable objection.

**§ 5.2.3** If the Owner or Architect has reasonable objection to a person or entity proposed by the Contractor, the Contractor shall propose another to whom the Owner or Architect has no reasonable objection. If the proposed but rejected Subcontractor was reasonably capable of performing the Work, the Contract Sum and Contract Time shall be increased or decreased by the difference, if any, occasioned by such change, and an appropriate Change Order shall be issued before commencement of the substitute Subcontractor's Work. However, no increase in the Contract Sum or Contract Time shall be allowed for such change unless the Contractor has acted promptly and responsively in submitting names as required.

**§ 5.2.4** The Contractor shall not substitute a Subcontractor, person or entity previously selected if the Owner or Architect makes reasonable objection to such substitution.

### **§ 5.3 Subcontractual Relations**

By appropriate agreement, written where legally required for validity, the Contractor shall require each Subcontractor, to the extent of the Work to be performed by the Subcontractor, to be bound to the Contractor by terms of the Contract Documents, and to assume toward the Contractor all the obligations and responsibilities, including the responsibility for safety of the Subcontractor's Work, which the Contractor, by these Documents, assumes toward the Owner and Architect. Each subcontract agreement shall preserve and protect the rights of the Owner and Architect under the Contract Documents with respect to the Work to be performed by the Subcontractor so that subcontracting thereof will not prejudice such rights, and shall allow to the Subcontractor, unless specifically provided otherwise in the subcontract agreement, the benefit of all rights, remedies and redress against the Contractor that the Contractor, by the Contract Documents, has against the Owner. Where appropriate, the Contractor shall require each Subcontractor to enter into similar agreements with Sub-subcontractors. The Contractor shall make available to each proposed Subcontractor, prior to the execution of the subcontract agreement, copies of the Contract Documents to which the Subcontractor will be bound, and, upon written request of the Subcontractor, identify to the Subcontractor terms and conditions of the proposed subcontract agreement that may be at variance with the Contract Documents. Subcontractors will similarly make copies of applicable portions of such documents available to their respective proposed Sub-subcontractors.

### **§ 5.4 Contingent Assignment of Subcontracts**

**§ 5.4.1** Each subcontract agreement for a portion of the Work is assigned by the Contractor to the Owner, provided that

- .1 assignment is effective only after termination of the Contract by the Owner for cause pursuant to Section 14.2 and only for those subcontract agreements that the Owner accepts by notifying the Subcontractor and Contractor in writing; and
- .2 assignment is subject to the prior rights of the surety, if any, obligated under bond relating to the Contract.

When the Owner accepts the assignment of a subcontract agreement, the Owner assumes the Contractor's rights and obligations under the subcontract.

**§ 5.4.2** Upon such assignment, if the Work has been suspended for more than 30 days, the Subcontractor's compensation shall be equitably adjusted for increases in cost resulting from the suspension.

**§ 5.4.3** Upon such assignment to the Owner under this Section 5.4, the Owner may further assign the subcontract to a successor contractor or other entity. If the Owner assigns the subcontract to a successor contractor or other entity, the Owner shall nevertheless remain legally responsible for all of the successor contractor's obligations under the subcontract.

## ARTICLE 6 CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS

### § 6.1 Owner's Right to Perform Construction and to Award Separate Contracts

§ 6.1.1 The Owner reserves the right to perform construction or operations related to the Project with the Owner's own forces, and to award separate contracts in connection with other portions of the Project or other construction or operations on the site under Conditions of the Contract identical or substantially similar to these including those portions related to insurance and waiver of subrogation. If the Contractor claims that delay or additional cost is involved because of such action by the Owner, the Contractor shall make such Claim as provided in Article 15.

§ 6.1.2 When separate contracts are awarded for different portions of the Project or other construction or operations on the site, the term "Contractor" in the Contract Documents in each case shall mean the Contractor who executes each separate Owner-Contractor Agreement.

§ 6.1.3 The Owner shall provide for coordination of the activities of the Owner's own forces and of each separate contractor with the Work of the Contractor, who shall cooperate with them. The Contractor shall participate with other separate contractors and the Owner in reviewing their construction schedules. The Contractor shall make any revisions to the construction schedule deemed necessary after a joint review and mutual agreement. The construction schedules shall then constitute the schedules to be used by the Contractor, separate contractors and the Owner until subsequently revised.

§ 6.1.4 Unless otherwise provided in the Contract Documents, when the Owner performs construction or operations related to the Project with the Owner's own forces, the Owner shall be deemed to be subject to the same obligations and to have the same rights that apply to the Contractor under the Conditions of the Contract, including, without excluding others, those stated in Article 3, this Article 6 and Articles 10, 11 and 12.

### § 6.2 Mutual Responsibility

§ 6.2.1 The Contractor shall afford the Owner and separate contractors reasonable opportunity for introduction and storage of their materials and equipment and performance of their activities, and shall connect and coordinate the Contractor's construction and operations with theirs as required by the Contract Documents.

§ 6.2.2 If part of the Contractor's Work depends for proper execution or results upon construction or operations by the Owner or a separate contractor, the Contractor shall, prior to proceeding with that portion of the Work, promptly report to the Architect apparent discrepancies or defects in such other construction that would render it unsuitable for such proper execution and results. Failure of the Contractor so to report shall constitute an acknowledgment that the Owner's or separate contractor's completed or partially completed construction is fit and proper to receive the Contractor's Work, except as to defects not then reasonably discoverable.

§ 6.2.3 The Contractor shall reimburse the Owner for costs the Owner incurs that are payable to a separate contractor because of the Contractor's delays, improperly timed activities or defective construction. The Owner shall be responsible to the Contractor for costs the Contractor incurs because of a separate contractor's delays, improperly timed activities, damage to the Work or defective construction.

§ 6.2.4 The Contractor shall promptly remedy damage the Contractor wrongfully causes to completed or partially completed construction or to property of the Owner or separate contractors as provided in Section 10.2.5.

§ 6.2.5 The Owner and each separate contractor shall have the same responsibilities for cutting and patching as are described for the Contractor in Section 3.14.

### § 6.3 Owner's Right to Clean Up

If a dispute arises among the Contractor, separate contractors and the Owner as to the responsibility under their respective contracts for maintaining the premises and surrounding area free from waste materials and rubbish, the Owner may clean up and the Architect will allocate the cost among those responsible.

## ARTICLE 7 CHANGES IN THE WORK

### § 7.1 General

§ 7.1.1 Changes in the Work may be accomplished after execution of the Contract, and without invalidating the Contract, by Change Order, Construction Change Directive or order for a minor change in the Work, subject to the limitations stated in this Article 7 and elsewhere in the Contract Documents.



§ 7.1.2 A Change Order shall be based upon agreement among the Owner, Contractor and Architect; a Construction Change Directive requires agreement by the Owner and Architect and may or may not be agreed to by the Contractor; an order for a minor change in the Work may be issued by the Architect alone.

§ 7.1.3 Changes in the Work shall be performed under applicable provisions of the Contract Documents, and the Contractor shall proceed promptly, unless otherwise provided in the Change Order, Construction Change Directive or order for a minor change in the Work.

§ 7.1.4 Proposed Change in the Work equal to or exceeding \$25,000 additive or deductive, shall be subject to approval by the Kentucky Department of Education prior to execution of the Change Order by the Owner.

## § 7.2 Change Orders

§ 7.2.1 A Change Order is a written instrument prepared by the Architect and signed by the Owner, Contractor and Architect stating their agreement upon all of the following:

- .1 The change in the Work;
- .2 The amount of the adjustment, if any, in the Contract Sum; and
- .3 The extent of the adjustment, if any, in the Contract Time.

## § 7.3 Construction Change Directives

§ 7.3.1 A Construction Change Directive is a written order prepared by the Architect and signed by the Owner and Architect, directing a change in the Work prior to agreement on adjustment, if any, in the Contract Sum or Contract Time, or both. The Owner may by Construction Change Directive, without invalidating the Contract, order changes in the Work within the general scope of the Contract consisting of additions, deletions or other revisions, the Contract Sum and Contract Time being adjusted accordingly.

§ 7.3.2 A Construction Change Directive shall be used in the absence of total agreement on the terms of a Change Order.

§ 7.3.3 If the Construction Change Directive provides for an adjustment to the Contract Sum, the adjustment shall be based on one of the following methods:

- .1 Mutual acceptance of a lump sum properly itemized and supported by sufficient substantiating data to permit evaluation;
- .2 Unit prices stated in the Contract Documents or subsequently agreed upon;
- .3 Cost to be determined in a manner agreed upon by the parties and a mutually acceptable fixed or percentage fee; or
- .4 As provided in Section 7.3.7.

§ 7.3.4 If unit prices are stated in the Contract Documents or subsequently agreed upon, and if quantities originally contemplated are materially changed in a proposed Change Order or Construction Change Directive so that application of such unit prices to quantities of Work proposed will cause substantial inequity to the Owner or Contractor, the applicable unit prices shall be equitably adjusted.

§ 7.3.5 Upon receipt of a Construction Change Directive, the Contractor shall promptly proceed with the change in the Work involved and advise the Architect of the Contractor's agreement or disagreement with the method, if any, provided in the Construction Change Directive for determining the proposed adjustment in the Contract Sum or Contract Time.

§ 7.3.6 A Construction Change Directive signed by the Contractor indicates the Contractor's agreement therewith, including adjustment in Contract Sum and Contract Time or the method for determining them. Such agreement shall be effective immediately and shall be recorded as a Change Order.

§ 7.3.7 If the Contractor does not respond promptly or disagrees with the method for adjustment in the Contract Sum, the Architect shall determine the method and the adjustment on the basis of reasonable expenditures and savings of those performing the Work attributable to the change, including, in case of an increase in the Contract Sum, an amount for overhead and profit not to exceed fifteen (15%) of the net cost of the change. In such case, and also under Section 7.3.3.3, the Contractor shall keep and present, in such form as the Architect may prescribe, an itemized accounting together with appropriate supporting data. Unless otherwise provided in the Contract Documents, costs for the purposes of this Section 7.3.7 shall be limited to the following:

- .1 Costs of labor, including social security, old age and unemployment insurance, fringe benefits required by agreement or custom, and workers' compensation insurance;
- .2 Costs of materials, supplies and equipment, including cost of transportation, whether incorporated or consumed;
- .3 Rental costs of machinery and equipment, exclusive of hand tools, whether rented from the Contractor or others;
- .4 Costs of premiums for all bonds and insurance, permit fees, and sales, use or similar taxes related to the Work; and
- .5 Additional costs of supervision and field office personnel directly attributable to the change.

§ 7.3.8 The amount of credit to be allowed by the Contractor to the Owner for a deletion or change that results in a net decrease in the Contract Sum shall be actual net cost as confirmed by the Architect. When both additions and credits covering related Work or substitutions are involved in a change, the allowance for overhead and profit shall be figured on the basis of net increase, if any, with respect to that change.

§ 7.3.9 Pending final determination of the total cost of a Construction Change Directive to the Owner, the Contractor may request payment for Work completed under the Construction Change Directive in Applications for Payment. The Architect will make an interim determination for purposes of monthly certification for payment for those costs and certify for payment the amount that the Architect determines, in the Architect's professional judgment, to be reasonably justified. The Architect's interim determination of cost shall adjust the Contract Sum on the same basis as a Change Order, subject to the right of either party to disagree and assert a Claim in accordance with Article 15.

§ 7.3.10 When the Owner and Contractor agree with a determination made by the Architect concerning the adjustments in the Contract Sum and Contract Time, or otherwise reach agreement upon the adjustments, such agreement shall be effective immediately and the Architect will prepare a Change Order. Change Orders may be issued for all or any part of a Construction Change Directive.

#### § 7.4 Minor Changes in the Work

The Architect has authority to order minor changes in the Work not involving adjustment in the Contract Sum or extension of the Contract Time and not inconsistent with the intent of the Contract Documents. Such changes will be effected by written order signed by the Architect and shall be binding on the Owner and Contractor.

### ARTICLE 8 TIME

#### § 8.1 Definitions

§ 8.1.1 Unless otherwise provided, Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work.

§ 8.1.2 The date of commencement of the Work is the date established in the Agreement.

§ 8.1.3 The date of Substantial Completion is the date certified by the Architect in accordance with Section 9.8.

§ 8.1.4 The term "day" as used in the Contract Documents shall mean calendar day unless otherwise specifically defined.

#### § 8.2 Progress and Completion

§ 8.2.1 Time limits stated in the Contract Documents are of the essence of the Contract. By executing the Agreement the Contractor confirms that the Contract Time is a reasonable period for performing the Work.

§ 8.2.2 The Contractor shall not knowingly, except by agreement or instruction of the Owner in writing, prematurely commence operations on the site or elsewhere prior to the effective date of insurance required by Article 11 to be

furnished by the Contractor and Owner. The date of commencement of the Work shall not be changed by the effective date of such insurance.

§ 8.2.3 The Contractor shall proceed expeditiously with adequate forces and shall achieve Substantial Completion within the Contract Time.

### § 8.3 Delays and Extensions of Time

§ 8.3.1 If the Contractor is delayed at any time in the commencement or progress of the Work by an act or neglect of the Owner or Architect, or of an employee of either, or of a separate contractor employed by the Owner; or by changes ordered in the Work; or by labor disputes, fire, unusual delay in deliveries, unavoidable casualties or other causes beyond the Contractor's control; or by delay authorized by the Owner pending mediation and arbitration; or by other causes that the Architect determines may justify delay, then the Contract Time shall be extended by Change Order for such reasonable time as the Architect may determine.

§ 8.3.2 Claims relating to time shall be made in accordance with applicable provisions of Article 15.

§ 8.3.3 This Section 8.3 does not preclude recovery of damages for delay by either party under other provisions of the Contract Documents.

## ARTICLE 9 PAYMENTS AND COMPLETION

### § 9.1 Contract Sum

The Contract Sum is stated in the Agreement and, including authorized adjustments, is the total amount payable by the Owner to the Contractor for performance of the Work under the Contract Documents.

### § 9.2 Schedule of Values

Where the Contract is based on a stipulated sum or Guaranteed Maximum Price, the Contractor shall submit to the Architect, before the first Application for Payment, a schedule of values allocating the entire Contract Sum to the various portions of the Work and prepared in such form and supported by such data to substantiate its accuracy as the Architect may require. This schedule, unless objected to by the Architect, shall be used as a basis for reviewing the Contractor's Applications for Payment.

### § 9.3 Applications for Payment

§ 9.3.1 At least ten days before the date established for each progress payment, the Contractor shall submit to the Architect an itemized Application for Payment prepared in accordance with the schedule of values, if required under Section 9.2, for completed portions of the Work. Such application shall be notarized, if required, and supported by such data substantiating the Contractor's right to payment as the Owner or Architect may require, such as copies of requisitions from Subcontractors and material suppliers, and shall reflect retainage as stipulated in Section 9.3.4.

§ 9.3.1.1 As provided in Section 7.3.9, such applications may include requests for payment on account of changes in the Work that have been properly authorized by Construction Change Directives, or by interim determinations of the Architect, but not yet included in Change Orders.

§ 9.3.1.2 Applications for Payment shall not include requests for payment for portions of the Work for which the Contractor does not intend to pay a Subcontractor or material supplier, unless such Work has been performed by others whom the Contractor intends to pay.

§ 9.3.2 Unless otherwise provided in the Contract Documents, payments shall be made on account of materials and equipment delivered and suitably stored at the site for subsequent incorporation in the Work. If approved in advance by the Owner, payment may similarly be made for materials and equipment suitably stored off the site at a location agreed upon in writing. Payment for materials and equipment stored on or off the site shall be conditioned upon compliance by the Contractor with procedures satisfactory to the Owner to establish the Owner's title to such materials and equipment or otherwise protect the Owner's interest, and shall include the costs of applicable insurance, storage and transportation to the site for such materials and equipment stored off the site.

§ 9.3.3 The Contractor warrants that title to all Work covered by an Application for Payment will pass to the Owner no later than the time of payment. The Contractor further warrants that upon submittal of an Application for Payment all Work for which Certificates for Payment have been previously issued and payments received from the

Init.

Owner shall, to the best of the Contractor's knowledge, information and belief, be free and clear of liens, claims, security interests or encumbrances in favor of the Contractor, Subcontractors, material suppliers, or other persons or entities making a claim by reason of having provided labor, materials and equipment relating to the Work.

**§ 9.3.4** When Owner direct Purchase Orders are used, retainage that would otherwise be held on materials and equipment shall transfer to the Contractor, and the material suppliers will be paid the full amount of their invoices. The Owner shall retain ten percent (10%) from each Application for Payment, and an amount equal to ten percent (10%) of approved Purchase Order payments, up to fifty percent (50%) completion of the Work, then provided the Work is on schedule and satisfactory, and upon written request of the Contractor together with consent of surety and the recommendation of the Architect, the Owner shall approve a reduction in Retainage to five percent (5%) of the current Contract Sum plus Purchase Orders. No part of the five percent (5%) retainage shall be paid until after Substantial Completion of the Work, as defined in Section 9.8. herein. After Substantial Completion, if reasons for reduction in retainage are certified in writing by the Architect, a reduction to a lump sum amount less than the five percent (5%) retainage may be approved by the Owner when deemed reasonable. The minimum lump sum retainage shall be twice the estimated cost to correct deficient or incomplete work.

#### **§ 9.4 Certificates for Payment**

**§ 9.4.1** The Architect will, within seven days after receipt of the Contractor's Application for Payment, either issue to the Owner a Certificate for Payment, with a copy to the Contractor, for such amount as the Architect determines is properly due, or notify the Contractor and Owner in writing of the Architect's reasons for withholding certification in whole or in part as provided in Section 9.5.1.

**§ 9.4.2** The issuance of a Certificate for Payment will constitute a representation by the Architect to the Owner, based on the Architect's evaluation of the Work and the data comprising the Application for Payment, that, to the best of the Architect's knowledge, information and belief, the Work has progressed to the point indicated and that the quality of the Work is in accordance with the Contract Documents. The foregoing representations are subject to an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, to results of subsequent tests and inspections, to correction of minor deviations from the Contract Documents prior to completion and to specific qualifications expressed by the Architect. The issuance of a Certificate for Payment will further constitute a representation that the Contractor is entitled to payment in the amount certified. However, the issuance of a Certificate for Payment will not be a representation that the Architect has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work, (2) reviewed construction means, methods, techniques, sequences or procedures, (3) reviewed copies of requisitions received from Subcontractors and material suppliers and other data requested by the Owner to substantiate the Contractor's right to payment, or (4) made examination to ascertain how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.

#### **§ 9.5 Decisions to Withhold Certification**

**§ 9.5.1** The Architect may withhold a Certificate for Payment in whole or in part, to the extent reasonably necessary to protect the Owner, if in the Architect's opinion the representations to the Owner required by Section 9.4.2 cannot be made. If the Architect is unable to certify payment in the amount of the Application, the Architect will notify the Contractor and Owner as provided in Section 9.4.1. If the Contractor and Architect cannot agree on a revised amount, the Architect will promptly issue a Certificate for Payment for the amount for which the Architect is able to make such representations to the Owner. The Architect may also withhold a Certificate for Payment or, because of subsequently discovered evidence, may nullify the whole or a part of a Certificate for Payment previously issued, to such extent as may be necessary in the Architect's opinion to protect the Owner from loss for which the Contractor is responsible, including loss resulting from acts and omissions described in Section 3.3.2, because of

- .1 defective Work not remedied;
- .2 third party claims filed or reasonable evidence indicating probable filing of such claims unless security acceptable to the Owner is provided by the Contractor;
- .3 failure of the Contractor to make payments properly to Subcontractors or for labor, materials or equipment;
- .4 reasonable evidence that the Work cannot be completed for the unpaid balance of the Contract Sum;
- .5 damage to the Owner or a separate contractor;
- .6 reasonable evidence that the Work will not be completed within the Contract Time, and that the unpaid balance would not be adequate to cover actual or liquidated damages for the anticipated delay; or
- .7 repeated failure to carry out the Work in accordance with the Contract Documents.

§ 9.5.2 When the above reasons for withholding certification are removed, certification will be made for amounts previously withheld.

§ 9.5.3 If the Architect withholds certification for payment under Section 9.5.1.3, the Owner may, at its sole option, issue joint checks to the Contractor and to any Subcontractor or material or equipment suppliers to whom the Contractor failed to make payment for Work properly performed or material or equipment suitably delivered. If the Owner makes payments by joint check, the Owner shall notify the Architect and the Architect will reflect such payment on the next Certificate for Payment.

#### § 9.6 Progress Payments

§ 9.6.1 After the Architect has issued a Certificate for Payment, the Owner shall make payment in the manner and within the time provided in the Contract Documents or as required by state law, whichever is more restrictive, and shall so notify the Architect.

§ 9.6.2 The Contractor shall pay each Subcontractor no later than seven days after receipt of payment from the Owner the amount to which the Subcontractor is entitled, reflecting percentages actually retained from payments to the Contractor on account of the Subcontractor's portion of the Work. The Contractor shall, by appropriate agreement with each Subcontractor, require each Subcontractor to make payments to Sub-subcontractors in a similar manner.

§ 9.6.3 The Architect will, on request, furnish to a Subcontractor, if practicable, information regarding percentages of completion or amounts applied for by the Contractor and action taken thereon by the Architect and Owner on account of portions of the Work done by such Subcontractor.

§ 9.6.4 The Owner has the right to request written evidence from the Contractor that the Contractor has properly paid Subcontractors and material and equipment suppliers amounts paid by the Owner to the Contractor for subcontracted Work. If the Contractor fails to furnish such evidence within seven days, the Owner shall have the right to contact Subcontractors to ascertain whether they have been properly paid. Neither the Owner nor Architect shall have an obligation to pay or to see to the payment of money to a Subcontractor, except as may otherwise be required by law.

§ 9.6.5 Contractor payments to material and equipment suppliers shall be treated in a manner similar to that provided in Sections 9.6.2, 9.6.3 and 9.6.4.

§ 9.6.6 A Certificate for Payment, a progress payment, or partial or entire use or occupancy of the Project by the Owner shall not constitute acceptance of Work not in accordance with the Contract Documents.

§ 9.6.7 Unless the Contractor provides the Owner with a payment bond in the full penal sum of the Contract Sum, payments received by the Contractor for Work properly performed by Subcontractors and suppliers shall be held by the Contractor for those Subcontractors or suppliers who performed Work or furnished materials, or both, under contract with the Contractor for which payment was made by the Owner. Nothing contained herein shall require money to be placed in a separate account and not commingled with money of the Contractor, shall create any fiduciary liability or tort liability on the part of the Contractor for breach of trust or shall entitle any person or entity to an award of punitive damages against the Contractor for breach of the requirements of this provision.

#### § 9.7 Failure of Payment

If the Architect does not issue a Certificate for Payment, through no fault of the Contractor, within seven days after receipt of the Contractor's Application for Payment, or if the Owner does not pay the Contractor within seven days after the date established in the Contract Documents the amount certified by the Architect or awarded by binding dispute resolution, then the Contractor may, upon seven additional days' written notice to the Owner and Architect, stop the Work until payment of the amount owing has been received. The Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Contractor's reasonable costs of shut-down, delay and start-up, plus interest as provided for in the Contract Documents.

#### § 9.8 Substantial Completion

§ 9.8.1 Substantial Completion is the stage in the progress of the Work when the Work or designated portion thereof is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The ability to occupy and utilize the Work or designated portion thereof shall require an

occupancy permit issued by the Kentucky Department of Housing, Building, and Construction and any other agencies that have statutory authority and approval requirements.

**§ 9.8.2** When the Contractor considers that the Work, or a portion thereof which the Owner agrees to accept separately, is substantially complete, the Contractor shall prepare and submit to the Architect a comprehensive list of items to be completed or corrected prior to final payment. Failure to include an item on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.

**§ 9.8.3** Upon receipt of the Contractor's list, the Architect will make an inspection to determine whether the Work or designated portion thereof is substantially complete. If the Architect's inspection discloses any item, whether or not included on the Contractor's list, which is not sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work or designated portion thereof for its intended use, the Contractor shall, before issuance of the Certificate of Substantial Completion, complete or correct such item upon notification by the Architect. In such case, the Contractor shall then submit a request for another inspection by the Architect to determine Substantial Completion.

**§ 9.8.4** When the Work or designated portion thereof is substantially complete, the Architect will prepare a Certificate of Substantial Completion that shall establish the date of Substantial Completion, shall establish responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance, and shall fix the time within which the Contractor shall finish all items on the list accompanying the Certificate. Warranties required by the Contract Documents shall commence on the date of Substantial Completion of the Work or designated portion thereof unless otherwise provided in the Certificate of Substantial Completion.

**§ 9.8.5** The Certificate of Substantial Completion shall be submitted to the Owner and Contractor for their written acceptance of responsibilities assigned to them in such Certificate. Upon such acceptance and consent of surety, if any, the Owner shall make payment of retainage applying to such Work or designated portion thereof. Such payment shall be adjusted for Work that is incomplete or not in accordance with the requirements of the Contract Documents.

#### **§ 9.9 Partial Occupancy or Use**

**§ 9.9.1** The Owner may occupy or use any completed or partially completed portion of the Work at any stage when such portion is designated by separate agreement with the Contractor, provided such occupancy or use is consented to by the insurer as required under Section 11.3.1.5 and authorized by public authorities having jurisdiction over the Project. Such partial occupancy or use may commence whether or not the portion is substantially complete, provided the Owner and Contractor have accepted in writing the responsibilities assigned to each of them for payments, retainage, if any, security, maintenance, heat, utilities, damage to the Work and insurance, and have agreed in writing concerning the period for correction of the Work and commencement of warranties required by the Contract Documents. When the Contractor considers a portion substantially complete, the Contractor shall prepare and submit a list to the Architect as provided under Section 9.8.2. Consent of the Contractor to partial occupancy or use shall not be unreasonably withheld. The stage of the progress of the Work shall be determined by written agreement between the Owner and Contractor or, if no agreement is reached, by decision of the Architect.

**§ 9.9.2** Immediately prior to such partial occupancy or use, the Owner, Contractor and Architect shall jointly inspect the area to be occupied or portion of the Work to be used in order to determine and record the condition of the Work.

**§ 9.9.3** Unless otherwise agreed upon, partial occupancy or use of a portion or portions of the Work shall not constitute acceptance of Work not complying with the requirements of the Contract Documents.

#### **§ 9.10 Final Completion and Final Payment**

**§ 9.10.1** Upon receipt of the Contractor's written notice that the Work is ready for final inspection and acceptance and upon receipt of a final Application for Payment, the Architect will promptly make such inspection and, when the Architect finds the Work acceptable under the Contract Documents and the Contract fully performed, the Architect will promptly issue a final Certificate for Payment stating that to the best of the Architect's knowledge, information and belief, and on the basis of the Architect's on-site visits and inspections, the Work has been completed in accordance with terms and conditions of the Contract Documents and that the entire balance found to be due the Contractor and noted in the final Certificate is due and payable. The Architect's final Certificate for Payment will constitute a further representation that conditions listed in Section 9.10.2 as precedent to the Contractor's being entitled to final payment have been fulfilled.

Init.

- .1 Upon receipt and approval of the final Application for Payment, for each Contract and Purchase Order, if any, the Architect will prepare, and the Architect and Owner shall complete their portion of the Kentucky Department of Education BG-4 Contract Closeout Form – 2013, and forward the board-approved BG-4 form to the Kentucky Department of Education with a copy of the final Certificate for Payment upon the Board authorizing the BG-4 form, accepting the Work, and approving final payment to the Contractor or Material Supplier.

**§ 9.10.2** Neither final payment nor any remaining retained percentage shall become due until the Contractor submits to the Architect (1) an affidavit that payrolls, bills for materials and equipment, and other indebtedness connected with the Work for which the Owner or the Owner's property might be responsible or encumbered (less amounts withheld by Owner) have been paid or otherwise satisfied, (2) a certificate evidencing that insurance required by the Contract Documents to remain in force after final payment is currently in effect and will not be canceled or allowed to expire until at least 30 days' prior written notice has been given to the Owner, (3) a written statement that the Contractor knows of no substantial reason that the insurance will not be renewable to cover the period required by the Contract Documents, (4) consent of surety, if any, to final payment and (5), if required by the Owner, other data establishing payment or satisfaction of obligations, such as receipts, releases and waivers of liens, claims, security interests or encumbrances arising out of the Contract, to the extent and in such form as may be designated by the Owner. If a Subcontractor refuses to furnish a release or waiver required by the Owner, the Contractor may furnish a bond satisfactory to the Owner to indemnify the Owner against such lien. If such lien remains unsatisfied after payments are made, the Contractor shall refund to the Owner all money that the Owner may be compelled to pay in discharging such lien, including all costs and reasonable attorneys' fees.

**§ 9.10.3** If, after Substantial Completion of the Work, final completion thereof is materially delayed through no fault of the Contractor or by issuance of Change Orders affecting final completion, and the Architect so confirms, the Owner shall, upon application by the Contractor and certification by the Architect, and without terminating the Contract, make payment of the balance due for that portion of the Work fully completed and accepted. If the remaining balance for Work not fully completed or corrected is less than retainage stipulated in the Contract Documents, and if bonds have been furnished, the written consent of surety to payment of the balance due for that portion of the Work fully completed and accepted shall be submitted by the Contractor to the Architect prior to certification of such payment. Such payment shall be made under terms and conditions governing final payment, except that it shall not constitute a waiver of claims.

**§ 9.10.4** The making of final payment shall constitute a waiver of Claims by the Owner except those arising from

- .1 liens, Claims, security interests or encumbrances arising out of the Contract and unsettled;
- .2 failure of the Work to comply with the requirements of the Contract Documents; or
- .3 terms of special warranties required by the Contract Documents.

**§ 9.10.5** Acceptance of final payment by the Contractor, a Subcontractor or material supplier shall constitute a waiver of claims by that payee except those previously made in writing and identified by that payee as unsettled at the time of final Application for Payment.

## **ARTICLE 10 PROTECTION OF PERSONS AND PROPERTY**

### **§ 10.1 Safety Precautions and Programs**

The Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the performance of the Contract.

### **§ 10.2 Safety of Persons and Property**

**§ 10.2.1** The Contractor shall take reasonable precautions for safety of, and shall provide reasonable protection to prevent damage, injury or loss to

- .1 employees on the Work and other persons who may be affected thereby;
- .2 the Work and materials and equipment to be incorporated therein, whether in storage on or off the site, under care, custody or control of the Contractor or the Contractor's Subcontractors or Sub-subcontractors; and
- .3 other property at the site or adjacent thereto, such as trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation or replacement in the course of construction.

§ 10.2.2 The Contractor shall comply with and give notices required by applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities bearing on safety of persons or property or their protection from damage, injury or loss.

§ 10.2.3 The Contractor shall erect and maintain, as required by existing conditions and performance of the Contract, reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards, promulgating safety regulations and notifying owners and users of adjacent sites and utilities.

§ 10.2.4 When use or storage of explosives or other hazardous materials or equipment or unusual methods are necessary for execution of the Work, the Contractor shall exercise utmost care and carry on such activities under supervision of properly qualified personnel.

§ 10.2.5 The Contractor shall promptly remedy damage and loss (other than damage or loss insured under property insurance required by the Contract Documents) to property referred to in Sections 10.2.1.2 and 10.2.1.3 caused in whole or in part by the Contractor, a Subcontractor, a Sub-subcontractor, or anyone directly or indirectly employed by any of them, or by anyone for whose acts they may be liable and for which the Contractor is responsible under Sections 10.2.1.2 and 10.2.1.3, except damage or loss attributable to acts or omissions of the Owner or Architect or anyone directly or indirectly employed by either of them, or by anyone for whose acts either of them may be liable, and not attributable to the fault or negligence of the Contractor. The foregoing obligations of the Contractor are in addition to the Contractor's obligations under Section 3.18.

§ 10.2.6 The Contractor shall designate a responsible member of the Contractor's organization at the site whose duty shall be the prevention of accidents. This person shall be the Contractor's superintendent unless otherwise designated by the Contractor in writing to the Owner and Architect.

§ 10.2.7 The Contractor shall not permit any part of the construction or site to be loaded so as to cause damage or create an unsafe condition.

#### § 10.2.8 Injury or Damage to Person or Property

If either party suffers injury or damage to person or property because of an act or omission of the other party, or of others for whose acts such party is legally responsible, written notice of such injury or damage, whether or not insured, shall be given to the other party within a reasonable time not exceeding 21 days after discovery. The notice shall provide sufficient detail to enable the other party to investigate the matter.

#### § 10.3 Hazardous Materials

§ 10.3.1 The Contractor is responsible for compliance with any requirements included in the Contract Documents regarding hazardous materials. If the Contractor encounters a hazardous material or substance not addressed in the Contract Documents and if reasonable precautions will be inadequate to prevent foreseeable bodily injury or death to persons resulting from a material or substance, including but not limited to asbestos or polychlorinated biphenyl (PCB), encountered on the site by the Contractor, the Contractor shall, upon recognizing the condition, immediately stop Work in the affected area and report the condition to the Owner and Architect in writing.

§ 10.3.2 Upon receipt of the Contractor's written notice, the Owner shall obtain the services of a licensed laboratory to verify the presence or absence of the material or substance reported by the Contractor and, in the event such material or substance is found to be present, to cause it to be rendered harmless. Unless otherwise required by the Contract Documents, the Owner shall furnish in writing to the Contractor and Architect the names and qualifications of persons or entities who are to perform tests verifying the presence or absence of such material or substance or who are to perform the task of removal or safe containment of such material or substance. The Contractor and the Architect will promptly reply to the Owner in writing stating whether or not either has reasonable objection to the persons or entities proposed by the Owner. If either the Contractor or Architect has an objection to a person or entity proposed by the Owner, the Owner shall propose another to whom the Contractor and the Architect have no reasonable objection. When the material or substance has been rendered harmless, Work in the affected area shall resume upon written agreement of the Owner and Contractor. By Change Order, the Contract Time shall be extended appropriately and the Contract Sum shall be increased in the amount of the Contractor's reasonable additional costs of shut-down, delay and start-up.



§ 10.3.3 To the fullest extent permitted by law, the Owner shall indemnify and hold harmless the Contractor, Subcontractors, Architect, Architect's consultants and agents and employees of any of them from and against claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work in the affected area if in fact the material or substance presents the risk of bodily injury or death as described in Section 10.3.1 and has not been rendered harmless, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), except to the extent that such damage, loss or expense is due to the fault or negligence of the party seeking indemnity.

§ 10.3.4 The Owner shall not be responsible under this Section 10.3 for materials or substances the Contractor brings to the site unless such materials or substances are required by the Contract Documents. The Owner shall be responsible for materials or substances required by the Contract Documents, except to the extent of the Contractor's fault or negligence in the use and handling of such materials or substances.

§ 10.3.5 The Contractor shall indemnify the Owner for the cost and expense the Owner incurs (1) for remediation of a material or substance the Contractor brings to the site and negligently handles, or (2) where the Contractor fails to perform its obligations under Section 10.3.1, except to the extent that the cost and expense are due to the Owner's fault or negligence.

§ 10.3.6 If, without negligence on the part of the Contractor, the Contractor is held liable by a government agency for the cost of remediation of a hazardous material or substance solely by reason of performing Work as required by the Contract Documents, the Owner shall indemnify the Contractor for all cost and expense thereby incurred.

#### § 10.4 Emergencies

In an emergency affecting safety of persons or property, the Contractor shall act, at the Contractor's discretion, to prevent threatened damage, injury or loss. Additional compensation or extension of time claimed by the Contractor on account of an emergency shall be determined as provided in Article 15 and Article 7.

### ARTICLE 11 INSURANCE AND BONDS

#### § 11.1 Contractor's Liability Insurance

§ 11.1.1 The Contractor shall purchase from and maintain in a company or companies lawfully authorized to do business in the jurisdiction in which the Project is located such insurance as will protect the Contractor from claims set forth below which may arise out of or result from the Contractor's operations and completed operations under the Contract and for which the Contractor may be legally liable, whether such operations be by the Contractor or by a Subcontractor or by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable:

- .1 Claims under workers' compensation, disability benefit and other similar employee benefit acts that are applicable to the Work to be performed;
- .2 Claims for damages because of bodily injury, occupational sickness or disease, or death of the Contractor's employees;
- .3 Claims for damages because of bodily injury, sickness or disease, or death of any person other than the Contractor's employees;
- .4 Claims for damages insured by usual personal injury liability coverage;
- .5 Claims for damages, other than to the Work itself, because of injury to or destruction of tangible property, including loss of use resulting therefrom;
- .6 Claims for damages because of bodily injury, death of a person or property damage arising out of ownership, maintenance or use of a motor vehicle;
- .7 Claims for bodily injury or property damage arising out of completed operations; and
- .8 Claims involving contractual liability insurance applicable to the Contractor's obligations under Section 3.18.

§ 11.1.2 The insurance required by Section 11.1.1 shall be written for not less than limits of liability specified in the Contract Documents or required by law, whichever coverage is greater. Coverages, whether written on an occurrence or claims-made basis, shall be maintained without interruption from the date of commencement of the Work until the date of final payment and termination of any coverage required to be maintained after final payment, and, with respect to the Contractor's completed operations coverage, until the expiration of the period for correction of Work or for such other period for maintenance of completed operations coverage as specified in the Contract Documents. Such insurance shall be no less than the following amounts:

- |                      |                                                                                              |
|----------------------|----------------------------------------------------------------------------------------------|
| (1) Public Liability | \$200,000.00 one person/maximum each person<br>\$500,000.00 one accident/maximum each person |
| (2) Property Damage  | \$200,000.00 one accident/maximum<br>\$500,000.00 aggregate                                  |

§ 11.1.2.1 The insurance required by Section 11.1.1 shall be written for not less than the following limits, or greater if required by law:

- (1) Worker's Compensation:
  - a. State Statutory
  - b. Applicable Federal (e.g., Longshoreman's) Statutory
  - c. Employer's Liability \$500,000
- (2) Comprehensive or Commercial General Liability (including Premises-Operations; Independent Contractor's Protection; Product Liability and Completed Operations; Broad Form Property Damage):
  - a. General Aggregate (except Products-Completed Operations) \$1,000,000
  - b. Products-Completed Operations Aggregate \$1,000,000
  - c. Personal/Advertising Injury (per person/organization) \$1,000,000
  - d. Each Occurrence (Bodily Injury and Property Damage) \$1,000,000
  - e. Limit per Person Medical Expense \$10,000
  - f. Exclusions of Property in Contractors Care, Custody or Control will be eliminated.
  - g. Property Damage Liability Insurance will provide Coverage for Explosion, Collapse, and Underground Damage.
- (3) Contractual Liability:
  - a. General Aggregate \$1,000,000
  - b. Each Occurrence (Bodily Injury and Property Damage) \$1,000,000
- (4) Automobile Liability:
  - a. Bodily Injury \$500,000 Each Person  
\$1,000,000 Each Accident
  - b. Property Damage \$500,000 Each Accident, or  
a combined single limit of \$1,000,000
- (5) Liability coverage for the Owner, the Architect, the Architect's Consultants and others listed in the Supplementary Conditions will be provided (subject to customary exclusions for professional liability), by endorsement as additional insured's on the Contractor's Liability Policy.
- (6) Excess Liability Umbrella Form:
  - a. General Aggregate \$1,000,000
  - b. Each Occurrence \$1,000,000

§ 11.1.2.2 There shall be an endorsement in each of the above policies reading as follows: "It is hereby agreed that in the event of a claim arising under this policy, the company may not deny liability be reason of the insured being a state, county, municipal corporation or governmental agency."

Init.

§ 11.1.3 Certificates of insurance acceptable to the Owner shall be filed with the Owner prior to commencement of the Work and thereafter upon renewal or replacement of each required policy of insurance. These certificates and the insurance policies required by this Section 11.1 shall contain a provision that coverages afforded under the policies will not be canceled or allowed to expire until at least 30 days' prior written notice has been given to the Owner. An additional certificate evidencing continuation of liability coverage, including coverage for completed operations, shall be submitted with the final Application for Payment as required by Section 9.10.2 and thereafter upon renewal or replacement of such coverage until the expiration of the time required by Section 11.1.2. Information concerning reduction of coverage on account of revised limits or claims paid under the General Aggregate, or both, shall be furnished by the Contractor with reasonable promptness.

§ 11.1.4 The Contractor shall cause the commercial liability coverage required by the Contract Documents to include (1) the Owner, the Architect and the Architect's consultants as additional insureds for claims caused in whole or in part by the Contractor's negligent acts or omissions during the Contractor's operations; and (2) the Owner as an additional insured for claims caused in whole or in part by the Contractor's negligent acts or omissions during the Contractor's completed operations.

#### § 11.2 Owner's Liability Insurance

The Owner shall be responsible for purchasing and maintaining the Owner's usual liability insurance.

#### § 11.3 Property Insurance

§ 11.3.1 Unless otherwise provided, the Owner shall purchase and maintain, in a company or companies lawfully authorized to do business in the jurisdiction in which the Project is located, property insurance written on a builder's risk "all-risk" or equivalent policy form in the amount of the initial Contract Sum, plus value of subsequent Contract Modifications and cost of materials supplied or installed by others, comprising total value for the entire Project at the site on a replacement cost basis without optional deductibles. Such property insurance shall be maintained, unless otherwise provided in the Contract Documents or otherwise agreed in writing by all persons and entities who are beneficiaries of such insurance, until final payment has been made as provided in Section 9.10 or until no person or entity other than the Owner has an insurable interest in the property required by this Section 11.3 to be covered, whichever is later. This insurance shall include interests of the Owner, the Contractor, Subcontractors and Sub-subcontractors in the Project.

§ 11.3.1.1 Property insurance shall be on an "all-risk" or equivalent policy form and shall include, without limitation, insurance against the perils of fire (with extended coverage) and physical loss or damage including, without duplication of coverage, theft, vandalism, malicious mischief, collapse, earthquake, flood, windstorm, falsework, testing and startup, temporary buildings and debris removal including demolition occasioned by enforcement of any applicable legal requirements, and shall cover reasonable compensation for Architect's and Contractor's services and expenses required as a result of such insured loss.

§ 11.3.1.2 If the Owner does not intend to purchase such property insurance required by the Contract and with all of the coverages in the amount described above, the Owner shall so inform the Contractor in writing prior to commencement of the Work. The Contractor may then effect insurance that will protect the interests of the Contractor, Subcontractors and Sub-subcontractors in the Work, and by appropriate Change Order the cost thereof shall be charged to the Owner. If the Contractor is damaged by the failure or neglect of the Owner to purchase or maintain insurance as described above, without so notifying the Contractor in writing, then the Owner shall bear all reasonable costs properly attributable thereto.

§ 11.3.1.3 If the property insurance requires deductibles, the Owner shall pay costs not covered because of such deductibles.

§ 11.3.1.4 This property insurance shall cover portions of the Work stored off the site, and also portions of the Work in transit.

§ 11.3.1.5 Partial occupancy or use in accordance with Section 9.9 shall not commence until the insurance company or companies providing property insurance have consented to such partial occupancy or use by endorsement or otherwise. The Owner and the Contractor shall take reasonable steps to obtain consent of the insurance company or

Init.

companies and shall, without mutual written consent, take no action with respect to partial occupancy or use that would cause cancellation, lapse or reduction of insurance.

#### **§ 11.3.2 Boiler and Machinery Insurance**

The Owner shall purchase and maintain boiler and machinery insurance required by the Contract Documents or by law, which shall specifically cover such insured objects during installation and until final acceptance by the Owner; this insurance shall include interests of the Owner, Contractor, Subcontractors and Sub-subcontractors in the Work, and the Owner and Contractor shall be named insureds.

#### **§ 11.3.3 Loss of Use Insurance**

The Owner, at the Owner's option, may purchase and maintain such insurance as will insure the Owner against loss of use of the Owner's property due to fire or other hazards, however caused. The Owner waives all rights of action against the Contractor for loss of use of the Owner's property, including consequential losses due to fire or other hazards however caused.

**§ 11.3.4** If the Contractor requests in writing that insurance for risks other than those described herein or other special causes of loss be included in the property insurance policy, the Owner shall, if possible, include such insurance, and the cost thereof shall be charged to the Contractor by appropriate Change Order.

**§ 11.3.5** If during the Project construction period the Owner insures properties, real or personal or both, at or adjacent to the site by property insurance under policies separate from those insuring the Project, or if after final payment property insurance is to be provided on the completed Project through a policy or policies other than those insuring the Project during the construction period, the Owner shall waive all rights in accordance with the terms of Section 11.3.7 for damages caused by fire or other causes of loss covered by this separate property insurance. All separate policies shall provide this waiver of subrogation by endorsement or otherwise.

**§ 11.3.6** Before an exposure to loss may occur, the Owner shall file with the Contractor a copy of each policy that includes insurance coverages required by this Section 11.3. Each policy shall contain all generally applicable conditions, definitions, exclusions and endorsements related to this Project. Each policy shall contain a provision that the policy will not be canceled or allowed to expire, and that its limits will not be reduced, until at least 30 days' prior written notice has been given to the Contractor.

**§ 11.3.7** Before an exposure to loss may occur, the Owner shall provide the Architect and the Kentucky Department of Education with certificates of insurance coverage required by this Section 11.3.

#### **§ 11.3.7 Waivers of Subrogation**

The Owner and Contractor waive all rights against (1) each other and any of their subcontractors, sub-subcontractors, agents and employees, each of the other, and (2) the Architect, Architect's consultants, separate contractors described in Article 6, if any, and any of their subcontractors, sub-subcontractors, agents and employees, for damages caused by fire or other causes of loss to the extent covered by property insurance obtained pursuant to this Section 11.3 or other property insurance applicable to the Work, except such rights as they have to proceeds of such insurance held by the Owner as fiduciary. The Owner or Contractor, as appropriate, shall require of the Architect, Architect's consultants, separate contractors described in Article 6, if any, and the subcontractors, sub-subcontractors, agents and employees of any of them, by appropriate agreements, written where legally required for validity, similar waivers each in favor of other parties enumerated herein. The policies shall provide such waivers of subrogation by endorsement or otherwise. A waiver of subrogation shall be effective as to a person or entity even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, did not pay the insurance premium directly or indirectly, and whether or not the person or entity had an insurable interest in the property damaged.

**§ 11.3.8** A loss insured under the Owner's property insurance shall be adjusted by the Owner as fiduciary and made payable to the Owner as fiduciary for the insureds, as their interests may appear, subject to requirements of any applicable mortgagee clause and of Section 11.3.10. The Contractor shall pay Subcontractors their just shares of insurance proceeds received by the Contractor, and by appropriate agreements, written where legally required for validity, shall require Subcontractors to make payments to their Sub-subcontractors in similar manner.

§ 11.3.9 If required in writing by a party in interest, the Owner as fiduciary shall, upon occurrence of an insured loss, give bond for proper performance of the Owner's duties. The cost of required bonds shall be charged against proceeds received as fiduciary. The Owner shall deposit in a separate account proceeds so received, which the Owner shall distribute in accordance with such agreement as the parties in interest may reach, or as determined in accordance with the method of binding dispute resolution selected in the Agreement between the Owner and Contractor. If after such loss no other special agreement is made and unless the Owner terminates the Contract for convenience, replacement of damaged property shall be performed by the Contractor after notification of a Change in the Work in accordance with Article 7.

§ 11.3.10 The Owner as fiduciary shall have power to adjust and settle a loss with insurers unless one of the parties in interest shall object in writing within five days after occurrence of loss to the Owner's exercise of this power; if such objection is made, the dispute shall be resolved in the manner selected by the Owner and Contractor as the method of binding dispute resolution in the Agreement. If the Owner and Contractor have selected arbitration as the method of binding dispute resolution, the Owner as fiduciary shall make settlement with insurers or, in the case of a dispute over distribution of insurance proceeds, in accordance with the directions of the arbitrators.

#### § 11.4 Performance Bond and Payment Bond

§ 11.4.1 Unless otherwise provided, when the Contract Sum exceeds twenty-five thousand dollars (\$25,000) the Contractor shall furnish bonds covering faithful performance of the Contract and payment of obligations arising thereunder. A surety company authorized to do business in Kentucky shall execute bonds, and the cost thereof shall be included in the Contract Sum. Unless otherwise provided, the amount of each bond shall be equal to 100% of the Contract Sum plus Purchase Orders, or 100% of the Lump Sum Base Bid plus or minus accepted Alternates, whichever is greater.

§ 11.4.2 Upon the request of any person or entity appearing to be a potential beneficiary of bonds covering payment of obligations arising under the Contract, the Contractor shall promptly furnish a copy of the bonds or shall authorize a copy to be furnished.

### ARTICLE 12 UNCOVERING AND CORRECTION OF WORK

#### § 12.1 Uncovering of Work

§ 12.1.1 If a portion of the Work is covered contrary to the Architect's request or to requirements specifically expressed in the Contract Documents, it must, if requested in writing by the Architect, be uncovered for the Architect's examination and be replaced at the Contractor's expense without change in the Contract Time.

§ 12.1.2 If a portion of the Work has been covered that the Architect has not specifically requested to examine prior to its being covered, the Architect may request to see such Work and it shall be uncovered by the Contractor. If such Work is in accordance with the Contract Documents, costs of uncovering and replacement shall, by appropriate Change Order, be at the Owner's expense. If such Work is not in accordance with the Contract Documents, such costs and the cost of correction shall be at the Contractor's expense unless the condition was caused by the Owner or a separate contractor in which event the Owner shall be responsible for payment of such costs.

#### § 12.2 Correction of Work

##### § 12.2.1 Before or After Substantial Completion

The Contractor shall promptly correct Work rejected by the Architect or failing to conform to the requirements of the Contract Documents, whether discovered before or after Substantial Completion and whether or not fabricated, installed or completed. Costs of correcting such rejected Work, including additional testing and inspections, the cost of uncovering and replacement, and compensation for the Architect's services and expenses made necessary thereby, shall be at the Contractor's expense.

##### § 12.2.2 After Substantial Completion

§ 12.2.2.1 In addition to the Contractor's obligations under Section 3.5, if, within one year after the date of Substantial Completion of the Work or designated portion thereof or after the date for commencement of warranties established under Section 9.9.1, or by terms of an applicable special warranty required by the Contract Documents, any of the Work is found to be not in accordance with the requirements of the Contract Documents, the Contractor shall correct it promptly after receipt of written notice from the Owner to do so unless the Owner has previously given the Contractor a written acceptance of such condition. The Owner shall give such notice promptly after discovery of the condition. During the one-year period for correction of Work, if the Owner fails to notify the

Contractor and give the Contractor an opportunity to make the correction, the Owner waives the rights to require correction by the Contractor and to make a claim for breach of warranty. If the Contractor fails to correct nonconforming Work within a reasonable time during that period after receipt of notice from the Owner or Architect, the Owner may correct it in accordance with Section 2.4.

§ 12.2.2.2 The one-year period for correction of Work shall be extended with respect to portions of Work first performed after Substantial Completion by the period of time between Substantial Completion and the actual completion of that portion of the Work.

§ 12.2.2.3 The one-year period for correction of Work shall not be extended by corrective Work performed by the Contractor pursuant to this Section 12.2.

§ 12.2.3 The Contractor shall remove from the site portions of the Work that are not in accordance with the requirements of the Contract Documents and are neither corrected by the Contractor nor accepted by the Owner.

§ 12.2.4 The Contractor shall bear the cost of correcting destroyed or damaged construction, whether completed or partially completed, of the Owner or separate contractors caused by the Contractor's correction or removal of Work that is not in accordance with the requirements of the Contract Documents.

§ 12.2.5 Nothing contained in this Section 12.2 shall be construed to establish a period of limitation with respect to other obligations the Contractor has under the Contract Documents. Establishment of the one-year period for correction of Work as described in Section 12.2.2 relates only to the specific obligation of the Contractor to correct the Work, and has no relationship to the time within which the obligation to comply with the Contract Documents may be sought to be enforced, nor to the time within which proceedings may be commenced to establish the Contractor's liability with respect to the Contractor's obligations other than specifically to correct the Work.

#### § 12.3 Acceptance of Nonconforming Work

If the Owner prefers to accept Work that is not in accordance with the requirements of the Contract Documents, the Owner may do so instead of requiring its removal and correction, in which case the Contract Sum will be reduced as appropriate and equitable. Such adjustment shall be effected whether or not final payment has been made.

### ARTICLE 13 MISCELLANEOUS PROVISIONS

#### § 13.1 Governing Law

The Contract shall be governed by the law of the place where the Project is located except that, if the parties have selected arbitration as the method of binding dispute resolution, the Federal Arbitration Act shall govern Section 15.4.

§ 13.1.1 None of the Contract Documents for this project shall be construed against the party preparing documents on the grounds that the party prepared or drafted the document, or any portion thereof.

#### § 13.2 Successors and Assigns

§ 13.2.1 The Owner and Contractor respectively bind themselves, their partners, successors, assigns and legal representatives to covenants, agreements and obligations contained in the Contract Documents. Except as provided in Section 13.2.2, neither party to the Contract shall assign the Contract as a whole without written consent of the other. If either party attempts to make such an assignment without such consent, that party shall nevertheless remain legally responsible for all obligations under the Contract.

§ 13.2.2 The Owner may, without consent of the Contractor, assign the Contract to a lender providing construction financing for the Project, if the lender assumes the Owner's rights and obligations under the Contract Documents. The Contractor shall execute all consents reasonably required to facilitate such assignment.

#### § 13.3 Written Notice

Written notice shall be deemed to have been duly served if delivered in person to the individual, to a member of the firm or entity, or to an officer of the corporation for which it was intended; or if delivered at, or sent by registered or certified mail or by courier service providing proof of delivery to, the last business address known to the party giving notice.

**§ 13.4 Rights and Remedies**

**§ 13.4.1** Duties and obligations imposed by the Contract Documents and rights and remedies available thereunder shall be in addition to and not a limitation of duties, obligations, rights and remedies otherwise imposed or available by law.

**§ 13.4.2** No action or failure to act by the Owner, Architect or Contractor shall constitute a waiver of a right or duty afforded them under the Contract, nor shall such action or failure to act constitute approval of or acquiescence in a breach there under, except as may be specifically agreed in writing.

**§ 13.5 Tests and Inspections**

**§ 13.5.1** Tests, inspections and approvals of portions of the Work shall be made as required by the Contract Documents and by applicable laws, statutes, ordinances, codes, rules and regulations or lawful orders of public authorities. Unless otherwise provided, the Contractor shall make arrangements for such tests, inspections and approvals with an independent testing laboratory or entity acceptable to the Owner, or with the appropriate public authority, and shall bear all related costs of tests, inspections and approvals. The Contractor shall give the Architect timely notice of when and where tests and inspections are to be made so that the Architect may be present for such procedures. The Owner shall bear costs of (1) tests, inspections or approvals that do not become requirements until after bids are received or negotiations concluded, and (2) tests, inspections or approvals where building codes or applicable laws or regulations prohibit the Owner from delegating their cost to the Contractor.

**§ 13.5.2** If the Architect, Owner or public authorities having jurisdiction determine that portions of the Work require additional testing, inspection or approval not included under Section 13.5.1, the Architect will, upon written authorization from the Owner, instruct the Contractor to make arrangements for such additional testing, inspection or approval by an entity acceptable to the Owner, and the Contractor shall give timely notice to the Architect of when and where tests and inspections are to be made so that the Architect may be present for such procedures. Such costs, except as provided in Section 13.5.3, shall be at the Owner's expense.

**§ 13.5.3** If such procedures for testing, inspection or approval under Sections 13.5.1 and 13.5.2 reveal failure of the portions of the Work to comply with requirements established by the Contract Documents, all costs made necessary by such failure including those of repeated procedures and compensation for the Architect's services and expenses shall be at the Contractor's expense.

**§ 13.5.4** Required certificates of testing, inspection or approval shall, unless otherwise required by the Contract Documents, be secured by the Contractor and promptly delivered to the Architect.

**§ 13.5.5** If the Architect is to observe tests, inspections or approvals required by the Contract Documents, the Architect will do so promptly and, where practicable, at the normal place of testing.

**§ 13.5.6** Tests or inspections conducted pursuant to the Contract Documents shall be made promptly to avoid unreasonable delay in the Work.

**§ 13.6 Interest**

Payments due and unpaid under the Contract Documents shall bear interest from the date payment is due at such rate as required by state law, or in the absence of law, at the legal rate prevailing at the time and place where the Project is located.

**§ 13.7 Time Limits on Claims**

The Owner and Contractor shall commence all claims and causes of action, whether in contract, tort, breach of warranty or otherwise, against the other arising out of or related to the Contract in accordance with the requirements of the final dispute resolution method selected in the Agreement within the time period specified by applicable law, but in any case not more than 10 years after the date of Substantial Completion of the Work. The Owner and Contractor waive all claims and causes of action not commenced in accordance with this Section 13.7.

**ARTICLE 14 TERMINATION OR SUSPENSION OF THE CONTRACT**

**§ 14.1 Termination by the Contractor**

**§ 14.1.1** The Contractor may terminate the Contract if the Work is stopped for a period of 30 consecutive days through no act or fault of the Contractor or a Subcontractor, Sub-subcontractor or their agents or employees or any

other persons or entities performing portions of the Work under direct or indirect contract with the Contractor, for any of the following reasons:

- .1 Issuance of an order of a court or other public authority having jurisdiction that requires all Work to be stopped;
- .2 An act of government, such as a declaration of national emergency that requires all Work to be stopped;
- .3 Because the Architect has not issued a Certificate for Payment and has not notified the Contractor of the reason for withholding certification as provided in Section 9.4.1, or because the Owner has not made payment on a Certificate for Payment within the time stated in the Contract Documents; or
- .4 The Owner has failed to furnish to the Contractor promptly, upon the Contractor's request, reasonable evidence as required by Section 2.2.1.

§ 14.1.2 The Contractor may terminate the Contract if, through no act or fault of the Contractor or a Subcontractor, Sub-subcontractor or their agents or employees or any other persons or entities performing portions of the Work under direct or indirect contract with the Contractor, repeated suspensions, delays or interruptions of the entire Work by the Owner as described in Section 14.3 constitute in the aggregate more than 100 percent of the total number of days scheduled for completion, or 120 days in any 365-day period, whichever is less.

§ 14.1.3 If one of the reasons described in Section 14.1.1 or 14.1.2 exists, the Contractor may, upon seven days' written notice to the Owner and Architect, terminate the Contract and recover from the Owner payment for Work executed, including reasonable overhead and profit, costs incurred by reason of such termination, and damages.

§ 14.1.4 If the Work is stopped for a period of 60 consecutive days through no act or fault of the Contractor or a Subcontractor or their agents or employees or any other persons performing portions of the Work under contract with the Contractor because the Owner has repeatedly failed to fulfill the Owner's obligations under the Contract Documents with respect to matters important to the progress of the Work, the Contractor may, upon seven additional days' written notice to the Owner and the Architect, terminate the Contract and recover from the Owner as provided in Section 14.1.3.

#### § 14.2 Termination by the Owner for Cause

§ 14.2.1 The Owner may terminate the Contract if the Contractor

- .1 repeatedly refuses or fails to supply enough properly skilled workers or proper materials;
- .2 fails to make payment to Subcontractors for materials or labor in accordance with the respective agreements between the Contractor and the Subcontractors;
- .3 repeatedly disregards applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of a public authority; or
- .4 otherwise is guilty of substantial breach of a provision of the Contract Documents.

§ 14.2.2 When any of the above reasons exist, the Owner, upon certification by the Initial Decision Maker that sufficient cause exists to justify such action, may without prejudice to any other rights or remedies of the Owner and after giving the Contractor and the Contractor's surety, if any, seven days' written notice, terminate employment of the Contractor and may, subject to any prior rights of the surety:

- .1 Exclude the Contractor from the site and take possession of all materials, equipment, tools, and construction equipment and machinery thereon owned by the Contractor;
- .2 Accept assignment of subcontracts pursuant to Section 5.4; and
- .3 Finish the Work by whatever reasonable method the Owner may deem expedient. Upon written request of the Contractor, the Owner shall furnish to the Contractor a detailed accounting of the costs incurred by the Owner in finishing the Work.

§ 14.2.3 When the Owner terminates the Contract for one of the reasons stated in Section 14.2.1, the Contractor shall not be entitled to receive further payment until the Work is finished.

§ 14.2.4 If the unpaid balance of the Contract Sum exceeds costs of finishing the Work, including compensation for the Architect's services and expenses made necessary thereby, and other damages incurred by the Owner and not expressly waived, such excess shall be paid to the Contractor. If such costs and damages exceed the unpaid balance, the Contractor shall pay the difference to the Owner. The amount to be paid to the Contractor or Owner, as the case



may be, shall be certified by the Initial Decision Maker, upon application, and this obligation for payment shall survive termination of the Contract.

### § 14.3 Suspension by the Owner for Convenience

§ 14.3.1 The Owner may, without cause, order the Contractor in writing to suspend, delay or interrupt the Work in whole or in part for such period of time as the Owner may determine.

§ 14.3.2 The Contract Sum and Contract Time shall be adjusted for increases in the cost and time caused by suspension, delay or interruption as described in Section 14.3.1. Adjustment of the Contract Sum shall include profit. No adjustment shall be made to the extent

- .1 that performance is, was or would have been so suspended, delayed or interrupted by another cause for which the Contractor is responsible; or
- .2 that an equitable adjustment is made or denied under another provision of the Contract.

### § 14.4 Termination by the Owner for Convenience

§ 14.4.1 The Owner may, at any time, terminate the Contract for the Owner's convenience and without cause.

§ 14.4.2 Upon receipt of written notice from the Owner of such termination for the Owner's convenience, the Contractor shall

- .1 cease operations as directed by the Owner in the notice;
- .2 take actions necessary, or that the Owner may direct, for the protection and preservation of the Work; and
- .3 except for Work directed to be performed prior to the effective date of termination stated in the notice, terminate all existing subcontracts and purchase orders and enter into no further subcontracts and purchase orders.

§ 14.4.3 In case of such termination for the Owner's convenience, the Contractor shall be entitled to receive payment for Work executed, and costs incurred by reason of such termination, along with reasonable overhead and profit on the Work not executed.

## ARTICLE 15 CLAIMS AND DISPUTES

### § 15.1 Claims

#### § 15.1.1 Definition

A Claim is a demand or assertion by one of the parties seeking, as a matter of right, payment of money, or other relief with respect to the terms of the Contract. The term "Claim" also includes other disputes and matters in question between the Owner and Contractor arising out of or relating to the Contract. The responsibility to substantiate Claims shall rest with the party making the Claim.

#### § 15.1.2 Notice of Claims

Claims by either the Owner or Contractor must be initiated by written notice to the other party and to the Initial Decision Maker with a copy sent to the Architect, if the Architect is not serving as the Initial Decision Maker. Claims by either party must be initiated within 21 days after occurrence of the event giving rise to such Claim or within 21 days after the claimant first recognizes the condition giving rise to the Claim, whichever is later.

#### § 15.1.3 Continuing Contract Performance

Pending final resolution of a Claim, except as otherwise agreed in writing or as provided in Section 9.7 and Article 14, the Contractor shall proceed diligently with performance of the Contract and the Owner shall continue to make payments in accordance with the Contract Documents. The Architect will prepare Change Orders and issue Certificates for Payment in accordance with the decisions of the Initial Decision Maker.

#### § 15.1.4 Claims for Additional Cost

If the Contractor wishes to make a Claim for an increase in the Contract Sum, written notice as provided herein shall be given before proceeding to execute the Work. Prior notice is not required for Claims relating to an emergency endangering life or property arising under Section 10.4.

### § 15.1.5 Claims for Additional Time

§ 15.1.5.1 If the Contractor wishes to make a Claim for an increase in the Contract Time, written notice as provided herein shall be given. The Contractor's Claim shall include an estimate of cost and of probable effect of delay on progress of the Work. In the case of a continuing delay, only one Claim is necessary.

§ 15.1.5.2 If adverse weather conditions are the basis for a Claim for additional time, such Claim shall be documented by data substantiating that weather conditions were abnormal for the period of time, could not have been reasonably anticipated and had an adverse effect on the scheduled construction.

### § 15.1.6 Claims for Consequential Damages

The Contractor and Owner waive Claims against each other for consequential damages arising out of or relating to this Contract. This mutual waiver includes

- .1 damages incurred by the Owner for rental expenses, for losses of use, income, profit, financing, business and reputation, and for loss of management or employee productivity or of the services of such persons; and
- .2 damages incurred by the Contractor for principal office expenses including the compensation of personnel stationed there, for losses of financing, business and reputation, and for loss of profit except anticipated profit arising directly from the Work.

This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination in accordance with Article 14. Nothing contained in this Section 15.1.6 shall be deemed to preclude an award of liquidated damages, when applicable, in accordance with the requirements of the Contract Documents.

### § 15.2 Initial Decision

§ 15.2.1 Claims, excluding those arising under Sections 10.3, 10.4, 11.3.9, and 11.3.10, shall be referred to the Initial Decision Maker for initial decision. The Architect will serve as the Initial Decision Maker, unless otherwise indicated in the Agreement. Except for those Claims excluded by this Section 15.2.1, an initial decision shall be required as a condition precedent to mediation of any Claim arising prior to the date final payment is due, unless 30 days have passed after the Claim has been referred to the Initial Decision Maker with no decision having been rendered. Unless the Initial Decision Maker and all affected parties agree, the Initial Decision Maker will not decide disputes between the Contractor and persons or entities other than the Owner.

§ 15.2.2 The Initial Decision Maker will review Claims and within ten days of the receipt of a Claim take one or more of the following actions: (1) request additional supporting data from the claimant or a response with supporting data from the other party, (2) reject the Claim in whole or in part, (3) approve the Claim, (4) suggest a compromise, or (5) advise the parties that the Initial Decision Maker is unable to resolve the Claim if the Initial Decision Maker lacks sufficient information to evaluate the merits of the Claim or if the Initial Decision Maker concludes that, in the Initial Decision Maker's sole discretion, it would be inappropriate for the Initial Decision Maker to resolve the Claim.

§ 15.2.3 In evaluating Claims, the Initial Decision Maker may, but shall not be obligated to, consult with or seek information from either party or from persons with special knowledge or expertise who may assist the Initial Decision Maker in rendering a decision. The Initial Decision Maker may request the Owner to authorize retention of such persons at the Owner's expense.

§ 15.2.4 If the Initial Decision Maker requests a party to provide a response to a Claim or to furnish additional supporting data, such party shall respond, within ten days after receipt of such request, and shall either (1) provide a response on the requested supporting data, (2) advise the Initial Decision Maker when the response or supporting data will be furnished or (3) advise the Initial Decision Maker that no supporting data will be furnished. Upon receipt of the response or supporting data, if any, the Initial Decision Maker will either reject or approve the Claim in whole or in part.

§ 15.2.5 The Initial Decision Maker will render an initial decision approving or rejecting the Claim, or indicating that the Initial Decision Maker is unable to resolve the Claim. This initial decision shall (1) be in writing; (2) state the reasons therefor; and (3) notify the parties and the Architect, if the Architect is not serving as the Initial Decision Maker, of any change in the Contract Sum or Contract Time or both. The initial decision shall be final and binding on the parties but subject to mediation and, if the parties fail to resolve their dispute through mediation, to binding dispute resolution.

§ 15.2.6 Either party may file for mediation of an initial decision at any time, subject to the terms of Section 15.2.6.1.

§ 15.2.6.1 Either party may, within 30 days from the date of an initial decision, demand in writing that the other party file for mediation within 60 days of the initial decision. If such a demand is made and the party receiving the demand fails to file for mediation within the time required, then both parties waive their rights to mediate or pursue binding dispute resolution proceedings with respect to the initial decision.

§ 15.2.7 In the event of a Claim against the Contractor, the Owner may, but is not obligated to, notify the surety, if any, of the nature and amount of the Claim. If the Claim relates to a possibility of a Contractor's default, the Owner may, but is not obligated to, notify the surety and request the surety's assistance in resolving the controversy.

§ 15.2.8 If a Claim relates to or is the subject of a mechanic's lien, the party asserting such Claim may proceed in accordance with applicable law to comply with the lien notice or filing deadlines.

### § 15.3 Mediation

§ 15.3.1 Claims, disputes, or other matters in controversy arising out of or related to the Contract except those waived as provided for in Sections 9.10.4, 9.10.5, and 15.1.6 shall be subject to mediation as a condition precedent to binding dispute resolution.

§ 15.3.2 The parties shall endeavor to resolve their Claims by mediation, which shall be in accordance with the Construction Industry Mediation Procedures of the American Arbitration Association in effect on the date of the Agreement. A request for mediation shall be made in writing, delivered to the other party to the Contract, and filed with the person or entity administering the mediation. The request may be made concurrently with the filing of binding dispute resolution proceedings but, in such event, mediation shall proceed in advance of binding dispute resolution proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order. If an arbitration is stayed pursuant to this Section 15.3.2, the parties may nonetheless proceed to the selection of the arbitrator(s) and agree upon a schedule for later proceedings.

§ 15.3.3 The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

### § 15.4 Arbitration

§ 15.4.1 If the parties have selected arbitration as the method for binding dispute resolution in the Agreement, any Claim subject to, but not resolved by, mediation shall be subject to arbitration which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules in effect on the date of the Agreement. A demand for arbitration shall be made in writing, delivered to the other party to the Contract, and filed with the person or entity administering the arbitration. The party filing a notice of demand for arbitration must assert in the demand all Claims then known to that party on which arbitration is permitted to be demanded.

§ 15.4.1.1 A demand for arbitration shall be made no earlier than concurrently with the filing of a request for mediation, but in no event shall it be made after the date when the institution of legal or equitable proceedings based on the Claim would be barred by the applicable statute of limitations. For statute of limitations purposes, receipt of a written demand for arbitration by the person or entity administering the arbitration shall constitute the institution of legal or equitable proceedings based on the Claim.

§ 15.4.2 The award rendered by the arbitrator or arbitrators shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

§ 15.4.3 The foregoing agreement to arbitrate and other agreements to arbitrate with an additional person or entity duly consented to by parties to the Agreement shall be specifically enforceable under applicable law in any court having jurisdiction thereof.

**§ 15.4.4 Consolidation or Joinder**

**§ 15.4.4.1** Either party, at its sole discretion, may consolidate an arbitration conducted under this Agreement with any other arbitration to which it is a party provided that (1) the arbitration agreement governing the other arbitration permits consolidation, (2) the arbitrations to be consolidated substantially involve common questions of law or fact, and (3) the arbitrations employ materially similar procedural rules and methods for selecting arbitrator(s).

**§ 15.4.4.2** Either party, at its sole discretion, may include by joinder persons or entities substantially involved in a common question of law or fact whose presence is required if complete relief is to be accorded in arbitration, provided that the party sought to be joined consents in writing to such joinder. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent.

**§ 15.4.4.3** The Owner and Contractor grant to any person or entity made a party to an arbitration conducted under this Section 15.4, whether by joinder or consolidation, the same rights of joinder and consolidation as the Owner and Contractor under this Agreement.

Sample



# Kentucky Department of Education Version of AIA<sup>®</sup> Document A101<sup>™</sup> – 2007

*Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum*



This version of AIA Document A101<sup>™</sup>–2007 is modified by the Kentucky Department of Education. Publication of this version of AIA Document A101–2007 does not imply the American Institute of Architects’ endorsement of any modification by the Kentucky Department of Education. A comparative version of AIA Document A101–2007 showing additions and deletions by the Kentucky Department of Education is available for review on the Kentucky Department of Education Web site.

Cite this document as “AIA Document A101<sup>™</sup>–2007, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum — KDE Version,” or “AIA Document A101<sup>™</sup>–2007 — KDE Version.”

# Kentucky Department of Education Version of AIA® Document A101 – 2007

*Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum*

AGREEMENT made as of the \_\_\_\_\_ day of \_\_\_\_\_  
in the year \_\_\_\_\_  
*(In words, indicate day, month and year.)*

BETWEEN the Owner:  
*(Name, legal status, address and other information)*

and the Contractor:  
*(Name, legal status, address and other information)*

for the following Project:  
*(Name, location and detailed description)*

The Architect:  
*(Name, legal status, address and other information)*

The Owner and Contractor agree as follows.



This version of AIA Document A101–2007 is modified by the Kentucky Department of Education. Publication of this version of AIA Document A101 does not imply the American Institute of Architects' endorsement of any modification by the Kentucky Department of Education. A comparative version of AIA Document A101–2007 showing additions and deletions by the Kentucky Department of Education is available for review on the Kentucky Department of Education Web site.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Init.

AIA Document A101–2007. Copyright © 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1967, 1974, 1977, 1987, 1991, 1997 and 2007 by The American Institute of Architects. All rights reserved. Kentucky Department of Education Version of AIA Document A101–2007. Copyright © 2014 by The American Institute of Architects. All rights reserved. **WARNING: This AIA® Document is protected by U.S. Copyright Law and International Treaties. Unauthorized reproduction or distribution of this AIA® Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law.** This document was created on \_\_\_\_\_ under license number \_\_\_\_\_, and is not for resale. This document is licensed by The American Institute of Architects for one-time use only, and may not be reproduced prior to its completion.

## TABLE OF ARTICLES

- 1 THE CONTRACT DOCUMENTS
- 2 THE WORK OF THIS CONTRACT
- 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
- 4 CONTRACT SUM
- 5 PAYMENTS
- 6 DISPUTE RESOLUTION
- 7 TERMINATION OR SUSPENSION
- 8 MISCELLANEOUS PROVISIONS
- 9 ENUMERATION OF CONTRACT DOCUMENTS
- 10 INSURANCE AND BONDS

### ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Owner direct Purchase Orders, Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. An enumeration of the Contract Documents, other than a Modification, appears in Article 9.

### ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

### ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

**§ 3.1** The date of commencement of the Work shall be the date of this Agreement unless a different date is stated below or provision is made for the date to be fixed in a notice to proceed issued by the Owner.

*(Insert the date of commencement if it differs from the date of this Agreement or, if applicable, state that the date will be fixed in a notice to proceed.)*

If, prior to the commencement of the Work, the Owner requires time to file mortgages and other security interests, the Owner's time requirement shall be as follows:

**§ 3.2** The Contract Time shall be measured from the date of commencement.

Init.



§ 3.3 The Contractor shall achieve Substantial Completion of the entire Work not later than ( ) days from the date of commencement, or as follows:  
*(Insert number of calendar days. Alternatively, a calendar date may be used when coordinated with the date of commencement. If appropriate, insert requirements for earlier Substantial Completion of certain portions of the Work. Either list requirements for earlier Substantial Completion here or refer to an exhibit attached to this Agreement.)*

Portion of Work

Substantial Completion Date

, subject to adjustments of this Contract Time as provided in the Contract Documents.

Liquidated Damages: As actual damages for delay in completion of Work are impossible to determine, the Contractor and his Surety shall be liable for and shall pay to the Owner the sum of

(\$ ), not as a penalty, but as fixed, agreed and liquidated damages for each calendar day of delay until the Contract Work is substantially completed as defined in the General Conditions of the Contract for Construction. The Owner shall have the right to deduct liquidated damages from money in hand otherwise due, or to become due, to the Contractor, or to sue and recover compensation for damages for failure to substantially complete the Work within the time stipulated herein. Said liquidated damages shall cease to accrue from the date of Substantial Completion.

**ARTICLE 4 CONTRACT SUM**

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be

(\$ ), subject to additions and deductions as provided in the Contract Documents.

*(List the base bid amount, sum of accepted alternates, total construction cost (the sum of base bid amount plus sum of accepted alternates), sum of Owner's direct Purchase Orders. The Contract Sum shall equal the sum of Total Construction Cost, less Owner direct Purchase Orders. Either list this information here or refer to an exhibit attached to this Agreement.)*

	Amount
Base Bid	\$
Sum of Accepted Alternates	\$
Total Construction Cost (the sum of base bid amount plus sum of accepted alternates)	\$
Sum of Owner's direct Purchase Orders	\$
Contract Sum (total construction cost less Owner direct Purchase Orders)	\$

Init.



## ARTICLE 5 PAYMENTS

### § 5.1 PROGRESS PAYMENTS

§ 5.1.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the \_\_\_\_\_ day of a month, the Owner shall make payment of the certified amount to the Contractor not later than the \_\_\_\_\_ day of the \_\_\_\_\_ month. If an Application for Payment is received by the Architect after the application date fixed above, payment shall be made by the Owner not later than \_\_\_\_\_ ( \_\_\_\_\_ ) days after the Architect receives the Application for Payment.

State law (KRS 371.405) requires the Owner to pay undisputed Applications for Payment within forty-five (45) business days following receipt of the invoices. If the Owner fails to pay the Contractor within forty-five (45) business days following receipt of an undisputed Application for Payment, state law requires the Owner shall pay interest to the Contractor beginning on the forty-sixth business day after receipt of the Application for Payment, computed at the rate required by state law.

§ 5.1.4 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form and supported by such data to substantiate its accuracy as the Architect may require. This schedule, unless objected to by the Architect, shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 5.1.5 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

§ 5.1.6 Subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

- .1 Take that portion of the Contract Sum properly allocable to completed Work as determined by multiplying the percentage completion of each portion of the Work by the share of the Contract Sum allocated to that portion of the Work in the schedule of values, less retainage of \_\_\_\_\_ percent ( \_\_\_\_\_ %). Pending final determination of cost to the Owner of changes in the Work, amounts not in dispute shall be included as provided in Section 7.3.9 of AIA Document A201™-2007, General Conditions of the Contract for Construction — KDE Version;
- .2 Add that portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction (or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing), less retainage of \_\_\_\_\_ percent ( \_\_\_\_\_ %);
- .3 Subtract the aggregate of previous payments made by the Owner; and
- .4 Subtract amounts, if any, for which the Architect has withheld or nullified a Certificate for Payment as provided in Section 9.5 of AIA Document A201-2007 — KDE Version.

§ 5.1.7 The progress payment amount determined in accordance with Section 5.1.6 shall be further modified under the following circumstances:

- .1 Add, upon Substantial Completion of the Work, a sum sufficient to increase the total payments to the full amount of the Contract Sum, less such amounts as the Architect shall determine for incomplete Work, retainage applicable to such work and unsettled claims; and  
*(Section 9.8.5 of AIA Document A201-2007 — KDE Version requires release of applicable retainage upon Substantial Completion of Work with consent of surety, if any.)*

- .2 Add, if final completion of the Work is thereafter materially delayed through no fault of the Contractor, any additional amounts payable in accordance with Section 9.10.3 of AIA Document A201–2007—KDE Version.

**§ 5.1.8** Reduction or limitation of retainage, if any, shall be as follows:

*When Owner direct Purchase Orders are used, retainage that would otherwise be held on materials and equipment shall transfer to the Contractor, and the material suppliers will be paid the full amount of their invoices. The Owner shall retain ten percent (10%) from each Application for Payment, and an amount equal to ten percent (10%) of approved Purchase Order payments, up to fifty percent (50%) completion of the Work, then provided the Work is on schedule and satisfactory, and upon written request of the Contractor together with consent of surety and the recommendation of the Architect, the Owner shall approve a reduction in Retainage to five percent (5%) of the current Contract Sum plus Purchase Orders. No part of the five percent (5%) retainage shall be paid until after Substantial Completion of the Work, as defined in the General Conditions of the Contract for Construction. After Substantial Completion, if reasons for reduction in retainage are certified in writing by the Architect, a reduction to a lump sum amount less than the five percent (5%) retainage may be approved by the Owner when deemed reasonable. The minimum lump sum retainage shall be twice the estimated cost to correct deficient or incomplete work.*

**§ 5.1.9** Except with the Owner's prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

**§ 5.2 FINAL PAYMENT**

**§ 5.2.1** Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

- .1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Section 12.2.2 of AIA Document A201–2007 — KDE Version, and to satisfy other requirements, if any, which extend beyond final payment;
- .2 a final Certificate for Payment has been issued by the Architect; and
- .3 the Contractor provides the Owner with affidavits that all payrolls, bills for materials, supplies and equipment, and other indebtedness connected with the Work have been paid or otherwise satisfied, and with Consent of Surety for final payment.

**ARTICLE 6 DISPUTE RESOLUTION**

**§ 6.1 INITIAL DECISION MAKER**

The Architect will serve as Initial Decision Maker pursuant to Section 15.2 of AIA Document A201–2007 — KDE Version, unless the parties appoint below another individual, not a party to this Agreement, to serve as Initial Decision Maker.

*(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)*

## § 6.2 BINDING DISPUTE RESOLUTION

For any Claim subject to, but not resolved by, mediation pursuant to Section 15.3 of AIA Document A201–2007 — KDE Version, the method of binding dispute resolution shall be as follows:

*(Check the appropriate box. If the Owner and Contractor do not select a method of binding dispute resolution below, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.)*

- Arbitration pursuant to Section 15.4 of AIA Document A201–2007 — KDE Version
- Litigation in a court of competent jurisdiction where the Project is located
- Other: *(Specify)*

## ARTICLE 7 TERMINATION OR SUSPENSION

§ 7.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201–2007 — KDE Version.

§ 7.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2007 — KDE Version.

## ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A201–2007 — KDE Version or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 8.2 Payments due and unpaid under the Contract shall bear interest from the date payment is due at such rate required by state law, or in the absence of law, at the legal rate prevailing at the time and place where the Project is located.  
*(Insert rate of interest agreed upon, if any.)*

§ 8.3 The Owner's representative:  
*(Name, address and other information)*

§ 8.4 The Contractor's representative:  
*(Name, address and other information)*

Init.

§ 8.5 Neither the Owner's nor the Contractor's representative shall be changed without ten days written notice to the other party.

§ 8.6 Other provisions:

#### ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 The Contract Documents, except for Modifications issued after execution of this Agreement, are enumerated in the sections below.

§ 9.1.1 The Agreement is this executed AIA Document A101–2007, Standard Form of Agreement Between Owner and Contractor — KDE Version.

§ 9.1.2 The General Conditions are AIA Document A201–2007, General Conditions of the Contract for Construction — KDE Version.

§ 9.1.3 The Supplementary and other Conditions of the Contract:  
*(Either list Supplementary and other Conditions of the Contract here or refer to an exhibit attached to this Agreement.)*

Document	Title	Date	Pages
----------	-------	------	-------

§ 9.1.4 The Specifications:  
*(Either list the Specifications here or refer to an exhibit attached to this Agreement.)*

Section	Title	Date	Pages
---------	-------	------	-------

Init.

§ 9.1.5 The Drawings:

*(Either list the Drawings here or refer to an exhibit attached to this Agreement.)*

Number	Title	Date
--------	-------	------

§ 9.1.6 The Addenda, if any:

*(Either list the Addenda here or refer to an exhibit attached to this Agreement.)*

Number	Date	Pages
--------	------	-------

Portions of Addenda relating to bidding requirements are not part of the Contract Documents unless the bidding requirements are also enumerated in this Article 9.

§ 9.1.7 Additional documents, if any, forming part of the Contract Documents:

- .1 AIA Document E201™–2007, Digital Data Protocol Exhibit, if completed by the parties, or the following
  
- .2 Other documents, if any, listed below:

Init.

*(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201–2007 — KDE Version provides that bidding requirements such as advertisement or invitation to bid, Instructions to Bidders, sample forms and the Contractor’s bid are not part of the Contract Documents unless enumerated in this Agreement. They should be listed here only if intended to be part of the Contract Documents.)*

- A. AIA Document A701–1997, Instructions to Bidders — KDE Version
- B. Contractor’s Form of Proposal
- C. KDE Purchase Order Summary Form

**ARTICLE 10 INSURANCE AND BONDS**

The Contractor shall purchase and maintain insurance and provide bonds as set forth in Article 11 of AIA Document A201–2007 – KDE Version.

*(State bonding requirements, if any, and limits of liability for insurance required in Article 11 of AIA Document A201–2007 – KDE Version. Either list insurance and bond information here or refer to an exhibit attached to this Agreement.)*

Type of Insurance or Bond

Limit of Liability or Bond Amount (\$0.00)

This Agreement entered into as of the day and year first written above.

\_\_\_\_\_  
OWNER *(Signature)*

\_\_\_\_\_  
CONTRACTOR *(Signature)*

\_\_\_\_\_  
*(Printed name and title)*

\_\_\_\_\_  
*(Printed name and title)*

Init.



# Kentucky Department of Education Version of AIA<sup>®</sup> Document B132<sup>™</sup> – 2009

## *Standard Form of Agreement Between Owner and Architect, Construction Manager as Adviser Edition*



This version of AIA Document B132<sup>™</sup>–2009 is modified by the Kentucky Department of Education. Publication of this version of AIA Document B132–2009 does not imply the American Institute of Architects’ endorsement of any modification by the Kentucky Department of Education. A comparative version of AIA Document B132–2009 showing additions and deletions by the Kentucky Department of Education is available for review on the Kentucky Department of Education Web site.

Cite this document as “AIA Document B132<sup>™</sup>–2009, Standard Form of Agreement Between Owner and Architect, Construction Manager as Adviser Edition — KDE Version,” or “AIA Document B132<sup>™</sup>–2009 — KDE Version.”

# Kentucky Department of Education Version of AIA<sup>®</sup> Document B132<sup>™</sup> – 2009

## *Standard Form of Agreement Between Owner and Architect, Construction Manager as Adviser Edition*

AGREEMENT made as of the \_\_\_\_\_ day of \_\_\_\_\_  
in the year \_\_\_\_\_  
*(In words, indicate day, month and year.)*

BETWEEN the Architect's client identified as the Owner:  
*(Name, legal status, address and other information)*

and the Architect:  
*(Name, legal status, address and other information)*

for the following Project:  
*(Name, location and detailed description)*

The Construction Manager:  
*(Name, legal status, address and other information)*

The Owner and Architect agree as follows.



This version of AIA Document B132–2009 is modified by the Kentucky Department of Education. Publication of this version of AIA Document B132 does not imply the American Institute of Architects' endorsement of any modification by the Kentucky Department of Education. A comparative version of AIA Document B132–2009 showing additions and deletions by the Kentucky Department of Education is available for review on the Kentucky Department of Education Web site.

This document is intended to be used in conjunction with KDE versions of AIA Documents A132<sup>™</sup>–2009, Standard Form of Agreement Between Owner and Contractor, Construction Manager as Adviser Edition; A232<sup>™</sup>–2009, General Conditions of the Contract for Construction, Construction Manager as Adviser Edition; and C132<sup>™</sup>–2009, Standard Form of Agreement Between Owner and Construction Manager as Adviser.

AIA Document A232<sup>™</sup>–2009 — KDE Version is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

Init.

## TABLE OF ARTICLES

1	INITIAL INFORMATION
2	ARCHITECT'S RESPONSIBILITIES
3	SCOPE OF ARCHITECT'S BASIC SERVICES
4	ADDITIONAL SERVICES
5	OWNER'S RESPONSIBILITIES
6	COST OF THE WORK
7	COPYRIGHTS AND LICENSES
8	CLAIMS AND DISPUTES
9	TERMINATION OR SUSPENSION
10	MISCELLANEOUS PROVISIONS
11	COMPENSATION
12	SPECIAL TERMS AND CONDITIONS
13	SCOPE OF THE AGREEMENT

### ARTICLE 1 INITIAL INFORMATION

§ 1.1 This Agreement is based on the Initial Information set forth in this Section 1.1.

*(Note the disposition for the following items by inserting the requested information or a statement such as "not applicable," "unknown at time of execution" or "to be determined later by mutual agreement.")*

§ 1.1.1 The Owner's program for the Project:

*(Identify documentation or state the manner in which the program will be developed.)*

§ 1.1.2 The Project's physical characteristics:

*(Identify or describe, if appropriate, size, location, dimensions, or other pertinent information, such as geotechnical reports; site, boundary and topographic surveys; traffic and utility studies; availability of public and private utilities and services; legal description of the site; etc.)*

§ 1.1.3 The Owner's budget for the Cost of the Work, as defined in Section 6.1:

*(Provide total and, if known, a line item breakdown.)*

§ 1.1.4 The Owner's anticipated design and construction schedule:

- .1 Design phase milestone dates, if any:
  
- .2 Commencement of construction:
  
- .3 Substantial Completion date or milestone dates:
  
- .4 Other:

§ 1.1.5 The Owner intends to retain a Construction Manager adviser and:

*(Note that, if Multiple Prime Contractors are used, the term "Contractor" as referred to throughout this Agreement will be as if plural in number.)*

- One Contractor
- Multiple Prime Contractors
- Unknown at time of execution

§ 1.1.6 The Owner's requirements for accelerated or fast-track scheduling, multiple bid packages, or phased construction are set forth below:

*(List number and type of bid/procurement packages.)*

§ 1.1.7 Other Project information:

*(Identify special characteristics or needs of the Project not provided elsewhere, such as environmentally responsible design or historic preservation requirements.)*

§ 1.1.8 The Owner identifies the following representative in accordance with Section 5.4:

*(List name, address and other information.)*

§ 1.1.9 The persons or entities, in addition to the Owner's representative, who are required to review the Architect's submittals to the Owner are as follows:  
(List name, address and other information.)

§ 1.1.10 The Owner will retain the following consultants:  
(List name, legal status, address and other information.)

- .1 Construction Manager: The Construction Manager is identified on the cover page. If a Construction Manager has not been retained as of the date of this Agreement, state the anticipated date of retention:
  
- .2 Cost Consultant (if in addition to the Construction Manager):  
(If a Cost Consultant is retained, appropriate references to the Cost Consultant should be inserted in Sections 3.2.6, 3.2.7, 3.3.2, 3.3.3, 3.4.5, 3.4.6, 5.4, 6.3, 6.3.1, 6.4 and 11.6.)
  
- .3 Land Surveyor:
  
- .4 Geotechnical Engineer:
  
- .5 Civil Engineer:
  
- .6 Other consultants:  
(List any other consultants retained by the Owner, such as a Project or Program Manager, or scheduling consultant.)

§ 1.1.11 The Architect identifies the following representative in accordance with Section 2.3:  
(List name, address and other information.)

§ 1.1.12 The Architect will retain the consultants identified in Sections 1.1.12.1 and 1.1.12.2:  
(List name, legal status, address and other information.)

§ 1.1.12.1 Consultants retained under Basic Services:

.1 Structural Engineer:

.2 Mechanical Engineer:

.3 Electrical Engineer:

.4 Civil Engineer:

.5 Landscape Architect:

.6 Food Service Designer:

§ 1.1.12.2 Consultants retained under Additional Services:

§ 1.1.13 Other Initial Information on which the Agreement is based:

§ 1.2 The Owner and Architect may rely on the Initial Information. Both parties, however, recognize that such information may materially change and, in that event, the Owner and the Architect shall appropriately adjust the schedule, the Architect's services and the Architect's compensation.

## ARTICLE 2 ARCHITECT'S RESPONSIBILITIES

§ 2.1 The Architect shall provide the professional services as set forth in this Agreement. The Architect shall also comply with 702 KAR 4:160, pertaining to services and actions required of the Architect.

§ 2.2 The Architect shall perform its services consistent with the professional skill and care ordinarily provided by architects practicing in the same or similar locality under the same or similar circumstances. The Architect shall perform its services as expeditiously as is consistent with such professional skill and care and the orderly progress of the Project.

§ 2.3 The Architect shall provide its services in conjunction with the services of a Construction Manager as described in AIA Document C132™–2009, Standard Form of Agreement Between Owner and Construction Manager as Advisor — KDE Version. The Architect shall not be responsible for actions taken by the Construction Manager.

§ 2.4 The Architect shall identify a representative authorized to act on behalf of the Architect with respect to the Project.

§ 2.5 Except with the Owner's knowledge and consent, the Architect shall not engage in any activity, or accept any employment, interest or contribution that would reasonably appear to compromise the Architect's professional judgment with respect to this Project.

§ 2.6 The Architect shall carry professional liability insurance in addition to insurance to protect themselves from claims under Worker's Compensation Acts, for claims for damages because of bodily injury, including death, to their employees, and for other liability normally covered by such insurance and shall furnish evidence of such insurance to the Owner.

§ 2.6.1 During the term of this Agreement, the Architect shall provide evidence of professional liability insurance coverage in the amounts stated in Section 2.6.2. In addition, the Architect agrees to attempt to maintain continuous professional liability coverage for the period of design and construction of this project, and for a period of two years following Substantial Completion, if such coverage is reasonably available at commercially affordable premiums. For the purposes of this Agreement, "reasonably available" and "commercially affordable" shall mean that more than half the architects practicing in the State are able to obtain such coverage.

§ 2.6.2 Professional liability coverage shall be provided in the following minimum amounts:

- |    |                                |                                                               |
|----|--------------------------------|---------------------------------------------------------------|
| .1 | Projects \$1,000,000 or less   | \$500,000 per claim and<br>\$1,000,000 aggregate per annum.   |
| .2 | Projects exceeding \$1,000,000 | \$1,000,000 per claim and<br>\$2,000,000 aggregate per annum. |

§ 2.6.3 The Architect's Consultants shall carry professional liability coverage during the term of the Agreement as stated in Section 2.6.1, and shall furnish evidence of such insurance to the Owner. The minimum limit of liability for each of the Architect's Consultants is \$250,000 aggregate, except that structural design and mechanical-electrical-plumbing

consultants shall carry a minimum amount of \$1,000,000 aggregate for projects \$1,000,000, or less, and \$2,000,000 aggregate for projects exceeding \$1,000,000.

§ 2.6.4 The Architect shall carry Commercial General Liability Insurance with limits of \$500,000 per occurrence and \$1,000,000 aggregate. This policy shall be written or endorsed to include the following provisions:

- .1 The Owner shall be named as an additional insured,
- .2 Waiver of Subrogation,
- .3 Severability of Interest (Separation of Insureds), and
- .4 Cross Liability Endorsement.

§ 2.6.5 The Architect shall carry Worker's Compensation Insurance as required by statute, including Employers Liability, with limits of

- .1 \$100,000 each accident,
- .2 \$500,000 disease—policy limit, and
- .3 \$100,000 disease—each employee.

§ 2.6.6 The Architect shall carry Automobile Liability Insurance, including coverage for hired and leased vehicles, with limits of \$500,000 per occurrence, and Non-Owned Automobile Liability Insurance, including coverage for hired and leased vehicles, with limits of \$500,000 per occurrence.

§ 2.6.7 The Architect may use umbrella or excess liability insurance to achieve the required coverage for Commercial General Liability and Automobile Liability, provided that such umbrella or excess insurance results in the same type of coverage as required for the individual policies.

§ 2.6.8 The above indicated minimum coverages shall be subject to the terms, exclusions and conditions of the policies. The Architect shall provide Certificates of Insurance to the Owner upon execution of the Agreement and prior to commencement of services. The certificates will show the Owner as an additional insured on the Commercial General Liability, Automobile Liability, umbrella or excess policies.

§ 2.6.9 The Architect and the Architect's Consultants shall provide a notarized non-collusion affidavit on current Kentucky Department of Education form to the Owner upon execution of the Agreement and prior to commencement of services.

### ARTICLE 3 SCOPE OF ARCHITECT'S BASIC SERVICES

§ 3.1 The Architect's Basic Services consist of those described in Article 3 and include usual and customary structural, mechanical, and electrical engineering services, including civil engineering, landscape, and kitchen design services required for the Project. Services not set forth in this Article 3 are Additional Services.

§ 3.1.1 The Architect shall manage the Architect's services, consult with the Owner and the Construction Manager, research applicable design criteria, attend Project meetings, communicate with members of the Project team and report progress to the Owner.

§ 3.1.2 The Architect shall coordinate its services with those services provided by the Owner, the Construction Manager and the Owner's other consultants. The Architect shall be entitled to rely on the accuracy and completeness of services and information furnished by the Owner, the Construction Manager, and the Owner's other consultants. The Architect shall provide prompt written notice to the Owner if the Architect becomes aware of any error, omission or inconsistency in such services or information.

§ 3.1.3 As soon as practicable after the date of this Agreement, the Architect shall submit to the Owner and the Construction Manager a schedule of the Architect's services for inclusion in the Project schedule prepared by the Construction Manager. The schedule of the Architect's services shall include design milestone dates, anticipated dates when cost estimates or design reviews may occur, and allowances for periods of time required (1) for the Owner's review, (2) for the Construction Manager's review, (3) for the performance of the Owner's consultants, and (4) for approval of submissions by authorities having jurisdiction over the Project.

§ 3.1.4 The Architect shall submit information to the Construction Manager and participate in developing and revising the Project schedule as it relates to the Architect's services.



§ 3.1.5 Once the Owner and the Architect agree to the time limits established by the Project schedule, the Owner and the Architect shall not exceed them, except for reasonable cause.

§ 3.1.6 The Architect shall not be responsible for an Owner's directive or substitution, or for the Owner's acceptance of non-conforming Work, made without the Architect's approval.

§ 3.1.7 The Architect shall, at appropriate times, in coordination with the Construction Manager, contact the governmental authorities required to approve the Construction Documents and the entities providing utility services to the Project. In designing the Project, the Architect shall respond to applicable design requirements imposed by such governmental authorities and by such entities providing utility services.

§ 3.1.8 The Architect shall assist the Owner and Construction Manager in connection with the Owner's responsibility for filing documents required for the approval of governmental authorities having jurisdiction over the Project.

### § 3.2 Schematic Design Phase Services

§ 3.2.1 The Architect shall review the program and other information furnished by the Owner and Construction Manager, and shall review laws, codes, and regulations applicable to the Architect's services.

§ 3.2.2 The Architect shall prepare a preliminary evaluation of the Owner's program, schedule, budget for the Cost of the Work, Project site, and the proposed procurement or delivery method and other Initial Information, each in terms of the other, to ascertain the requirements of the Project. The Architect shall notify the Owner of (1) any inconsistencies discovered in the information, and (2) other information or consulting services that may be reasonably needed for the Project.

§ 3.2.3 The Architect shall present its preliminary evaluation to the Owner and Construction Manager and shall discuss with the Owner and Construction Manager alternative approaches to design and construction of the Project, including the feasibility of incorporating environmentally responsible design approaches. The Architect shall reach an understanding with the Owner regarding the requirements of the Project.

§ 3.2.4 Based on the Project requirements agreed upon with the Owner, the Architect shall prepare and present to the Owner and Construction Manager, for the Owner's approval, a preliminary design illustrating the scale and relationship of the Project components.

§ 3.2.5 Based on the Owner's approval of the preliminary design, the Architect shall prepare Schematic Design Documents for the Owner's approval and the Construction Manager's review. The Schematic Design Documents shall consist of drawings and other documents including a site plan, if appropriate, and preliminary building plans, sections and elevations; and may include some combination of study models, perspective sketches, or digital modeling. Preliminary selections of major building systems and construction materials shall be noted on the drawings or described in writing. For school Projects on new sites, the Architect shall provide a campus master plan with the Schematic Design Documents.

§ 3.2.5.1 The Architect shall consider environmentally responsible design alternatives, such as material choices and building orientation, together with other considerations based on program and aesthetics, in developing a design that is consistent with the Owner's program, schedule and budget for the Cost of the Work. The Owner may obtain other environmentally responsible design services under Article 4.

§ 3.2.5.2 The Architect shall consider with the Owner and the Construction Manager the value of alternative materials, building systems and equipment, together with other considerations based on program and aesthetics in developing a design for the Project that is consistent with the Owner's schedule and budget for the Cost of the Work. The Architect shall revise the scope of Work to be within the approved BG-1 estimate of Construction Cost, or advise the Owner to submit to the Kentucky Department of Education a revised BG-1 financial page requesting approval of additional financial support.

§ 3.2.6 The Architect shall submit the Schematic Design Documents to the Owner and the Construction Manager. The Architect shall meet with the Construction Manager to review the Schematic Design Documents.

§ 3.2.7 Upon receipt of the Construction Manager's review comments and cost estimate at the conclusion of the Schematic Design Phase, the Architect shall take action as required under Section 6.4, identify agreed upon adjustments to the Project's size, quality or budget, and request the Owner's approval of the Schematic Design Documents. If revisions to the Schematic Design Documents are required to comply with the Owner's budget for the Cost of the Work

at the conclusion of the Schematic Design Phase, the Architect shall incorporate the required revisions in the Design Development Phase.

§ 3.2.8 In the further development of the Drawings and Specifications during this and subsequent phases of design, the Architect shall be entitled to rely on the accuracy of the estimates of the Cost of the Work, which are to be provided by the Construction Manager under the Construction Manager's agreement with the Owner.

### § 3.3 Design Development Phase Services

§ 3.3.1 Based on the Owner's approval of the Schematic Design Documents, and on the Owner's authorization of any adjustments in the Project requirements and the budget for the Cost of the Work pursuant to Section 5.4, the Architect shall prepare Design Development Documents for the Owner's approval and the Construction Manager's review. The Design Development Documents shall be based upon information provided, and estimates prepared by, the Construction Manager and shall illustrate and describe the development of the approved Schematic Design Documents and shall consist of drawings and other documents including plans, sections, elevations, typical construction details, and diagrammatic layouts of building systems to fix and describe the size and character of the Project as to architectural, structural, mechanical and electrical systems, and such other elements as may be appropriate. The Design Development Documents shall also include outline specifications that identify major materials and systems and establish in general their quality levels.

§ 3.3.2 Prior to the conclusion of the Design Development Phase, the Architect shall submit the Design Development Documents to the Owner and the Construction Manager. The Architect shall meet with the Construction Manager to review the Design Development Documents.

§ 3.3.3 Upon receipt of the Construction Manager's information and estimate at the conclusion of the Design Development Phase, the Architect shall take action as required under Sections 6.5 and 6.6 and request the Owner's approval of the Design Development Documents.

### § 3.4 Construction Documents Phase Services

§ 3.4.1 Based on the Owner's approval of the Design Development Documents, and on the Owner's authorization of any adjustments in the Project requirements and the budget for the Cost of the Work, the Architect shall prepare Construction Documents for the Owner's approval and the Construction Manager's review. The Construction Documents shall illustrate and describe the further development of the approved Design Development Documents and shall consist of Drawings and Specifications setting forth in detail the quality levels of materials and systems and other requirements for the construction of the Work. The Owner and Architect acknowledge that in order to construct the Work the Contractor will provide additional information, including Shop Drawings, Product Data, Samples and other similar submittals, which the Architect shall review in accordance with Section 3.6.4.

§ 3.4.2 The Architect shall incorporate into the Construction Documents the design requirements of governmental authorities having jurisdiction over the Project.

§ 3.4.3 During the development of the Construction Documents, if requested by the Owner, the Architect shall advise the Owner and the Construction Manager in the development and preparation of (1) bidding and procurement information that describes the time, place and conditions of bidding, including bidding or proposal forms; (2) the form of agreement between the Owner and Contractor; and (3) the Conditions of the Contract for Construction (General, Supplementary and other Conditions); and (4) compile a project manual that includes the Conditions of the Contract for Construction and may include bidding requirements and sample forms.

§ 3.4.4 Prior to the conclusion of the Construction Documents Phase, the Architect shall submit the Construction Documents to the Owner and the Construction Manager. The Architect shall meet with the Construction Manager to review the Construction Documents.

§ 3.4.5 Upon receipt of the Construction Manager's information and estimate at the conclusion of the Construction Documents Phase, the Architect shall take action as required under Section 6.7 and request the Owner's approval of the Construction Documents. The Architect shall prepare the appropriate application forms and submit them with the required Construction Documents to the applicable governmental authorities having jurisdiction over the Project.

### § 3.5 Bidding or Negotiation Phase Services

#### § 3.5.1 General

The Architect shall assist the Owner and Construction Manager in establishing a list of prospective contractors. Following the Owner's and the Kentucky Department of Education's approval of the Construction Documents, the Architect shall assist the Owner and Construction Manager in (1) obtaining either competitive bids or negotiated proposals; (2) confirming responsiveness of bids or proposals; (3) determining the successful bid or proposal, if any; and (4) awarding and preparing contracts for construction. The Architect shall prepare the Advertisement for Bids and give it to the Owner for placement in the newspaper having the largest local circulation.

#### § 3.5.2 Competitive Bidding

§ 3.5.2.1 Bidding Documents shall consist of bidding requirements and proposed Contract Documents.

§ 3.5.2.2 The Architect shall assist the Owner and Construction Manager in bidding the Project by

- .1 facilitating the reproduction of Bidding Documents for distribution to prospective bidders,
- .2 participating in a pre-bid conference for prospective bidders,
- .3 preparing responses to questions from prospective bidders and providing clarifications and interpretations of the Bidding Documents in the form of addenda, and
- .4 providing a written evaluation of bids received and recommendations regarding an award of Contract(s) for Construction.

§ 3.5.2.3 The Architect shall consider requests for substitutions, if the Bidding Documents permit substitutions, and shall consult with the Construction Manager and prepare and distribute addenda identifying approved substitutions to all prospective bidders.

#### § 3.5.3 Negotiated Proposals

§ 3.5.3.1 Negotiated proposal procedures may only be utilized for emergency construction, for construction estimated to cost no more than \$20,000, or, for those Owners who have adopted the Kentucky Model Procurement Code, under the terms and conditions of KRS 45A.370, KRS 45A.375, KRS 45A.380, and KRS 45A.385. Proposal Documents shall consist of proposal requirements, and proposed Contract Documents.

§ 3.5.3.2 The Architect shall assist the Owner and Construction Manager in obtaining proposals by

- .1 facilitating the reproduction of Proposal Documents for distribution to prospective contractors, and requesting their return upon completion of the negotiation process;
- .2 participating in selection interviews with prospective contractors;
- .3 participating in negotiations with prospective contractors; and
- .4 providing a written evaluation of proposals received and recommendations regarding an award of Contract(s) for Construction.

§ 3.5.3.3 The Architect shall consider requests for substitutions, if the Proposal Documents permit substitutions, and shall consult with the Construction Manager and prepare and distribute addenda identifying approved substitutions to all prospective contractors.

### § 3.6 Construction Phase Services

#### § 3.6.1 General

§ 3.6.1.1 The Architect shall provide administration of the Contract between the Owner and the Contractor as set forth below and in AIA Document A232™-2009, General Conditions of the Contract for Construction, Construction Manager as Adviser Edition — KDE Version. If the Owner and Contractor modify AIA Document A232-2009 — KDE Version, those modifications shall not affect the Architect's services under this Agreement unless the Owner and the Architect amend this Agreement.

§ 3.6.1.2 The Architect shall advise and consult with the Owner and Construction Manager during the Construction Phase Services. The Architect shall have authority to act on behalf of the Owner only to the extent provided in this Agreement. The Architect shall not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, nor shall the Architect be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents. The Architect shall be responsible for the Architect's negligent acts or omissions, but shall not have control over or charge of, and shall not be responsible for, acts or omissions of the Construction Manager, or the Contractor or of any other persons or entities performing portions of the Work.

§ 3.6.1.3 Subject to Section 4.3, the Architect's responsibility to provide Construction Phase Services commences with the award of the Contract for Construction and terminates on the date the Architect issues the final Certificate for Payment, except for the Architect's obligation to conduct an inspection of Work and report prior to the expiration of one year from the date of Substantial Completion per Section 3.6.6.4.

### § 3.6.2 Evaluations of the Work

§ 3.6.2.1 The Architect shall visit the site at intervals appropriate to the stage of construction, or as otherwise required in Section 4.3.3, to become generally familiar with the progress and quality of the portion of the Work completed, and to determine, in general, if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Architect shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. On the basis of the site visits, the Architect shall keep the Owner reasonably informed about the progress and quality of the portion of the Work completed, and report to the Owner and the Construction Manager (1) known deviations from the Contract Documents and from the most recent construction schedule, and (2) defects and deficiencies observed in the Work.

§ 3.6.2.2 The Architect has the authority to reject Work that does not conform to the Contract Documents and shall notify the Construction Manager about the rejection. Whenever the Architect considers it necessary or advisable, the Architect, upon written authorization from the Owner and notification to the Construction Manager, shall have the authority to require inspection or testing of the Work in accordance with the provisions of the Contract Documents, whether or not such Work is fabricated, installed or completed. However, neither this authority of the Architect nor a decision made in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the Architect to the Contractor, Subcontractors, material and equipment suppliers, their agents or employees or other persons or entities performing portions of the Work.

§ 3.6.2.3 The Architect shall interpret and decide matters concerning performance under, and requirements of, the Contract Documents in consultation with the Construction Manager, Owner, or Contractor through the Construction Manager. The Architect's response to such requests shall be made in writing within any time limits agreed upon or otherwise with reasonable promptness.

§ 3.6.2.4 Interpretations and decisions of the Architect shall be consistent with the intent of and reasonably inferable from the Contract Documents and shall be in writing or in the form of drawings. When making such interpretations and decisions, the Architect shall endeavor to secure faithful performance by both Owner and Contractor, shall not show partiality to either, and shall not be liable for results of interpretations or decisions rendered in good faith. The Architect's decisions on matters relating to aesthetic effect shall be final if consistent with the intent expressed in the Contract Documents.

§ 3.6.2.5 Unless the Owner and Contractor designate another person to serve as an Initial Decision Maker, as that term is defined in AIA Document A232-2009 — KDE Version, the Architect shall render initial decisions on Claims between the Owner and Contractor as provided in the Contract Documents.

### § 3.6.3 Certificates for Payment to Contractor

§ 3.6.3.1 The Architect shall review and certify an application for payment not more frequently than monthly. Within seven days after the Architect receives an application for payment forwarded from the Construction Manager, the Architect shall review and certify the application as follows:

- .1 Where there is only one Contractor responsible for performing the Work, the Architect shall review the Contractor's Application and Certificate for Payment that the Construction Manager has previously reviewed and certified. The Architect shall certify the amount due the Contractor and shall issue a Certificate for Payment in such amount.
- .2 Where there are Multiple Prime Contractors responsible for performing different portions of the Project, the Architect shall review a Project Application and Project Certificate for Payment, with a Summary of Contractors' Applications for Payment that the Construction Manager has previously prepared, reviewed and certified. The Architect shall certify the amounts due the Contractors and shall issue a Project Certificate for Payment in the total of such amounts.

§ 3.6.3.2 The Architect's certification for payment shall constitute a representation to the Owner, based on (1) the Architect's evaluation of the Work as provided in Section 3.6.2, (2) the data comprising the Contractor's Application for Payment or the data comprising the Project Application for Payment, and (3) the recommendation of the

Construction Manager, that, to the best of the Architect's knowledge, information and belief, the Work has progressed to the point indicated and that the quality of the Work is in accordance with the Contract Documents. The foregoing representations are subject (1) to an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, (2) to results of subsequent tests and inspections, (3) to correction of minor deviations from the Contract Documents prior to completion, and (4) to specific qualifications expressed by the Architect.

§ 3.6.3.3 The issuance of a Certificate for Payment or a Project Certificate for Payment shall not be a representation that the Architect has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work, (2) reviewed construction means, methods, techniques, sequences or procedures, (3) reviewed copies of requisitions received from Subcontractors and material suppliers and other data requested by the Owner to substantiate the Contractor's right to payment, or (4) ascertained how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.

§ 3.6.3.4 The Architect shall maintain a record of the applications and certificates for payment.

#### § 3.6.4 Submittals

§ 3.6.4.1 The Architect shall review the Construction Manager's Project submittal schedule and shall not unreasonably delay or withhold approval. The Architect's action in reviewing submittals transmitted by the Construction Manager shall be taken in accordance with the approved submittal schedule or, in the absence of an approved submittal schedule, with reasonable promptness while allowing sufficient time in the Architect's professional judgment to permit adequate review.

§ 3.6.4.2 In accordance with the Architect-approved Project submittal schedule, and after the Construction Manager reviews, approves and transmits the submittals, the Architect shall review and approve or take other appropriate action upon the Contractor's submittals such as Shop Drawings, Product Data and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. Review of such submittals is not for the purpose of determining the accuracy and completeness of other information such as dimensions, quantities, and installation or performance of equipment or systems, which are the Contractor's responsibility. The Architect's review shall not constitute approval of safety precautions or, unless otherwise specifically stated by the Architect, of any construction means, methods, techniques, sequences or procedures. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

§ 3.6.4.3 If the Contract Documents specifically require the Contractor to provide professional design services or certifications by a design professional related to systems, materials or equipment, the Architect shall specify the appropriate performance and design criteria that such services must satisfy. The Architect shall review shop drawings and other submittals related to the Work designed or certified by the design professional retained by the Contractor that bear such professional's seal and signature when submitted to the Architect. The Architect shall be entitled to rely upon the adequacy, accuracy and completeness of the services, certifications and approvals performed or provided by such design professionals.

§ 3.6.4.4 After receipt of the Construction Manager's recommendations, and subject to the provisions of Section 4.3, the Architect shall review and respond to requests for information about the Contract Documents. The Architect, in consultation with the Construction Manager, shall set forth in the Contract Documents the requirements for requests for information. Requests for information shall include, at a minimum, a detailed written statement that indicates the specific Drawings or Specifications in need of clarification and the nature of the clarification requested. The Architect's response to such requests shall be made in writing within any time limits agreed upon, or otherwise with reasonable promptness. If appropriate, the Architect shall prepare and issue supplemental Drawings and Specifications in response to requests for information.

§ 3.6.4.5 The Architect shall maintain a record of submittals and copies of submittals transmitted by the Construction Manager in accordance with the requirements of the Contract Documents.

#### § 3.6.5 Changes in the Work

§ 3.6.5.1 The Architect shall review and sign, or take other appropriate action, on Change Orders and Construction Change Directives prepared by the Construction Manager for the Owner's approval and execution in accordance with the Contract Documents.

§ 3.6.5.2 The Architect may authorize minor changes in the Work that are consistent with the intent of the Contract Documents and do not involve an adjustment in the Contract Sum or an extension of the Contract Time. Such changes shall be effected by written order issued by the Architect through the Construction Manager.

§ 3.6.5.3 The Architect shall maintain records relative to changes in the Work.

**§ 3.6.6 Project Completion**

§ 3.6.6.1 The Architect, assisted by the Construction Manager, shall conduct inspections, after certification of Substantial Completion by the Construction Manager, to determine the date or dates of Substantial Completion and the date of final completion; issue Certificates of Substantial Completion prepared by the Construction Manager; receive from the Construction Manager and review written warranties and related documents required by the Contract Documents and assembled by the Contractor; and, after receipt of a final Contractor's Application and Certificate for Payment or a final Project Application and Project Certificate for Payment from the Construction Manager, issue a final Certificate for Payment based upon a final inspection indicating the Work complies with the requirements of the Contract Documents.

§ 3.6.6.2 The Architect's inspections shall be conducted with the Owner and Construction Manager to check conformance of the Work with the requirements of the Contract Documents and to verify the accuracy and completeness of the list submitted by the Construction Manager and Contractor of Work to be completed or corrected.

§ 3.6.6.3 When the Work is found to be substantially complete by the Construction Manager and Architect, and after certification by the Construction Manager and the Architect, the Architect shall inform the Owner about the balance of the Contract Sum remaining to be paid the Contractor, including the amount to be retained from the Contract Sum, if any, for final completion or correction of the Work.

§ 3.6.6.4. Prior to the expiration of one year from the date of Substantial Completion, the Architect shall, without additional compensation, conduct an inspection with the Owner to review the facility operations and performance, and record any nonconforming Work, and shall submit a written report of nonconforming Work to the Contractor, Owner and the Kentucky Department of Education. At the discretion of the Owner and for Reimbursable Expenses, the Architect may be the Owner's agent during the one-year period after Substantial Completion.

§ 3.6.6.5 As a record of the Work as constructed, the Architect shall prepare and deliver to the Owner a set of drawings showing significant changes in the Work during construction, based upon the drawings maintained by the Construction Manager at the site during construction, other data furnished by the Construction Manager to the Architect, Addenda, Construction Change Directives and Change Orders.

**ARTICLE 4 ADDITIONAL SERVICES**

§ 4.1 Additional Services listed below are not included in Basic Services but may be required for the Project. The services described under this Article shall only be provided if authorized and confirmed in writing by the Owner and accompanied by a written Board of Education Order. The Architect shall provide the listed Additional Services only if specifically designated in the table below as the Architect's responsibility, and the Owner shall compensate the Architect as provided in Section 11.2.

*(Designate the Additional Services the Architect shall provide in the second column of the table below. In the third column indicate whether the service description is located in Section 4.2 or in an attached exhibit. If in an exhibit, identify the exhibit.)*

Services	Responsibility <i>(Architect, Owner or Not Provided)</i>	Location of Service Description <i>(Section 4.2 below or in an exhibit attached to this document and identified below)</i>
§ 4.1.1 Programming (B202™-2009)		
§ 4.1.2 Multiple preliminary designs		
§ 4.1.3 Measured drawings		
§ 4.1.4 Existing facilities surveys		
§ 4.1.5 (Not Used)		
§ 4.1.6 Building information modeling		

Init.

Services	Responsibility (Architect, Owner or Not Provided)	Location of Service Description (Section 4.2 below or in an exhibit attached to this document and identified below)
§ 4.1.7 (Not Used)		
§ 4.1.8 (Not Used)		
§ 4.1.9 Architectural interior design (B252™-2007)		
§ 4.1.10 Value analysis (B204™-2007)		
§ 4.1.11 Detailed cost estimating		
§ 4.1.12 On-site project representation (B207™-2008)		
§ 4.1.13 Conformed construction documents		
§ 4.1.14 As-designed record drawings		
§ 4.1.15 (Not Used)		
§ 4.1.16 Post occupancy evaluation		
§ 4.1.17 Facility support services (B210™-2007)		
§ 4.1.18 Tenant-related services		
§ 4.1.19 Coordination of Owner's consultants		
§ 4.1.20 (Not Used)		
§ 4.1.21 Security evaluation and planning (B206™-2007)		
§ 4.1.22 Commissioning (B211™-2007)		
§ 4.1.23 Extensive environmentally responsible design		
§ 4.1.24 LEED® certification (B214™-2012)		
§ 4.1.25 Historic preservation (B205™-2007)		
§ 4.1.26 Furniture, furnishings, and equipment design (B253™-2007)		

§ 4.2 Insert a description of each Additional Service designated in Section 4.1 as the Architect's responsibility, if not further described in an exhibit attached to this document.

§ 4.3 Additional Services may be provided after execution of this Agreement, without invalidating the Agreement. Except for services required due to the fault of the Architect, any Additional Services provided in accordance with this Section 4.3 shall entitle the Architect to compensation pursuant to Section 11.3 and an appropriate adjustment in the Architect's schedule.

§ 4.3.1 Upon recognizing the need to perform the following Additional Services, the Architect shall notify the Owner with reasonable promptness and explain the facts and circumstances giving rise to the need. The Architect shall not proceed to provide the following services until the Architect receives the Owner's written authorization:

1. Services necessitated by a change in the Initial Information, previous instructions or recommendations given by the Construction Manager or the Owner, or approvals given by the Owner, or a material change in the Project including, but not limited to, size, quality, complexity, building systems, the Owner's schedule or budget for Cost of the Work, constructability considerations, procurement or delivery method, or bid packages in addition to those listed in Section 1.1.6;

Init.

- .2 Making revisions in Drawings, Specifications, or other documents (as required pursuant to Section 6.7), when such revisions are required because the Construction Manager's estimate of the Cost of the Work exceeds the Owner's budget, except where such excess is due to changes initiated by the Architect in scope, capacities of basic systems, or the kinds and quality of materials, finishes or equipment;
- .3 Services necessitated by the Owner's request for extensive environmentally responsible design alternatives, such as unique system designs, in-depth material research, energy modeling, or LEED® certification;
- .4 Changing or editing previously prepared Instruments of Service necessitated by the enactment or revision of codes, laws or regulations or official interpretations;
- .5 Services necessitated by decisions of the Owner or Construction Manager not rendered in a timely manner or any other failure of performance on the part of the Owner, Construction Manager or the Owner's other consultants or contractors;
- .6 Preparing digital data for transmission to the Owner's consultants and contractors, or to other Owner authorized recipients;
- .7 Preparation of design and documentation for alternate bid or proposal requests proposed by the Owner or Construction Manager;
- .8 Preparation for, and attendance at, a public presentation, meeting or hearing;
- .9 Preparation for, and attendance at a dispute resolution proceeding or legal proceeding, except where the Architect is party thereto;
- .10 Evaluation of the qualifications of bidders or persons providing proposals;
- .11 Consultation concerning replacement of Work resulting from fire or other cause during construction; or
- .12 Assistance to the Initial Decision Maker, if other than the Architect.

§ 4.3.2 To avoid delay in the Construction Phase, the Architect shall provide the following Additional Services, notify the Owner with reasonable promptness, and explain the facts and circumstances giving rise to the need. If the Owner subsequently determines that all or parts of those services are not required, the Owner shall give prompt written notice to the Architect, and the Owner shall have no further obligation to compensate the Architect for those services:

- .1 Reviewing a Contractor's submittal out of sequence from the initial Project submittal schedule agreed to by the Architect;
- .2 Responding to the Contractor's requests for information that are not prepared in accordance with the Contract Documents or where such information is available to the Contractor from a careful study and comparison of the Contract Documents, field conditions, other Owner-provided information, Contractor-prepared coordination drawings, or prior Project correspondence or documentation;
- .3 Preparing Change Orders, and Construction Change Directives that require evaluation of Contractor's proposals and supporting data, or the preparation or revision of Instruments of Service;
- .4 Evaluating an extensive number of Claims as the Initial Decision Maker;
- .5 Evaluating substitutions proposed by the Owner, Construction Manager or Contractor and making subsequent revisions to Instruments of Service resulting therefrom; or
- .6 To the extent the Architect's Basic Services are affected, providing Construction Phase Services 60 days after (1) the date of Substantial Completion of the Work or (2) the anticipated date of Substantial Completion, identified in Initial Information, whichever is earlier.

§ 4.3.3 The Architect shall provide Construction Phase Services exceeding the limits set forth below as Additional Services. When the limits below are reached, the Architect shall notify the Owner:

- .1 ( ) reviews of each Shop Drawing, Product Data item, sample and similar submittals of the Contractor
- .2 ( ) visits to the site by the Architect over the duration of the Project during construction
- .3 ( ) inspections for any portion of the Work to determine whether such portion of the Work is substantially complete in accordance with the requirements of the Contract Documents
- .4 ( ) inspections for any portion of the Work to determine final completion

## ARTICLE 5 OWNER'S RESPONSIBILITIES

§ 5.1 The Owner shall provide full information regarding requirements for the Project, including Educational Specifications, interior and exterior space requirements and relationships, flexibility and expandability, special equipment and systems, site requirements, and the Owner's objectives, schedule and constraints. Within 15 days after receipt of a written request from the Architect, the Owner shall furnish the requested information as necessary and relevant for the Architect to evaluate, give notice of or enforce lien rights.

Init.



§ 5.2 The Owner shall retain a Construction Manager to provide services, duties and responsibilities as described in AIA Document C132–2009, Standard Form of Agreement Between Owner and Construction Manager as Adviser — KDE Version. The Owner shall provide the Architect a copy of the executed agreement between the Owner and the Construction Manager, and any further modifications to the agreement.

§ 5.3 The Owner shall furnish the services of a Construction Manager that shall be responsible for creating the overall Project schedule. The Owner shall adjust the Project schedule, if necessary, as the Project proceeds.

§ 5.4 The Owner shall establish and periodically update an overall budget for the Project based on consultation with the Architect, Construction Manager, and the Owner's Fiscal Agent, as applicable, which shall include the Construction Cost, the Owner's other related costs and fees, and reasonable contingencies related to all of these costs. The Owner shall furnish the services of a Construction Manager that shall be responsible for preparing all estimates of the Cost of the Work. If the Owner significantly increases or decreases the Owner's budget for the Cost of the Work, the Owner shall notify the Architect and the Construction Manager. The Owner and the Architect, in consultation with the Construction Manager, shall thereafter agree to a corresponding change in the budget for the Cost of the Work or in the Project's scope and quality.

§ 5.4.1 The Owner acknowledges that accelerated, phased or fast-track scheduling provides a benefit, but also carries with it associated risks. Such risks include the Owner incurring costs for the Architect to coordinate and redesign portions of the Project affected by procuring or installing elements of the Project prior to the completion of all relevant Construction Documents, and costs for the Contractor to remove and replace previously installed Work. If the Owner selects accelerated, phased or fast-track scheduling, the Owner agrees to include in the budget for the Project sufficient contingencies to cover such costs.

§ 5.5 The Owner shall identify a representative authorized to act on the Owner's behalf with respect to the Project. The Owner, through Board Order, shall render decisions and approve the Architect's submittals in a timely manner in order to avoid unreasonable delay in the orderly and sequential progress of the Architect's services.

§ 5.6 The Owner shall furnish surveys to describe physical characteristics, legal limitations and utility locations for the site of the Project, and a written legal description of the site. The surveys and legal information shall include, as applicable, grades and lines of streets, alleys, pavements and adjoining property and structures; designated wetlands and flood plain limits as applicable; adjacent drainage; rights-of-way, restrictions, easements, encroachments, zoning, deed restrictions, boundaries and contours of the site; locations, dimensions and necessary data with respect to existing buildings, other improvements and trees; and information concerning available utility services and lines, both public and private, above and below grade, including inverts and depths. All the information on the survey shall be referenced to a Project benchmark.

§ 5.7 The Owner shall furnish the services of Geotechnical Engineers when such services are deemed necessary and requested by the Architect, the Architect's Consultants, or the Construction Manager, which may include but are not limited to test borings, test pits, determinations of soil bearing values, percolation tests, evaluations of hazardous materials, seismic evaluation, ground corrosion tests and resistivity tests, including necessary operations for anticipating subsoil conditions, with written reports and appropriate recommendations.

§ 5.8 The Owner shall coordinate the services of its own consultants with those services provided by the Architect. Upon the Architect's request, the Owner shall furnish copies of the scope of services in the contracts between the Owner and the Owner's consultants. The Owner shall furnish the services of consultants other than those designated in this Agreement, or authorize the Architect to furnish them as an Additional Service, when the Architect requests such services and demonstrates that they are reasonably required by the scope of the Project. The Owner shall require that its consultants maintain professional liability insurance and other liability insurance as appropriate to the services provided.

§ 5.9 The Owner shall furnish tests, inspections and reports required by law, government agencies or the Contract Documents, such as structural, mechanical, and chemical tests, tests for air and water pollution, and tests for hazardous materials.

§ 5.10 The Owner shall furnish all legal, insurance and accounting services, including auditing services, that may be reasonably necessary at any time for the Project.

§ 5.11 The Owner shall provide prompt written notice to the Architect and Construction Manager if the Owner becomes aware of any fault or defect in the Project, including errors, omissions or inconsistencies in the Architect's Instruments of Service.

§ 5.12 Except as otherwise provided in the Contract Documents or when direct communications have been specially authorized, the Owner shall endeavor to communicate with the Contractor through the Construction Manager, and shall contemporaneously provide the same communications to the Architect about matters arising out of or relating to the Contract Documents. Communications by and with the Architect's consultants shall be through the Architect.

§ 5.13 Before executing the Contract for Construction, the Owner shall coordinate the Architect's duties and responsibilities set forth in the Contract for Construction with the Architect's services set forth in this Agreement. The Owner shall provide the Architect a copy of the executed agreement between the Owner and Contractor, including the General Conditions of the Contract for Construction.

§ 5.14 The Owner shall provide the Architect access to the Project site prior to commencement of the Work and shall obligate the Construction Manager and Contractor to provide the Architect access to the Work wherever it is in preparation or progress.

#### ARTICLE 6 COST OF THE WORK

§ 6.1 The Cost of the Work shall be the total construction cost, or to the extent the Project is not completed, the estimated total construction cost recorded on the current BG-1 form to the Owner to construct all elements of the Project designed or specified by the Architect and shall include contractors' general conditions costs, overhead and profit. The Cost of the Work does include the compensation of the Construction Manager and Construction Manager's consultants. The Cost of the Work does not include the compensation of the Architect, the costs of the land, rights-of-way, financing, and contingencies for changes in the Work or other costs that are the responsibility of the Owner.

§ 6.2 The Owner's budget for the Cost of the Work is provided in Initial Information, and may be adjusted throughout the Project as required under Sections 5.4 and 6.4. Evaluations of the Owner's budget for the Cost of the Work represent the Architect's judgment as a design professional.

§ 6.3 The Owner shall require the Construction Manager to include appropriate contingencies for design, bidding or negotiating, price escalation, and market conditions in estimates of the Cost of the Work. The Architect shall be entitled to rely on the accuracy and completeness of estimates of the Cost of the Work the Construction Manager prepares as the Architect progresses with its Basic Services. The Architect shall prepare, as an Additional Service, revisions to the Drawings, Specifications or other documents required due to the Construction Manager's inaccuracies or incompleteness in preparing cost estimates. The Architect may review the Construction Manager's estimates solely for the Architect's guidance in completion of its services, however, the Architect shall report to the Owner any material inaccuracies and inconsistencies noted during any such review.

§ 6.3.1 If the Architect is providing detailed cost estimating services as an Additional Service, and a discrepancy exists between the Construction Manager's cost estimates and the Architect's cost estimates, the Architect and the Construction Manager shall work cooperatively to conform the cost estimates to one another.

§ 6.4 If, prior to the conclusion of the Design Development Phase, the Construction Manager's estimate of the Cost of the Work exceeds the Owner's budget for the Cost of the Work, the Architect, in consultation with the Construction Manager, shall make appropriate recommendations to the Owner to adjust the Project's size, quality or budget, and the Owner shall cooperate with the Architect in making such adjustments.

§ 6.5 If the estimate of the Cost of the Work at the conclusion of the Design Development Phase exceeds the Owner's budget for the Cost of the Work, the Owner shall

- .1 give written approval of an increase in the budget for the Cost of the Work and revise the BG-1 form accordingly;
- .2 in consultation with the Architect and Construction Manager, revise the Project program, scope, or quality as required to reduce the Cost of the Work; or
- .3 implement any other mutually acceptable alternative.

§ 6.6 If the Owner chooses to proceed under Section 6.5.2, the Architect, without additional compensation, shall incorporate the required modifications in the Construction Documents Phase as necessary to comply with the Owner's

budget for the Cost of the Work at the conclusion of the Design Development Phase Services, or the budget as adjusted under Section 6.5.1. The Architect's modification of the Construction Documents shall be the limit of the Architect's responsibility as a Basic Service under this Article 6.

§ 6.7 After incorporation of modifications under Section 6.6, the Architect shall, as an Additional Service, make any required revisions to the Drawings, Specifications or other documents necessitated by subsequent cost estimates that exceed the Owner's budget for the Cost of the Work, except when the excess is due to changes initiated by the Architect in scope, basic systems, or the kinds and quality of materials, finishes or equipment.

## ARTICLE 7 COPYRIGHTS AND LICENSES

§ 7.1 The Architect and the Owner warrant that in transmitting Instruments of Service, or any other information, the transmitting party is the copyright owner of such information or has permission from the copyright owner to transmit such information for its use on the Project. If the Owner and Architect intend to transmit Instruments of Service or any other information or documentation in digital form, they shall endeavor to establish necessary protocols governing such transmissions.

§ 7.2 The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service, including the Drawings and Specifications, and shall retain all common law, statutory and other reserved rights, including copyrights. Submission or distribution of Instruments of Service to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication in derogation of the reserved rights of the Architect and the Architect's consultants.

§ 7.3 Upon execution of this Agreement, the Architect grants to the Owner a nonexclusive license to use the Architect's Instruments of Service solely and exclusively for purposes of constructing, using, maintaining, altering and adding to the Project, provided that the Owner substantially performs its obligations, including prompt payment of all sums when due, under this Agreement. The Architect shall obtain similar nonexclusive licenses from the Architect's consultants consistent with this Agreement. The license granted under this section permits the Owner to authorize the Contractor, Construction Manager, Subcontractors, Sub-subcontractors, and material or equipment suppliers, as well as the Owner's consultants and separate contractors, to reproduce applicable portions of the Instruments of Service solely and exclusively for use in performing services or construction for the Project. If the Architect rightfully terminates this Agreement for cause as provided in Section 9.4, the license granted in this Section 7.3 shall terminate.

§ 7.3.1 In the event the Owner uses the Instruments of Service without retaining the authors of the Instruments of Service, the Owner releases the Architect and Architect's consultant(s) from all claims and causes of action arising from such uses. The Owner, to the extent permitted by law, further agrees to indemnify and hold harmless the Architect and its consultants from all costs and expenses, including the cost of defense, related to claims and causes of action asserted by any third person or entity to the extent such costs and expenses arise from the Owner's use of the Instruments of Service under this Section 7.3.1. The terms of this Section 7.3.1 shall not apply if the Owner rightfully terminates this Agreement for cause under Section 9.4.

§ 7.4 Except for the licenses granted in this Article 7, no other license or right shall be deemed granted or implied under this Agreement. The Owner shall not assign, delegate, sublicense, pledge or otherwise transfer any license granted herein to another party without the prior written agreement of the Architect. Any unauthorized use of the Instruments of Service shall be at the Owner's sole risk and without liability to the Architect and the Architect's consultants.

## ARTICLE 8 CLAIMS AND DISPUTES

### § 8.1 General

§ 8.1.1 The Owner and Architect shall commence all claims and causes of action, whether in contract, tort, or otherwise, against the other arising out of or related to this Agreement in accordance with the requirements of the method of binding dispute resolution selected in this Agreement within the period specified by applicable law, but in any case not more than 10 years after the date of Substantial Completion of the Work. The Owner and Architect waive all claims and causes of action not commenced in accordance with this Section 8.1.1.

§ 8.1.2 To the extent damages are covered by property insurance, the Owner and Architect waive all rights against each other and against the contractors, consultants, agents and employees of the other for damages, except such rights as they may have to the proceeds of such insurance as set forth in AIA Document A232-2009, General Conditions of the Contract for Construction — KDE Version. The Owner or the Architect, as appropriate, shall require of the

Construction Manager, contractors, consultants, agents and employees of any of them similar waivers in favor of the other parties enumerated herein.

§ 8.1.3 The Architect shall indemnify and hold the Owner and the Owner's officers and employees harmless from and against damages, losses and judgments arising from claims by third parties, including reasonable attorneys' fees and expenses recoverable under applicable law, but only to the extent they are caused by the negligent acts or omissions of the Architect, its employees and its consultants in the performance of professional services under this Agreement. The Architect's duty to indemnify the Owner under this provision shall be limited to the available proceeds of insurance coverage.

§ 8.1.4 The Architect and Owner waive consequential damages for claims, disputes or other matters in question arising out of or relating to this Agreement. This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination of this Agreement, except as specifically provided in Section 9.7.

## § 8.2 Mediation

§ 8.2.1 Any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to mediation as a condition precedent to binding dispute resolution. If such matter relates to or is the subject of a lien arising out of the Architect's services, the Architect may proceed in accordance with applicable law to comply with the lien notice or filing deadlines prior to resolution of the matter by mediation or by binding dispute resolution.

§ 8.2.2 The Owner and Architect shall endeavor to resolve claims, disputes and other matters in question between them by mediation which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of the Agreement. A request for mediation shall be made in writing, delivered to the other party to the Contract, and filed with the person or entity administering the mediation. The request may be made concurrently with the filing of a complaint or other appropriate demand for binding dispute resolution but, in such event, mediation shall proceed in advance of binding dispute resolution proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order. If an arbitration proceeding is stayed pursuant to this section, the parties may nonetheless proceed to the selection of the arbitrator(s) and agree upon a schedule for later proceedings.

§ 8.2.3 The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

§ 8.2.4 If the parties do not resolve a dispute through mediation pursuant to this Section 8.2, the method of binding dispute resolution shall be the following:

*(Check the appropriate box. If the Owner and Architect do not select a method of binding dispute resolution below, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, the dispute will be resolved in a court of competent jurisdiction.)*

- Arbitration pursuant to Section 8.3 of this Agreement
- Litigation in a court of competent jurisdiction where the Project is located
- Other: *(Specify)*

## § 8.3 Arbitration

§ 8.3.1 If the parties have selected arbitration as the method for binding dispute resolution in this Agreement any claim, dispute or other matter in question arising out of or related to this Agreement subject to, but not resolved by, mediation shall be subject to arbitration which shall be administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules in effect on the date of the Agreement, unless the parties mutually agree otherwise. A demand for arbitration shall be made in writing, delivered to the other party to this Agreement, and filed with the person or entity administering the arbitration.

§ 8.3.1.1 A demand for arbitration shall be made no earlier than concurrently with the filing of a request for mediation, but in no event shall it be made after the date when the institution of legal or equitable proceedings based on the claim, dispute or other matter in question would be barred by the applicable statute of limitations. For statute of limitations purposes, receipt of a written demand for arbitration by the person or entity administering the arbitration shall constitute the institution of legal or equitable proceedings based on the claim, dispute or other matter in question.

§ 8.3.2 The foregoing agreement to arbitrate and other agreements to arbitrate with an additional person or entity duly consented to by parties to this Agreement shall be specifically enforceable in accordance with applicable law in any court having jurisdiction thereof.

§ 8.3.3 The award rendered by the arbitrator(s) shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

#### § 8.3.4 Consolidation or Joinder

§ 8.3.4.1 Either party, at its sole discretion, may consolidate an arbitration conducted under this Agreement with any other arbitration to which it is a party provided that (1) the arbitration agreement governing the other arbitration permits consolidation, (2) the arbitrations to be consolidated substantially involve common issues of law or fact, and (3) the arbitrations employ materially similar procedural rules and methods for selecting arbitrator(s).

§ 8.3.4.2 Either party, at its sole discretion, may include by joinder persons or entities substantially involved in a common question of fact or law whose presence is required if complete relief is to be accorded in arbitration, provided that the party sought to be joined consents in writing to such joinder. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent.

§ 8.3.4.3 The Owner and Architect grant to any person or entity made a party to an arbitration conducted under this Section 8.3, whether by joinder or consolidation, the same rights of joinder and consolidation as the Owner and Architect under this Agreement.

### ARTICLE 9 TERMINATION OR SUSPENSION

§ 9.1 If the Owner fails to make payments to the Architect in accordance with this Agreement, such failure shall be considered substantial nonperformance and cause for termination or, at the Architect's option, cause for suspension of performance of services under this Agreement. If the Architect elects to suspend services, the Architect shall give seven days' written notice to the Owner before suspending services. In the event of a suspension of services, the Architect shall have no liability to the Owner for delay or damage caused the Owner because of such suspension of services. Before resuming services, the Architect shall be paid all sums due prior to suspension and any expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

§ 9.2 If the Owner suspends the Project, the Architect shall be compensated for services performed prior to notice of such suspension. When the Project is resumed, the Architect shall be compensated for expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

§ 9.3 If the Owner suspends the Project for more than 90 cumulative days for reasons other than the fault of the Architect, the Architect may terminate this Agreement by giving not less than seven days' written notice.

§ 9.4 Either party may terminate this Agreement upon not less than seven days' written notice should the other party fail substantially to perform in accordance with the terms of this Agreement through no fault of the party initiating the termination.

§ 9.5 The Owner may terminate this Agreement upon not less than seven days' written notice to the Architect for the Owner's convenience and without cause.

§ 9.6 In the event of termination not the fault of the Architect, the Architect shall be compensated for services performed prior to termination, together with Reimbursable Expenses then due.

§ 9.7 (Not Used)

§ 9.8 The Owner's rights to use the Architect's Instruments of Service in the event of a termination of this Agreement are set forth in Article 7 and Section 11.9.

#### ARTICLE 10 MISCELLANEOUS PROVISIONS

§ 10.1 This Agreement shall be governed by the law of the place where the Project is located, except that if the parties have selected arbitration as the method of binding dispute resolution, the Federal Arbitration Act shall govern Section 8.3.

§ 10.2 Terms in this Agreement shall have the same meaning as those in AIA Document A232-2009, General Conditions of the Contract for Construction, Construction Manager as Adviser Edition — KDE Version.

§ 10.3 The Owner and Architect, respectively, bind themselves, their agents, successors, assigns and legal representatives to this Agreement. Neither the Owner nor the Architect shall assign this Agreement without the written consent of the other.

§ 10.4 If the Owner requests the Architect to execute certificates, the proposed language of such certificates shall be submitted to the Architect for review at least 14 days prior to the requested dates of execution. If the Owner requests the Architect to execute consents reasonably required to facilitate assignment to a lender, the Architect shall execute all such consents that are consistent with this Agreement, provided the proposed consent is submitted to the Architect for review at least 14 days prior to execution. The Architect shall not be required to execute certificates or consents that would require knowledge, services or responsibilities beyond the scope of this Agreement.

§ 10.5 Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Owner or Architect.

§ 10.6 Unless otherwise required in this Agreement, the Architect shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, hazardous materials or toxic substances in any form at the Project site.

§ 10.7 The Architect shall have the right to include photographic or artistic representations of the design of the Project among the Architect's promotional and professional materials. The Architect shall be given reasonable access to the completed Project to make such representations. However, the Architect's materials shall not include the Owner's confidential or proprietary information if the Owner has previously advised the Architect in writing of the specific information considered by the Owner to be confidential or proprietary.

§ 10.8 Except as provided under the Kentucky Open Records Act, KRS 61.870 to KRS 61.884, if the Architect or Owner receives information specifically designated by the other party as "confidential" or "business proprietary," the receiving party shall keep such information strictly confidential and shall not disclose it to any other person except to (1) its employees, (2) those who need to know the content of such information in order to perform services or construction solely and exclusively for the Project, or (3) its consultants and contractors whose contracts include similar restrictions on the use of confidential information.

#### ARTICLE 11 COMPENSATION

§ 11.1 For the Architect's Basic Services described under Article 3, the Owner shall compensate the Architect as follows: *(Insert amount of, or basis for, compensation.)*

§ 11.2 For Additional Services designated in Section 4.1, the Owner shall compensate the Architect as follows: *(Insert amount of, or basis for, compensation. If necessary, list specific services to which particular methods of compensation apply.)*

§ 11.3 For Additional Services that may arise during the course of the Project, including those under Section 4.3, the Owner shall compensate the Architect as follows:  
*(Insert amount of, or basis for, compensation.)*

§ 11.4 Compensation for Additional Services of the Architect's consultants when not included in Sections 11.2 or 11.3, shall be the amount invoiced to the Architect plus \_\_\_\_\_ percent ( \_\_\_\_\_ %), or as otherwise stated below:

§ 11.5 Where compensation for Basic Services is based on a stipulated sum or percentage of the Cost of the Work, the compensation for each phase of services shall be as follows:

Schematic Design Phase	Fifteen percent	(15%)
Design Development Phase	Twenty percent	(20%)
Construction Documents Phase	Forty percent	(40%)
Bidding or Negotiation Phase	Five percent	(05%)
Construction Phase	Twenty percent	(20%)
<hr/>	<hr/>	<hr/>
Total Basic Compensation	one hundred percent	(100%)

The Owner acknowledges that with an accelerated Project delivery or multiple bid package process, the Architect may be providing its services in multiple Phases simultaneously. Therefore, the Architect shall be permitted to invoice monthly in proportion to services performed in each Phase of Services, as appropriate.

§ 11.6 When compensation is based on a percentage of the Cost of the Work and any portions of the Project are deleted or otherwise not constructed, compensation for those portions of the Project shall be payable to the extent services are performed on those portions, in accordance with the schedule set forth in Section 11.5 based on (1) the lowest bona fide bid or negotiated proposal, or (2) if no such bid or proposal is received, the most recent estimate of the Construction Cost as recorded on the BG- 3 form approved by the Kentucky Department of Education such portions of the Project. The Architect shall be entitled to compensation in accordance with this Agreement for all services performed whether or not the Construction Phase is commenced.

§ 11.7 The hourly billing rates for services of the Architect and the Architect's consultants, if any, are set forth below. The rates shall be adjusted in accordance with the Architect's and Architect's consultants' normal review practices.  
*(If applicable, attach an exhibit of hourly billing rates or insert them below.)*

Employee or Category	Rate (\$0.00)
----------------------	---------------

Init.  
/

**§ 11.8 Compensation for Reimbursable Expenses**

**§ 11.8.1** Reimbursable Expenses are in addition to compensation for Basic and Additional Services and include expenses incurred by the Architect and the Architect's consultants directly related to the Project, as follows:

- .1 Transportation and authorized out-of-town travel and subsistence;
- .2 Long distance services, dedicated data and communication services, teleconferences, Project Web sites, and extranets;
- .3 Fees paid for securing approval of authorities having jurisdiction over the Project;
- .4 Printing, reproductions, plots, standard form documents;
- .5 Postage, handling and delivery;
- .6 Expense of overtime work requiring higher than regular rates, if authorized in advance by the Owner;
- .7 Renderings, models, mock-ups, professional photography, and presentation materials requested by the Owner;
- .8 Architect's Consultant's expense of professional liability insurance dedicated exclusively to this Project, or the expense of additional insurance coverage or limits requested by the Owner in excess of that required to be carried by the Architect and the Architect's Consultants by the Kentucky Department of Education;
- .9 All taxes levied on professional services and on reimbursable expenses;
- .10 Site office expenses; and
- .11 Other similar Project-related expenditures.

**§ 11.8.2** For Reimbursable Expenses the compensation shall be the expenses incurred by the Architect and the Architect's consultants plus \_\_\_\_\_ percent ( \_\_\_\_\_ %) of the expenses incurred.

**§ 11.8.3** Prior to incurring Reimbursable Expenses, the Architect shall estimate the cost of the reimbursable items, and obtain approval of the Owner's representative for the expenditures.

**§ 11.9 Compensation for Use of Architect's Instruments of Service**

If the Owner terminates the Architect for its convenience under Section 9.5, or the Architect terminates this Agreement under Section 9.3, the Owner shall pay a licensing fee as compensation for the Owner's continued use of the Architect's Instruments of Service solely for purposes of completing, using and maintaining the Project as follows:

**§ 11.10 Payments to the Architect**

**§ 11.10.1** (Not Used)

**§ 11.10.2** Unless otherwise agreed, payments for services shall be made monthly in proportion to services performed. Payments are due and payable upon presentation of the Architect's invoice. Amounts unpaid ( \_\_\_\_\_ ) days after the invoice date shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the Architect.  
*(Insert rate of monthly or annual interest agreed upon.)*

**§ 11.10.3** The Owner shall not withhold amounts from the Architect's compensation to impose a penalty or liquidated damages on the Architect, or to offset sums requested by or paid to contractors for the cost of changes in the Work unless the Architect agrees or has been found liable for the amounts in a binding dispute resolution proceeding.

**§ 11.10.4** Records of Reimbursable Expenses, expenses pertaining to Additional Services, and services performed on the basis of hourly rates shall be available to the Owner at mutually convenient times.

**§ 11.10.5** The Architect shall pay each project Consultant within 10 days after receipt of each payment from the Owner for services rendered. Consultant's fees shall be based on a typical 80% x total fee for work categories paid to the Architect for which the Consultant is responsible. If the Architect's fee is a lump sum, the Consultant shall receive the same proportionate amount. If such payments are not made in a timely manner, the Consultant may make a written



request that the Owner issue joint checks for all subsequent payments to the Architect naming the Architect and the Consultant as payees.

§ 11.10.6 Prior to final payment, the Architect shall provide the Owner a written statement of release from each Consultant stating that all fees up to that point have been paid. (This clause does not apply to Consultants, i.e., geotechnical engineers, land surveyors, having direct contracts with the Owner.) The Architect shall be paid his construction phase fee at the same proportionate percentage as the construction's completion until final contract completion as designated by the submission and approval of the BG-4 form by the Owner, to the Kentucky Department of Education.

**ARTICLE 12 SPECIAL TERMS AND CONDITIONS**

Special terms and conditions that modify this Agreement are as follows:

**ARTICLE 13 SCOPE OF THE AGREEMENT**

§ 13.1 This Agreement represents the entire and integrated agreement between the Owner and the Architect and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both Owner and Architect.

§ 13.2 This Agreement is comprised of the following documents listed below:

- .1 AIA Document B132™–2009, Standard Form Agreement Between Owner and Architect, Construction Manager as Adviser Edition — KDE Version
- .2 Other documents:  
*(List other documents, if any, including additional scopes of service forming part of the Agreement.)*

This Agreement is entered into as of the day and year first written above.

\_\_\_\_\_  
OWNER *(Signature)*

\_\_\_\_\_  
ARCHITECT *(Signature)*

\_\_\_\_\_  
*(Printed name and title)*

\_\_\_\_\_  
*(Printed name and title)*



# Kentucky Department of Education Version of AIA Document A312™ – 2010

## Payment Bond

**CONTRACTOR:**  
*(Name, legal status and address)*

**SURETY:**  
*(Name, legal status and principal place of business)*

**OWNER:**  
*(Name, legal status and address)*

### CONSTRUCTION CONTRACT

Date:

Amount:

Description:  
*(Name and location)*

### BOND

Date:  
*(Not earlier than Construction Contract Date)*

Amount:

Modifications to this Bond:  None  See Section 18

### CONTRACTOR AS PRINCIPAL

Company: *(Corporate Seal)*

### SURETY

Company: *(Corporate Seal)*

Signature: \_\_\_\_\_  
Name and Title:  
*(Any additional signatures appear on the last page of this Payment Bond.)*

Signature: \_\_\_\_\_  
Name and Title:

*(FOR INFORMATION ONLY — Name, address and telephone)*

**AGENT or BROKER:**

**OWNER'S REPRESENTATIVE:**  
*(Architect, Engineer or other party:)*



This version of AIA Document A312–2010 is modified by the Kentucky Department of Education. Publication of this version of AIA Document A312 does not imply the American Institute of Architects' endorsement of any modification by the Kentucky Department of Education. A comparative version of AIA Document A312–2010 showing additions and deletions by the Kentucky Department of Education is available for review on the Kentucky Department of Education Web site.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

AIA Document A312–2010 combines two separate bonds, a Performance Bond and a Payment Bond, into one form. This is not a single combined Performance and Payment Bond.

**§ 1** The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Owner to pay for labor, materials and equipment furnished for use in the performance of the Construction Contract, which is incorporated herein by reference, subject to the following terms.

**§ 2** If the Contractor promptly makes payment of all sums due to Claimants, and defends, indemnifies and holds harmless the Owner from claims, demands, liens or suits by any person or entity seeking payment for labor, materials or equipment furnished for use in the performance of the Construction Contract, then the Surety and the Contractor shall have no obligation under this Bond.

**§ 3** If there is no Owner Default under the Construction Contract, the Surety's obligation to the Owner under this Bond shall arise after the Owner has promptly notified the Contractor and the Surety (at the address described in Section 13) of claims, demands, liens or suits against the Owner or the Owner's property by any person or entity seeking payment for labor, materials or equipment furnished for use in the performance of the Construction Contract and tendered defense of such claims, demands, liens or suits to the Contractor and the Surety.

**§ 4** When the Owner has satisfied the conditions in Section 3, the Surety shall promptly and at the Surety's expense defend, indemnify and hold harmless the Owner against a duly tendered claim, demand, lien or suit.

**§ 5** The Surety's obligations to a Claimant under this Bond shall arise after the following:

**§ 5.1** Claimants, who do not have a direct contract with the Contractor,

- .1 have furnished a written notice of non-payment to the Contractor, stating with substantial accuracy the amount claimed and the name of the party to whom the materials were, or equipment was, furnished or supplied or for whom the labor was done or performed, within ninety (90) days after having last performed labor or last furnished materials or equipment included in the Claim; and
- .2 have sent a Claim to the Surety (at the address described in Section 13).

**§ 5.2** Claimants, who are employed by or have a direct contract with the Contractor, have sent a Claim to the Surety (at the address described in Section 13).

**§ 6** If a notice of non-payment required by Section 5.1.1 is given by the Owner to the Contractor, that is sufficient to satisfy a Claimant's obligation to furnish a written notice of non-payment under Section 5.1.1.

**§ 7** When a Claimant has satisfied the conditions of Sections 5.1 or 5.2, whichever is applicable, the Surety shall promptly and at the Surety's expense take the following actions:

**§ 7.1** Send an answer to the Claimant, with a copy to the Owner, within sixty (60) days after receipt of the Claim, stating the amounts that are undisputed and the basis for challenging any amounts that are disputed; and

**§ 7.2** Pay or arrange for payment of any undisputed amounts.

**§ 7.3** The Surety's failure to discharge its obligations under Section 7.1 or Section 7.2 shall not be deemed to constitute a waiver of defenses the Surety or Contractor may have or acquire as to a Claim, except as to undisputed amounts for which the Surety and Claimant have reached agreement. If, however, the Surety fails to discharge its obligations under Section 7.1 or Section 7.2, the Surety shall indemnify the Claimant for the reasonable attorney's fees the Claimant incurs thereafter to recover any sums found to be due and owing to the Claimant.

**§ 8** The Surety's total obligation shall not exceed the amount of this Bond, plus the amount of reasonable attorney's fees provided under Section 7.3, and the amount of this Bond shall be credited for any payments made in good faith by the Surety.

**§ 9** Amounts owed by the Owner to the Contractor under the Construction Contract shall be used for the performance of the Construction Contract and to satisfy claims, if any, under any construction performance bond. By the Contractor furnishing and the Owner accepting this Bond, they agree that all funds earned by the Contractor in the performance of the Construction Contract are dedicated to satisfy obligations of the Contractor and Surety under this Bond, subject to the Owner's priority to use the funds for the completion of the work.

**§ 10** The Surety shall not be liable to the Owner, Claimants or others for obligations of the Contractor that are unrelated to the Construction Contract. The Owner shall not be liable for the payment of any costs or expenses of any

Claimant under this Bond, and shall have under this Bond no obligation to make payments to, or give notice on behalf of, Claimants or otherwise have any obligations to Claimants under this Bond.

**§ 11** The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders and other obligations.

**§ 12** No suit or action shall be commenced by a Claimant under this Bond other than in a court of competent jurisdiction in the state in which the project that is the subject of the Construction Contract is located or after the expiration of one year from the date (1) on which the Claimant sent a Claim to the Surety pursuant to Section 5.1.2 or 5.2, or (2) on which the last labor or service was performed by anyone or the last materials or equipment were furnished by anyone under the Construction Contract, whichever of (1) or (2) first occurs. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

**§ 13** Notice and Claims to the Surety, the Owner or the Contractor shall be mailed or delivered to the address shown on the page on which their signature appears. Actual receipt of notice or Claims, however accomplished, shall be sufficient compliance as of the date received.

**§ 14** When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

**§ 15** Upon request by any person or entity appearing to be a potential beneficiary of this Bond, the Contractor and Owner shall promptly furnish a copy of this Bond or shall permit a copy to be made.

#### **§ 16 Definitions**

**§ 16.1 Claim.** A written statement by the Claimant including at a minimum

- .1 the name of the Claimant;
- .2 the name of the person for whom the labor was done, or materials or equipment furnished;
- .3 a copy of the agreement or purchase order pursuant to which labor, materials or equipment was furnished for use in the performance of the Construction Contract;
- .4 a brief description of the labor, materials or equipment furnished;
- .5 the date on which the Claimant last performed labor or last furnished materials or equipment for use in the performance of the Construction Contract;
- .6 the total amount earned by the Claimant for labor, materials or equipment furnished as of the date of the Claim;
- .7 the total amount of previous payments received by the Claimant; and
- .8 the total amount due and unpaid to the Claimant for labor, materials or equipment furnished as of the date of the Claim.

**§ 16.2 Claimant.** An individual or entity having a direct contract with the Contractor or with a subcontractor of the Contractor to furnish labor, materials or equipment for use in the performance of the Construction Contract. The term Claimant also includes any individual or entity that has rightfully asserted a claim under an applicable mechanic's lien or similar statute against the real property upon which the Project is located. The intent of this Bond shall be to include without limitation in the terms "labor, materials or equipment" that part of water, gas, power, light, heat, oil, gasoline, telephone service or rental equipment used in the Construction Contract, architectural and engineering services required for performance of the work of the Contractor and the Contractor's subcontractors, and all other items for which a mechanic's lien may be asserted in the jurisdiction where the labor, materials or equipment were furnished.

**§ 16.3 Construction Contract.** The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and all changes made to the agreement and the Contract Documents.

**§ 16.4 Owner Default.** Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

**§ 16.5 Contract Documents.** All the documents that comprise the agreement between the Owner and Contractor.

§ 17 If this Bond is issued for an agreement between a Contractor and subcontractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

§ 18 Modifications to this bond are as follows:

§ 18.1 Surety Company shall be licensed to conduct business in the Commonwealth of Kentucky.

§ 18.2 Insurance Agency and Agents issuing bond shall be registered and licensed to conduct business in the Commonwealth of Kentucky with the appropriate Power of Attorney included.

§ 18.3 Bond shall comply with all statutory requirements of the Commonwealth of Kentucky including the Kentucky Unemployment Insurance Law.

§ 18.4 No suit, action or proceeding by reason or any default whatever shall be brought on this bond after two (2) years from the date on which final payment of the contract fall due and provided further that if any alterations or additions which may be made under the contract or in the work to be done under it, or the giving by the Owner of any extension of time for the performance of the contract or any other forbearance on the part of either the Owner or the Principal shall not, in any way, release the Principal and Surety, or either of them, their heirs, executors, administrators, successors, or assigns for their liability hereunder. Notice to the Surety of any such alterations, extensions, or forbearance being expressly waived.

This obligation shall remain in force and effect until the performance of all covenants, terms and conditions herein stipulated and after such performance, it shall become null and void.

*(Space is provided below for additional signatures of added parties, other than those appearing on the cover page.)*

**CONTRACTOR AS PRINCIPAL**

**SURETY**

Company:

*(Corporate Seal)*

Company:

*(Corporate Seal)*

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Name and Title: \_\_\_\_\_

Name and Title: \_\_\_\_\_

Address \_\_\_\_\_

Address \_\_\_\_\_

# Kentucky Department of Education Version of AIA Document A312™ – 2010

## Performance Bond

**CONTRACTOR:**  
*(Name, legal status and address)*

**SURETY:**  
*(Name, legal status and principal place of business)*

**OWNER:**  
*(Name, legal status and address)*

**CONSTRUCTION CONTRACT**  
Date:

Amount:

Description:  
*(Name and location)*

**BOND**  
Date:  
*(Not earlier than Construction Contract Date)*

Amount:

Modifications to this Bond:  None  See Section 16

**CONTRACTOR AS PRINCIPAL**      **SURETY**  
Company: *(Corporate Seal)*      Company: *(Corporate Seal)*

Signature: \_\_\_\_\_      Signature: \_\_\_\_\_  
Name and Title:      Name and Title:  
*(Any additional signatures appear on the last page of this Performance Bond.)*

*(FOR INFORMATION ONLY — Name, address and telephone)*  
**AGENT or BROKER:**      **OWNER'S REPRESENTATIVE:**  
*(Architect, Engineer or other party:)*



This version of AIA Document A312–2010 is modified by the Kentucky Department of Education. Publication of this version of AIA Document A312 does not imply the American Institute of Architects' endorsement of any modification by the Kentucky Department of Education. A comparative version of AIA Document A312–2010 showing additions and deletions by the Kentucky Department of Education is available for review on the Kentucky Department of Education Web site.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

AIA Document A312–2010 combines two separate bonds, a Performance Bond and a Payment Bond, into one form. This is not a single combined Performance and Payment Bond.

**§ 1** The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Owner for the performance of the Construction Contract, which is incorporated herein by reference.

**§ 2** If the Contractor performs the Construction Contract, the Surety and the Contractor shall have no obligation under this Bond, except when applicable to participate in a conference as provided in Section 3.

**§ 3** If there is no Owner Default under the Construction Contract, the Surety's obligation under this Bond shall arise after

- .1 the Owner first provides notice to the Contractor and the Surety that the Owner is considering declaring a Contractor Default. Such notice shall indicate whether the Owner is requesting a conference among the Owner, Contractor and Surety to discuss the Contractor's performance. If the Owner does not request a conference, the Surety may, within five (5) business days after receipt of the Owner's notice, request such a conference. If the Surety timely requests a conference, the Owner shall attend. Unless the Owner agrees otherwise, any conference requested under this Section 3.1 shall be held within ten (10) business days of the Surety's receipt of the Owner's notice. If the Owner, the Contractor and the Surety agree, the Contractor shall be allowed a reasonable time to perform the Construction Contract, but such an agreement shall not waive the Owner's right, if any, subsequently to declare a Contractor Default;
- .2 the Owner declares a Contractor Default, terminates the Construction Contract and notifies the Surety; and
- .3 the Owner has agreed to pay the Balance of the Contract Price in accordance with the terms of the Construction Contract to the Surety or to a contractor selected to perform the Construction Contract.

**§ 4** Failure on the part of the Owner to comply with the notice requirement in Section 3.1 shall not constitute a failure to comply with a condition precedent to the Surety's obligations, or release the Surety from its obligations, except to the extent the Surety demonstrates actual prejudice.

**§ 5** When the Owner has satisfied the conditions of Section 3, the Surety shall promptly and at the Surety's expense take one of the following actions:

**§ 5.1** Arrange for the Contractor, with the consent of the Owner, to perform and complete the Construction Contract;

**§ 5.2** Undertake to perform and complete the Construction Contract itself, through its agents or independent contractors;

**§ 5.3** Obtain bids or negotiated proposals from qualified contractors acceptable to the Owner for a contract for performance and completion of the Construction Contract, arrange for a contract to be prepared for execution by the Owner and a contractor selected with the Owner's concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the bonds issued on the Construction Contract, and pay to the Owner the amount of damages as described in Section 7 in excess of the Balance of the Contract Price incurred by the Owner as a result of the Contractor Default; or

**§ 5.4** Waive its right to perform and complete, arrange for completion, or obtain a new contractor and with reasonable promptness under the circumstances:

- .1 After investigation, determine the amount for which it may be liable to the Owner and, as soon as practicable after the amount is determined, make payment to the Owner; or
- .2 Deny liability in whole or in part and notify the Owner, citing the reasons for denial.

**§ 6** If the Surety does not proceed as provided in Section 5 with reasonable promptness, the Surety shall be deemed to be in default on this Bond seven days after receipt of an additional written notice from the Owner to the Surety demanding that the Surety perform its obligations under this Bond, and the Owner shall be entitled to enforce any remedy available to the Owner. If the Surety proceeds as provided in Section 5.4, and the Owner refuses the payment or the Surety has denied liability, in whole or in part, without further notice the Owner shall be entitled to enforce any remedy available to the Owner.

**§ 7** If the Surety elects to act under Section 5.1, 5.2 or 5.3, then the responsibilities of the Surety to the Owner shall not be greater than those of the Contractor under the Construction Contract, and the responsibilities of the Owner to the Surety shall not be greater than those of the Owner under the Construction Contract. Subject to the commitment by the Owner to pay the Balance of the Contract Price, the Surety is obligated, without duplication, for

- .1 the responsibilities of the Contractor for correction of defective work and completion of the Construction Contract;
- .2 additional legal, design professional and delay costs resulting from the Contractor's Default, and resulting from the actions or failure to act of the Surety under Section 5; and
- .3 liquidated damages, or if no liquidated damages are specified in the Construction Contract, actual damages caused by delayed performance or non-performance of the Contractor.



§ 8 If the Surety elects to act under Section 5.1, 5.3 or 5.4, the Surety's liability is limited to the amount of this Bond.

§ 9 The Surety shall not be liable to the Owner or others for obligations of the Contractor that are unrelated to the Construction Contract, and the Balance of the Contract Price shall not be reduced or set off on account of any such unrelated obligations. No right of action shall accrue on this Bond to any person or entity other than the Owner or its heirs, executors, administrators, successors and assigns.

§ 10 The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders and other obligations.

§ 11 Any proceeding, legal or equitable, under this Bond may be instituted in any court of competent jurisdiction in the location in which the work or part of the work is located and shall be instituted within two years after a declaration of Contractor Default or within two years after the Contractor ceased working or within two years after the Surety refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

§ 12 Notice to the Surety, the Owner or the Contractor shall be mailed or delivered to the address shown on the page on which their signature appears.

§ 13 When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

#### § 14 Definitions

§ 14.1 **Balance of the Contract Price.** The total amount payable by the Owner to the Contractor under the Construction Contract after all proper adjustments have been made, including allowance to the Contractor of any amounts received or to be received by the Owner in settlement of insurance or other claims for damages to which the Contractor is entitled, reduced by all valid and proper payments made to or on behalf of the Contractor under the Construction Contract.

§ 14.2 **Construction Contract.** The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and changes made to the agreement and the Contract Documents.

§ 14.3 **Contractor Default.** Failure of the Contractor, which has not been remedied or waived, to perform or otherwise to comply with a material term of the Construction Contract.

§ 14.4 **Owner Default.** Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

§ 14.5 **Contract Documents.** All the documents that comprise the agreement between the Owner and Contractor.

§ 15 If this Bond is issued for an agreement between a Contractor and subcontractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

§ 16 Modifications to this bond are as follows:

§ 16.1 Surety Company shall be licensed to conduct business in the Commonwealth of Kentucky.

§ 16.2 Insurance Agency and Agents issuing bond shall be registered and licensed to conduct business in the Commonwealth of Kentucky with the appropriate Power of Attorney included.

§ 16.3 Bond shall comply with all statutory requirements of the Commonwealth of Kentucky including the Kentucky Unemployment Insurance Law.

§ 16.4 No suit, action or proceeding by reason or any default whatever shall be brought on this bond after two (2) years from the date on which final payment of the contract fall due and provided further that if any alterations or additions which may be made under the contract or in the work to be done under it, or the giving by the Owner of any extension of time for the performance of the contract or any other forbearance on the part of either the Owner or the Principal shall not, in any way, release the Principal and Surety, or either of them, their heirs, executors, administrators, successors, or assigns for their liability hereunder. Notice to the Surety of any such alterations, extensions, or forbearance being expressly waived.

This obligation shall remain in force and effect until the performance of all covenants, terms and conditions herein stipulated and after such performance, it shall become null and void.

*(Space is provided below for additional signatures of added parties, other than those appearing on the cover page.)*

**CONTRACTOR AS PRINCIPAL**

**SURETY**

Company:

*(Corporate Seal)*

Company:

*(Corporate Seal)*

Signature: \_\_\_\_\_  
Name and Title: \_\_\_\_\_  
Address \_\_\_\_\_

Signature: \_\_\_\_\_  
Name and Title: \_\_\_\_\_  
Address \_\_\_\_\_

**KENTUCKY DEPARTMENT OF EDUCATION  
NON-COLLUSION AFFIDAVIT  
702 KAR 4:160**

The undersigned agent, being duly sworn, states that neither he/she nor his/her firm has any relationship (financial or through kinship) to:

- Any school board member or the superintendent;
- Any or all prime contractors or material suppliers when using the construction management method of construction.

The undersigned further states that he/she has not entered into any agreement or collusion with any person relative to the price bid by anyone nor has he/she attempted to induce anyone to refrain from bidding.

Explain below any kinship or financial relationship you may have to any parties as mentioned above on this project.

---

---

---

This affidavit is subject to KRS 45A.455 prohibition against conflict of interest, and gratuities and kickbacks.

---

Name                      Title

---

Name of Company

Subscribed and Sworn to Me this  
\_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_\_.

---

Notary Signature

My Commission expires:  
\_\_\_\_\_, 20\_\_\_\_\_.

Notary Seal



Environmental and Public Protection Cabinet  
Office of Housing, Buildings and Construction  
Division of Building Codes Enforcement  
101 Sea Hero Rd  
Frankfort, KY 40601

Case Number: \_\_\_\_\_  
Project Name: \_\_\_\_\_  
City/County: \_\_\_\_\_

**AFFIDAVIT OF ASSURANCES  
PURSUANT OF KRS 198B.060(10)**

Comes the Applicant, (Please Print Name) \_\_\_\_\_ and states pursuant to KRS 198B.060(10), that all contractors and subcontractors employed or that will be employed on any activity under the above referenced project shall be in compliance with the Commonwealth of Kentucky requirements for Workers' Compensation Insurance (according to KRS Chapter 342) and Unemployment Insurance (according to KRS Chapter 341).

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CONTRACTOR, OWNER OR OWNER'S AGENT

The foregoing Affidavit of Assurance was acknowledged and sworn to before me by \_\_\_\_\_, Applicant, on this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC  
KENTUCKY STATE AT LARGE

MY COMMISSION EXPIRES \_\_\_\_\_, 20\_\_.

Note: This Affidavit of Assurances shall be submitted for any project under State jurisdiction and where there is no local building official. Persons claiming exemption to the Workers' Compensation Laws should file a Waiver with the Kentucky Department of Workers' Claims, Division of Security & Compliance, 657 1270 Louisville Road, Frankfort, Kentucky 40601. (800/554-8601).



**REQUIRED AFFIDAVIT FOR BIDDERS, OFFERORS AND CONTRACTORS**

**CLAIMING RESIDENT BIDDER STATUS**

**FOR BIDS AND CONTRACTS IN GENERAL:**

The bidder or offeror hereby swears and affirms under penalty of perjury that, in accordance with KRS 45A.494(2), the entity bidding is an individual, partnership, association, corporation, or other business entity that, on the date the contract is first advertised or announced as available for bidding:

1. Is authorized to transact business in the Commonwealth;
2. Has for one year prior to and through the date of advertisement
  - a. Filed Kentucky corporate income taxes;
  - b. Made payments to the Kentucky unemployment insurance fund established in KRS 341.49; and
  - c. Maintained a Kentucky workers' compensation policy in effect.

The BIDDING AGENCY reserves the right to request documentation supporting a bidder's claim of resident bidder status. Failure to provide such documentation upon request shall result in disqualification of the bidder or contract termination.

\_\_\_\_\_  
Signature Printed Name

\_\_\_\_\_  
Title Date

Company Name \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Subscribed and sworn to before me by \_\_\_\_\_ (Affiant) \_\_\_\_\_ (Title)

of \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ .  
(Company Name)

\_\_\_\_\_  
Notary Public  
[seal of notary] My commission expires: \_\_\_\_\_

**SECTION 010000 – KPC CONTRACTOR CRITERIA**

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. The successful roofing contractor(s) shall demonstrate a three-year average of \$5 Million or more in annual completed contract work.
- B. The successful roofing contractor(s) shall confirm their capability to secure performance and payment bonds up to \$2,000,000 per project and an aggregate program limit of \$5,000,000. The successful roofing contractor(s) is required to provide a signed and notarized statement from their surety company that is listed in the U.S. Department of Treasury's List of Certified Companies and authorized to transact business in Kentucky. The surety company shall also have an A.M. Best Credit Rating of "a-" or better.
- C. The successful roofing contractor(s) must have an Experience Modification Rating (EMR) of 1.0 or lower. If the roofing contractor has an EMR of over 1.0, they must submit a corrective action plan that they anticipate will bring their EMR below 1.0 within the next 18 months.
- D. In each KPC service area throughout the Commonwealth of Kentucky, the successful roofing contractor(s) must demonstrate at least three (3) completed projects with point of contact references where the final contract value is at least \$50,000 or more. Each project reference shall include a narrative explaining how it is relevant to this qualification/bid package.
- E. The successful roofing contractor(s) must be capable of supplying a minimum of a two-year workmanship warranty at the completion of each new construction, reroofing or roof restoration project. Please attach a sample document with your response and provide a narrative explaining your firm's experience in receiving and track record in responding to warranty claims/callbacks.
- F. Please provide a narrative of your firm's ability to perform the type of projects contemplated by this qualification/bid package with your own labor force. Please explain how your own labor force will be used throughout each KPC service area in the Commonwealth of Kentucky. It should also include a discussion of when your firm will use subcontractors to fulfill workforce requirements and contract obligations.

1.3 PREFERRED ROOFING CONTRACTORS

- A. Preferred Construction Services, 3069 Ohio Dr, Henderson, KY 42420.
- B. Swift Roofing, 108 S. Park Cir., Valley Creek Busine, Elizabethtown, KY 42701.

KPC — ROOF SYSTEMS AND SERVICES

- C. ABR Construction, 121 Crestview Ct, Nicholasville, KY 40356.
- D. Tri-State Roofing & Sheet Metal Company, 1624 Old Frankfort Pike, Lexington, Kentucky 40504,
- E. Bri-den Company, Inc., 110 Old Wallaceton Rd, Berea, KY 40403.
- F. Imbus Roofing, 5 Charlin Dr, Wilder, KY 41076.
- G. Eskola Roofing, 2933 NW Park Drive, Knoxville, TN 37921
- H. Kramer & Sons, 9171 Harrison Pike, Unit 12 Cleves, OH 45002.
- I. Highland Roofing, 4007 Produce Rd, Louisville, KY 40218.
- J. Geoghegan Roofing Corp, 1405 Garland Ave, Louisville, KY 40210.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

**END OF SECTION 010000**

**SECTION 011000 – PROFESSIONAL SERVICES**

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes Manufacturer's field services for roofing assemblies.
- B. Related Sections:
  - 1. Section 07 05 00 – Common Work Results for Thermal and Moisture Protection.
- C. Related Work Specified Elsewhere:
  - 1. Roofing Material: Section 07 52 00- Modified Bituminous Membrane Roofing.
  - 2. Roofing Material: Section 07 52 10 – Coal Tar-Modified Bituminous Membrane Roofing
  - 3. Roofing Material: Section 07 51 13 – Built-Up Asphalt Roofing – Hot-Applied
  - 4. Roofing Material: Section 07 51 14 – Built-Up Asphalt Roofing – Cold-Applied
  - 5. Roofing Material: Section 07 51 16 – Built-Up Coal Tar Roofing
  - 6. Roofing Material: Section 07 41 00 – Manufactured Metal Roofing Panels
  - 7. Roofing Material: Section 07 41 00.0100 – Manufactured Metal Roofing Panels
  - 8. Roofing Material: Section 07 41 00.001 – Manufactured Metal Roofing Panels

1.3 REFERENCES

- A. International building Code (current edition) or local authority building code.
- B. American Society of Civil Engineers (ASCE): ASCE 7, Minimum Design Loads for Buildings and Other Structures.
- C. National Roofing Contractors Association (NRCA): Roofing and Waterproofing Manual.
- D. American National Standards Institute and Single Ply Roofing Institute (ANSI/SPRI): ANSI/SPRI ES-1 Testing and Certification Listing of Shop Fabricated Edge Metal.

1.4 PROFESSIONAL SERVICES

- A. Asbestos Core Testing



## KPC — ROOF SYSTEMS AND SERVICES

1. Provide a professional report created by a licensed environmental consulting agency testing for asbestos containing materials with the provided roof core materials per sample taken.
- B. Aerial Roof Survey
1. Provide a report including aerial photos, roof drawings including but not limited to; all dimensions of measure, slope, area per section, perimeter dimensions, penetrations, number of roof areas per slope, etc.
- C. Visual Roof Survey
1. Provide a report documenting a visual roof survey including but not limited to; a photo report of each roof section, findings of defects or potential neglected maintenance items, roof conditions, roof types, roofing materials, etc.
  2. Photo report to be delivered and stored on an online database such as Garland's RAMP Program.
- D. Manufacturer's Shop Drawings
1. Provide roofing system shop drawings for the proposed new roofing system; Metal roofing or walls, Mod Bit, BUR, Single Ply, or Shingles.
  2. Shop drawings to include project specific details for all roof sections, roof plan with all penetrations marked, roof slopes including tapered insulation plans, wind uplift criteria and fastening patterns for insulation and metal panels (if applicable).
- E. Architectural Design Services
1. Provide a full set of bidding documents for the specific project to include;
    - a. Provided by a Kentucky Licensed Design Professional
    - b. All Documents to be stamped
    - c. Full set of specifications for all items
    - d. Full set of roof drawings and other relation drawings as needed
    - 1) Including all required details
- F. Structural Analysis
1. Provide a report from a Kentucky Licensed Structural Engineer
  2. Report to be stamped
  3. Report to include allowable acceptable load capacity of the existing structure, taking into consideration the existing roof system if it is to remain for a roof recover.
- G. Roof Fastener Pull Tests
1. Provide a report/data from the results of this type of test per below;
  2. Standard Field Test Procedure for Determining the Withdrawal Resistance of Roofing Fasteners per ANSI/SPRI FX-1 2016
- H. Wind Uplift Calculations

## KPC — ROOF SYSTEMS AND SERVICES

1. Provide Site Project Specific wind uplift criteria and a matching fastening pattern and/or ribbon pattern for any adhesives.
2. To be provided by the Roofing System Manufacturer.

### I. Interior Dew Point Calculations

1. Provide project specific dew point calculations for interior spaces to determine if a vapor barrier and/or added/new insulation should be included in the new roof design.

### J. Life Cycle Cost Comparison

1. Provide a life cycle cost comparison for multiple roof system types specific to a K-12 educational institution.
2. The comparison should consider the life expectancy of multiple different roof systems.

### K. Quality Control Inspections

1. Roof System Manufacturer to provide 2-3 inspections per working week while the project is in the installation phase (up until substantial completion).
2. Each week a photo report should be sent to the owner and/or architect documenting the visits and any items that are to be corrected prior to proceeding with installation of the system.

### L. Roof Asset Management Services

1. Provide a spreadsheet breaking down each facilities roofs, their overall condition, recommended maintenance dollars per year, and long term solution options.
2. Create 5, 10, 15 Campus Facility plan that gives budgets for all roof sections in the district.
3. Provides industry standard inflation rates in order for the school district to properly budget each year in advance.

## 1.5 SUBMITTALS FOR REVIEW

- A. Product Data: Provide manufacturer's technical product data for each type of roofing product specified. Include data substantiating that materials comply with specified requirements.
- B. Specimen Warranty: Provide an unexecuted copy of the warranty specified for this Project, identifying the terms and conditions required of the Manufacturer and the Owner.
- C. Roofing System Manufacture's Evaluation: Provide a comprehensive written assessment comparing available roofing solutions with validation of why the roofing system selection for the specific project is suitable and appropriate.
- D. Roofing System Manufacturer's Report Form: Provide a copy of the report form utilized by the roofing system manufacturer for progress inspections to monitor installation and quality.
- E. Online Reporting Capabilities: Provide a sample of the roofing system manufacturer's online roof inspection report as well as information about how long inspection reports are available to owner.

1.6 SUBMITTALS FOR INFORMATION

- A. Manufacturer's Installation Instructions: Submit installation instructions and recommendations indicating special precautions required for installing the membrane.
- B. Manufacturer's Certificate: Certify that roof system furnished is approved by Factory Mutual Global, Underwriters Laboratories, Warnock Hersey or approved third party testing facility in accordance with ASTM E108, Class [A or B or C] for external fire and meets local or nationally recognized building codes.
- C. Manufacturer's Certificate: Certify that materials are manufactured in the United States and conform to requirements specified herein, are chemically and physically compatible with each other, and are suitable for inclusion within the total roof system specified herein.
- D. Manufacturer's Certificate: Submit a certified copy of the roofing manufacturer's ISO 9001 compliance certificate.
- E. Written certification from the roofing system manufacturer certifying the applicator is currently authorized for the installation of the specified roof system.
- F. Design Loads: Submit copy of manufacturer's minimum design load calculations according to ASCE 7, Method 2 for Components and Cladding. In no case shall the design loads be taken to be less than those detailed in Design and Performance Criteria article of this specification.
- G. Qualification data for firms and individuals identified in Quality Assurance Article below.
- H. Test Reports: Submit ANSI/SPRI ES-1 Testing and Certification Listing of Shop Fabricated Edge Metal Products.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

**END OF SECTION 011000**

## SECTION 012100 - ALLOWANCES

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Section includes administrative and procedural requirements governing allowances.
- B. Types of allowances include the following:
  - 1. Contingency allowances.
- C. Related Requirements:
  - 1. Section 012200 "Unit Prices" for procedures for using unit prices, including adjustment of quantity allowances when applicable.
  - 2. Section 014000 "Quality Requirements" for procedures governing the use of allowances for field testing by an independent testing agency.

#### 1.3 DEFINITIONS

- A. Allowance is a quantity of work or dollar amount established in lieu of additional requirements, used to defer selection of actual materials and equipment to a later date when direction will be provided to Contractor. If necessary, additional requirements will be issued by Change Order.

#### 1.4 SELECTION AND PURCHASE

- A. At the earliest practical date after award of the Contract, advise Architect of the date when final selection, or purchase and delivery, of each product or system described by an allowance must be completed by the Owner to avoid delaying the Work.
- B. At Architect's request, obtain proposals for each allowance for use in making final selections. Include recommendations that are relevant to performing the Work.
- C. Purchase products and systems selected by Architect from the designated supplier.

#### 1.5 ACTION SUBMITTALS

- A. Submit proposals for purchase of products or systems included in allowances in the form specified for Change Orders.

## KPC — ROOF SYSTEMS AND SERVICES

### 1.6 INFORMATIONAL SUBMITTALS

- A. Submit invoices or delivery slips to show actual quantities of materials delivered to the site for use in fulfillment of each allowance.
- B. Submit time sheets and other documentation to show labor time and cost for installation of allowance items that include installation as part of the allowance.
- C. Coordinate and process submittals for allowance items in same manner as for other portions of the Work.

### 1.7 CONTINGENCY ALLOWANCES

- A. Use the contingency allowance only as directed by Architect for Owner's purposes and only by Change Orders that indicate amounts to be charged to the allowance.
- B. Contractor's overhead, profit, and related costs for products and equipment ordered by Owner under the contingency allowance are included in the allowance and are not part of the Contract Sum. These costs include delivery, installation, taxes, insurance, equipment rental, and similar costs.
- C. Change Orders authorizing use of funds from the contingency allowance will include Contractor's related costs and reasonable overhead and profit.
- D. At Project closeout, credit unused amounts remaining in the contingency allowance to Owner by Change Order.

### 1.8 ADJUSTMENT OF ALLOWANCES

- A. Allowance Adjustment: To adjust allowance amounts, prepare a Change Order proposal based on the difference between purchase amount and the allowance, multiplied by final measurement of work-in-place where applicable. If applicable, include reasonable allowances for cutting losses, tolerances, mixing wastes, normal product imperfections, and similar margins.
  - 1. Include installation costs in purchase amount only where indicated as part of the allowance.
  - 2. If requested, prepare explanation and documentation to substantiate distribution of overhead costs and other markups.
  - 3. Submit substantiation of a change in scope of Work, if any, claimed in Change Orders related to unit-cost allowances.
  - 4. Owner reserves the right to establish the quantity of work-in-place by independent quantity survey, measure, or count.
- B. Submit claims for increased costs because of a change in scope or nature of the allowance described in the Contract Documents, whether for the purchase order amount or Contractor's handling, labor, installation, overhead, and profit.

## KPC — ROOF SYSTEMS AND SERVICES

1. Do not include Contractor's or subcontractor's indirect expense in the Change Order cost amount unless it is clearly shown that the nature or extent of Work has changed from what could have been foreseen from information in the Contract Documents.
2. No change to Contractor's indirect expense is permitted for selection of higher- or lower-priced materials or systems of the same scope and nature as originally indicated.

### PART 2 - PRODUCTS (Not Used)

### PART 3 - EXECUTION

#### 3.1 EXAMINATION

- A. Examine products covered by an allowance promptly on delivery for damage or defects. Return damaged or defective products to manufacturer for replacement.

#### 3.2 PREPARATION

- A. Coordinate materials and their installation for each allowance with related materials and installations to ensure that each allowance item is completely integrated and interfaced with related work.

#### 3.3 SCHEDULE OF ALLOWANCES

- A. Contingency Allowance No. 1: Provide a two-percent contingency allowance to be used by the Owner for miscellaneous items not identified by a unit price.
  1. Refer to the list of Unit Prices for the line item to report the allowance amount.

### **END OF SECTION 012100**

## SECTION 012200 - UNIT PRICES

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Section includes administrative and procedural requirements for unit prices.
- B. Related Requirements:
  - 1. Section 012100 "Allowances" for procedures for using unit prices to adjust quantity allowances.
  - 2. Section 012600 "Contract Modification Procedures" for procedures for submitting and handling Change Orders.
  - 3. Section 014000 "Quality Requirements" for field testing by an independent testing agency.

#### 1.3 DEFINITIONS

- A. Unit price is an amount incorporated into the Agreement, applicable during the duration of the Work as a price per unit of measurement for materials, equipment, or services, or a portion of the Work, added to or deducted from the Contract Sum by appropriate modification, if the scope of Work or estimated quantities of Work required by the Contract Documents are increased or decreased.

#### 1.4 PROCEDURES

- A. Unit prices include all necessary material, plus cost for delivery, installation, insurance, applicable taxes, overhead, and profit.
- B. Measurement and Payment: See individual Specification Sections for work that requires establishment of unit prices. Methods of measurement and payment for unit prices are specified in those Sections.
- C. Owner reserves the right to reject Contractor's measurement of work-in-place that involves use of established unit prices and to have this work measured, at Owner's expense, by an independent surveyor acceptable to Contractor.
- D. List of Unit Prices: A schedule of unit prices is included in Section 004113 "KDE Form of Proposal".

KPC — ROOF SYSTEMS AND SERVICES

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

**END OF SECTION 012200**



## **SECTION 012500 - SUBSTITUTION PROCEDURES**

### **PART 1 - GENERAL**

#### **1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

#### **1.2 SUMMARY**

- A. Section includes administrative and procedural requirements for substitutions.
- B. Related Requirements:
  - 1. Section 012100 "Allowances" for products selected under an allowance.
  - 2. Section 012300 "Alternates" for products selected under an alternate.
  - 3. Section 016000 "Product Requirements" for requirements for submitting comparable product submittals for products by listed manufacturers.

#### **1.3 DEFINITIONS**

- A. Substitutions: Changes in products, materials, equipment, and methods of construction from those required by the Contract Documents and proposed by Contractor.
  - 1. Substitutions for Cause: Changes proposed by Contractor that are required due to changed Project conditions, such as unavailability of product, regulatory changes, or unavailability of required warranty terms.
  - 2. Substitutions for Convenience: Changes proposed by Contractor or Owner that are not required in order to meet other Project requirements but may offer advantage to Contractor or Owner.

#### **1.4 ACTION SUBMITTALS**

- A. Substitution Requests: Submit three copies of each request for consideration. Identify product or fabrication or installation method to be replaced. Include Specification Section number and title and Drawing numbers and titles.
  - 1. Documentation: Show compliance with requirements for substitutions and the following, as applicable:
    - a. Statement indicating why specified product or fabrication or installation method cannot be provided, if applicable.
    - b. Coordination of information, including a list of changes or revisions needed to other parts of the Work and to construction performed by Owner and separate contractors that will be necessary to accommodate proposed substitution.

- c. Detailed comparison of significant qualities of proposed substitutions with those of the Work specified. Include annotated copy of applicable Specification Section. Significant qualities may include attributes, such as performance, weight, size, durability, visual effect, sustainable design characteristics, warranties, and specific features and requirements indicated. Indicate deviations, if any, from the Work specified.
  - d. Product Data, including drawings and descriptions of products and fabrication and installation procedures.
  - e. Samples, where applicable or requested.
  - f. Certificates and qualification data, where applicable or requested.
  - g. List of similar installations for completed projects, with project names and addresses as well as names and addresses of architects and owners.
  - h. Material test reports from a qualified testing agency, indicating and interpreting test results for compliance with requirements indicated.
  - i. Research reports evidencing compliance with building code in effect for Project, from ICC-ES.
  - j. Detailed comparison of Contractor's construction schedule using proposed substitutions with products specified for the Work, including effect on the overall Contract Time. If specified product or method of construction cannot be provided within the Contract Time, include letter from manufacturer, on manufacturer's letterhead, stating date of receipt of purchase order, lack of availability, or delays in delivery.
  - k. Cost information, including a proposal of change, if any, in the Contract Sum.
  - l. Contractor's certification that proposed substitution complies with requirements in the Contract Documents, except as indicated in substitution request, is compatible with related materials and is appropriate for applications indicated.
  - m. Contractor's waiver of rights to additional payment or time that may subsequently become necessary because of failure of proposed substitution to produce indicated results.
2. Architect's Action: If necessary, Architect will request additional information or documentation for evaluation within seven days of receipt of a request for substitution. Architect will notify Contractor of acceptance or rejection of proposed substitution within 15 days of receipt of request, or seven days of receipt of additional information or documentation, whichever is later.
- a. Forms of Acceptance: Change Order, Construction Change Directive, or Architect's Supplemental Instructions for minor changes in the Work.
  - b. Use product specified if Architect does not issue a decision on use of a proposed substitution within time allocated.

## 1.5 QUALITY ASSURANCE

- A. Compatibility of Substitutions: Investigate and document compatibility of proposed substitution with related products and materials. Engage a qualified testing agency to perform compatibility tests recommended by manufacturers.

## KPC — ROOF SYSTEMS AND SERVICES

### 1.6 PROCEDURES

- A. Coordination: Revise or adjust affected work as necessary to integrate work of the approved substitutions.

### 1.7 SUBSTITUTIONS

- A. Substitutions for Cause: Submit requests for substitution immediately on discovery of need for change, but not later than 15 days prior to time required for preparation and review of related submittals.
  - 1. Conditions: Architect will consider Contractor's request for substitution when the following conditions are satisfied. If the following conditions are not satisfied, Architect will return requests without action, except to record noncompliance with these requirements:
    - a. Requested substitution is consistent with the Contract Documents and will produce indicated results.
    - b. Substitution request is fully documented and properly submitted.
    - c. Requested substitution will not adversely affect Contractor's construction schedule.
    - d. Requested substitution has received necessary approvals of authorities having jurisdiction.
    - e. Requested substitution is compatible with other portions of the Work.
    - f. Requested substitution has been coordinated with other portions of the Work.
    - g. Requested substitution provides specified warranty.
    - h. If requested substitution involves more than one contractor, requested substitution has been coordinated with other portions of the Work, is uniform and consistent, is compatible with other products, and is acceptable to all contractors involved.
- B. Substitutions for Convenience: Not allowed.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

**END OF SECTION 012500**

## SECTION 012600 - CONTRACT MODIFICATION PROCEDURES

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Section includes administrative and procedural requirements for handling and processing Contract modifications.
- B. Related Requirements:
  - 1. Section 012500 "Substitution Procedures" for administrative procedures for handling requests for substitutions made after the Contract award.

#### 1.3 MINOR CHANGES IN THE WORK

- A. Architect will issue supplemental instructions authorizing minor changes in the Work, not involving adjustment to the Contract Sum or the Contract Time, on AIA Document G710.

#### 1.4 PROPOSAL REQUESTS

- A. Owner-Initiated Proposal Requests: Architect will issue a detailed description of proposed changes in the Work that may require adjustment to the Contract Sum or the Contract Time. If necessary, the description will include supplemental or revised Drawings and Specifications.
  - 1. Work Change Proposal Requests issued by Architect are not instructions either to stop work in progress or to execute the proposed change.
  - 2. Within time specified in Proposal Request or 20 days, when not otherwise specified, after receipt of Proposal Request, submit a quotation estimating cost adjustments to the Contract Sum and the Contract Time necessary to execute the change.
    - a. Include a list of quantities of products required or eliminated and unit costs, with total amount of purchases and credits to be made. If requested, furnish survey data to substantiate quantities.
    - b. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.
    - c. Include costs of labor and supervision directly attributable to the change.
    - d. Include an updated Contractor's construction schedule that indicates the effect of the change, including, but not limited to, changes in activity duration, start and finish times, and activity relationship. Use available total float before requesting an extension of the Contract Time.

- e. Quotation Form: Use forms acceptable to Architect.
- B. Contractor-Initiated Proposals: If latent or changed conditions require modifications to the Contract, Contractor may initiate a claim by submitting a request for a change to Architect.
  - 1. Include a statement outlining reasons for the change and the effect of the change on the Work. Provide a complete description of the proposed change. Indicate the effect of the proposed change on the Contract Sum and the Contract Time.
  - 2. Include a list of quantities of products required or eliminated and unit costs, with total amount of purchases and credits to be made. If requested, furnish survey data to substantiate quantities.
  - 3. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.
  - 4. Include costs of labor and supervision directly attributable to the change.
  - 5. Include an updated Contractor's construction schedule that indicates the effect of the change, including, but not limited to, changes in activity duration, start and finish times, and activity relationship. Use available total float before requesting an extension of the Contract Time.
  - 6. Comply with requirements in Section 012500 "Substitution Procedures" if the proposed change requires substitution of one product or system for product or system specified.
  - 7. Proposal Request Form: Use form acceptable to Architect.

#### 1.5 ADMINISTRATIVE CHANGE ORDERS

- A. Allowance Adjustment: See Section 012100 "Allowances" for administrative procedures for preparation of Change Order Proposal for adjusting the Contract Sum to reflect actual costs of allowances.
- B. Unit-Price Adjustment: See Section 012200 "Unit Prices" for administrative procedures for preparation of Change Order Proposal for adjusting the Contract Sum to reflect measured scope of unit-price work.

#### 1.6 CHANGE ORDER PROCEDURES

- A. On Owner's approval of a Work Change Proposal Request, Architect will issue a Change Order for signatures of Owner and Contractor on AIA Document G701.

#### 1.7 CONSTRUCTION CHANGE DIRECTIVE

- A. Construction Change Directive: Architect may issue a Construction Change Directive on AIA Document G714. Construction Change Directive instructs Contractor to proceed with a change in the Work, for subsequent inclusion in a Change Order.
  - 1. Construction Change Directive contains a complete description of change in the Work. It also designates method to be followed to determine change in the Contract Sum or the Contract Time.

KPC — ROOF SYSTEMS AND SERVICES

- B. Documentation: Maintain detailed records on a time and material basis of work required by the Construction Change Directive.
  - 1. After completion of change, submit an itemized account and supporting data necessary to substantiate cost and time adjustments to the Contract.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

**END OF SECTION 012600**

## **SECTION 012900 - PAYMENT PROCEDURES**

### **PART 1 - GENERAL**

#### **1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

#### **1.2 SUMMARY**

- A. Section includes administrative and procedural requirements necessary to prepare and process Applications for Payment.
- B. Related Requirements:
  - 1. Section 012100 "Allowances" for procedural requirements governing the handling and processing of allowances.
  - 2. Section 012200 "Unit Prices" for administrative requirements governing the use of unit prices.
  - 3. Section 012600 "Contract Modification Procedures" for administrative procedures for handling changes to the Contract.
  - 4. Section 013200 "Construction Progress Documentation" for administrative requirements governing the preparation and submittal of the Contractor's construction schedule.

#### **1.3 DEFINITIONS**

- A. Schedule of Values: A statement furnished by Contractor allocating portions of the Contract Sum to various portions of the Work and used as the basis for reviewing Contractor's Applications for Payment.

#### **1.4 SCHEDULE OF VALUES**

- A. Coordination: Coordinate preparation of the schedule of values with preparation of Contractor's construction schedule.
  - 1. Coordinate line items in the schedule of values with items required to be indicated as separate activities in Contractor's construction schedule.
  - 2. Submit the schedule of values to Architect at earliest possible date, but no later than seven days before the date scheduled for submittal of initial Applications for Payment.
  - 3. Subschedules for Separate Elements of Work: Where the Contractor's construction schedule defines separate elements of the Work, provide subschedules showing values coordinated with each element.
- B. Format and Content: Use Project Manual table of contents as a guide to establish line items for the schedule of values. Provide at least one line item for each Specification Section.

## KPC — ROOF SYSTEMS AND SERVICES

1. Identification: Include the following Project identification on the schedule of values:
  - a. Project name and location.
  - b. Name of Architect.
  - c. Architect's Project number.
  - d. Contractor's name and address.
  - e. Date of submittal.
2. Arrange schedule of values consistent with format of AIA Document G703.
3. Arrange the schedule of values in tabular form, with separate columns to indicate the following for each item listed:
  - a. Related Specification Section or Division.
  - b. Description of the Work.
  - c. Name of subcontractor.
  - d. Name of manufacturer or fabricator.
  - e. Name of supplier.
  - f. Change Orders (numbers) that affect value.
  - g. Dollar value of the following, as a percentage of the Contract Sum to nearest one-hundredth percent, adjusted to total 100 percent. Round dollar amounts to whole dollars, with total equal to Contract Sum.
    - 1) Labor.
    - 2) Materials.
    - 3) Equipment.
4. Provide a breakdown of the Contract Sum in enough detail to facilitate continued evaluation of Applications for Payment and progress reports. Provide multiple line items for principal subcontract amounts in excess of five percent of the Contract Sum.
5. Provide a separate line item in the schedule of values for each part of the Work where Applications for Payment may include materials or equipment purchased or fabricated and stored, but not yet installed.
  - a. Differentiate between items stored on-site and items stored off-site.
6. Allowances: Provide a separate line item in the schedule of values for each allowance. Show line-item value of unit-cost allowances, as a product of the unit cost, multiplied by measured quantity. Use information indicated in the Contract Documents to determine quantities.
7. Purchase Contracts: Provide a separate line item in the schedule of values for each purchase contract. Show line-item value of purchase contract. Indicate Owner payments or deposits, if any, and balance to be paid by Contractor.
8. Schedule of Values Revisions: Revise the schedule of values when Change Orders or Construction Change Directives result in a change in the Contract Sum. Include at least one separate line item for each Change Order and Construction Change Directive.

### 1.5 APPLICATIONS FOR PAYMENT

- A. Each Application for Payment following the initial Application for Payment shall be consistent with previous applications and payments as certified by Architect and paid for by Owner.



## KPC — ROOF SYSTEMS AND SERVICES

- B. Payment Application Times: The date for each progress payment is indicated in the Agreement between Owner and Contractor. The period of construction work covered by each Application for Payment is the period indicated in the Agreement.
- C. Payment Application Times: Submit Application for Payment to Architect by the third Monday of the month or other day agreeable to the Owner. The period covered by each Application for Payment is one month, ending on the last day of the month.
  - 1. Submit draft copy of Application for Payment seven days prior to due date for review by Architect.
- D. Application for Payment Forms: Use AIA Document G702 and AIA Document G703 as form for Applications for Payment.
- E. Application Preparation: Complete every entry on form. Notarize and execute by a person authorized to sign legal documents on behalf of Contractor. Architect will return incomplete applications without action.
  - 1. Entries shall match data on the schedule of values and Contractor's construction schedule. Use updated schedules if revisions were made.
  - 2. Include amounts for work completed following previous Application for Payment, whether or not payment has been received. Include only amounts for work completed at time of Application for Payment.
  - 3. Include amounts of Change Orders and Construction Change Directives issued before last day of construction period covered by application.
  - 4. Indicate separate amounts for work being carried out under Owner-requested project acceleration.
- F. Stored Materials: Include in Application for Payment amounts applied for materials or equipment purchased or fabricated and stored, but not yet installed. Differentiate between items stored on-site and items stored off-site.
  - 1. Provide certificate of insurance, evidence of transfer of title to Owner, and consent of surety to payment for stored materials.
  - 2. Provide supporting documentation that verifies amount requested, such as paid invoices. Match amount requested with amounts indicated on documentation; do not include overhead and profit on stored materials.
  - 3. Provide summary documentation for stored materials indicating the following:
    - a. Value of materials previously stored and remaining stored as of date of previous Applications for Payment.
    - b. Value of previously stored materials put in place after date of previous Application for Payment and on or before date of current Application for Payment.
    - c. Value of materials stored since date of previous Application for Payment and remaining stored as of date of current Application for Payment.
- G. Transmittal: Submit three signed and notarized original copies of each Application for Payment to Architect by a method ensuring receipt within 24 hours. One copy shall include waivers of lien and similar attachments if required.

## KPC — ROOF SYSTEMS AND SERVICES

1. Transmit each copy with a transmittal form listing attachments and recording appropriate information about application.
- H. Waivers of Mechanic's Lien: With each Application for Payment, submit waivers of mechanic's lien from subcontractors, sub-subcontractors, and suppliers for construction period covered by the previous application.
1. Submit partial waivers on each item for amount requested in previous application, after deduction for retainage, on each item.
  2. When an application shows completion of an item, submit conditional final or full waivers.
  3. Owner reserves the right to designate which entities involved in the Work must submit waivers.
  4. Submit final Application for Payment with or preceded by conditional final waivers from every entity involved with performance of the Work covered by the application who is lawfully entitled to a lien.
  5. Waiver Forms: Submit executed waivers of lien on forms acceptable to Owner.
- I. Initial Application for Payment: Administrative actions and submittals that must precede or coincide with submittal of first Application for Payment include the following:
1. List of subcontractors.
  2. Schedule of values.
  3. Contractor's construction schedule (preliminary if not final).
  4. Combined Contractor's construction schedule (preliminary if not final) incorporating Work of multiple contracts, with indication of acceptance of schedule by each Contractor.
  5. Products list (preliminary if not final).
  6. Schedule of unit prices.
  7. Submittal schedule (preliminary if not final).
  8. List of Contractor's staff assignments.
  9. List of Contractor's principal consultants.
  10. Copies of building permits.
  11. Copies of authorizations and licenses from authorities having jurisdiction for performance of the Work.
  12. Initial progress report.
  13. Report of preconstruction conference.
  14. Certificates of insurance and insurance policies.
  15. Performance and payment bonds.
  16. Data needed to acquire Owner's insurance.
- J. Application for Payment at Substantial Completion: After Architect issues the Certificate of Substantial Completion, submit an Application for Payment showing 100 percent completion for portion of the Work claimed as substantially complete.
1. Include documentation supporting claim that the Work is substantially complete and a statement showing an accounting of changes to the Contract Sum.
  2. This application shall reflect Certificate(s) of Substantial Completion issued previously for Owner occupancy of designated portions of the Work.

## KPC — ROOF SYSTEMS AND SERVICES

- K. Final Payment Application: After completing Project closeout requirements, submit final Application for Payment with releases and supporting documentation not previously submitted and accepted, including, but not limited, to the following:
1. Evidence of completion of Project closeout requirements.
  2. Insurance certificates for products and completed operations where required and proof that taxes, fees, and similar obligations were paid.
  3. Updated final statement, accounting for final changes to the Contract Sum.
  4. AIA Document G706.
  5. AIA Document G706A.
  6. AIA Document G707.
  7. Evidence that claims have been settled.
  8. Final meter readings for utilities, a measured record of stored fuel, and similar data as of date of Substantial Completion or when Owner took possession of and assumed responsibility for corresponding elements of the Work.
  9. Final liquidated damages settlement statement.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

**END OF SECTION 012900**

## **SECTION 013100 - PROJECT MANAGEMENT AND COORDINATION**

### **PART 1 - GENERAL**

#### **1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

#### **1.2 SUMMARY**

- A. Section includes administrative provisions for coordinating construction operations on Project including, but not limited to, the following:
  - 1. General coordination procedures.
  - 2. RFIs.
  - 3. Digital project management procedures.
  - 4. Project meetings.
- B. Related Requirements:
  - 1. Section 013200 "Construction Progress Documentation" for preparing and submitting Contractor's construction schedule.
  - 2. Section 017300 "Execution" for procedures for coordinating general installation and field-engineering services, including establishment of benchmarks and control points.
  - 3. Section 017700 "Closeout Procedures" for coordinating closeout of the Contract.

#### **1.3 DEFINITIONS**

- A. RFI: Request for Information. Request from Owner, Architect, or Contractor seeking information required by or clarifications of the Contract Documents.

#### **1.4 INFORMATIONAL SUBMITTALS**

- A. Subcontract List: Prepare a written summary identifying individuals or firms proposed for each portion of the Work, including those who are to furnish products or equipment fabricated to a special design. Include the following information in tabular form:
  - 1. Name, address, telephone number, and email address of entity performing subcontract or supplying products.
  - 2. Number and title of related Specification Section(s) covered by subcontract.
  - 3. Drawing number and detail references, as appropriate, covered by subcontract.
- B. Key Personnel Names: Within 15 days of starting construction operations, submit a list of key personnel assignments, including superintendent and other personnel in attendance at Project site. Identify individuals and their duties and responsibilities; list addresses and cellular

telephone numbers and e-mail addresses. Provide names, addresses, and telephone numbers of individuals assigned as alternates in the absence of individuals assigned to Project.

1. Post copies of list in project meeting room, in temporary field office, in web-based Project software directory, and in prominent location in built facility. Keep list current at all times.

#### 1.5 GENERAL COORDINATION PROCEDURES

- A. Coordination: Coordinate construction operations included in different Sections of the Specifications to ensure efficient and orderly installation of each part of the Work. Coordinate construction operations included in different Sections that depend on each other for proper installation, connection, and operation.
  1. Schedule construction operations in sequence required to obtain the best results where installation of one part of the Work depends on installation of other components, before or after its own installation.
  2. Coordinate installation of different components to ensure maximum performance and accessibility for required maintenance, service, and repair.
  3. Make adequate provisions to accommodate items scheduled for later installation.
- B. Prepare memoranda for distribution to each party involved, outlining special procedures required for coordination. Include such items as required notices, reports, and list of attendees at meetings.
  1. Prepare similar memoranda for Owner if coordination of their Work is required.
- C. Administrative Procedures: Coordinate scheduling and timing of required administrative procedures with other construction activities to avoid conflicts and to ensure orderly progress of the Work. Such administrative activities include, but are not limited to, the following:
  1. Preparation of Contractor's construction schedule.
  2. Preparation of the schedule of values.
  3. Installation and removal of temporary facilities and controls.
  4. Delivery and processing of submittals.
  5. Progress meetings.
  6. Preinstallation conferences.
  7. Project closeout activities.
  8. Startup and adjustment of systems.

#### 1.6 REQUEST FOR INFORMATION (RFI)

- A. General: Immediately on discovery of the need for additional information, clarification, or interpretation of the Contract Documents, Contractor shall prepare and submit an RFI in the form specified.
  1. Architect will return without response those RFIs submitted to Architect by other entities controlled by Contractor.

2. Coordinate and submit RFIs in a prompt manner so as to avoid delays in Contractor's work or work of subcontractors.
- B. Content of the RFI: Include a detailed, legible description of item needing information or interpretation and the following:
1. Project name.
  2. Project number.
  3. Date.
  4. Name of Contractor.
  5. Name of Architect.
  6. RFI number, numbered sequentially.
  7. RFI subject.
  8. Specification Section number and title and related paragraphs, as appropriate.
  9. Drawing number and detail references, as appropriate.
  10. Field dimensions and conditions, as appropriate.
  11. Contractor's suggested resolution. If Contractor's suggested resolution impacts the Contract Time or the Contract Sum, Contractor shall state impact in the RFI.
  12. Contractor's signature.
  13. Attachments: Include sketches, descriptions, measurements, photos, Product Data, Shop Drawings, coordination drawings, and other information necessary to fully describe items needing interpretation.
    - a. Include dimensions, thicknesses, structural grid references, and details of affected materials, assemblies, and attachments on attached sketches.
- C. RFI Forms: Software-generated form with substantially the same content as indicated above, acceptable to Architect.
1. Attachments shall be electronic files in PDF format.
- D. Architect's Action: Architect will review each RFI, determine action required, and respond. Allow seven working days for Architect's response for each RFI. RFIs received by Architect after 1:00 p.m. will be considered as received the following working day.
1. The following Contractor-generated RFIs will be returned without action:
    - a. Requests for approval of submittals.
    - b. Requests for approval of substitutions.
    - c. Requests for approval of Contractor's means and methods.
    - d. Requests for coordination information already indicated in the Contract Documents.
    - e. Requests for adjustments in the Contract Time or the Contract Sum.
    - f. Requests for interpretation of Architect's actions on submittals.
    - g. Incomplete RFIs or inaccurately prepared RFIs.
  2. Architect's action may include a request for additional information, in which case Architect's time for response will date from time of receipt by Architect of additional information.

3. Architect's action on RFIs that may result in a change to the Contract Time or the Contract Sum may be eligible for Contractor to submit Change Proposal according to Section 012600 "Contract Modification Procedures."
  - a. If Contractor believes the RFI response warrants change in the Contract Time or the Contract Sum, notify Architect in writing within 10 days of receipt of the RFI response.
- E. RFI Log: Prepare, maintain, and submit a tabular log of RFIs organized by the RFI number. Submit log weekly. Use software log that is part of web-based Project software. Include the following:
  1. Project name.
  2. Name and address of Contractor.
  3. Name and address of Architect.
  4. RFI number including RFIs that were returned without action or withdrawn.
  5. RFI description.
  6. Date the RFI was submitted.
  7. Date Architect's response was received.
  8. Identification of related Minor Change in the Work, Construction Change Directive, and Proposal Request, as appropriate.
- F. On receipt of Architect's action, update the RFI log and immediately distribute the RFI response to affected parties. Review response and notify Architect within seven days if Contractor disagrees with response.

#### 1.7 DIGITAL PROJECT MANAGEMENT PROCEDURES

- A. Use of Architect's Digital Data Files: Digital data files of Architect's CAD drawings will be provided by Architect for Contractor's use during construction.
  1. Digital data files may be used by Contractor in preparing coordination drawings, Shop Drawings, and Project record Drawings.
  2. Architect makes no representations as to the accuracy or completeness of digital data files as they relate to Contract Drawings.
  3. Digital Drawing Software Program: Contract Drawings are available in AutoCad 2018, DWG format.
  4. Contractor shall execute a data licensing agreement in the form of AIA Document C106 Digital Data Licensing Agreement.
    - a. Subcontractors, and other parties granted access by Contractor to Architect's digital data files shall execute a data licensing agreement in the form of AIA Document C106.
  5. The following digital data files will be furnished for each appropriate discipline:
    - a. Floor plans.
    - b. Reflected ceiling plans.

- B. Web-Based Project Software: Use Architect's web-based Project software site for purposes of hosting and managing Project communication and documentation until Final Completion.
1. Web-based Project software site includes, at a minimum, the following features:
    - a. Compilation of Project data, including Contractor, subcontractors, Architect, architect's consultants, Owner, and other entities involved in Project. Include names of individuals and contact information.
    - b. Access control for each entity for each workflow process, to determine entity's digital rights to create, modify, view, and print documents.
    - c. Document workflow planning, allowing customization of workflow between project entities.
    - d. Creation, logging, tracking, and notification for Project communications required in other Specification Sections, including, but not limited to, RFIs, submittals, Minor Changes in the Work, Construction Change Directives, and Change Orders.
    - e. Track status of each Project communication in real time, and log time and date when responses are provided.
    - f. Procedures for handling PDFs or similar file formats, allowing markups by each entity. Provide security features to lock markups against changes once submitted.
    - g. Processing and tracking of payment applications.
    - h. Processing and tracking of contract modifications.
    - i. Creating and distributing meeting minutes.
    - j. Document management for Drawings, Specifications, and coordination drawings, including revision control.
    - k. Management of construction progress photographs.
    - l. Mobile device compatibility, including smartphones and tablets.
- C. PDF Document Preparation: Where PDFs are required to be submitted to Architect, prepare as follows:
1. Assemble complete submittal package into a single indexed file incorporating submittal requirements of a single Specification Section and transmittal form with links enabling navigation to each item.
  2. Name file with submittal number or other unique identifier, including revision identifier.
  3. Certifications: Where digitally submitted certificates and certifications are required, provide a digital signature with digital certificate on where indicated.

## 1.8 PROJECT MEETINGS

- A. General: Schedule and conduct meetings and conferences at Project site unless otherwise indicated.
1. Attendees: Inform participants and others involved, and individuals whose presence is required, of date and time of each meeting. Notify Owner and Architect of scheduled meeting dates and times a minimum of 10 working days prior to meeting.
  2. Agenda: Prepare the meeting agenda. Distribute the agenda to all invited attendees.
  3. Minutes: Entity responsible for conducting meeting will record significant discussions and agreements achieved. Distribute the meeting minutes to everyone concerned, including Owner and Architect, within three days of the meeting.



- B. Preconstruction Conference: Schedule and conduct a preconstruction conference before starting construction, at a time convenient to Owner and Architect, but no later than 15 days after execution of the Agreement.
1. Attendees: Authorized representatives of Owner Architect, and their consultants; Contractor and its superintendent; major subcontractors; suppliers; and other concerned parties shall attend the conference. Participants at the conference shall be familiar with Project and authorized to conclude matters relating to the Work.
  2. Agenda: Discuss items of significance that could affect progress, including the following:
    - a. Responsibilities and personnel assignments.
    - b. Tentative construction schedule.
    - c. Phasing.
    - d. Critical work sequencing and long lead items.
    - e. Designation of key personnel and their duties.
    - f. Lines of communications.
    - g. Use of web-based Project software.
    - h. Procedures for processing field decisions and Change Orders.
    - i. Procedures for RFIs.
    - j. Procedures for testing and inspecting.
    - k. Procedures for processing Applications for Payment.
    - l. Distribution of the Contract Documents.
    - m. Submittal procedures.
    - n. Preparation of Record Documents.
    - o. Use of the premises and existing building.
    - p. Work restrictions.
    - q. Working hours.
    - r. Owner's occupancy requirements.
    - s. Responsibility for temporary facilities and controls.
    - t. Procedures for moisture and mold control.
    - u. Procedures for disruptions and shutdowns.
    - v. Construction waste management and recycling.
    - w. Parking availability.
    - x. Office, work, and storage areas.
    - y. Equipment deliveries and priorities.
    - z. First aid.
    - aa. Security.
    - bb. Progress cleaning.
  3. Minutes: Entity responsible for conducting meeting will record and distribute meeting minutes.
- C. Preinstallation Conferences: Conduct a preinstallation conference at Project site before each construction activity when required by other sections and when required for coordination with other construction.
1. Attendees: Installer and representatives of manufacturers and fabricators involved in or affected by the installation and its coordination or integration with other materials and installations that have preceded or will follow, shall attend the meeting. Advise Architect of scheduled meeting dates.

2. Agenda: Review progress of other construction activities and preparations for the particular activity under consideration, including requirements for the following:
  - a. Contract Documents.
  - b. Options.
  - c. Related RFIs.
  - d. Related Change Orders.
  - e. Purchases.
  - f. Deliveries.
  - g. Submittals.
  - h. Review of mockups.
  - i. Possible conflicts.
  - j. Compatibility requirements.
  - k. Time schedules.
  - l. Weather limitations.
  - m. Manufacturer's written instructions.
  - n. Warranty requirements.
  - o. Compatibility of materials.
  - p. Acceptability of substrates.
  - q. Temporary facilities and controls.
  - r. Space and access limitations.
  - s. Regulations of authorities having jurisdiction.
  - t. Testing and inspecting requirements.
  - u. Installation procedures.
  - v. Coordination with other work.
  - w. Required performance results.
  - x. Protection of adjacent work.
  - y. Protection of construction and personnel.
3. Record significant conference discussions, agreements, and disagreements, including required corrective measures and actions.
4. Reporting: Distribute minutes of the meeting to each party present and to other parties requiring information.
5. Do not proceed with installation if the conference cannot be successfully concluded. Initiate whatever actions are necessary to resolve impediments to performance of the Work and reconvene the conference at earliest feasible date.

D. Project Closeout Conference: Schedule and conduct a project closeout conference, at a time convenient to Owner and Architect, but no later than 90 days prior to the scheduled date of Substantial Completion.

1. Conduct the conference to review requirements and responsibilities related to Project closeout.
2. Attendees: Authorized representatives of Owner, Architect, and their consultants; Contractor and its superintendent; major subcontractors; suppliers; and other concerned parties shall attend the meeting. Participants at the meeting shall be familiar with Project and authorized to conclude matters relating to the Work.
3. Agenda: Discuss items of significance that could affect or delay Project closeout, including the following:
  - a. Preparation of Record Documents.

- b. Procedures required prior to inspection for Substantial Completion and for final inspection for acceptance.
  - c. Procedures for completing and archiving web-based Project software site data files.
  - d. Submittal of written warranties.
  - e. Requirements for preparing operations and maintenance data.
  - f. Requirements for delivery of material samples, attic stock, and spare parts.
  - g. Requirements for demonstration and training.
  - h. Preparation of Contractor's punch list.
  - i. Procedures for processing Applications for Payment at Substantial Completion and for final payment.
  - j. Submittal procedures.
  - k. Coordination of separate contracts.
  - l. Owner's partial occupancy requirements.
  - m. Installation of Owner's furniture, fixtures, and equipment.
  - n. Responsibility for removing temporary facilities and controls.
4. Minutes: Entity conducting meeting will record and distribute meeting minutes.
- E. Progress Meetings: Conduct progress meetings at monthly intervals.
- 1. Coordinate dates of meetings with preparation of payment requests.
  - 2. Attendees: In addition to representatives of Owner and Architect, each contractor, subcontractor, supplier, and other entity concerned with current progress or involved in planning, coordination, or performance of future activities shall be represented at these meetings. All participants at the meeting shall be familiar with Project and authorized to conclude matters relating to the Work.
  - 3. Agenda: Review and correct or approve minutes of previous progress meeting. Review other items of significance that could affect progress. Include topics for discussion as appropriate to status of Project.
    - a. Contractor's Construction Schedule: Review progress since the last meeting. Determine whether each activity is on time, ahead of schedule, or behind schedule, in relation to Contractor's construction schedule. Determine how construction behind schedule will be expedited; secure commitments from parties involved to do so. Discuss whether schedule revisions are required to ensure that current and subsequent activities will be completed within the Contract Time.
      - 1) Review schedule for next period.
    - b. Review present and future needs of each entity present, including the following:
      - 1) Interface requirements.
      - 2) Sequence of operations.
      - 3) Status of submittals.
      - 4) Deliveries.
      - 5) Off-site fabrication.
      - 6) Access.
      - 7) Site use.
      - 8) Temporary facilities and controls.
      - 9) Progress cleaning.

KPC — ROOF SYSTEMS AND SERVICES

- 10) Quality and work standards.
  - 11) Status of correction of deficient items.
  - 12) Field observations.
  - 13) Status of RFIs.
  - 14) Status of Proposal Requests.
  - 15) Pending changes.
  - 16) Status of Change Orders.
  - 17) Pending claims and disputes.
  - 18) Documentation of information for payment requests.
4. Minutes: Entity responsible for conducting the meeting will record and distribute the meeting minutes to each party present and to parties requiring information.
- a. Schedule Updating: Revise Contractor's construction schedule after each progress meeting where revisions to the schedule have been made or recognized. Issue revised schedule concurrently with the report of each meeting.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

**END OF SECTION 013100**

## **SECTION 013200 - CONSTRUCTION PROGRESS DOCUMENTATION**

### **PART 1 - GENERAL**

#### **1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

#### **1.2 SUMMARY**

- A. Section includes administrative and procedural requirements for documenting the progress of construction during performance of the Work, including the following:
  - 1. Contractor's Construction Schedule.
  - 2. Construction schedule updating reports.
  - 3. Daily construction reports.
  - 4. Material location reports.
  - 5. Site condition reports.
  - 6. Unusual event reports.

#### **1.3 DEFINITIONS**

- A. Activity: A discrete part of a project that can be identified for planning, scheduling, monitoring, and controlling the construction Project. Activities included in a construction schedule consume time and resources.

#### **1.4 INFORMATIONAL SUBMITTALS**

- A. Format for Submittals: Submit required submittals in the following format:
  - 1. PDF file.
- B. Contractor's Construction Schedule: Initial schedule, of size required to display entire schedule for entire construction period.
- C. Construction Schedule Updating Reports: Submit with Applications for Payment.
- D. Daily Construction Reports: Submit at weekly intervals.
- E. Material Location Reports: Submit at monthly intervals.
- F. Site Condition Reports: Submit at time of discovery of differing conditions.
- G. Unusual Event Reports: Submit at time of unusual event.

1.5 COORDINATION

- A. Coordinate Contractor's Construction Schedule with the schedule of values, list of subcontracts, submittal schedule, progress reports, payment requests, and other required schedules and reports.
  - 1. Secure time commitments for performing critical elements of the Work from entities involved.
  - 2. Coordinate each construction activity in the network with other activities and schedule them in proper sequence.

1.6 CONTRACTOR'S CONSTRUCTION SCHEDULE, GENERAL

- A. Computer Scheduling Software: Prepare schedules using current version of a program that has been developed specifically to manage construction schedules.
  - 1. Use Microsoft Project, Primavera, or Meridian Prolog, for current Windows operating system.
- B. Time Frame: Extend schedule from date established for the Notice to Proceed to date of final completion.
  - 1. Contract completion date shall not be changed by submission of a schedule that shows an early completion date, unless specifically authorized by Change Order.
- C. Activities: Treat each floor or separate area as a separate numbered activity for each main element of the Work. Comply with the following:
  - 1. Activity Duration: Define activities so no activity is longer than 20 days, unless specifically allowed by Architect.
  - 2. Procurement Activities: Include procurement process activities for the following long lead items and major items, requiring a cycle of more than 60 days, as separate activities in schedule. Procurement cycle activities include, but are not limited to, submittals, approvals, purchasing, fabrication, and delivery.
  - 3. Submittal Review Time: Include review and resubmittal times indicated in Section 013300 "Submittal Procedures" in schedule. Coordinate submittal review times in Contractor's Construction Schedule with submittal schedule.
  - 4. Startup and Testing Time: Include no fewer than 15 days for startup and testing.
  - 5. Substantial Completion: Indicate completion in advance of date established for Substantial Completion, and allow time for Architect's administrative procedures necessary for certification of Substantial Completion.
  - 6. Punch List and Final Completion: Include not more than 30 days for completion of punch list items and final completion.
- D. Constraints: Include constraints and work restrictions indicated in the Contract Documents and as follows in schedule, and show how the sequence of the Work is affected.
  - 1. Phasing: Arrange list of activities on schedule by phase.
  - 2. Work Restrictions: Show the effect of the following items on the schedule:

- a. Coordination with existing construction.
  - b. Limitations of continued occupancies.
  - c. Uninterruptible services.
  - d. Use-of-premises restrictions.
  - e. Seasonal variations.
  - f. Environmental control.
3. Work Stages: Indicate important stages of construction for each major portion of the Work, including, but not limited to, the following:
- a. Subcontract awards.
  - b. Submittals.
  - c. Purchases.
  - d. Mockups.
  - e. Fabrication.
  - f. Sample testing.
  - g. Deliveries.
  - h. Installation.
  - i. Tests and inspections.
  - j. Adjusting.
  - k. Curing.
  - l. Startup and placement into final use and operation.
4. Construction Areas: Identify each major area of construction for each major portion of the Work. Indicate where each construction activity within a major area must be sequenced or integrated with other construction activities to provide for the following:
- a. Structural completion.
  - b. Temporary enclosure and space conditioning.
  - c. Permanent space enclosure.
  - d. Completion of mechanical installation.
  - e. Completion of electrical installation.
  - f. Substantial Completion.
- E. Milestones: Include milestones indicated in the Contract Documents in schedule, including, but not limited to, the Notice to Proceed, Substantial Completion, and final completion.
- F. Upcoming Work Summary: Prepare summary report indicating activities scheduled to occur or commence prior to submittal of next schedule update. Summarize the following issues:
1. Unresolved issues.
  2. Unanswered Requests for Information.
  3. Rejected or unreturned submittals.
  4. Notations on returned submittals.
  5. Pending modifications affecting the Work and the Contract Time.
- G. Contractor's Construction Schedule Updating: At monthly intervals, update schedule to reflect actual construction progress and activities. Issue schedule one week before each regularly scheduled progress meeting.

## KPC — ROOF SYSTEMS AND SERVICES

1. Revise schedule immediately after each meeting or other activity where revisions have been recognized or made. Issue updated schedule concurrently with the report of each such meeting.
  2. Include a report with updated schedule that indicates every change, including, but not limited to, changes in logic, durations, actual starts and finishes, and activity durations.
  3. As the Work progresses, indicate final completion percentage for each activity.
- H. Recovery Schedule: When periodic update indicates the Work is 14 or more calendar days behind the current approved schedule, submit a separate recovery schedule indicating means by which Contractor intends to regain compliance with the schedule. Indicate changes to working hours, working days, crew sizes, equipment required to achieve compliance, and date by which recovery will be accomplished.
- I. Distribution: Distribute copies of approved schedule to Architect, Owner, testing and inspecting agencies, and other parties identified by Contractor with a need-to-know schedule responsibility.
1. Post copies in Project meeting rooms and temporary field offices.
  2. When revisions are made, distribute updated schedules to the same parties and post in the same locations. Delete parties from distribution when they have completed their assigned portion of the Work and are no longer involved in performance of construction activities.

### 1.7 GANTT-CHART SCHEDULE REQUIREMENTS

- A. Gantt-Chart Schedule: Submit a comprehensive, fully developed, horizontal, Gantt-chart-type, Contractor's Construction Schedule within 30 days of date established for the Notice to Proceed.
- B. Preparation: Indicate each significant construction activity separately. Identify first workday of each week with a continuous vertical line.
1. For construction activities that require three months or longer to complete, indicate an estimated completion percentage in 10 percent increments within time bar.

### 1.8 REPORTS

- A. Daily Construction Reports: Prepare a daily construction report recording the following information concerning events at Project site:
1. List of subcontractors at Project site.
  2. List of separate contractors at Project site.
  3. Approximate count of personnel at Project site.
  4. Equipment at Project site.
  5. Material deliveries.
  6. High and low temperatures and general weather conditions, including presence of rain or snow.
  7. Testing and inspection.
  8. Accidents.
  9. Meetings and significant decisions.
  10. Unusual events.



## KPC — ROOF SYSTEMS AND SERVICES

11. Stoppages, delays, shortages, and losses.
  12. Meter readings and similar recordings.
  13. Emergency procedures.
  14. Orders and requests of authorities having jurisdiction.
  15. Change Orders received and implemented.
  16. Construction Change Directives received and implemented.
  17. Services connected and disconnected.
  18. Equipment or system tests and startups.
  19. Partial completions and occupancies.
  20. Substantial Completions authorized.
- B. Material Location Reports: At monthly intervals, prepare and submit a comprehensive list of materials delivered to and stored at Project site. List shall be cumulative, showing materials previously reported plus items recently delivered. Include with list a statement of progress on and delivery dates for materials or items of equipment fabricated or stored away from Project site. Indicate the following categories for stored materials:
1. Material stored prior to previous report and remaining in storage.
  2. Material stored prior to previous report and since removed from storage and installed.
  3. Material stored following previous report and remaining in storage.
- C. Site Condition Reports: Immediately on discovery of a difference between site conditions and the Contract Documents, prepare and submit a detailed report. Submit with a Request for Information. Include a detailed description of the differing conditions, together with recommendations for changing the Contract Documents.
- D. Unusual Event Reports: When an event of an unusual and significant nature occurs at Project site, whether or not related directly to the Work, prepare and submit a special report. List chain of events, persons participating, responses by Contractor's personnel, evaluation of results or effects, and similar pertinent information. Advise Owner in advance when these events are known or predictable.
1. Submit unusual event reports directly to Owner within one day(s) of an occurrence. Distribute copies of report to parties affected by the occurrence.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

**END OF SECTION 013200**

## SECTION 013233 - PHOTOGRAPHIC DOCUMENTATION

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Section includes administrative and procedural requirements for the following:
  - 1. Preconstruction photographs.
  - 2. Periodic construction photographs.
  - 3. Final completion construction photographs.
- B. Related Requirements:
  - 1. Section 017700 "Closeout Procedures" for submitting photographic documentation as Project Record Documents at Project closeout.
  - 2. Section 017900 "Demonstration and Training" for submitting video recordings of demonstration of equipment and training of Owner's personnel.
  - 3. Section 024116 "Structure Demolition" for photographic documentation before building demolition operations commence.
  - 4. Section 024119 "Selective Demolition" for photographic documentation before selective demolition operations commence.
  - 5. Section 311000 "Site Clearing" for photographic documentation before site clearing operations commence.

#### 1.3 INFORMATIONAL SUBMITTALS

- A. Key Plan: Submit key plan of Project site and building with notation of vantage points marked for location and direction of each photograph. Indicate elevation or story of construction. Include same information as corresponding photographic documentation.
- B. Digital Photographs: Submit image files within three days of taking photographs.
  - 1. Submit photos by uploading to web-based project software site. Include copy of key plan indicating each photograph's location and direction.
  - 2. Identification: Provide the following information with each image description in file metadata tag and in web-based project software site:
    - a. Name of Project.
    - b. Name and contact information for photographer.
    - c. Name of Architect.

- d. Name of Contractor.
- e. Date photograph was taken.
- f. Description of location, vantage point, and direction.
- g. Unique sequential identifier keyed to accompanying key plan.

#### 1.4 QUALITY ASSURANCE

- A. Photographer Qualifications: An individual who has been regularly engaged as a professional photographer of construction projects for not less than three years.

#### 1.5 FORMATS AND MEDIA

- A. Digital Photographs: Provide color images in JPG format, produced by a digital camera with minimum sensor size of 12 megapixels, and at an image resolution of not less than 3200 by 2400 pixels, and with vibration-reduction technology. Use flash in low light levels or backlit conditions.
- B. Digital Images: Submit digital media as originally recorded in the digital camera, without alteration, manipulation, editing, or modifications using image-editing software.
- C. Metadata: Record accurate date and time from camera.
- D. File Names: Name media files with date and sequential numbering suffix.

#### 1.6 CONSTRUCTION PHOTOGRAPHS

- A. Photographer: Engage a qualified photographer to take construction photographs.
- B. General: Take photographs with maximum depth of field and in focus.
  - 1. Maintain key plan with each set of construction photographs that identifies each photographic location.
- C. Preconstruction Photographs: Before commencement of excavation, commencement of demolition, and starting construction, take photographs of Project site and surrounding properties, including existing items to remain during construction, from different vantage points, as directed by Architect.
  - 1. Flag excavation areas and construction limits before taking construction photographs.
  - 2. Take 20 photographs to show existing conditions adjacent to property before starting the Work.
  - 3. Take 20 photographs of existing buildings either on or adjoining property to accurately record physical conditions at start of construction.
  - 4. Take additional photographs as required to record settlement or cracking of adjacent structures, pavements, and improvements.

## KPC — ROOF SYSTEMS AND SERVICES

- D. Periodic Construction Photographs: Take 20 photographs weekly coinciding with the cutoff date associated with each Application for Payment. Select vantage points to show status of construction and progress since last photographs were taken.
- E. Time-Lapse Sequence Construction Photographs: Take 20 photographs as indicated, to show status of construction and progress since last photographs were taken.
  - 1. Frequency: Take photographs weekly, on the same day each week.
  - 2. Vantage Points: Following suggestions by Architect and Contractor, photographer to select vantage points. During each of the following construction phases, take not less than two of the required shots from same vantage point each time to create a time-lapse sequence as follows:
    - a. Commencement of the Work, through completion of subgrade construction.
    - b. Above-grade structural framing.
    - c. Exterior building enclosure.
    - d. Interior Work, through date of Substantial Completion.
- F. Final Completion Construction Photographs: Take 50 photographs after date of Substantial Completion for submission as Project Record Documents. Architect will inform photographer of desired vantage points.
- G. Additional Photographs: Architect may request photographs in addition to periodic photographs specified.
  - 1. Three days' notice will be given, where feasible.
  - 2. In emergency situations, take additional photographs within 24 hours of request.
  - 3. Circumstances that could require additional photographs include, but are not limited to, the following:
    - a. Special events planned at Project site.
    - b. Immediate follow-up when on-site events result in construction damage or losses.
    - c. Photographs to be taken at fabrication locations away from Project site. These photographs are not subject to unit prices or unit-cost allowances.
    - d. Substantial Completion of a major phase or component of the Work.
    - e. Extra record photographs at time of final acceptance.
    - f. Owner's request for special publicity photographs.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

**END OF SECTION 013233**

## SECTION 013300 - SUBMITTAL PROCEDURES

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Section Includes:

- 1. Submittal schedule requirements.
- 2. Administrative and procedural requirements for submittals.

- B. Related Requirements:

- 1. Section 012900 "Payment Procedures" for submitting Applications for Payment and the schedule of values.
- 2. Section 013100 "Project Management and Coordination" for submitting coordination drawings and subcontract list and for requirements for web-based Project software.
- 3. Section 013200 "Construction Progress Documentation" for submitting schedules and reports, including Contractor's construction schedule.
- 4. Section 013233 "Photographic Documentation" for submitting preconstruction photographs, periodic construction photographs, and final completion construction photographs.
- 5. Section 014000 "Quality Requirements" for submitting test and inspection reports, and schedule of tests and inspections.
- 6. Section 017700 "Closeout Procedures" for submitting closeout submittals and maintenance material submittals.
- 7. Section 017823 "Operation and Maintenance Data" for submitting operation and maintenance manuals.
- 8. Section 017839 "Project Record Documents" for submitting record Drawings, record Specifications, and record Product Data.
- 9. Section 017900 "Demonstration and Training" for submitting video recordings of demonstration of equipment and training of Owner's personnel.

#### 1.3 DEFINITIONS

- A. Action Submittals: Written and graphic information and physical samples that require Architect's responsive action. Action submittals are those submittals indicated in individual Specification Sections as "action submittals."
- B. Informational Submittals: Written and graphic information and physical samples that do not require Architect's responsive action. Submittals may be rejected for not complying with

requirements. Informational submittals are those submittals indicated in individual Specification Sections as "informational submittals."

#### 1.4 SUBMITTAL SCHEDULE

- A. Submittal Schedule: Submit, as an action submittal, a list of submittals, arranged in chronological order by dates required by construction schedule. Include time required for review, ordering, manufacturing, fabrication, and delivery when establishing dates. Include additional time required for making corrections or revisions to submittals noted by Architect and additional time for handling and reviewing submittals required by those corrections.
1. Coordinate submittal schedule with list of subcontracts, the schedule of values, and Contractor's construction schedule.
  2. Initial Submittal: Submit concurrently with startup construction schedule. Include submittals required during the first 60 days of construction. List those submittals required to maintain orderly progress of the Work and those required early because of long lead time for manufacture or fabrication.
  3. Final Submittal: Submit concurrently with the first complete submittal of Contractor's construction schedule.
    - a. Submit revised submittal schedule to reflect changes in current status and timing for submittals.
  4. Format: Arrange the following information in a tabular format:
    - a. Scheduled date for first submittal.
    - b. Specification Section number and title.
    - c. Submittal Category: Action; informational.
    - d. Name of subcontractor.
    - e. Description of the Work covered.
    - f. Scheduled date for Architect's final release or approval.
    - g. Scheduled dates for purchasing.
    - h. Scheduled date of fabrication.
    - i. Scheduled dates for installation.
    - j. Activity or event number.

#### 1.5 SUBMITTAL FORMATS

- A. Submittal Information: Include the following information in each submittal:
1. Project name.
  2. Date.
  3. Name of Architect.
  4. Name of Contractor.
  5. Name of firm or entity that prepared submittal.
  6. Names of subcontractor, manufacturer, and supplier.
  7. Unique submittal number, including revision identifier. Include Specification Section number with sequential alphanumeric identifier; and alphanumeric suffix for resubmittals.

8. Category and type of submittal.
  9. Submittal purpose and description.
  10. Number and title of Specification Section, with paragraph number and generic name for each of multiple items.
  11. Drawing number and detail references, as appropriate.
  12. Indication of full or partial submittal.
  13. Location(s) where product is to be installed, as appropriate.
  14. Other necessary identification.
  15. Remarks.
  16. Signature of transmitter.
- B. Options: Identify options requiring selection by Architect.
- C. Deviations and Additional Information: On each submittal, clearly indicate deviations from requirements in the Contract Documents, including minor variations and limitations; include relevant additional information and revisions, other than those requested by Architect on previous submittals. Indicate by highlighting on each submittal or noting on attached separate sheet.
- D. Submittals for Web-Based Project Software: Prepare submittals as PDF files, or other format indicated by Project software website.

#### 1.6 SUBMITTAL PROCEDURES

- A. Prepare and submit submittals required by individual Specification Sections. Types of submittals are indicated in individual Specification Sections.
1. Web-Based Project Software: Prepare submittals in PDF form, and upload to web-based Project software website. Enter required data in web-based software site to fully identify submittal.
- B. Coordination: Coordinate preparation and processing of submittals with performance of construction activities.
1. Coordinate each submittal with fabrication, purchasing, testing, delivery, other submittals, and related activities that require sequential activity.
  2. Submit all submittal items required for each Specification Section concurrently unless partial submittals for portions of the Work are indicated on approved submittal schedule.
  3. Submit action submittals and informational submittals required by the same Specification Section as separate packages under separate transmittals.
  4. Coordinate transmittal of submittals for related parts of the Work specified in different Sections so processing will not be delayed because of need to review submittals concurrently for coordination.
    - a. Architect reserves the right to withhold action on a submittal requiring coordination with other submittals until related submittals are received.
- C. Processing Time: Allow time for submittal review, including time for resubmittals, as follows. Time for review shall commence on Architect's receipt of submittal. No extension of the

Contract Time will be authorized because of failure to transmit submittals enough in advance of the Work to permit processing, including resubmittals.

1. Initial Review: Allow 15 days for initial review of each submittal. Allow additional time if coordination with subsequent submittals is required. Architect will advise Contractor when a submittal being processed must be delayed for coordination.
2. Intermediate Review: If intermediate submittal is necessary, process it in same manner as initial submittal.
3. Resubmittal Review: Allow 15 days for review of each resubmittal.
4. Sequential Review: Where sequential review of submittals by Architect's consultants, Owner, or other parties is indicated, allow 21 days for initial review of each submittal.
5. Concurrent Consultant Review: Where the Contract Documents indicate that submittals may be transmitted simultaneously to Architect and to Architect's consultants, allow 15 days for review of each submittal. Submittal will be returned to Architect before being returned to Contractor.

D. Resubmittals: Make resubmittals in same form and number of copies as initial submittal.

1. Note date and content of previous submittal.
2. Note date and content of revision in label or title block and clearly indicate extent of revision.
3. Resubmit submittals until they are marked with approval notation from Architect's action stamp.

E. Distribution: Furnish copies of final submittals to manufacturers, subcontractors, suppliers, fabricators, installers, authorities having jurisdiction, and others as necessary for performance of construction activities. Show distribution on transmittal forms.

F. Use for Construction: Retain complete copies of submittals on Project site. Use only final action submittals that are marked with approval notation from Architect's action stamp.

## 1.7 SUBMITTAL REQUIREMENTS

A. Product Data: Collect information into a single submittal for each element of construction and type of product or equipment.

1. If information must be specially prepared for submittal because standard published data are unsuitable for use, submit as Shop Drawings, not as Product Data.
2. Mark each copy of each submittal to show which products and options are applicable.
3. Include the following information, as applicable:
  - a. Manufacturer's catalog cuts.
  - b. Manufacturer's product specifications.
  - c. Standard color charts.
  - d. Statement of compliance with specified referenced standards.
  - e. Testing by recognized testing agency.
  - f. Application of testing agency labels and seals.
  - g. Notation of coordination requirements.
  - h. Availability and delivery time information.



4. For equipment, include the following in addition to the above, as applicable:
    - a. Wiring diagrams that show factory-installed wiring.
    - b. Printed performance curves.
    - c. Operational range diagrams.
    - d. Clearances required to other construction, if not indicated on accompanying Shop Drawings.
  5. Submit Product Data before Shop Drawings, and before or concurrent with Samples.
- B. Shop Drawings: Prepare Project-specific information, drawn accurately to scale. Do not base Shop Drawings on reproductions of the Contract Documents or standard printed data unless submittal based on Architect's digital data drawing files is otherwise permitted.
1. Preparation: Fully illustrate requirements in the Contract Documents. Include the following information, as applicable:
    - a. Identification of products.
    - b. Schedules.
    - c. Compliance with specified standards.
    - d. Notation of coordination requirements.
    - e. Notation of dimensions established by field measurement.
    - f. Relationship and attachment to adjoining construction clearly indicated.
    - g. Seal and signature of professional engineer if specified.
- C. Samples: Submit Samples for review of kind, color, pattern, and texture for a check of these characteristics with other materials.
1. Transmit Samples that contain multiple, related components such as accessories together in one submittal package.
  2. Identification: Permanently attach label on unexposed side of Samples that includes the following:
    - a. Project name and submittal number.
    - b. Generic description of Sample.
    - c. Product name and name of manufacturer.
    - d. Sample source.
    - e. Number and title of applicable Specification Section.
    - f. Specification paragraph number and generic name of each item.
  3. Web-Based Project Software: Prepare submittals in PDF form, and upload to web-based Project software website. Enter required data in web-based software site to fully identify submittal.
  4. Disposition: Maintain sets of approved Samples at Project site, available for quality-control comparisons throughout the course of construction activity. Sample sets may be used to determine final acceptance of construction associated with each set.
    - a. Samples that may be incorporated into the Work are indicated in individual Specification Sections. Such Samples must be in an undamaged condition at time of use.

- b. Samples not incorporated into the Work, or otherwise designated as Owner's property, are the property of Contractor.
- 5. Samples for Initial Selection: Submit manufacturer's color charts consisting of units or sections of units showing the full range of colors, textures, and patterns available.
  - a. Number of Samples: Submit one full set(s) of available choices where color, pattern, texture, or similar characteristics are required to be selected from manufacturer's product line. Architect will return submittal with options selected.
- 6. Samples for Verification: Submit full-size units or Samples of size indicated, prepared from same material to be used for the Work, cured and finished in manner specified, and physically identical with material or product proposed for use, and that show full range of color and texture variations expected. Samples include, but are not limited to, the following: partial sections of manufactured or fabricated components; small cuts or containers of materials; complete units of repetitively used materials; swatches showing color, texture, and pattern; color range sets; and components used for independent testing and inspection.
  - a. Number of Samples: Submit three sets of Samples. Architect will retain two Sample sets; remainder will be returned. Mark up and retain one returned Sample set as a project record Sample.
    - 1) Submit a single Sample where assembly details, workmanship, fabrication techniques, connections, operation, and other similar characteristics are to be demonstrated.
    - 2) If variation in color, pattern, texture, or other characteristic is inherent in material or product represented by a Sample, submit at least three sets of paired units that show approximate limits of variations.
- D. Product Schedule: As required in individual Specification Sections, prepare a written summary indicating types of products required for the Work and their intended location. Include the following information in tabular form:
  - 1. Type of product. Include unique identifier for each product indicated in the Contract Documents or assigned by Contractor if none is indicated.
  - 2. Manufacturer and product name, and model number if applicable.
  - 3. Number and name of room or space.
  - 4. Location within room or space.
- E. Qualification Data: Prepare written information that demonstrates capabilities and experience of firm or person. Include lists of completed projects with project names and addresses, contact information of architects and owners, and other information specified.
- F. Design Data: Prepare and submit written and graphic information indicating compliance with indicated performance and design criteria in individual Specification Sections. Include list of assumptions and summary of loads. Include load diagrams if applicable. Provide name and version of software, if any, used for calculations. Number each page of submittal.
- G. Certificates:

1. Certificates and Certifications Submittals: Submit a statement that includes signature of entity responsible for preparing certification. Certificates and certifications shall be signed by an officer or other individual authorized to sign documents on behalf of that entity. Provide a notarized signature where indicated.
2. Installer Certificates: Submit written statements on manufacturer's letterhead certifying that Installer complies with requirements in the Contract Documents and, where required, is authorized by manufacturer for this specific Project.
3. Manufacturer Certificates: Submit written statements on manufacturer's letterhead certifying that manufacturer complies with requirements in the Contract Documents. Include evidence of manufacturing experience where required.
4. Material Certificates: Submit written statements on manufacturer's letterhead certifying that material complies with requirements in the Contract Documents.
5. Product Certificates: Submit written statements on manufacturer's letterhead certifying that product complies with requirements in the Contract Documents.
6. Welding Certificates: Prepare written certification that welding procedures and personnel comply with requirements in the Contract Documents. Submit record of Welding Procedure Specification and Procedure Qualification Record on AWS forms. Include names of firms and personnel certified.

H. Test and Research Reports:

1. Compatibility Test Reports: Submit reports written by a qualified testing agency, on testing agency's standard form, indicating and interpreting results of compatibility tests performed before installation of product. Include written recommendations for primers and substrate preparation needed for adhesion.
2. Field Test Reports: Submit written reports indicating and interpreting results of field tests performed either during installation of product or after product is installed in its final location, for compliance with requirements in the Contract Documents.
3. Material Test Reports: Submit reports written by a qualified testing agency, on testing agency's standard form, indicating and interpreting test results of material for compliance with requirements in the Contract Documents.
4. Preconstruction Test Reports: Submit reports written by a qualified testing agency, on testing agency's standard form, indicating and interpreting results of tests performed before installation of product, for compliance with performance requirements in the Contract Documents.
5. Product Test Reports: Submit written reports indicating that current product produced by manufacturer complies with requirements in the Contract Documents. Base reports on evaluation of tests performed by manufacturer and witnessed by a qualified testing agency, or on comprehensive tests performed by a qualified testing agency.
6. Research Reports: Submit written evidence, from a model code organization acceptable to authorities having jurisdiction, that product complies with building code in effect for Project. Include the following information:
  - a. Name of evaluation organization.
  - b. Date of evaluation.
  - c. Time period when report is in effect.
  - d. Product and manufacturers' names.
  - e. Description of product.
  - f. Test procedures and results.
  - g. Limitations of use.

1.8 DELEGATED-DESIGN SERVICES

- A. Performance and Design Criteria: Where professional design services or certifications by a design professional are specifically required of Contractor by the Contract Documents, provide products and systems complying with specific performance and design criteria indicated.
  - 1. If criteria indicated are insufficient to perform services or certification required, submit a written request for additional information to Architect.
- B. Delegated-Design Services Certification: In addition to Shop Drawings, Product Data, and other required submittals, submit digitally signed PDF file and three paper copies of certificate, signed and sealed by the responsible design professional, for each product and system specifically assigned to Contractor to be designed or certified by a design professional.
  - 1. Indicate that products and systems comply with performance and design criteria in the Contract Documents. Include list of codes, loads, and other factors used in performing these services.

1.9 CONTRACTOR'S REVIEW

- A. Action Submittals and Informational Submittals: Review each submittal and check for coordination with other Work of the Contract and for compliance with the Contract Documents. Note corrections and field dimensions. Mark with approval stamp before submitting to Architect.
- B. Contractor's Approval: Indicate Contractor's approval for each submittal with a uniform approval stamp and indication in web-based Project software. Include name of reviewer, date of Contractor's approval, and statement certifying that submittal has been reviewed, checked, and approved for compliance with the Contract Documents.
  - 1. Architect will not review submittals received from Contractor that do not have Contractor's review and approval.

1.10 ARCHITECT'S REVIEW

- A. Action Submittals: Architect will review each submittal, indicate corrections or revisions required, and return it.
  - 1. Submittals by Web-Based Project Software: Architect will indicate, on Project software website, the appropriate action.
- B. Informational Submittals: Architect will review each submittal and will not return it, or will return it if it does not comply with requirements. Architect will forward each submittal to appropriate party.
- C. Partial submittals prepared for a portion of the Work will be reviewed when use of partial submittals has received prior approval from Architect.
- D. Incomplete submittals are unacceptable, will be considered nonresponsive, and will be returned for resubmittal without review.

KPC — ROOF SYSTEMS AND SERVICES

- E. Architect will return without review submittals received from sources other than Contractor.
- F. Submittals not required by the Contract Documents will be returned by Architect without action.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

**END OF SECTION 013300**

## SECTION 014000 - QUALITY REQUIREMENTS

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Section includes administrative and procedural requirements for quality assurance and quality control.
- B. Testing and inspection services are required to verify compliance with requirements specified or indicated. These services do not relieve Contractor of responsibility for compliance with the Contract Document requirements.
  - 1. Specific quality-assurance and quality-control requirements for individual work results are specified in their respective Specification Sections. Requirements in individual Sections may also cover production of standard products.
  - 2. Specified tests, inspections, and related actions do not limit Contractor's other quality-assurance and quality-control procedures that facilitate compliance with the Contract Document requirements.
  - 3. Requirements for Contractor to provide quality-assurance and quality-control services required by Architect, Owner, or authorities having jurisdiction are not limited by provisions of this Section.
  - 4. Specific test and inspection requirements are not specified in this Section.

#### 1.3 DEFINITIONS

- A. Experienced: When used with an entity or individual, "experienced" unless otherwise further described means having successfully completed a minimum of five previous projects similar in nature, size, and extent to this Project; being familiar with special requirements indicated; and having complied with requirements of authorities having jurisdiction.
- B. Field Quality-Control Tests: Tests and inspections that are performed on-site for installation of the Work and for completed Work.
- C. Installer/Applicator/Erector: Contractor or another entity engaged by Contractor as an employee, Subcontractor, or Sub-subcontractor, to perform a particular construction operation, including installation, erection, application, assembly, and similar operations.
  - 1. Use of trade-specific terminology in referring to a trade or entity does not require that certain construction activities be performed by accredited or unionized individuals, or that requirements specified apply exclusively to specific trade(s).

- D. Mockups: Full-size physical assemblies that are constructed on-site either as freestanding temporary built elements or as part of permanent construction. Mockups are constructed to verify selections made under Sample submittals; to demonstrate aesthetic effects and qualities of materials and execution; to review coordination, testing, or operation; to show interface between dissimilar materials; and to demonstrate compliance with specified installation tolerances. Mockups are not Samples. Unless otherwise indicated, approved mockups establish the standard by which the Work will be judged.
  - 1. Integrated Exterior Mockups: Mockups of the exterior envelope constructed on-site as freestanding temporary built elements or as part of permanent construction, consisting of multiple products, assemblies, and subassemblies.
  - 2. Room Mockups: Mockups of typical interior spaces complete with wall, floor, and ceiling finishes; doors; windows; millwork; casework; specialties; furnishings and equipment; and lighting.
- E. Preconstruction Testing: Tests and inspections performed specifically for Project before products and materials are incorporated into the Work, to verify performance or compliance with specified criteria.
- F. Product Tests: Tests and inspections that are performed by a nationally recognized testing laboratory (NRTL) according to 29 CFR 1910.7, by a testing agency accredited according to NIST's National Voluntary Laboratory Accreditation Program (NVLAP), or by a testing agency qualified to conduct product testing and acceptable to authorities having jurisdiction, to establish product performance and compliance with specified requirements.
- G. Source Quality-Control Tests: Tests and inspections that are performed at the source; for example, plant, mill, factory, or shop.
- H. Testing Agency: An entity engaged to perform specific tests, inspections, or both. Testing laboratory shall mean the same as testing agency.
- I. Quality-Assurance Services: Activities, actions, and procedures performed before and during execution of the Work to guard against defects and deficiencies and substantiate that proposed construction will comply with requirements.
- J. Quality-Control Services: Tests, inspections, procedures, and related actions during and after execution of the Work to evaluate that actual products incorporated into the Work and completed construction comply with requirements. Contractor's quality-control services do not include contract administration activities performed by Architect.

#### 1.4 DELEGATED-DESIGN SERVICES

- A. Performance and Design Criteria: Where professional design services or certifications by a design professional are specifically required of Contractor by the Contract Documents, provide products and systems complying with specific performance and design criteria indicated.
  - 1. If criteria indicated are not sufficient to perform services or certification required, submit a written request for additional information to Architect.

1.5 CONFLICTING REQUIREMENTS

- A. Conflicting Standards and Other Requirements: If compliance with two or more standards or requirements are specified and the standards or requirements establish different or conflicting requirements for minimum quantities or quality levels, comply with the most stringent requirement. Refer conflicting requirements that are different, but apparently equal, to Architect for direction before proceeding.
- B. Minimum Quantity or Quality Levels: The quantity or quality level shown or specified shall be the minimum provided or performed. The actual installation may comply exactly with the minimum quantity or quality specified, or it may exceed the minimum within reasonable limits. To comply with these requirements, indicated numeric values are minimum or maximum, as appropriate, for the context of requirements. Refer uncertainties to Architect for a decision before proceeding.

1.6 ACTION SUBMITTALS

- A. Shop Drawings: For integrated exterior mockups.
  - 1. Include plans, sections, and elevations, indicating materials and size of mockup construction.
  - 2. Indicate manufacturer and model number of individual components.
  - 3. Provide axonometric drawings for conditions difficult to illustrate in two dimensions.
- B. Delegated-Design Services Submittal: In addition to Shop Drawings, Product Data, and other required submittals, submit a statement signed and sealed by the responsible design professional, for each product and system specifically assigned to Contractor to be designed or certified by a design professional, indicating that the products and systems are in compliance with performance and design criteria indicated. Include list of codes, loads, and other factors used in performing these services.

1.7 INFORMATIONAL SUBMITTALS

- A. Contractor's Quality-Control Plan: For quality-assurance and quality-control activities and responsibilities.
- B. Qualification Data: For Contractor's quality-control personnel.
- C. Testing Agency Qualifications: For testing agencies specified in "Quality Assurance" Article to demonstrate their capabilities and experience. Include proof of qualifications in the form of a recent report on the inspection of the testing agency by a recognized authority.
- D. Schedule of Tests and Inspections: Prepare in tabular form and include the following:
  - 1. Specification Section number and title.
  - 2. Entity responsible for performing tests and inspections.
  - 3. Description of test and inspection.
  - 4. Identification of applicable standards.
  - 5. Identification of test and inspection methods.



6. Number of tests and inspections required.
  7. Time schedule or time span for tests and inspections.
  8. Requirements for obtaining samples.
  9. Unique characteristics of each quality-control service.
- E. Reports: Prepare and submit certified written reports and documents as specified.
- F. Permits, Licenses, and Certificates: For Owner's record, submit copies of permits, licenses, certifications, inspection reports, releases, jurisdictional settlements, notices, receipts for fee payments, judgments, correspondence, records, and similar documents established for compliance with standards and regulations bearing on performance of the Work.

#### 1.8 CONTRACTOR'S QUALITY-CONTROL PLAN

- A. Quality-Control Plan, General: Submit quality-control plan within 10 days of Notice to Proceed, and not less than five days prior to preconstruction conference. Submit in format acceptable to Architect. Identify personnel, procedures, controls, instructions, tests, records, and forms to be used to carry out Contractor's quality-assurance and quality-control responsibilities. Coordinate with Contractor's Construction Schedule.
- B. Quality-Control Personnel Qualifications: Engage qualified personnel trained and experienced in managing and executing quality-assurance and quality-control procedures similar in nature and extent to those required for Project.
1. Project quality-control manager may also serve as Project superintendent.
- C. Submittal Procedure: Describe procedures for ensuring compliance with requirements through review and management of submittal process. Indicate qualifications of personnel responsible for submittal review.
- D. Testing and Inspection: In quality-control plan, include a comprehensive schedule of Work requiring testing or inspection, including the following:
1. Contractor-performed tests and inspections including Subcontractor-performed tests and inspections. Include required tests and inspections and Contractor-elected tests and inspections. Distinguish source quality-control tests and inspections from field quality-control tests and inspections.
  2. Owner-performed tests and inspections indicated in the Contract Documents.
- E. Continuous Inspection of Workmanship: Describe process for continuous inspection during construction to identify and correct deficiencies in workmanship in addition to testing and inspection specified. Indicate types of corrective actions to be required to bring work into compliance with standards of workmanship established by Contract requirements and approved mockups.
- F. Monitoring and Documentation: Maintain testing and inspection reports including log of approved and rejected results. Include work Architect has indicated as nonconforming or defective. Indicate corrective actions taken to bring nonconforming work into compliance with requirements. Comply with requirements of authorities having jurisdiction.

1.9 REPORTS AND DOCUMENTS

- A. Test and Inspection Reports: Prepare and submit certified written reports specified in other Sections. Include the following:
1. Date of issue.
  2. Project title and number.
  3. Name, address, telephone number, and email address of testing agency.
  4. Dates and locations of samples and tests or inspections.
  5. Names of individuals making tests and inspections.
  6. Description of the Work and test and inspection method.
  7. Identification of product and Specification Section.
  8. Complete test or inspection data.
  9. Test and inspection results and an interpretation of test results.
  10. Record of temperature and weather conditions at time of sample taking and testing and inspection.
  11. Comments or professional opinion on whether tested or inspected Work complies with the Contract Document requirements.
  12. Name and signature of laboratory inspector.
  13. Recommendations on retesting and reinspecting.
- B. Manufacturer's Technical Representative's Field Reports: Prepare written information documenting manufacturer's technical representative's tests and inspections specified in other Sections. Include the following:
1. Name, address, telephone number, and email address of technical representative making report.
  2. Statement on condition of substrates and their acceptability for installation of product.
  3. Statement that products at Project site comply with requirements.
  4. Summary of installation procedures being followed, whether they comply with requirements and, if not, what corrective action was taken.
  5. Results of operational and other tests and a statement of whether observed performance complies with requirements.
  6. Statement whether conditions, products, and installation will affect warranty.
  7. Other required items indicated in individual Specification Sections.
- C. Factory-Authorized Service Representative's Reports: Prepare written information documenting manufacturer's factory-authorized service representative's tests and inspections specified in other Sections. Include the following:
1. Name, address, telephone number, and email address of factory-authorized service representative making report.
  2. Statement that equipment complies with requirements.
  3. Results of operational and other tests and a statement of whether observed performance complies with requirements.
  4. Statement whether conditions, products, and installation will affect warranty.
  5. Other required items indicated in individual Specification Sections.

1.10 QUALITY ASSURANCE

- A. General: Qualifications paragraphs in this article establish the minimum qualification levels required; individual Specification Sections specify additional requirements.
- B. Manufacturer Qualifications: A firm experienced in manufacturing products or systems similar to those indicated for this Project and with a record of successful in-service performance, as well as sufficient production capacity to produce required units. As applicable, procure products from manufacturers able to meet qualification requirements, warranty requirements, and technical or factory-authorized service representative requirements.
- C. Fabricator Qualifications: A firm experienced in producing products similar to those indicated for this Project and with a record of successful in-service performance, as well as sufficient production capacity to produce required units.
- D. Installer Qualifications: A firm or individual experienced in installing, erecting, applying, or assembling work similar in material, design, and extent to that indicated for this Project, whose work has resulted in construction with a record of successful in-service performance.
- E. Professional Engineer Qualifications: A professional engineer who is legally qualified to practice in jurisdiction where Project is located and who is experienced in providing engineering services of the kind indicated. Engineering services are defined as those performed for installations of the system, assembly, or product that are similar in material, design, and extent to those indicated for this Project.
- F. Specialists: Certain Specification Sections require that specific construction activities shall be performed by entities who are recognized experts in those operations. Specialists shall satisfy qualification requirements indicated and shall be engaged for the activities indicated.
  - 1. Requirements of authorities having jurisdiction shall supersede requirements for specialists.
- G. Testing Agency Qualifications: An NRTL, an NVLAP, or an independent agency with the experience and capability to conduct testing and inspection indicated, as documented according to ASTM E329; and with additional qualifications specified in individual Sections; and, where required by authorities having jurisdiction, that is acceptable to authorities.
- H. Manufacturer's Technical Representative Qualifications: An authorized representative of manufacturer who is trained and approved by manufacturer to observe and inspect installation of manufacturer's products that are similar in material, design, and extent to those indicated for this Project.
- I. Factory-Authorized Service Representative Qualifications: An authorized representative of manufacturer who is trained and approved by manufacturer to inspect installation of manufacturer's products that are similar in material, design, and extent to those indicated for this Project.
- J. Preconstruction Testing: Where testing agency is indicated to perform preconstruction testing for compliance with specified requirements for performance and test methods, comply with the following:

1. Contractor responsibilities include the following:
    - a. Provide test specimens representative of proposed products and construction.
    - b. Submit specimens in a timely manner with sufficient time for testing and analyzing results to prevent delaying the Work.
    - c. Provide sizes and configurations of test assemblies, mockups, and laboratory mockups to adequately demonstrate capability of products to comply with performance requirements.
    - d. Build site-assembled test assemblies and mockups using installers who will perform same tasks for Project.
    - e. Build laboratory mockups at testing facility using personnel, products, and methods of construction indicated for the completed Work.
    - f. When testing is complete, remove test specimens and test assemblies, mockups; do not reuse products on Project.
  2. Testing Agency Responsibilities: Submit a certified written report of each test, inspection, and similar quality-assurance service to Architect, with copy to Contractor. Interpret tests and inspections and state in each report whether tested and inspected work complies with or deviates from the Contract Documents.
- K. Mockups: Before installing portions of the Work requiring mockups, build mockups for each form of construction and finish required to comply with the following requirements, using materials indicated for the completed Work:
1. Build mockups of size indicated.
  2. Build mockups in location indicated or, if not indicated, as directed by Architect.
  3. Notify Architect seven days in advance of dates and times when mockups will be constructed.
  4. Employ supervisory personnel who will oversee mockup construction. Employ workers that will be employed to perform same tasks during the construction at Project.
  5. Demonstrate the proposed range of aesthetic effects and workmanship.
  6. Obtain Architect's approval of mockups before starting corresponding work, fabrication, or construction.
    - a. Allow seven days for initial review and each re-review of each mockup.
  7. Maintain mockups during construction in an undisturbed condition as a standard for judging the completed Work.
  8. Demolish and remove mockups when directed unless otherwise indicated.
- L. Integrated Exterior Mockups: Construct integrated exterior mockup according to approved Shop Drawings or as indicated on Drawings. Coordinate installation of exterior envelope materials and products for which mockups are required in individual Specification Sections, along with supporting materials. Comply with requirements in "Mockups" Paragraph.
- M. Room Mockups: Construct room mockups according to approved Shop Drawings or as indicated on Drawings incorporating required materials and assemblies, finished according to requirements. Provide required lighting and additional lighting where required to enable Architect to evaluate quality of the Work. Comply with requirements in "Mockups" Paragraph.

1.11 QUALITY CONTROL

- A. Owner Responsibilities: Where quality-control services are indicated as Owner's responsibility, Owner will engage a qualified testing agency to perform these services.
  - 1. Owner will furnish Contractor with names, addresses, and telephone numbers of testing agencies engaged and a description of types of testing and inspection they are engaged to perform.
  - 2. Payment for these services will be made by the Owner.
  - 3. Costs for retesting and reinspecting construction that replaces or is necessitated by work that failed to comply with the Contract Documents will be charged to Contractor, and the Contract Sum will be adjusted by Change Order.
  
- B. Contractor Responsibilities: Tests and inspections not explicitly assigned to Owner are Contractor's responsibility. Perform additional quality-control activities, whether specified or not, to verify and document that the Work complies with requirements.
  - 1. Unless otherwise indicated, provide quality-control services specified and those required by authorities having jurisdiction. Perform quality-control services required of Contractor by authorities having jurisdiction, whether specified or not.
  - 2. Engage a qualified testing agency to perform quality-control services.
    - a. Contractor shall not employ same entity engaged by Owner, unless agreed to in writing by Owner.
  - 3. Notify testing agencies at least 24 hours in advance of time when Work that requires testing or inspection will be performed.
  - 4. Where quality-control services are indicated as Contractor's responsibility, submit a certified written report, in duplicate, of each quality-control service.
  - 5. Testing and inspection requested by Contractor and not required by the Contract Documents are Contractor's responsibility.
  - 6. Submit additional copies of each written report directly to authorities having jurisdiction, when they so direct.
  
- C. Retesting/Reinspecting: Regardless of whether original tests or inspections were Contractor's responsibility, provide quality-control services, including retesting and reinspecting, for construction that replaced Work that failed to comply with the Contract Documents.
  
- D. Testing Agency Responsibilities: Cooperate with Architect and Contractor in performance of duties. Provide qualified personnel to perform required tests and inspections.
  - 1. Notify Architect and Contractor promptly of irregularities or deficiencies observed in the Work during performance of its services.
  - 2. Determine the locations from which test samples will be taken and in which in-situ tests are conducted.
  - 3. Conduct and interpret tests and inspections and state in each report whether tested and inspected work complies with or deviates from requirements.
  - 4. Submit a certified written report, in duplicate, of each test, inspection, and similar quality-control service through Contractor.
  - 5. Do not release, revoke, alter, or increase the Contract Document requirements or approve or accept any portion of the Work.

6. Do not perform duties of Contractor.
- E. Manufacturer's Field Services: Where indicated, engage a factory-authorized service representative to inspect field-assembled components and equipment installation, including service connections. Report results in writing as specified in Section 013300 "Submittal Procedures."
- F. Manufacturer's Technical Services: Where indicated, engage a manufacturer's technical representative to observe and inspect the Work. Manufacturer's technical representative's services include participation in preinstallation conferences, examination of substrates and conditions, verification of materials, observation of Installer activities, inspection of completed portions of the Work, and submittal of written reports.
- G. Associated Contractor Services: Cooperate with agencies and representatives performing required tests, inspections, and similar quality-control services, and provide reasonable auxiliary services as requested. Notify agency sufficiently in advance of operations to permit assignment of personnel. Provide the following:
  1. Access to the Work.
  2. Incidental labor and facilities necessary to facilitate tests and inspections.
  3. Adequate quantities of representative samples of materials that require testing and inspection. Assist agency in obtaining samples.
  4. Facilities for storage and field curing of test samples.
  5. Delivery of samples to testing agencies.
  6. Preliminary design mix proposed for use for material mixes that require control by testing agency.
  7. Security and protection for samples and for testing and inspection equipment at Project site.
- H. Coordination: Coordinate sequence of activities to accommodate required quality-assurance and quality-control services with a minimum of delay and to avoid necessity of removing and replacing construction to accommodate testing and inspection.
  1. Schedule times for tests, inspections, obtaining samples, and similar activities.
- I. Schedule of Tests and Inspections: Prepare a schedule of tests, inspections, and similar quality-control services required by the Contract Documents. Coordinate and submit concurrently with Contractor's Construction Schedule. Update as the Work progresses.
  1. Distribution: Distribute schedule to Owner, Architect, testing agencies, and each party involved in performance of portions of the Work where tests and inspections are required.

## KPC — ROOF SYSTEMS AND SERVICES

### PART 2 - PRODUCTS (Not Used)

### PART 3 - EXECUTION

#### 3.1 TEST AND INSPECTION LOG

- A. Test and Inspection Log: Prepare a record of tests and inspections. Include the following:
  - 1. Date test or inspection was conducted.
  - 2. Description of the Work tested or inspected.
  - 3. Date test or inspection results were transmitted to Architect.
  - 4. Identification of testing agency conducting test or inspection.
- B. Maintain log at Project site. Post changes and revisions as they occur. Provide access to test and inspection log for Architect's reference during normal working hours.
  - 1. Submit log at Project closeout as part of Project Record Documents.

#### 3.2 REPAIR AND PROTECTION

- A. General: On completion of testing, inspection, sample taking, and similar services, repair damaged construction and restore substrates and finishes.
  - 1. Provide materials and comply with installation requirements specified in other Specification Sections or matching existing substrates and finishes. Restore patched areas and extend restoration into adjoining areas with durable seams that are as invisible as possible. Comply with the Contract Document requirements for cutting and patching in Section 017300 "Execution."
- B. Protect construction exposed by or for quality-control service activities.
- C. Repair and protection are Contractor's responsibility, regardless of the assignment of responsibility for quality-control services.

**END OF SECTION 014000**

## SECTION 014200 - REFERENCES

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

#### 1.2 DEFINITIONS

- A. General: Basic Contract definitions are included in the Conditions of the Contract.
- B. "Approved": When used to convey Architect's action on Contractor's submittals, applications, and requests, "approved" is limited to Architect's duties and responsibilities as stated in the Conditions of the Contract.
- C. "Directed": A command or instruction by Architect. Other terms including "requested," "authorized," "selected," "required," and "permitted" have the same meaning as "directed."
- D. "Indicated": Requirements expressed by graphic representations or in written form on Drawings, in Specifications, and in other Contract Documents. Other terms including "shown," "noted," "scheduled," and "specified" have the same meaning as "indicated."
- E. "Regulations": Laws, ordinances, statutes, and lawful orders issued by authorities having jurisdiction, and rules, conventions, and agreements within the construction industry that control performance of the Work.
- F. "Furnish": Supply and deliver to Project site, ready for unloading, unpacking, assembly, installation, and similar operations.
- G. "Install": Unload, temporarily store, unpack, assemble, erect, place, anchor, apply, work to dimension, finish, cure, protect, clean, and similar operations at Project site.
- H. "Provide": Furnish and install, complete and ready for the intended use.
- I. "Project Site": Space available for performing construction activities. The extent of Project site is shown on Drawings and may or may not be identical with the description of the land on which Project is to be built.

#### 1.3 INDUSTRY STANDARDS

- A. Applicability of Standards: Unless the Contract Documents include more stringent requirements, applicable construction industry standards have the same force and effect as if bound or copied directly into the Contract Documents to the extent referenced. Such standards are made a part of the Contract Documents by reference.



- B. Publication Dates: Comply with standards in effect as of date of the Contract Documents unless otherwise indicated.
- C. Copies of Standards: Each entity engaged in construction on Project should be familiar with industry standards applicable to its construction activity. Copies of applicable standards are not bound with the Contract Documents.
  - 1. Where copies of standards are needed to perform a required construction activity, obtain copies directly from publication source.

#### 1.4 ABBREVIATIONS AND ACRONYMS

- A. Industry Organizations: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the entities in the following list. Abbreviations and acronyms not included in this list shall mean the recognized name of the entities indicated in Gale's "Encyclopedia of Associations: National Organizations of the U.S." or in Columbia Books' "National Trade & Professional Associations of the United States." The information in this list is subject to change and is believed to be accurate as of the date of the Contract Documents.

- 1. AABC - Associated Air Balance Council; [www.aabc.com](http://www.aabc.com).
- 2. AAMA - American Architectural Manufacturers Association; [www.aamanet.org](http://www.aamanet.org).
- 3. AAPFCO - Association of American Plant Food Control Officials; [www.aapfco.org](http://www.aapfco.org).
- 4. AASHTO - American Association of State Highway and Transportation Officials; [www.transportation.org](http://www.transportation.org).
- 5. AATCC - American Association of Textile Chemists and Colorists; [www.aatcc.org](http://www.aatcc.org).
- 6. ABMA - American Bearing Manufacturers Association; [www.americanbearings.org](http://www.americanbearings.org).
- 7. ABMA - American Boiler Manufacturers Association; [www.abma.com](http://www.abma.com).
- 8. ACI - American Concrete Institute; (Formerly: ACI International); [www.concrete.org](http://www.concrete.org).
- 9. ACPA - American Concrete Pipe Association; [www.concrete-pipe.org](http://www.concrete-pipe.org).
- 10. AEIC - Association of Edison Illuminating Companies, Inc. (The); [www.aeic.org](http://www.aeic.org).
- 11. AF&PA - American Forest & Paper Association; [www.afandpa.org](http://www.afandpa.org).
- 12. AGA - American Gas Association; [www.aga.org](http://www.aga.org).
- 13. AHAM - Association of Home Appliance Manufacturers; [www.aham.org](http://www.aham.org).
- 14. AHRI - Air-Conditioning, Heating, and Refrigeration Institute (The); [www.ahrinet.org](http://www.ahrinet.org).
- 15. AI - Asphalt Institute; [www.asphaltinstitute.org](http://www.asphaltinstitute.org).
- 16. AIA - American Institute of Architects (The); [www.aia.org](http://www.aia.org).
- 17. AISC - American Institute of Steel Construction; [www.aisc.org](http://www.aisc.org).
- 18. AISI - American Iron and Steel Institute; [www.steel.org](http://www.steel.org).
- 19. AITC - American Institute of Timber Construction; [www.aitc-glulam.org](http://www.aitc-glulam.org).
- 20. AMCA - Air Movement and Control Association International, Inc.; [www.amca.org](http://www.amca.org).
- 21. ANSI - American National Standards Institute; [www.ansi.org](http://www.ansi.org).
- 22. AOSA - Association of Official Seed Analysts, Inc.; [www.aosaseed.com](http://www.aosaseed.com).
- 23. APA - APA - The Engineered Wood Association; [www.apawood.org](http://www.apawood.org).
- 24. APA - Architectural Precast Association; [www.archprecast.org](http://www.archprecast.org).
- 25. API - American Petroleum Institute; [www.api.org](http://www.api.org).
- 26. ARI - Air-Conditioning & Refrigeration Institute; (See AHRI).
- 27. ARI - American Refrigeration Institute; (See AHRI).
- 28. ARMA - Asphalt Roofing Manufacturers Association; [www.asphaltroofing.org](http://www.asphaltroofing.org).
- 29. ASCE - American Society of Civil Engineers; [www.asce.org](http://www.asce.org).

30. ASCE/SEI - American Society of Civil Engineers/Structural Engineering Institute; (See ASCE).
31. ASHRAE - American Society of Heating, Refrigerating and Air-Conditioning Engineers; [www.ashrae.org](http://www.ashrae.org).
32. ASME - ASME International; (American Society of Mechanical Engineers); [www.asme.org](http://www.asme.org).
33. ASSE - American Society of Safety Engineers (The); [www.asse.org](http://www.asse.org).
34. ASSE - American Society of Sanitary Engineering; [www.asse-plumbing.org](http://www.asse-plumbing.org).
35. ASTM - ASTM International; [www.astm.org](http://www.astm.org).
36. ATIS - Alliance for Telecommunications Industry Solutions; [www.atis.org](http://www.atis.org).
37. AWEA - American Wind Energy Association; [www.awea.org](http://www.awea.org).
38. AWI - Architectural Woodwork Institute; [www.awinet.org](http://www.awinet.org).
39. AWMAC - Architectural Woodwork Manufacturers Association of Canada; [www.awmac.com](http://www.awmac.com).
40. AWPA - American Wood Protection Association; [www.awpa.com](http://www.awpa.com).
41. AWS - American Welding Society; [www.aws.org](http://www.aws.org).
42. AWWA - American Water Works Association; [www.awwa.org](http://www.awwa.org).
43. BHMA - Builders Hardware Manufacturers Association; [www.buildershardware.com](http://www.buildershardware.com).
44. BIA - Brick Industry Association (The); [www.gobrick.com](http://www.gobrick.com).
45. BICSI - BICSI, Inc.; [www.bicsi.org](http://www.bicsi.org).
46. BIFMA - BIFMA International; (Business and Institutional Furniture Manufacturer's Association); [www.bifma.org](http://www.bifma.org).
47. BISSC - Baking Industry Sanitation Standards Committee; [www.bissc.org](http://www.bissc.org).
48. BWF - Badminton World Federation; (Formerly: International Badminton Federation); [www.bissc.org](http://www.bissc.org).
49. CDA - Copper Development Association; [www.copper.org](http://www.copper.org).
50. CE - Conformance Europeenne; <http://ec.europa.eu/growth/single-market/ce-marking/>.
51. CEA - Canadian Electricity Association; [www.electricity.ca](http://www.electricity.ca).
52. CEA - Consumer Electronics Association; [www.ce.org](http://www.ce.org).
53. CFFA - Chemical Fabrics and Film Association, Inc.; [www.chemicalfabricsandfilm.com](http://www.chemicalfabricsandfilm.com).
54. CFSEI - Cold-Formed Steel Engineers Institute; [www.cfsei.org](http://www.cfsei.org).
55. CGA - Compressed Gas Association; [www.cganet.com](http://www.cganet.com).
56. CIMA - Cellulose Insulation Manufacturers Association; [www.cellulose.org](http://www.cellulose.org).
57. CISCA - Ceilings & Interior Systems Construction Association; [www.cisca.org](http://www.cisca.org).
58. CISPI - Cast Iron Soil Pipe Institute; [www.cispi.org](http://www.cispi.org).
59. CLFMI - Chain Link Fence Manufacturers Institute; [www.chainlinkinfo.org](http://www.chainlinkinfo.org).
60. CPA - Composite Panel Association; [www.pbmdf.com](http://www.pbmdf.com).
61. CRI - Carpet and Rug Institute (The); [www.carpet-rug.org](http://www.carpet-rug.org).
62. CRRC - Cool Roof Rating Council; [www.coolroofs.org](http://www.coolroofs.org).
63. CRSI - Concrete Reinforcing Steel Institute; [www.crsi.org](http://www.crsi.org).
64. CSA - CSA Group; [www.csagroup.com](http://www.csagroup.com).
65. CSA - CSA International; (Formerly: IAS - International Approval Services); [www.csa-international.org](http://www.csa-international.org).
66. CSI - Construction Specifications Institute (The); [www.csinet.org](http://www.csinet.org).
67. CSSB - Cedar Shake & Shingle Bureau; [www.cedarbureau.org](http://www.cedarbureau.org).
68. CTI - Cooling Technology Institute; (Formerly: Cooling Tower Institute); [www.cti.org](http://www.cti.org).
69. CWC - Composite Wood Council; (See CPA).
70. DASMA - Door and Access Systems Manufacturers Association; [www.dasma.com](http://www.dasma.com).
71. DHI - Door and Hardware Institute; [www.dhi.org](http://www.dhi.org).
72. ECA - Electronic Components Association; (See ECIA).
73. ECAMA - Electronic Components Assemblies & Materials Association; (See ECIA).

74. ECIA - Electronic Components Industry Association; [www.eciaonline.org](http://www.eciaonline.org).
75. EIA - Electronic Industries Alliance; (See TIA).
76. EIMA - EIFS Industry Members Association; [www.eima.com](http://www.eima.com).
77. EJMA - Expansion Joint Manufacturers Association, Inc.; [www.ejma.org](http://www.ejma.org).
78. ESD - ESD Association; (Electrostatic Discharge Association); [www.esda.org](http://www.esda.org).
79. ESTA - Entertainment Services and Technology Association; (See PLASA).
80. ETL - Intertek (See Intertek); [www.intertek.com](http://www.intertek.com).
81. EVO - Efficiency Valuation Organization; [www.evo-world.org](http://www.evo-world.org).
82. FCI - Fluid Controls Institute; [www.fluidcontrolsinstitute.org](http://www.fluidcontrolsinstitute.org).
83. FIBA - Federation Internationale de Basketball; (The International Basketball Federation); [www.fiba.com](http://www.fiba.com).
84. FIVB - Federation Internationale de Volleyball; (The International Volleyball Federation); [www.fivb.org](http://www.fivb.org).
85. FM Approvals - FM Approvals LLC; [www.fmglobal.com](http://www.fmglobal.com).
86. FM Global - FM Global; (Formerly: FMG - FM Global); [www.fmglobal.com](http://www.fmglobal.com).
87. FRSA - Florida Roofing, Sheet Metal & Air Conditioning Contractors Association, Inc.; [www.floridarroof.com](http://www.floridarroof.com).
88. FSA - Fluid Sealing Association; [www.fluidsealing.com](http://www.fluidsealing.com).
89. FSC - Forest Stewardship Council U.S.; [www.fscus.org](http://www.fscus.org).
90. GA - Gypsum Association; [www.gypsum.org](http://www.gypsum.org).
91. GANA - Glass Association of North America; [www.glasswebsite.com](http://www.glasswebsite.com).
92. GS - Green Seal; [www.greenseal.org](http://www.greenseal.org).
93. HI - Hydraulic Institute; [www.pumps.org](http://www.pumps.org).
94. HI/GAMA - Hydronics Institute/Gas Appliance Manufacturers Association; (See AHRI).
95. HMMA - Hollow Metal Manufacturers Association; (See NAAMM).
96. HPVA - Hardwood Plywood & Veneer Association; [www.hpva.org](http://www.hpva.org).
97. HPW - H. P. White Laboratory, Inc.; [www.hpwhite.com](http://www.hpwhite.com).
98. IAPSC - International Association of Professional Security Consultants; [www.iapsc.org](http://www.iapsc.org).
99. IAS - International Accreditation Service; [www.iasonline.org](http://www.iasonline.org).
100. IAS - International Approval Services; (See CSA).
101. ICBO - International Conference of Building Officials; (See ICC).
102. ICC - International Code Council; [www.iccsafe.org](http://www.iccsafe.org).
103. ICEA - Insulated Cable Engineers Association, Inc.; [www.icea.net](http://www.icea.net).
104. ICPA - International Cast Polymer Alliance; [www.icpa-hq.org](http://www.icpa-hq.org).
105. ICRI - International Concrete Repair Institute, Inc.; [www.icri.org](http://www.icri.org).
106. IEC - International Electrotechnical Commission; [www.iec.ch](http://www.iec.ch).
107. IEEE - Institute of Electrical and Electronics Engineers, Inc. (The); [www.ieee.org](http://www.ieee.org).
108. IES - Illuminating Engineering Society; (Formerly: Illuminating Engineering Society of North America); [www.ies.org](http://www.ies.org).
109. IESNA - Illuminating Engineering Society of North America; (See IES).
110. IEST - Institute of Environmental Sciences and Technology; [www.iest.org](http://www.iest.org).
111. IGMA - Insulating Glass Manufacturers Alliance; [www.igmaonline.org](http://www.igmaonline.org).
112. IGSHPA - International Ground Source Heat Pump Association; [www.igshpa.okstate.edu](http://www.igshpa.okstate.edu).
113. ILI - Indiana Limestone Institute of America, Inc.; [www.iliai.com](http://www.iliai.com).
114. Intertek - Intertek Group; (Formerly: ETL SEMCO; Intertek Testing Service NA); [www.intertek.com](http://www.intertek.com).
115. ISA - International Society of Automation (The); (Formerly: Instrumentation, Systems, and Automation Society); [www.isa.org](http://www.isa.org).
116. ISAS - Instrumentation, Systems, and Automation Society (The); (See ISA).

117. ISFA - International Surface Fabricators Association; (Formerly: International Solid Surface Fabricators Association); [www.isfanow.org](http://www.isfanow.org).
118. ISO - International Organization for Standardization; [www.iso.org](http://www.iso.org).
119. ISSFA - International Solid Surface Fabricators Association; (See ISFA).
120. ITU - International Telecommunication Union; [www.itu.int/home](http://www.itu.int/home).
121. KCMA - Kitchen Cabinet Manufacturers Association; [www.kcma.org](http://www.kcma.org).
122. LMA - Laminating Materials Association; (See CPA).
123. LPI - Lightning Protection Institute; [www.lightning.org](http://www.lightning.org).
124. MBMA - Metal Building Manufacturers Association; [www.mbma.com](http://www.mbma.com).
125. MCA - Metal Construction Association; [www.metalconstruction.org](http://www.metalconstruction.org).
126. MFMA - Maple Flooring Manufacturers Association, Inc.; [www.maplefloor.org](http://www.maplefloor.org).
127. MFMA - Metal Framing Manufacturers Association, Inc.; [www.metalframingmfg.org](http://www.metalframingmfg.org).
128. MHIA - Material Handling Industry of America; [www.mhia.org](http://www.mhia.org).
129. MIA - Marble Institute of America; [www.marble-institute.com](http://www.marble-institute.com).
130. MMPA - Moulding & Millwork Producers Association; [www.wmmpa.com](http://www.wmmpa.com).
131. MPI - Master Painters Institute; [www.paintinfo.com](http://www.paintinfo.com).
132. MSS - Manufacturers Standardization Society of The Valve and Fittings Industry Inc.; [www.mss-hq.org](http://www.mss-hq.org).
133. NAAMM - National Association of Architectural Metal Manufacturers; [www.naamm.org](http://www.naamm.org).
134. NACE - NACE International; (National Association of Corrosion Engineers International); [www.nace.org](http://www.nace.org).
135. NADCA - National Air Duct Cleaners Association; [www.nadca.com](http://www.nadca.com).
136. NAIMA - North American Insulation Manufacturers Association; [www.naima.org](http://www.naima.org).
137. NBGQA - National Building Granite Quarries Association, Inc.; [www.nbgqa.com](http://www.nbgqa.com).
138. NBI - New Buildings Institute; [www.newbuildings.org](http://www.newbuildings.org).
139. NCAA - National Collegiate Athletic Association (The); [www.ncaa.org](http://www.ncaa.org).
140. NCMA - National Concrete Masonry Association; [www.ncma.org](http://www.ncma.org).
141. NEBB - National Environmental Balancing Bureau; [www.nebb.org](http://www.nebb.org).
142. NECA - National Electrical Contractors Association; [www.necanet.org](http://www.necanet.org).
143. NeLMA - Northeastern Lumber Manufacturers Association; [www.nelma.org](http://www.nelma.org).
144. NEMA - National Electrical Manufacturers Association; [www.nema.org](http://www.nema.org).
145. NETA - InterNational Electrical Testing Association; [www.netaworld.org](http://www.netaworld.org).
146. NFHS - National Federation of State High School Associations; [www.nfhs.org](http://www.nfhs.org).
147. NFPA - National Fire Protection Association; [www.nfpa.org](http://www.nfpa.org).
148. NFPA - NFPA International; (See NFPA).
149. NFRC - National Fenestration Rating Council; [www.nfrc.org](http://www.nfrc.org).
150. NHLA - National Hardwood Lumber Association; [www.nhla.com](http://www.nhla.com).
151. NLGA - National Lumber Grades Authority; [www.nlga.org](http://www.nlga.org).
152. NOFMA - National Oak Flooring Manufacturers Association; (See NWFA).
153. NOMMA - National Ornamental & Miscellaneous Metals Association; [www.nomma.org](http://www.nomma.org).
154. NRCA - National Roofing Contractors Association; [www.nrca.net](http://www.nrca.net).
155. NRMCA - National Ready Mixed Concrete Association; [www.nrmca.org](http://www.nrmca.org).
156. NSF - NSF International; [www.nsf.org](http://www.nsf.org).
157. NSPE - National Society of Professional Engineers; [www.nspe.org](http://www.nspe.org).
158. NSSGA - National Stone, Sand & Gravel Association; [www.nssga.org](http://www.nssga.org).
159. NTMA - National Terrazzo & Mosaic Association, Inc. (The); [www.ntma.com](http://www.ntma.com).
160. NWFA - National Wood Flooring Association; [www.nwfa.org](http://www.nwfa.org).
161. PCI - Precast/Prestressed Concrete Institute; [www.pci.org](http://www.pci.org).
162. PDI - Plumbing & Drainage Institute; [www.pdionline.org](http://www.pdionline.org).

163. PLASA - PLASA; (Formerly: ESTA - Entertainment Services and Technology Association); [www.plasa.org](http://www.plasa.org).
164. RCSC - Research Council on Structural Connections; [www.boltcouncil.org](http://www.boltcouncil.org).
165. RFCI - Resilient Floor Covering Institute; [www.rfci.com](http://www.rfci.com).
166. RIS - Redwood Inspection Service; [www.redwoodinspection.com](http://www.redwoodinspection.com).
167. SAE - SAE International; [www.sae.org](http://www.sae.org).
168. SCTE - Society of Cable Telecommunications Engineers; [www.scte.org](http://www.scte.org).
169. SDI - Steel Deck Institute; [www.sdi.org](http://www.sdi.org).
170. SDI - Steel Door Institute; [www.steeldoor.org](http://www.steeldoor.org).
171. SEFA - Scientific Equipment and Furniture Association (The); [www.sefalabs.com](http://www.sefalabs.com).
172. SEI/ASCE - Structural Engineering Institute/American Society of Civil Engineers; (See ASCE).
173. SIA - Security Industry Association; [www.siaonline.org](http://www.siaonline.org).
174. SJI - Steel Joist Institute; [www.steeljoist.org](http://www.steeljoist.org).
175. SMA - Screen Manufacturers Association; [www.smainfo.org](http://www.smainfo.org).
176. SMACNA - Sheet Metal and Air Conditioning Contractors' National Association; [www.smacna.org](http://www.smacna.org).
177. SMPTE - Society of Motion Picture and Television Engineers; [www.smpte.org](http://www.smpte.org).
178. SPFA - Spray Polyurethane Foam Alliance; [www.sprayfoam.org](http://www.sprayfoam.org).
179. SPIB - Southern Pine Inspection Bureau; [www.spib.org](http://www.spib.org).
180. SPRI - Single Ply Roofing Industry; [www.spri.org](http://www.spri.org).
181. SRCC - Solar Rating & Certification Corporation; [www.solar-rating.org](http://www.solar-rating.org).
182. SSINA - Specialty Steel Industry of North America; [www.ssina.com](http://www.ssina.com).
183. SSPC - SSPC: The Society for Protective Coatings; [www.sspc.org](http://www.sspc.org).
184. STI - Steel Tank Institute; [www.steel tank.com](http://www.steel tank.com).
185. SWI - Steel Window Institute; [www.steelwindows.com](http://www.steelwindows.com).
186. SWPA - Submersible Wastewater Pump Association; [www.swpa.org](http://www.swpa.org).
187. TCA - Tilt-Up Concrete Association; [www.tilt-up.org](http://www.tilt-up.org).
188. TCNA - Tile Council of North America, Inc.; [www.tileusa.com](http://www.tileusa.com).
189. TEMA - Tubular Exchanger Manufacturers Association, Inc.; [www.tema.org](http://www.tema.org).
190. TIA - Telecommunications Industry Association (The); (Formerly: TIA/EIA - Telecommunications Industry Association/Electronic Industries Alliance); [www.tiaonline.org](http://www.tiaonline.org).
191. TIA/EIA - Telecommunications Industry Association/Electronic Industries Alliance; (See TIA).
192. TMS - The Masonry Society; [www.masonrysociety.org](http://www.masonrysociety.org).
193. TPI - Truss Plate Institute; [www.tpinst.org](http://www.tpinst.org).
194. TPI - Turfgrass Producers International; [www.turfgrasssod.org](http://www.turfgrasssod.org).
195. TRI - Tile Roofing Institute; [www.tilerroofing.org](http://www.tilerroofing.org).
196. UL - Underwriters Laboratories Inc.; [www.ul.com](http://www.ul.com).
197. UNI - Uni-Bell PVC Pipe Association; [www.uni-bell.org](http://www.uni-bell.org).
198. USAV - USA Volleyball; [www.usavolleyball.org](http://www.usavolleyball.org).
199. USGBC - U.S. Green Building Council; [www.usgbc.org](http://www.usgbc.org).
200. USITT - United States Institute for Theatre Technology, Inc.; [www.usitt.org](http://www.usitt.org).
201. WA - Wallcoverings Association; [www.wallcoverings.org](http://www.wallcoverings.org).
202. WASTEC - Waste Equipment Technology Association; [www.wastec.org](http://www.wastec.org).
203. WCLIB - West Coast Lumber Inspection Bureau; [www.wclib.org](http://www.wclib.org).
204. WCMA - Window Covering Manufacturers Association; [www.wcmanet.org](http://www.wcmanet.org).
205. WDMA - Window & Door Manufacturers Association; [www.wdma.com](http://www.wdma.com).
206. WI - Woodwork Institute; [www.wicnet.org](http://www.wicnet.org).
207. WSRCA - Western States Roofing Contractors Association; [www.wsrca.com](http://www.wsrca.com).

208. WWPA - Western Wood Products Association; [www.wwpa.org](http://www.wwpa.org).

B. Code Agencies: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the entities in the following list. This information is believed to be accurate as of the date of the Contract Documents.

1. DIN - Deutsches Institut fur Normung e.V.; [www.din.de](http://www.din.de).
2. IAPMO - International Association of Plumbing and Mechanical Officials; [www.iapmo.org](http://www.iapmo.org).
3. ICC - International Code Council; [www.iccsafe.org](http://www.iccsafe.org).
4. ICC-ES - ICC Evaluation Service, LLC; [www.icc-es.org](http://www.icc-es.org).

C. Federal Government Agencies: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the entities in the following list. Information is subject to change and is up to date as of the date of the Contract Documents.

1. COE - Army Corps of Engineers; [www.usace.army.mil](http://www.usace.army.mil).
2. CPSC - Consumer Product Safety Commission; [www.cpsc.gov](http://www.cpsc.gov).
3. DOC - Department of Commerce; National Institute of Standards and Technology; [www.nist.gov](http://www.nist.gov).
4. DOD - Department of Defense; [www.quicksearch.dla.mil](http://www.quicksearch.dla.mil).
5. DOE - Department of Energy; [www.energy.gov](http://www.energy.gov).
6. EPA - Environmental Protection Agency; [www.epa.gov](http://www.epa.gov).
7. FAA - Federal Aviation Administration; [www.faa.gov](http://www.faa.gov).
8. FG - Federal Government Publications; [www.gpo.gov/fdsys](http://www.gpo.gov/fdsys).
9. GSA - General Services Administration; [www.gsa.gov](http://www.gsa.gov).
10. HUD - Department of Housing and Urban Development; [www.hud.gov](http://www.hud.gov).
11. LBL - Lawrence Berkeley National Laboratory; Environmental Energy Technologies Division; [www.eetd.lbl.gov](http://www.eetd.lbl.gov).
12. OSHA - Occupational Safety & Health Administration; [www.osha.gov](http://www.osha.gov).
13. SD - Department of State; [www.state.gov](http://www.state.gov).
14. TRB - Transportation Research Board; National Cooperative Highway Research Program; The National Academies; [www.trb.org](http://www.trb.org).
15. USDA - Department of Agriculture; Agriculture Research Service; U.S. Salinity Laboratory; [www.ars.usda.gov](http://www.ars.usda.gov).
16. USDA - Department of Agriculture; Rural Utilities Service; [www.usda.gov](http://www.usda.gov).
17. USDOJ - Department of Justice; Office of Justice Programs; National Institute of Justice; [www.ojp.usdoj.gov](http://www.ojp.usdoj.gov).
18. USP - U.S. Pharmacopeial Convention; [www.usp.org](http://www.usp.org).
19. USPS - United States Postal Service; [www.usps.com](http://www.usps.com).

D. Standards and Regulations: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the standards and regulations in the following list. This information is subject to change and is believed to be accurate as of the date of the Contract Documents.

1. CFR - Code of Federal Regulations; Available from Government Printing Office; [www.gpo.gov/fdsys](http://www.gpo.gov/fdsys).
2. DOD - Department of Defense; Military Specifications and Standards; Available from DLA Document Services; [www.quicksearch.dla.mil](http://www.quicksearch.dla.mil).
3. DSCC - Defense Supply Center Columbus; (See FS).

## KPC — ROOF SYSTEMS AND SERVICES

4. FED-STD - Federal Standard; (See FS).
  5. FS - Federal Specification; Available from DLA Document Services; [www.quicksearch.dla.mil](http://www.quicksearch.dla.mil).
    - a. Available from Defense Standardization Program; [www.dsp.dla.mil](http://www.dsp.dla.mil).
    - b. Available from General Services Administration; [www.gsa.gov](http://www.gsa.gov).
    - c. Available from National Institute of Building Sciences/Whole Building Design Guide; [www.wbdg.org](http://www.wbdg.org).
  6. MILSPEC - Military Specification and Standards; (See DOD).
  7. USAB - United States Access Board; [www.access-board.gov](http://www.access-board.gov).
  8. USATBCB - U.S. Architectural & Transportation Barriers Compliance Board; (See USAB).
- E. State Government Agencies: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the entities in the following list. This information is subject to change and is believed to be accurate as of the date of the Contract Documents.
1. CBHF; State of California; Department of Consumer Affairs; Bureau of Electronic and Appliance Repair, Home Furnishings and Thermal Insulation; [www.bearhfti.ca.gov](http://www.bearhfti.ca.gov).
  2. CCR; California Code of Regulations; Office of Administrative Law; California Title 24 Energy Code; [www.calregs.com](http://www.calregs.com).
  3. CDHS; California Department of Health Services; (See CDPH).
  4. CDPH; California Department of Public Health; Indoor Air Quality Program; [www.cal-iaq.org](http://www.cal-iaq.org).
  5. CPUC; California Public Utilities Commission; [www.cpuc.ca.gov](http://www.cpuc.ca.gov).
  6. SCAQMD; South Coast Air Quality Management District; [www.aqmd.gov](http://www.aqmd.gov).
  7. TFS; Texas A&M Forest Service; Sustainable Forestry and Economic Development; [www.txforestservation.tamu.edu](http://www.txforestservation.tamu.edu).

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

**END OF SECTION 014200**

## **SECTION 015000 - TEMPORARY FACILITIES AND CONTROLS**

### **PART 1 - GENERAL**

#### **1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

#### **1.2 SUMMARY**

- A. Section includes requirements for temporary utilities, support facilities, and security and protection facilities.
- B. Related Requirements:
  - 1. Section 011000 "Summary" for work restrictions and limitations on utility interruptions.

#### **1.3 USE CHARGES**

- A. General: Installation and removal of and use charges for temporary facilities shall be included in the Contract Sum unless otherwise indicated. Allow other entities engaged in the Project to use temporary services and facilities without cost, including, but not limited to, Owner, Architect, occupants of Project, testing agencies, and authorities having jurisdiction.
- B. Sewer Service: Pay sewer-service use charges for sewer usage by all entities for construction operations.
- C. Water Service: Pay water-service use charges for water used by all entities for construction operations.
- D. Electric Power Service: Pay electric-power-service use charges for electricity used by all entities for construction operations.

#### **1.4 INFORMATIONAL SUBMITTALS**

- A. Site Utilization Plan: Show temporary facilities, temporary utility lines and connections, staging areas, construction site entrances, vehicle circulation, and parking areas for construction personnel.
- B. Implementation and Termination Schedule: Within 15 days of date established for commencement of the Work, submit schedule indicating implementation and termination dates of each temporary utility.
- C. Project Identification and Temporary Signs: Show fabrication and installation details, including plans, elevations, details, layouts, typestyles, graphic elements, and message content.



## KPC — ROOF SYSTEMS AND SERVICES

- D. Fire-Safety Program: Show compliance with requirements of NFPA 241 and authorities having jurisdiction. Indicate Contractor personnel responsible for management of fire-prevention program.
- E. Moisture- and Mold-Protection Plan: Describe procedures and controls for protecting materials and construction from water absorption and damage and mold.
- F. Dust- and HVAC-Control Plan: Submit coordination drawing and narrative that indicates the dust- and HVAC-control measures proposed for use, proposed locations, and proposed time frame for their operation. Include the following:
  - 1. Locations of dust-control partitions at each phase of work.
  - 2. HVAC system isolation schematic drawing.
  - 3. Location of proposed air-filtration system discharge.
  - 4. Waste-handling procedures.
  - 5. Other dust-control measures.

### 1.5 QUALITY ASSURANCE

- A. Electric Service: Comply with NECA, NEMA, and UL standards and regulations for temporary electric service. Install service to comply with NFPA 70.
- B. Tests and Inspections: Arrange for authorities having jurisdiction to test and inspect each temporary utility before use. Obtain required certifications and permits.
- C. Accessible Temporary Egress: Comply with applicable provisions in ICC/ANSI A117.1.

### 1.6 PROJECT CONDITIONS

- A. Temporary Use of Permanent Facilities: Engage Installer of each permanent service to assume responsibility for operation, maintenance, and protection of each permanent service during its use as a construction facility before Owner's acceptance, regardless of previously assigned responsibilities.

## PART 2 - PRODUCTS

### 2.1 MATERIALS

- A. Chain-Link Fencing: Minimum 2-inch, 0.148-inch-thick, galvanized-steel, chain-link fabric fencing; minimum 6 feet high with galvanized-steel pipe posts; minimum 2-3/8-inch-OD line posts and 2-7/8-inch-OD corner and pull posts.
- B. Portable Chain-Link Fencing: Minimum 2-inch, 0.148-inch-thick, galvanized-steel, chain-link fabric fencing; minimum 6 feet high with galvanized-steel pipe posts; minimum 2-3/8-inch-OD line posts and 2-7/8-inch-OD corner and pull posts, with 1-5/8-inch-OD top and bottom rails. Provide galvanized-steel bases for supporting posts.

## KPC — ROOF SYSTEMS AND SERVICES

- C. Fencing Windscreen Privacy Screen: Polyester fabric scrim with grommets for attachment to chain link fence, sized to height of fence, in color selected by Architect from manufacturer's standard colors.
- D. Dust-Control Adhesive-Surface Walk-Off Mats: Provide mats minimum 36 by 60 inches.
- E. Insulation: Unfaced mineral-fiber blanket, manufactured from glass, slag wool, or rock wool; with maximum flame-spread and smoke-developed indexes of 25 and 50, respectively.

### 2.2 TEMPORARY FACILITIES

- A. Field Offices, General: Prefabricated or mobile units with serviceable finishes, temperature controls, and foundations adequate for normal loading.
- B. Common-Use Field Office: Of sufficient size to accommodate needs of Owner, Architect, and construction personnel office activities and to accommodate Project meetings specified in other Division 01 Sections. Keep office clean and orderly. Furnish and equip offices as follows:
  - 1. Furniture required for Project-site documents including file cabinets, plan tables, plan racks, and bookcases.
  - 2. Conference room of sufficient size to accommodate meetings of 10 individuals. Provide electrical power service and 120-V ac duplex receptacles, with no fewer than one receptacle on each wall. Furnish room with conference table, chairs, and 4-foot-square tack and marker boards.
  - 3. Drinking water and private toilet.
  - 4. Heating and cooling equipment necessary to maintain a uniform indoor temperature of 68 to 72 deg F.
  - 5. Lighting fixtures capable of maintaining average illumination of 20 fc at desk height.
- C. Storage and Fabrication Sheds: Provide sheds sized, furnished, and equipped to accommodate materials and equipment for construction operations.
  - 1. Store combustible materials apart from building.

### 2.3 EQUIPMENT

- A. Fire Extinguishers: Portable, UL rated; with class and extinguishing agent as required by locations and classes of fire exposures.
- B. HVAC Equipment: Unless Owner authorizes use of permanent HVAC system, provide vented, self-contained, liquid-propane-gas or fuel-oil heaters with individual space thermostatic control.
  - 1. Use of gasoline-burning space heaters, open-flame heaters, or salamander-type heating units is prohibited.
  - 2. Heating Units: Listed and labeled for type of fuel being consumed, by a qualified testing agency acceptable to authorities having jurisdiction, and marked for intended location and application.

## KPC — ROOF SYSTEMS AND SERVICES

3. Permanent HVAC System: If Owner authorizes use of permanent HVAC system for temporary use during construction, provide filter with MERV of 8 at each return-air grille in system and remove at end of construction.

### PART 3 - EXECUTION

#### 3.1 TEMPORARY FACILITIES, GENERAL

- A. Conservation: Coordinate construction and use of temporary facilities with consideration given to conservation of energy, water, and materials. Coordinate use of temporary utilities to minimize waste.
  1. Salvage materials and equipment involved in performance of, but not actually incorporated into, the Work. See other Sections for disposition of salvaged materials that are designated as Owner's property.

#### 3.2 INSTALLATION, GENERAL

- A. Locate facilities where they will serve Project adequately and result in minimum interference with performance of the Work. Relocate and modify facilities as required by progress of the Work.
  1. Locate facilities to limit site disturbance as specified in Section 011000 "Summary."
- B. Provide each facility ready for use when needed to avoid delay. Do not remove until facilities are no longer needed or are replaced by authorized use of completed permanent facilities.

#### 3.3 TEMPORARY UTILITY INSTALLATION

- A. General: Install temporary service or connect to existing service.
  1. Arrange with utility company, Owner, and existing users for time when service can be interrupted, if necessary, to make connections for temporary services.
- B. Sewers and Drainage: Provide temporary utilities to remove effluent lawfully.
  1. Connect temporary sewers to municipal system as directed by authorities having jurisdiction.
- C. Water Service: Install water service and distribution piping in sizes and pressures adequate for construction.
- D. Sanitary Facilities: Provide temporary toilets, wash facilities, and drinking water for use of construction personnel. Comply with requirements of authorities having jurisdiction for type, number, location, operation, and maintenance of fixtures and facilities.
- E. Temporary Heating and Cooling: Provide temporary heating and cooling required by construction activities for curing or drying of completed installations or for protecting installed

construction from adverse effects of low temperatures or high humidity. Select equipment that will not have a harmful effect on completed installations or elements being installed.

- F. Isolation of Work Areas in Occupied Facilities: Prevent dust, fumes, and odors from entering occupied areas.
  - 1. Prior to commencing work, isolate the HVAC system in area where work is to be performed.
    - a. Disconnect supply and return ductwork in work area from HVAC systems servicing occupied areas.
  - 2. Maintain dust partitions during the Work. Use vacuum collection attachments on dust-producing equipment. Isolate limited work within occupied areas using portable dust-containment devices.
- G. Electric Power Service: Provide electric power service and distribution system of sufficient size, capacity, and power characteristics required for construction operations.
  - 1. Install temporary electric power service overhead unless otherwise indicated.
- H. Lighting: Provide temporary lighting with local switching that provides adequate illumination for construction operations, observations, inspections, and traffic conditions.
  - 1. Install and operate temporary lighting that fulfills security and protection requirements without operating entire system.
- I. Telephone Service: Provide temporary telephone service in common-use facilities for use by all construction personnel. Install WiFi cell phone access equipment land-based telephone line(s) for each field office.
  - 1. At each telephone, post a list of important telephone numbers.
    - a. Police and fire departments.
    - b. Ambulance service.
    - c. Contractor's home office.
    - d. Contractor's emergency after-hours telephone number.
    - e. Architect's office.
    - f. Engineers' offices.
    - g. Owner's office.
    - h. Principal subcontractors' field and home offices.

### 3.4 SUPPORT FACILITIES INSTALLATION

- A. General: Comply with the following:
  - 1. Provide construction for temporary offices, shops, and sheds located within construction area or within 30 feet of building lines that is noncombustible according to ASTM E136. Comply with NFPA 241.

2. Maintain support facilities until Architect schedules Substantial Completion inspection. Remove before Substantial Completion. Personnel remaining after Substantial Completion will be permitted to use permanent facilities, under conditions acceptable to Owner.
- B. Temporary Roads and Paved Areas: Construct and maintain temporary roads and paved areas adequate for construction operations. Locate temporary roads and paved areas within construction limits indicated on Drawings.
1. Provide dust-control treatment that is nonpolluting and nontracking. Reapply treatment as required to minimize dust.
- C. Temporary Use of Planned Permanent Roads and Paved Areas: Locate temporary roads and paved areas in same location as permanent roads and paved areas. Construct and maintain temporary roads and paved areas adequate for construction operations. Extend temporary roads and paved areas, within construction limits indicated, as necessary for construction operations.
1. Coordinate elevations of temporary roads and paved areas with permanent roads and paved areas.
  2. Prepare subgrade and install subbase and base for temporary roads and paved areas according to Section 312000 "Earth Moving."
  3. Recondition base after temporary use, including removing contaminated material, regrading, proofrolling, compacting, and testing.
  4. Delay installation of final course of permanent hot-mix asphalt pavement until immediately before Substantial Completion. Repair hot-mix asphalt base-course pavement before installation of final course according to Section 321216 "Asphalt Paving."
- D. Traffic Controls: Comply with requirements of authorities having jurisdiction.
1. Protect existing site improvements to remain including curbs, pavement, and utilities.
  2. Maintain access for fire-fighting equipment and access to fire hydrants.
- E. Parking: Use designated areas of Owner's existing parking areas for construction personnel.
- F. Dewatering Facilities and Drains: Comply with requirements of authorities having jurisdiction. Maintain Project site, excavations, and construction free of water.
1. Dispose of rainwater in a lawful manner that will not result in flooding Project or adjoining properties or endanger permanent Work or temporary facilities.
  2. Remove snow and ice as required to minimize accumulations.
- G. Project Signs: Provide Project signs as indicated. Unauthorized signs are not permitted.
1. Identification Signs: Provide Project identification signs as indicated on Drawings.
  2. Temporary Signs: Provide other signs as indicated and as required to inform public and individuals seeking entrance to Project.
    - a. Provide temporary, directional signs for construction personnel and visitors.
  3. Maintain and touch up signs so they are legible at all times.

## KPC — ROOF SYSTEMS AND SERVICES

- H. Waste Disposal Facilities: Comply with requirements specified in Section 017419 "Construction Waste Management and Disposal."
- I. Lifts and Hoists: Provide facilities necessary for hoisting materials and personnel.
  - 1. Truck cranes and similar devices used for hoisting materials are considered "tools and equipment" and not temporary facilities.
- J. Temporary Elevator Use: Section 142400 "Hydraulic Elevators" for temporary use of new elevators.
- K. Temporary Stairs: Until permanent stairs are available, provide temporary stairs where ladders are not adequate.
- L. Temporary Use of Permanent Stairs: Use of new stairs for construction traffic will be permitted, provided stairs are protected and finishes restored to new condition at time of Substantial Completion.

### 3.5 SECURITY AND PROTECTION FACILITIES INSTALLATION

- A. Protection of Existing Facilities: Protect existing vegetation, equipment, structures, utilities, and other improvements at Project site and on adjacent properties, except those indicated to be removed or altered. Repair damage to existing facilities.
  - 1. Where access to adjacent properties is required in order to affect protection of existing facilities, obtain written permission from adjacent property owner to access property for that purpose.
- B. Environmental Protection: Provide protection, operate temporary facilities, and conduct construction as required to comply with environmental regulations and that minimize possible air, waterway, and subsoil contamination or pollution or other undesirable effects.
  - 1. Comply with work restrictions specified in Section 011000 "Summary."
- C. Temporary Erosion and Sedimentation Control: Provide measures to prevent soil erosion and discharge of soil-bearing water runoff and airborne dust to undisturbed areas and to adjacent properties and walkways, according to erosion- and sedimentation-control Drawings and requirements of EPA Construction General Permit or authorities having jurisdiction, whichever is more stringent.
  - 1. Verify that flows of water redirected from construction areas or generated by construction activity do not enter or cross tree- or plant-protection zones.
  - 2. Inspect, repair, and maintain erosion- and sedimentation-control measures during construction until permanent vegetation has been established.
  - 3. Clean, repair, and restore adjoining properties and roads affected by erosion and sedimentation from Project site during the course of Project.
  - 4. Remove erosion and sedimentation controls and restore and stabilize areas disturbed during removal.

## KPC — ROOF SYSTEMS AND SERVICES

- D. Stormwater Control: Comply with requirements of authorities having jurisdiction. Provide barriers in and around excavations and subgrade construction to prevent flooding by runoff of stormwater from heavy rains.
- E. Tree and Plant Protection: Install temporary fencing located as indicated or outside the drip line of trees to protect vegetation from damage from construction operations. Protect tree root systems from damage, flooding, and erosion.
- F. Pest Control: Engage pest-control service to recommend practices to minimize attraction and harboring of rodents, roaches, and other pests and to perform extermination and control procedures at regular intervals so Project will be free of pests and their residues at Substantial Completion. Perform control operations lawfully, using materials approved by authorities having jurisdiction.
- G. Site Enclosure Fence: Before construction operations begin, furnish and install site enclosure fence in a manner that will prevent people from easily entering site except by entrance gates.
  - 1. Extent of Fence: As required to enclose entire Project site or portion determined sufficient to accommodate construction operations or as indicated on Drawings.
  - 2. Maintain security by limiting number of keys and restricting distribution to authorized personnel. Furnish one set of keys to Owner.
- H. Security Enclosure and Lockup: Install temporary enclosure around partially completed areas of construction. Provide lockable entrances to prevent unauthorized entrance, vandalism, theft, and similar violations of security. Lock entrances at end of each workday.
- I. Barricades, Warning Signs, and Lights: Comply with requirements of authorities having jurisdiction for erecting structurally adequate barricades, including warning signs and lighting.
- J. Temporary Egress: Maintain temporary egress from existing occupied facilities as indicated and as required by authorities having jurisdiction.
- K. Covered Walkway: Covered walkways will be required at either occupied building at points of egress that are adjacent to construction activities with overhead operations. The covered walkways shall extend from the point of egress, through the construction zone, and to the safe public way. If overhead construction activities are not present, covered walkways are not required.
- L. Temporary Enclosures: Provide temporary enclosures for protection of construction, in progress and completed, from exposure, foul weather, other construction operations, and similar activities. Provide temporary weathertight enclosure for building exterior.
  - 1. Where heating or cooling is needed and permanent enclosure is incomplete, insulate temporary enclosures.
- M. Temporary Partitions: Provide floor-to-ceiling dustproof partitions to limit dust and dirt migration and to separate areas occupied by Owner from fumes and noise.
  - 1. Construct dustproof partitions with gypsum wallboard with joints taped on occupied side, and fire-retardant-treated plywood on construction operations side.

2. Where fire-resistance-rated temporary partitions are indicated or are required by authorities having jurisdiction, construct partitions according to the rated assemblies.
  3. Insulate partitions to control noise transmission to occupied areas.
  4. Seal joints and perimeter. Equip partitions with gasketed dustproof doors and security locks where openings are required.
  5. Protect air-handling equipment.
  6. Provide walk-off mats at each entrance through temporary partition.
- N. Temporary Fire Protection: Install and maintain temporary fire-protection facilities of types needed to protect against reasonably predictable and controllable fire losses. Comply with NFPA 241; manage fire-prevention program.
1. Prohibit smoking in construction areas. Comply with additional limits on smoking specified in other Sections.
  2. Supervise welding operations, combustion-type temporary heating units, and similar sources of fire ignition according to requirements of authorities having jurisdiction.
  3. Develop and supervise an overall fire-prevention and -protection program for personnel at Project site. Review needs with local fire department and establish procedures to be followed. Instruct personnel in methods and procedures. Post warnings and information.

### 3.6 MOISTURE AND MOLD CONTROL

- A. Contractor's Moisture-Protection Plan: Describe delivery, handling, storage, installation, and protection provisions for materials subject to water absorption or water damage.
1. Indicate procedures for discarding water-damaged materials, protocols for mitigating water intrusion into completed Work, and replacing water-damaged Work.
  2. Indicate sequencing of work that requires water, such as sprayed fire-resistive materials, plastering, and terrazzo grinding, and describe plans for dealing with water from these operations. Show procedures for verifying that wet construction has dried sufficiently to permit installation of finish materials.
  3. Indicate methods to be used to avoid trapping water in finished work.
- B. Exposed Construction Period: Before installation of weather barriers, when materials are subject to wetting and exposure and to airborne mold spores, protect as follows:
1. Protect porous materials from water damage.
  2. Protect stored and installed material from flowing or standing water.
  3. Keep porous and organic materials from coming into prolonged contact with concrete.
  4. Remove standing water from decks.
  5. Keep deck openings covered or dammed.
- C. Partially Enclosed Construction Period: After installation of weather barriers but before full enclosure and conditioning of building, when installed materials are still subject to infiltration of moisture and ambient mold spores, protect as follows:
1. Do not load or install drywall or other porous materials or components, or items with high organic content, into partially enclosed building.
  2. Keep interior spaces reasonably clean and protected from water damage.
  3. Periodically collect and remove waste containing cellulose or other organic matter.



4. Discard or replace water-damaged material.
  5. Do not install material that is wet.
  6. Discard and replace stored or installed material that begins to grow mold.
  7. Perform work in a sequence that allows wet materials adequate time to dry before enclosing the material in gypsum board or other interior finishes.
- D. Controlled Construction Period: After completing and sealing of the building enclosure but prior to the full operation of permanent HVAC systems, maintain as follows:
1. Control moisture and humidity inside building by maintaining effective dry-in conditions.
  2. Use temporary or permanent HVAC system to control humidity within ranges specified for installed and stored materials.
  3. Comply with manufacturer's written instructions for temperature, relative humidity, and exposure to water limits.
    - a. Hygroscopic materials that may support mold growth, including wood and gypsum-based products, that become wet during the course of construction and remain wet for 48 hours are considered defective and require replacing.
    - b. Measure moisture content of materials that have been exposed to moisture during construction operations or after installation. Record readings beginning at time of exposure and continuing daily for 48 hours. Identify materials containing moisture levels higher than allowed. Report findings in writing to Architect.
    - c. Remove and replace materials that cannot be completely restored to their manufactured moisture level within 48 hours.

### 3.7 OPERATION, TERMINATION, AND REMOVAL

- A. Supervision: Enforce strict discipline in use of temporary facilities. To minimize waste and abuse, limit availability of temporary facilities to essential and intended uses.
- B. Maintenance: Maintain facilities in good operating condition until removal.
1. Maintain operation of temporary enclosures, heating, cooling, humidity control, ventilation, and similar facilities on a 24-hour basis where required to achieve indicated results and to avoid possibility of damage.
- C. Temporary Facility Changeover: Do not change over from using temporary security and protection facilities to permanent facilities until Substantial Completion.
- D. Termination and Removal: Remove each temporary facility when need for its service has ended, when it has been replaced by authorized use of a permanent facility, or no later than Substantial Completion. Complete or, if necessary, restore permanent construction that may have been delayed because of interference with temporary facility. Repair damaged Work, clean exposed surfaces, and replace construction that cannot be satisfactorily repaired.
1. Materials and facilities that constitute temporary facilities are property of Contractor. Owner reserves right to take possession of Project identification signs.
  2. Remove temporary roads and paved areas not intended for or acceptable for integration into permanent construction. Where area is intended for landscape development, remove soil and aggregate fill that do not comply with requirements for fill or subsoil. Remove

## KPC — ROOF SYSTEMS AND SERVICES

materials contaminated with road oil, asphalt and other petrochemical compounds, and other substances that might impair growth of plant materials or lawns. Repair or replace street paving, curbs, and sidewalks at temporary entrances, as required by authorities having jurisdiction.

3. At Substantial Completion, repair, renovate, and clean permanent facilities used during construction period. Comply with final cleaning requirements specified in Section 017700 "Closeout Procedures."

**END OF SECTION 015000**

# KPC - ROOF SYSTEMS AND SERVICES

## SECTION 015639

### TEMPORARY TREE AND PLANT PROTECTION

#### PART 1 - GENERAL

##### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

##### 1.2 SUMMARY

- A. Section includes general protection and pruning of existing trees and plants that are affected by execution of the Work, whether temporary or permanent construction.
- B. Related Sections:
  - 1. Section 311000 "Site Clearing" for removing existing trees and shrubs.

##### 1.3 DEFINITIONS

- A. Caliper: Diameter of a trunk measured by a diameter tape at diameter at breast-height (DBH) 4.5' above the ground) for trees over 4" in diameter.
- B. Plant-Protection Zone: Area surrounding individual trees, groups of trees, shrubs, or other vegetation to be protected during construction, and indicated on Drawings.
- C. Tree-Protection Zone: Area surrounding individual trees or groups of trees to be protected during construction, and indicated on Drawings.
- D. Vegetation: Trees, shrubs, groundcovers, grass, and other plants.

##### 1.4 ACTION SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Samples for Verification: For each type of the following:
  - 1. Organic Mulch: 1-quart volume of organic mulch; in sealed plastic bags labeled with composition of materials by percentage of weight and source of mulch.
  - 2. Protection-Zone Fencing: Assembled Samples of based upon drawings and details.
  - 3. Protection-Zone Signage: Full-size Samples of each size and text, ready for installation.
- C. Tree Pruning Schedule: Written schedule detailing scope and extent of pruning of trees to remain that interfere with or are affected by construction. All pruning work shall be performed in accordance with ANSI A300, Part 1 (Contractor shall obtain copy of Standard prior to beginning work).

1. Species and size of tree.
2. Location on site plan. Include unique identifier for each.
3. Reason for pruning.
4. Description of pruning to be performed.
5. Description of maintenance following pruning.

#### 1.5 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For qualified arborist and tree service firm.
- B. Certification: From arborist, certifying that trees indicated to remain have been protected during construction according to recognized standards and that trees were promptly and properly treated and repaired when damaged.
- C. Maintenance Recommendations: From arborist, for care and protection of trees affected by construction during and after completing the Work.
- D. Existing Conditions: Documentation of existing trees and plantings indicated to remain, which establishes preconstruction conditions that might be misconstrued as damage caused by construction activities.
  1. Use sufficiently detailed photographs or videotape.
  2. Include plans and notations to indicate specific wounds and damage conditions of each tree or other plants designated to remain.

#### 1.6 QUALITY ASSURANCE

- A. Arborist Qualifications: Certified Arborist as certified by ISA, Certified Arborist-Municipal Specialist as certified by ISA, Current member of ASCA, or Registered Consulting Arborist as designated by ASCA.
- B. Tree Service Firm Qualifications: An experienced tree service firm that has successfully completed temporary tree and plant protection work similar to that required for this Project and that will assign an experienced, qualified arborist to Project site during execution of the Work.
- C. Preinstallation Conference: Conduct conference at Project site.
  1. Review methods and procedures related to temporary tree and plant protection including, but not limited to, the following:
    - a. Construction schedule. Verify availability of materials, personnel, and equipment needed to make progress and avoid delays.
    - b. Enforcing requirements for protection zones.
    - c. Arborist's responsibilities.
    - d. Field quality control.

#### 1.7 PROJECT CONDITIONS

- A. The following practices are prohibited within protection zones:
  1. Storage of construction materials, debris, or excavated material.
  2. Parking vehicles or equipment.

3. Foot traffic.
  4. Erection of sheds or structures.
  5. Impoundment of water.
  6. Excavation or other digging unless otherwise indicated.
  7. Attachment of signs to or wrapping materials around trees or plants unless otherwise indicated.
- B. Do not direct vehicle or equipment exhaust toward protection zones.
- C. Prohibit heat sources, flames, ignition sources, and smoking within or near protection zones and organic mulch.

## PART 2 - PRODUCTS

### 2.1 MATERIALS

- A. Topsoil: Natural or cultivated top layer of the soil profile or manufactured topsoil; containing organic matter and sand, silt, and clay particles; friable, pervious, and black or a darker shade of brown, gray, or red than underlying subsoil; reasonably free of subsoil, clay lumps, gravel, and other objects more than 1 inch in diameter; and free of weeds, roots, and toxic and other non-soil materials.
1. Obtain topsoil only from well-drained sites where topsoil is 4 inches deep or more; do not obtain from bogs or marshes.
- B. Topsoil: Imported or manufactured topsoil complying with ASTM D 5268.
- C. Organic Mulch: Free from deleterious materials and suitable as a top dressing for trees and shrubs, consisting of one of the following:
1. Type: Shredded hardwood bark.
  2. Size Range: 2-3 inches maximum, 1/2 inch minimum.
  3. Color: Natural. No dye.
- D. Protection-Zone Fencing: Fencing fixed in position and meeting the following requirements. Previously used materials may be used when approved by Architect.
1. Welded-wire Protection-Zone Fencing: Galvanized-steel fencing fabricated from minimum 2-inch opening, 12-14 gauge wire fabric; with hand-driven tee posts.
    - a. Height: 4 feet.
  2. Plastic Protection-Zone Fencing: Plastic construction fencing constructed of high-density extruded and stretched polyethylene fabric with 2-inch maximum opening in pattern and weighing a minimum of 0.4 lb/ft.; remaining flexible from minus 60 to plus 200 deg F; inert to most chemicals and acids; minimum tensile yield strength of 2000 psi and ultimate tensile strength of 2680 psi; secured with plastic bands or galvanized-steel or stainless-steel wire ties; and supported by tubular or T-shape galvanized-steel posts spaced not more than 8 feet apart.
    - a. Height: 4 feet.
    - b. Color: High-visibility orange, nonfading.

- E. Protection-Zone Signage: Shop-fabricated, rigid plastic or metal sheet with attachment holes prepunched and reinforced; legibly printed with nonfading lettering and as follows:
  - 1. Size and Text: As shown on Drawings.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Erosion and Sedimentation Control: Examine the site to verify that temporary erosion- and sedimentation-control measures are in place. Verify that flows of water redirected from construction areas or generated by construction activity do not enter or cross protection zones.
- B. For the record, prepare written report, endorsed by arborist, listing conditions detrimental to tree and plant protection.

### 3.2 PREPARATION

- A. Locate and clearly identify trees, shrubs, and other vegetation to remain. Tie a 1-inch blue-vinyl tape around each tree trunk at 45 inches above the ground.
- B. Protect tree root systems from damage caused by runoff or spillage of noxious materials while mixing, placing, or storing construction materials. Protect root systems from ponding, eroding, or excessive wetting caused by dewatering operations.
- C. Tree-Protection Zones: Mulch areas inside tree-protection zones (as indicated on drawings) and other areas indicated.
  - 1. Apply 12-inch average thickness of wood chips free of weed species. Do not place mulch within 4-feet of tree trunks.

### 3.3 TREE- AND PLANT-PROTECTION ZONES

- A. Protection-Zone Fencing: Install protection-zone fencing along edges of protection zones before materials or equipment are brought on the site and construction operations begin in a manner that will prevent people from easily entering protected area except by entrance gates. Construct fencing so as not to obstruct safe passage or visibility at vehicle intersections where fencing is located adjacent to pedestrian walkways or in close proximity to street intersections, drives, or other vehicular circulation. Verify possible conflicts with Architect.
- B. Protection-Zone Signage: Install protection-zone signage in visibly prominent locations in a manner approved by Architect. Install one sign spaced approximately every 20 feet on protection-zone fencing, but no fewer than two signs with each facing a different direction.
- C. Maintain protection zones free of weeds and trash.
- D. Repair or replace trees, shrubs, and other vegetation indicated to remain or be relocated that are damaged by construction operations, in a manner approved by Architect.

- E. Maintain protection-zone fencing and signage in good condition as acceptable to Architect and remove when construction operations are complete and equipment has been removed from the site.
  - 1. Do not remove protection-zone fencing, even temporarily, to allow deliveries or equipment access through the protection zone.
  - 2. Temporary access is permitted subject to preapproval in writing by arborist if a root buffer effective against soil compaction is constructed as directed by arborist. Maintain root buffer so long as access is permitted.

### 3.4 EXCAVATION

- A. General: Excavate at edge of protection zones and for trenches indicated within protection zones according to requirements in Section 312000 "Earth Moving."
- B. Trenching near Trees: Where utility trenches are required within protection zones, hand excavate under or around tree roots or tunnel under the roots by drilling, auger boring, or pipe jacking. Do not cut main lateral tree roots or taproots; cut only smaller roots that interfere with installation of utilities. Cut roots as required for root pruning.
- C. Redirect roots in backfill areas where possible. If encountering large, main lateral roots, expose roots beyond excavation limits as required to bend and redirect them without breaking. If encountered immediately adjacent to location of new construction and redirection is not practical, cut roots approximately 3 inches back from new construction and as required for root pruning.
- D. Do not allow exposed roots to dry out before placing permanent backfill. Provide temporary earth cover or pack with peat moss and wrap with burlap. Water and maintain in a moist condition. Temporarily support and protect roots from damage until they are permanently relocated and covered with soil.

### 3.5 ROOT PRUNING

- A. Prune roots that are affected by temporary and permanent construction. Prune roots as follows:
  - 1. Cut roots manually by digging a trench and cutting exposed roots with sharp pruning instruments; do not break, tear, chop, or slant the cuts. Do not use a backhoe or other equipment that rips, tears, or pulls roots.
  - 2. Cut Ends: Do not paint cut root ends.
  - 3. Temporarily support and protect roots from damage until they are permanently redirected and covered with soil.
  - 4. Cover exposed roots with burlap and water regularly.
  - 5. Backfill as soon as possible according to requirements in Section 312000 "Earth Moving."
- B. Root Pruning at Edge of Protection Zone: Prune roots 12 inches outside of the protection zone, by cleanly cutting all roots to the depth of the required excavation.
- C. Root Pruning within Protection Zone: Clear and excavate by hand to the depth of the required excavation to minimize damage to root systems. Use narrow-tine spading forks, comb soil to expose roots, and cleanly cut roots as close to excavation as possible.

### 3.6 CROWN PRUNING

- A. Prune branches that are affected by temporary and permanent construction. Prune branches as follows:
  - 1. Pruning Standards: Prune trees according to ANSI A300 (Part 1). Contractor shall obtain copy of Standard before beginning work.
  - 2. Cut branches with sharp pruning instruments; do not break or chop.
  - 3. Do not apply pruning paint to wounds.
- B. Chip removed branches and spread over areas identified by Architect.

### 3.7 REGRADING

- A. Lowering Grade: Where new finish grade is indicated below existing grade around trees, slope grade beyond the protection zone. Maintain existing grades within the protection zone.
- B. Lowering Grade within Protection Zone: Where new finish grade is indicated below existing grade around trees, slope grade away from trees as recommended by arborist unless otherwise indicated.
  - 1. Root Pruning: Prune tree roots exposed by lowering the grade. Do not cut main lateral roots or taproots; cut only smaller roots. Cut roots as required for root pruning.
- C. Raising Grade: Where new finish grade is indicated above existing grade around trees, slope grade beyond the protection zone. Maintain existing grades within the protection zone.
- D. Minor Fill within Protection Zone: Where existing grade is 2 inches or less below elevation of finish grade, fill with topsoil. Place topsoil in a single uncompacted layer and hand grade to required finish elevations.

### 3.8 FIELD QUALITY CONTROL

- A. Inspections: Engage a qualified ISA Certified arborist to direct plant-protection measures in the vicinity of trees, shrubs, and other vegetation indicated to remain and to prepare inspection reports.
- B. Violations of the Tree and/or Plant Protection zone boundaries and restrictions shall make the Contractor subject to an Owner-imposed fine as a part of the general contract. Owner and Contractor shall negotiate fine through the means identified in the Owner-Contractor agreement.

### 3.9 REPAIR AND REPLACEMENT

- A. General: Repair or replace trees, shrubs, and other vegetation indicated to remain or be relocated that are damaged by construction operations, in a manner approved by Architect.
  - 1. Submit details of proposed root cutting and tree and shrub repairs.
  - 2. Have arborist perform the root cutting, branch pruning, and damage repair of trees and shrubs.
  - 3. Treat damaged trunks, limbs, and roots according to arborist's written instructions.
  - 4. Perform repairs within 24 hours.



5. Replace vegetation that cannot be repaired and restored to full-growth status, as determined by Landscape Architect.
- B. Trees: Remove and replace trees indicated to remain that are more than 25 percent dead or in an unhealthy condition before the end of the corrections period or are damaged during construction operations that Architect determines are incapable of restoring to normal growth pattern.
1. Provide new trees of same size and species as those being replaced for each tree that measures 6 inches or smaller in caliper size.
  2. Provide two new tree(s) of 6-inch caliper size for each tree being replaced that measures more than 6 inches in caliper size.
    - a. Species: Species selected by Architect.
  3. Plant and maintain new trees as specified in Section 329300 "Plants."
- C. Soil Aeration: Where directed by Architect, aerate surface soil compacted during construction. Aerate 10 feet beyond drip line and no closer than 48 inches to tree trunk. Drill 2-inch-diameter holes a minimum of 18 inches deep at 24 inches o.c. Backfill holes with an equal mix of augered soil and sand.

### 3.10 DISPOSAL OF SURPLUS AND WASTE MATERIALS

- A. Disposal: Remove excess excavated material, displaced trees, trash and debris, and legally dispose of them off Owner's property.

END OF SECTION

## SECTION 016000 - PRODUCT REQUIREMENTS

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Section includes administrative and procedural requirements for selection of products for use in Project; product delivery, storage, and handling; manufacturers' standard warranties on products; special warranties; and comparable products.
- B. Related Requirements:
  - 1. Section 012100 "Allowances" for products selected under an allowance.
  - 2. Section 012300 "Alternates" for products selected under an alternate.
  - 3. Section 012500 "Substitution Procedures" for requests for substitutions.
  - 4. Section 014200 "References" for applicable industry standards for products specified.

#### 1.3 DEFINITIONS

- A. Products: Items obtained for incorporating into the Work, whether purchased for Project or taken from previously purchased stock. The term "product" includes the terms "material," "equipment," "system," and terms of similar intent.
  - 1. Named Products: Items identified by manufacturer's product name, including make or model number or other designation shown or listed in manufacturer's published product literature that is current as of date of the Contract Documents.
  - 2. New Products: Items that have not previously been incorporated into another project or facility. Products salvaged or recycled from other projects are not considered new products.
  - 3. Comparable Product: Product that is demonstrated and approved by Architect through submittal process to have the indicated qualities related to type, function, dimension, in-service performance, physical properties, appearance, and other characteristics that equal or exceed those of specified product.
- B. Basis-of-Design Product Specification: A specification in which a single manufacturer's product is named and accompanied by the words "basis-of-design product," including make or model number or other designation. In addition to the basis-of-design product description, product attributes and characteristics may be listed to establish the significant qualities related to type, function, in-service performance and physical properties, weight, dimension, durability, visual characteristics, and other special features and requirements for purposes of evaluating comparable products of additional manufacturers named in the specification.

- C. Subject to Compliance with Requirements: Where the phrase "Subject to compliance with requirements" introduces a product selection procedure in an individual Specification Section, provide products qualified under the specified product procedure. In the event that a named product or product by a named manufacturer does not meet the other requirements of the specifications, select another named product or product from another named manufacturer that does meet the requirements of the specifications. Submit a comparable product request, if applicable.

#### 1.4 ACTION SUBMITTALS

- A. Comparable Product Request Submittal: Submit request for consideration of each comparable product. Identify basis-of-design product or fabrication or installation method to be replaced. Include Specification Section number and title and Drawing numbers and titles.
  - 1. Include data to indicate compliance with the requirements specified in "Comparable Products" Article.
  - 2. Architect's Action: If necessary, Architect will request additional information or documentation for evaluation within seven days of receipt of a comparable product request. Architect will notify Contractor of approval or rejection of proposed comparable product request within 15 days of receipt of request, or seven days of receipt of additional information or documentation, whichever is later.
    - a. Form of Architect's Approval of Submittal: As specified in Section 013300 "Submittal Procedures."
    - b. Use product specified if Architect does not issue a decision on use of a comparable product request within time allocated.
- B. Basis-of-Design Product Specification Submittal: Comply with requirements in Section 013300 "Submittal Procedures." Show compliance with requirements.

#### 1.5 QUALITY ASSURANCE

- A. Compatibility of Options: If Contractor is given option of selecting between two or more products for use on Project, select product compatible with products previously selected, even if previously selected products were also options.
- B. Identification of Products: Except for required labels and operating data, do not attach or imprint manufacturer or product names or trademarks on exposed surfaces of products or equipment that will be exposed to view in occupied spaces or on the exterior.
  - 1. Labels: Locate required product labels and stamps on a concealed surface, or, where required for observation following installation, on a visually accessible surface that is not conspicuous.
  - 2. Equipment Nameplates: Provide a permanent nameplate on each item of service-connected or power-operated equipment. Locate on a visually accessible but inconspicuous surface. Include information essential for operation, including the following:
    - a. Name of product and manufacturer.

## KPC — ROOF SYSTEMS AND SERVICES

- b. Model and serial number.
  - c. Capacity.
  - d. Speed.
  - e. Ratings.
3. See individual identification sections in Divisions 21, 22, 23, and 26 for additional identification requirements.

### 1.6 PRODUCT DELIVERY, STORAGE, AND HANDLING

- A. Deliver, store, and handle products using means and methods that will prevent damage, deterioration, and loss, including theft and vandalism. Comply with manufacturer's written instructions.
- B. Delivery and Handling:
  1. Schedule delivery to minimize long-term storage at Project site and to prevent overcrowding of construction spaces.
  2. Coordinate delivery with installation time to ensure minimum holding time for items that are flammable, hazardous, easily damaged, or sensitive to deterioration, theft, and other losses.
  3. Deliver products to Project site in an undamaged condition in manufacturer's original sealed container or other packaging system, complete with labels and instructions for handling, storing, unpacking, protecting, and installing.
  4. Inspect products on delivery to determine compliance with the Contract Documents and to determine that products are undamaged and properly protected.
- C. Storage:
  1. Store products to allow for inspection and measurement of quantity or counting of units.
  2. Store materials in a manner that will not endanger Project structure.
  3. Store products that are subject to damage by the elements, under cover in a weathertight enclosure above ground, with ventilation adequate to prevent condensation.
  4. Protect foam plastic from exposure to sunlight, except to extent necessary for period of installation and concealment.
  5. Comply with product manufacturer's written instructions for temperature, humidity, ventilation, and weather-protection requirements for storage.
  6. Protect stored products from damage and liquids from freezing.

### 1.7 PRODUCT WARRANTIES

- A. Warranties specified in other Sections shall be in addition to, and run concurrent with, other warranties required by the Contract Documents. Manufacturer's disclaimers and limitations on product warranties do not relieve Contractor of obligations under requirements of the Contract Documents.
  1. **Manufacturer's Warranty:** Written warranty furnished by individual manufacturer for a particular product and specifically endorsed by manufacturer to Owner.

2. Special Warranty: Written warranty required by the Contract Documents to provide specific rights for Owner.
- B. Special Warranties: Prepare a written document that contains appropriate terms and identification, ready for execution.
1. Manufacturer's Standard Form: Modified to include Project-specific information and properly executed.
  2. Specified Form: When specified forms are included with the Specifications, prepare a written document using indicated form properly executed.
  3. See other Sections for specific content requirements and particular requirements for submitting special warranties.
- C. Submittal Time: Comply with requirements in Section 017700 "Closeout Procedures."

## PART 2 - PRODUCTS

### 2.1 PRODUCT SELECTION PROCEDURES

- A. General Product Requirements: Provide products that comply with the Contract Documents, are undamaged and, unless otherwise indicated, are new at time of installation.
1. Provide products complete with accessories, trim, finish, fasteners, and other items needed for a complete installation and indicated use and effect.
  2. Standard Products: If available, and unless custom products or nonstandard options are specified, provide standard products of types that have been produced and used successfully in similar situations on other projects.
  3. Owner reserves the right to limit selection to products with warranties meeting requirements of the Contract Documents.
  4. Where products are accompanied by the term "as selected," Architect will make selection.
  5. Descriptive, performance, and reference standard requirements in the Specifications establish salient characteristics of products.
  6. Or Equal: For products specified by name and accompanied by the term "or equal," or "or approved equal," or "or approved," comply with requirements in "Comparable Products" Article to obtain approval for use of an unnamed product.
    - a. Submit additional documentation required by Architect in order to establish equivalency of proposed products. Evaluation of "or equal" product status is by the Architect, whose determination is final.
- B. Product Selection Procedures:
1. Sole Product: Where Specifications name a single manufacturer and product, provide the named product that complies with requirements. Comparable products or substitutions for Contractor's convenience will not be considered.
    - a. Sole product may be indicated by the phrase: "Subject to compliance with requirements, provide the following: ..."

2. Sole Manufacturer/Source: Where Specifications name a single manufacturer or source, provide a product by the named manufacturer or source that complies with requirements. Comparable products or substitutions for Contractor's convenience will not be considered.
  - a. Sole manufacturer/source may be indicated by the phrase: "Subject to compliance with requirements, provide products by the following: ..."
3. Limited List of Products: Where Specifications include a list of names of both manufacturers and products, provide one of the products listed that complies with requirements. Comparable products or substitutions for Contractor's convenience will not be considered.
  - a. Limited list of products may be indicated by the phrase: "Subject to compliance with requirements, provide one of the following: ..."
4. Non-Limited List of Products: Where Specifications include a list of names of both available manufacturers and products, provide one of the products listed, or an unnamed product, which complies with requirements.
  - a. Non-limited list of products is indicated by the phrase: "Subject to compliance with requirements, available products that may be incorporated in the Work include, but are not limited to, the following: ..."
5. Limited List of Manufacturers: Where Specifications include a list of manufacturers' names, provide a product by one of the manufacturers listed that complies with requirements. Comparable products or substitutions for Contractor's convenience will not be considered.
  - a. Limited list of manufacturers is indicated by the phrase: "Subject to compliance with requirements, provide products by one of the following: ..."
6. Non-Limited List of Manufacturers: Where Specifications include a list of available manufacturers, provide a product by one of the manufacturers listed, or a product by an unnamed manufacturer, which complies with requirements.
  - a. Non-limited list of manufacturers is indicated by the phrase: "Subject to compliance with requirements, available manufacturers whose products may be incorporated in the Work include, but are not limited to, the following: ..."
7. Basis-of-Design Product: Where Specifications name a product, or refer to a product indicated on Drawings, and include a list of manufacturers, provide the specified or indicated product or a comparable product by one of the other named manufacturers. Drawings and Specifications indicate sizes, profiles, dimensions, and other characteristics that are based on the product named. Comply with requirements in "Comparable Products" Article for consideration of an unnamed product by one of the other named manufacturers.
  - a. For approval of products by unnamed manufacturers, comply with requirements in Section 012500 "Substitution Procedures" for substitutions for convenience.

## KPC — ROOF SYSTEMS AND SERVICES

- C. Visual Matching Specification: Where Specifications require "match Architect's sample," provide a product that complies with requirements and matches Architect's sample. Architect's decision will be final on whether a proposed product matches.
  - 1. If no product available within specified category matches and complies with other specified requirements, comply with requirements in Section 012500 "Substitution Procedures" for proposal of product.
- D. Visual Selection Specification: Where Specifications include the phrase "as selected by Architect from manufacturer's full range" or similar phrase, select a product that complies with requirements. Architect will select color, gloss, pattern, density, or texture from manufacturer's product line that includes both standard and premium items.

### 2.2 COMPARABLE PRODUCTS

- A. Conditions for Consideration of Comparable Products: Architect will consider Contractor's request for comparable product when the following conditions are satisfied. If the following conditions are not satisfied, Architect may return requests without action, except to record noncompliance with these requirements:
  - 1. Evidence that proposed product does not require revisions to the Contract Documents, is consistent with the Contract Documents, will produce the indicated results, and is compatible with other portions of the Work. Detailed comparison of significant qualities of proposed product with those named in the Specifications. Significant product qualities include attributes such as type, function, in-service performance and physical properties, weight, dimension, durability, visual characteristics, and other specific features and requirements.
  - 2. Evidence that proposed product provides specified warranty.
  - 3. List of similar installations for completed projects with project names and addresses and names and addresses of architects and owners, if requested.
  - 4. Samples, if requested.
- B. Submittal Requirements: Approval by the Architect of Contractor's request for use of comparable product is not intended to satisfy other submittal requirements. Comply with specified submittal requirements.

PART 3 - EXECUTION (Not Used)

**END OF SECTION 016000**

## **SECTION 017300 - EXECUTION**

### **PART 1 - GENERAL**

#### **1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

#### **1.2 SUMMARY**

- A. Section includes general administrative and procedural requirements governing execution of the Work including, but not limited to, the following:

1. Construction layout.
2. Field engineering and surveying.
3. Installation of the Work.
4. Cutting and patching.
5. Coordination of Owner-installed products.
6. Progress cleaning.
7. Starting and adjusting.
8. Protection of installed construction.

- B. Related Requirements:

1. Section 011000 "Summary" for limits on use of Project site.
2. Section 017700 "Closeout Procedures" for submitting final property survey with Project Record Documents, recording of Owner-accepted deviations from indicated lines and levels, replacing defective work, and final cleaning.
3. Section 024119 "Selective Demolition" for demolition and removal of selected portions of the building.
4. Section 078413 "Penetration Firestopping" for patching penetrations in fire-rated construction.

#### **1.3 DEFINITIONS**

- A. Cutting: Removal of in-place construction necessary to permit installation or performance of subsequent work.
- B. Patching: Fitting and repair work required to restore construction to original conditions after installation of subsequent work.

#### **1.4 PREINSTALLATION MEETINGS**

- A. Cutting and Patching Conference: Conduct conference at Project site.



## KPC — ROOF SYSTEMS AND SERVICES

1. Prior to commencing work requiring cutting and patching, review extent of cutting and patching anticipated and examine procedures for ensuring satisfactory result from cutting and patching work. Require representatives of each entity directly concerned with cutting and patching to attend, including the following:
  - a. Contractor's superintendent.
  - b. Trade supervisor responsible for cutting operations.
  - c. Trade supervisor(s) responsible for patching of each type of substrate.
  - d. Mechanical, electrical, and utilities subcontractors' supervisors, to the extent each trade is affecting by cutting and patching operations.
2. Review areas of potential interference and conflict. Coordinate procedures and resolve potential conflicts before proceeding.

### 1.5 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For land surveyor or professional engineer.
- B. Certificates: Submit certificate signed by land surveyor or professional engineer certifying that location and elevation of improvements comply with requirements.
- C. Cutting and Patching Plan: Submit plan describing procedures at least 10 days prior to the time cutting and patching will be performed. Include the following information:
  1. Extent: Describe reason for and extent of each occurrence of cutting and patching.
  2. Changes to In-Place Construction: Describe anticipated results. Include changes to structural elements and operating components as well as changes in building appearance and other significant visual elements.
  3. Products: List products to be used for patching and firms or entities that will perform patching work.
  4. Dates: Indicate when cutting and patching will be performed.
  5. Utilities and Mechanical and Electrical Systems: List services and systems that cutting and patching procedures will disturb or affect. List services and systems that will be relocated and those that will be temporarily out of service. Indicate length of time permanent services and systems will be disrupted.
    - a. Include description of provisions for temporary services and systems during interruption of permanent services and systems.
- D. Landfill Receipts: Submit copy of receipts issued by a landfill facility, licensed to accept hazardous materials, for hazardous waste disposal.

### 1.6 QUALITY ASSURANCE

- A. Land Surveyor Qualifications: A professional land surveyor who is legally qualified to practice in jurisdiction where Project is located and who is experienced in providing land-surveying services of the kind indicated.

- B. Cutting and Patching: Comply with requirements for and limitations on cutting and patching of construction elements.
1. Structural Elements: When cutting and patching structural elements, notify Architect of locations and details of cutting and await directions from Architect before proceeding. Shore, brace, and support structural elements during cutting and patching. Do not cut and patch structural elements in a manner that could change their load-carrying capacity or increase deflection.
  2. Operational Elements: Do not cut and patch operating elements and related components in a manner that results in reducing their capacity to perform as intended or that results in increased maintenance or decreased operational life or safety. Operational elements include the following:
    - a. Primary operational systems and equipment.
    - b. Fire separation assemblies.
    - c. Air or smoke barriers.
    - d. Fire-suppression systems.
    - e. Plumbing piping systems.
    - f. Mechanical systems piping and ducts.
    - g. Control systems.
    - h. Communication systems.
    - i. Fire-detection and -alarm systems.
    - j. Conveying systems.
    - k. Electrical wiring systems.
    - l. Operating systems of special construction.
  3. Other Construction Elements: Do not cut and patch other construction elements or components in a manner that could change their load-carrying capacity, that results in reducing their capacity to perform as intended, or that results in increased maintenance or decreased operational life or safety. Other construction elements include but are not limited to the following:
    - a. Water, moisture, or vapor barriers.
    - b. Membranes and flashings.
    - c. Exterior curtain-wall construction.
    - d. Sprayed fire-resistive material.
    - e. Equipment supports.
    - f. Piping, ductwork, vessels, and equipment.
    - g. Noise- and vibration-control elements and systems.
  4. Visual Elements: Do not cut and patch construction in a manner that results in visual evidence of cutting and patching. Do not cut and patch exposed construction in a manner that would, in Architect's opinion, reduce the building's aesthetic qualities. Remove and replace construction that has been cut and patched in a visually unsatisfactory manner.
- C. Manufacturer's Installation Instructions: Obtain and maintain on-site manufacturer's written recommendations and instructions for installation of products and equipment.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. General: Comply with requirements specified in other Sections.
- B. In-Place Materials: Use materials for patching identical to in-place materials. For exposed surfaces, use materials that visually match in-place adjacent surfaces to the fullest extent possible.
  - 1. If identical materials are unavailable or cannot be used, use materials that, when installed, will provide a match acceptable to Architect for the visual and functional performance of in-place materials.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Existing Conditions: The existence and location of underground and other utilities and construction indicated as existing are not guaranteed. Before beginning sitework, investigate and verify the existence and location of underground utilities, mechanical and electrical systems, and other construction affecting the Work.
  - 1. Before construction, verify the location and invert elevation at points of connection of sanitary sewer, storm sewer, and water-service piping; underground electrical services; and other utilities.
  - 2. Furnish location data for work related to Project that must be performed by public utilities serving Project site.
- B. Examination and Acceptance of Conditions: Before proceeding with each component of the Work, examine substrates, areas, and conditions, with Installer or Applicator present where indicated, for compliance with requirements for installation tolerances and other conditions affecting performance. Record observations.
  - 1. Examine roughing-in for mechanical and electrical systems to verify actual locations of connections before equipment and fixture installation.
  - 2. Examine walls, floors, and roofs for suitable conditions where products and systems are to be installed.
  - 3. Verify compatibility with and suitability of substrates, including compatibility with existing finishes or primers.
- C. Written Report: Where a written report listing conditions detrimental to performance of the Work is required by other Sections, include the following:
  - 1. Description of the Work.
  - 2. List of detrimental conditions, including substrates.
  - 3. List of unacceptable installation tolerances.
  - 4. Recommended corrections.

- D. Proceed with installation only after unsatisfactory conditions have been corrected. Proceeding with the Work indicates acceptance of surfaces and conditions.

### 3.2 PREPARATION

- A. Existing Utility Information: Furnish information to local utility and Owner that is necessary to adjust, move, or relocate existing utility structures, utility poles, lines, services, or other utility appurtenances located in or affected by construction. Coordinate with authorities having jurisdiction.
- B. Field Measurements: Take field measurements as required to fit the Work properly. Recheck measurements before installing each product. Where portions of the Work are indicated to fit to other construction, verify dimensions of other construction by field measurements before fabrication. Coordinate fabrication schedule with construction progress to avoid delaying the Work.
- C. Space Requirements: Verify space requirements and dimensions of items shown diagrammatically on Drawings.
- D. Review of Contract Documents and Field Conditions: Immediately on discovery of the need for clarification of the Contract Documents caused by differing field conditions outside the control of Contractor, submit a request for information to Architect according to requirements in Section 013100 "Project Management and Coordination."

### 3.3 CONSTRUCTION LAYOUT

- A. Verification: Before proceeding to lay out the Work, verify layout information shown on Drawings, in relation to the property survey and existing benchmarks. If discrepancies are discovered, notify Architect promptly.
- B. General: Engage a land surveyor or professional engineer to lay out the Work using accepted surveying practices.
  - 1. Establish benchmarks and control points to set lines and levels at each story of construction and elsewhere as needed to locate each element of Project.
  - 2. Establish limits on use of Project site.
  - 3. Establish dimensions within tolerances indicated. Do not scale Drawings to obtain required dimensions.
  - 4. Inform installers of lines and levels to which they must comply.
  - 5. Check the location, level and plumb, of every major element as the Work progresses.
  - 6. Notify Architect when deviations from required lines and levels exceed allowable tolerances.
  - 7. Close site surveys with an error of closure equal to or less than the standard established by authorities having jurisdiction.
- C. Site Improvements: Locate and lay out site improvements, including pavements, grading, fill and topsoil placement, utility slopes, and rim and invert elevations.

## KPC — ROOF SYSTEMS AND SERVICES

- D. **Building Lines and Levels:** Locate and lay out control lines and levels for structures, building foundations, column grids, and floor levels, including those required for mechanical and electrical work. Transfer survey markings and elevations for use with control lines and levels. Level foundations and piers from two or more locations.
- E. **Record Log:** Maintain a log of layout control work. Record deviations from required lines and levels. Include beginning and ending dates and times of surveys, weather conditions, name and duty of each survey party member, and types of instruments and tapes used. Make the log available for reference by Architect.

### 3.4 FIELD ENGINEERING

- A. **Identification:** Owner will identify existing benchmarks, control points, and property corners.
- B. **Reference Points:** Locate existing permanent benchmarks, control points, and similar reference points before beginning the Work. Preserve and protect permanent benchmarks and control points during construction operations.
  - 1. Do not change or relocate existing benchmarks or control points without prior written approval of Architect. Report lost or destroyed permanent benchmarks or control points promptly. Report the need to relocate permanent benchmarks or control points to Architect before proceeding.
  - 2. Replace lost or destroyed permanent benchmarks and control points promptly. Base replacements on the original survey control points.
- C. **Benchmarks:** Establish and maintain a minimum of two permanent benchmarks on Project site, referenced to data established by survey control points. Comply with authorities having jurisdiction for type and size of benchmark.
  - 1. Record benchmark locations, with horizontal and vertical data, on Project Record Documents.
  - 2. Where the actual location or elevation of layout points cannot be marked, provide temporary reference points sufficient to locate the Work.
  - 3. Remove temporary reference points when no longer needed. Restore marked construction to its original condition.

### 3.5 INSTALLATION

- A. **General:** Locate the Work and components of the Work accurately, in correct alignment and elevation, as indicated.
  - 1. Make vertical work plumb and make horizontal work level.
  - 2. Where space is limited, install components to maximize space available for maintenance and ease of removal for replacement.
  - 3. Conceal pipes, ducts, and wiring in finished areas unless otherwise indicated.
  - 4. Maintain minimum headroom clearance of 96 inches in occupied spaces and 90 inches in unoccupied spaces.

## KPC — ROOF SYSTEMS AND SERVICES

- B. Comply with manufacturer's written instructions and recommendations for installing products in applications indicated.
- C. Install products at the time and under conditions that will ensure the best possible results. Maintain conditions required for product performance until Substantial Completion.
- D. Conduct construction operations so no part of the Work is subjected to damaging operations or loading in excess of that expected during normal conditions of occupancy.
- E. Sequence the Work and allow adequate clearances to accommodate movement of construction items on site and placement in permanent locations.
- F. Tools and Equipment: Where possible, select tools or equipment that minimize production of excessive noise levels.
- G. Templates: Obtain and distribute to the parties involved templates for work specified to be factory prepared and field installed. Check Shop Drawings of other portions of the Work to confirm that adequate provisions are made for locating and installing products to comply with indicated requirements.
- H. Attachment: Provide blocking and attachment plates and anchors and fasteners of adequate size and number to securely anchor each component in place, accurately located and aligned with other portions of the Work. Where size and type of attachments are not indicated, verify size and type required for load conditions.
  - 1. Mounting Heights: Where mounting heights are not indicated, mount components at heights directed by Architect.
  - 2. Allow for building movement, including thermal expansion and contraction.
  - 3. Coordinate installation of anchorages. Furnish setting drawings, templates, and directions for installing anchorages, including sleeves, concrete inserts, anchor bolts, and items with integral anchors, that are to be embedded in concrete or masonry. Deliver such items to Project site in time for installation.
- I. Joints: Make joints of uniform width. Where joint locations in exposed work are not indicated, arrange joints for the best visual effect. Fit exposed connections together to form hairline joints.
- J. Repair or remove and replace damaged, defective, or nonconforming Work.
  - 1. Comply with Section 017700 "Closeout Procedures" for repairing or removing and replacing defective Work.

### 3.6 CUTTING AND PATCHING

- A. Cutting and Patching, General: Employ skilled workers to perform cutting and patching. Proceed with cutting and patching at the earliest feasible time, and complete without delay.
  - 1. Cut in-place construction to provide for installation of other components or performance of other construction, and subsequently patch as required to restore surfaces to their original condition.

- B. Existing Warranties: Remove, replace, patch, and repair materials and surfaces cut or damaged during installation or cutting and patching operations, by methods and with materials so as not to void existing warranties.
  - 1. Existing Warranties include the roof of the Auxiliary Gym of Tilghman High School. Contact John Losher with Garland, (270) 210-4056, for additional information.
- C. Temporary Support: Provide temporary support of work to be cut.
- D. Protection: Protect in-place construction during cutting and patching to prevent damage. Provide protection from adverse weather conditions for portions of Project that might be exposed during cutting and patching operations.
- E. Adjacent Occupied Areas: Where interference with use of adjoining areas or interruption of free passage to adjoining areas is unavoidable, coordinate cutting and patching according to requirements in Section 011000 "Summary."
- F. Existing Utility Services and Mechanical/Electrical Systems: Where existing services/systems are required to be removed, relocated, or abandoned, bypass such services/systems before cutting to prevent interruption to occupied areas.
- G. Cutting: Cut in-place construction by sawing, drilling, breaking, chipping, grinding, and similar operations, including excavation, using methods least likely to damage elements retained or adjoining construction. If possible, review proposed procedures with original Installer; comply with original Installer's written recommendations.
  - 1. In general, use hand or small power tools designed for sawing and grinding, not hammering and chopping. Cut holes and slots neatly to minimum size required, and with minimum disturbance of adjacent surfaces. Temporarily cover openings when not in use.
  - 2. Finished Surfaces: Cut or drill from the exposed or finished side into concealed surfaces.
  - 3. Concrete and Masonry: Cut using a cutting machine, such as an abrasive saw or a diamond-core drill.
  - 4. Excavating and Backfilling: Comply with requirements in applicable Sections where required by cutting and patching operations.
  - 5. Mechanical and Electrical Services: Cut off pipe or conduit in walls or partitions to be removed. Cap, valve, or plug and seal remaining portion of pipe or conduit to prevent entrance of moisture or other foreign matter after cutting.
  - 6. Proceed with patching after construction operations requiring cutting are complete.
- H. Patching: Patch construction by filling, repairing, refinishing, closing up, and similar operations following performance of other work. Patch with durable seams that are as invisible as practicable. Provide materials and comply with installation requirements specified in other Sections, where applicable.
  - 1. Inspection: Where feasible, test and inspect patched areas after completion to demonstrate physical integrity of installation.
  - 2. Exposed Finishes: Restore exposed finishes of patched areas and extend finish restoration into retained adjoining construction in a manner that will minimize evidence of patching and refinishing.

## KPC — ROOF SYSTEMS AND SERVICES

- a. Clean piping, conduit, and similar features before applying paint or other finishing materials.
  - b. Restore damaged pipe covering to its original condition.
3. Floors and Walls: Where walls or partitions that are removed extend one finished area into another, patch and repair floor and wall surfaces in the new space. Provide an even surface of uniform finish, color, texture, and appearance. Remove in-place floor and wall coverings and replace with new materials, if necessary, to achieve uniform color and appearance.
    - a. Where patching occurs in a painted surface, prepare substrate and apply primer and intermediate paint coats appropriate for substrate over the patch, and apply final paint coat over entire unbroken surface containing the patch. Provide additional coats until patch blends with adjacent surfaces.
  4. Ceilings: Patch, repair, or rehang in-place ceilings as necessary to provide an even-plane surface of uniform appearance.
  5. Exterior Building Enclosure: Patch components in a manner that restores enclosure to a weathertight condition and ensures thermal and moisture integrity of building enclosure.
- I. Cleaning: Clean areas and spaces where cutting and patching are performed. Remove paint, mortar, oils, putty, and similar materials from adjacent finished surfaces.

### 3.7 OWNER-INSTALLED PRODUCTS

- A. Site Access: Provide access to Project site for Owner's construction personnel.
- B. Coordination: Coordinate construction and operations of the Work with work performed by Owner's construction personnel.
  1. Construction Schedule: Inform Owner of Contractor's preferred construction schedule for Owner's portion of the Work. Adjust construction schedule based on a mutually agreeable timetable. Notify Owner if changes to schedule are required due to differences in actual construction progress.
  2. Preinstallation Conferences: Include Owner's construction personnel at preinstallation conferences covering portions of the Work that are to receive Owner's work. Attend preinstallation conferences conducted by Owner's construction personnel if portions of the Work depend on Owner's construction.

### 3.8 PROGRESS CLEANING

- A. General: Clean Project site and work areas daily, including common areas. Enforce requirements strictly. Dispose of materials lawfully.
  1. Comply with requirements in NFPA 241 for removal of combustible waste materials and debris.
  2. Do not hold waste materials more than seven days during normal weather or three days if the temperature is expected to rise above 80 deg F.



## KPC — ROOF SYSTEMS AND SERVICES

3. Containerize hazardous and unsanitary waste materials separately from other waste. Mark containers appropriately and dispose of legally, according to regulations.
    - a. Use containers intended for holding waste materials of type to be stored.
  4. Coordinate progress cleaning for joint-use areas where Contractor and other contractors are working concurrently.
- B. Site: Maintain Project site free of waste materials and debris.
- C. Work Areas: Clean areas where work is in progress to the level of cleanliness necessary for proper execution of the Work.
1. Remove liquid spills promptly.
  2. Where dust would impair proper execution of the Work, broom-clean or vacuum the entire work area, as appropriate.
- D. Installed Work: Keep installed work clean. Clean installed surfaces according to written instructions of manufacturer or fabricator of product installed, using only cleaning materials specifically recommended. If specific cleaning materials are not recommended, use cleaning materials that are not hazardous to health or property and that will not damage exposed surfaces.
- E. Concealed Spaces: Remove debris from concealed spaces before enclosing the space.
- F. Exposed Surfaces in Finished Areas: Clean exposed surfaces and protect as necessary to ensure freedom from damage and deterioration at time of Substantial Completion.
- G. Waste Disposal: Do not bury or burn waste materials on-site. Do not wash waste materials down sewers or into waterways. Comply with waste disposal requirements in Section 017419 "Construction Waste Management and Disposal."
- H. During handling and installation, clean and protect construction in progress and adjoining materials already in place. Apply protective covering where required to ensure protection from damage or deterioration at Substantial Completion.
- I. Clean and provide maintenance on completed construction as frequently as necessary through the remainder of the construction period. Adjust and lubricate operable components to ensure operability without damaging effects.
- J. Limiting Exposures: Supervise construction operations to ensure that no part of the construction, completed or in progress, is subject to harmful, dangerous, damaging, or otherwise deleterious exposure during the construction period.
- ### 3.9 STARTING AND ADJUSTING
- A. Coordinate startup and adjusting of equipment and operating components with requirements in Section 019113 "General Commissioning Requirements."
- B. Start equipment and operating components to confirm proper operation. Remove malfunctioning units, replace with new units, and retest.

## KPC — ROOF SYSTEMS AND SERVICES

- C. Adjust equipment for proper operation. Adjust operating components for proper operation without binding.
- D. Test each piece of equipment to verify proper operation. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.
- E. Manufacturer's Field Service: Comply with qualification requirements in Section 014000 "Quality Requirements."

### 3.10 PROTECTION OF INSTALLED CONSTRUCTION

- A. Provide final protection and maintain conditions that ensure installed Work is without damage or deterioration at time of Substantial Completion.
- B. Protection of Existing Items: Provide protection and ensure that existing items to remain undisturbed by construction are maintained in condition that existed at commencement of the Work.
- C. Comply with manufacturer's written instructions for temperature and relative humidity.

**END OF SECTION 017300**

**SECTION 017419 - CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL**

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes administrative and procedural requirements for the following:
  - 1. Salvaging nonhazardous demolition and construction waste.
  - 2. Recycling nonhazardous demolition and construction waste.
  - 3. Disposing of nonhazardous demolition and construction waste.
- B. Related Requirements:
  - 1. Section 042000 "Unit Masonry" for disposal requirements for masonry waste.

1.3 DEFINITIONS

- A. Construction Waste: Building, structure, and site improvement materials and other solid waste resulting from construction, remodeling, renovation, or repair operations. Construction waste includes packaging.
- B. Demolition Waste: Building, structure, and site improvement materials resulting from demolition operations.
- C. Disposal: Removal of demolition or construction waste and subsequent salvage, sale, recycling, or deposit in landfill, incinerator acceptable to authorities having jurisdiction, or designated spoil areas on Owner's property.
- D. Recycle: Recovery of demolition or construction waste for subsequent processing in preparation for reuse.
- E. Salvage: Recovery of demolition or construction waste and subsequent sale or reuse in another facility.

1.4 MATERIALS OWNERSHIP

- A. Unless otherwise indicated, demolition and construction waste becomes property of Contractor.

## KPC — ROOF SYSTEMS AND SERVICES

- B. Historic items, relics, antiques, and similar objects including, but not limited to, cornerstones and their contents, commemorative plaques and tablets, and other items of interest or value to Owner that may be uncovered during demolition remain the property of Owner.
  - 1. Carefully salvage in a manner to prevent damage and promptly return to Owner.

### 1.5 ACTION SUBMITTALS

- A. Waste Management Plan: Submit plan within 30 days of date established for the Notice to Proceed.

### 1.6 INFORMATIONAL SUBMITTALS

- A. Records of Donations: Indicate receipt and acceptance of salvageable waste donated to individuals and organizations. Indicate whether organization is tax exempt.
- B. Records of Sales: Indicate receipt and acceptance of salvageable waste sold to individuals and organizations. Indicate whether organization is tax exempt.
- C. Recycling and Processing Facility Records: Indicate receipt and acceptance of recyclable waste by recycling and processing facilities licensed to accept them. Include manifests, weight tickets, receipts, and invoices.
- D. Landfill and Incinerator Disposal Records: Indicate receipt and acceptance of waste by landfills and incinerator facilities licensed to accept them. Include manifests, weight tickets, receipts, and invoices.
- E. Qualification Data: For refrigerant recovery technician.
- F. Statement of Refrigerant Recovery: Signed by refrigerant recovery technician responsible for recovering refrigerant, stating that all refrigerant that was present was recovered and that recovery was performed according to EPA regulations. Include name and address of technician and date refrigerant was recovered.
- G. Refrigerant Recovery: Comply with requirements in Section 024116 "Structure Demolition" and Section 024119 "Selective Demolition" for refrigerant recovery submittals.

### 1.7 QUALITY ASSURANCE

- A. Refrigerant Recovery Technician Qualifications: Comply with requirements in Section 024116 "Structure Demolition" and Section 024119 "Selective Demolition."
- B. Regulatory Requirements: Comply with transportation and disposal regulations of authorities having jurisdiction.

1.8 WASTE MANAGEMENT PLAN

- A. General: Develop a waste management plan according to requirements in this Section. Plan shall consist of waste identification and waste reduction work plan analysis. Distinguish between demolition and construction waste. Indicate quantities by weight or volume, but use same units of measure throughout waste management plan.
- B. Waste Identification: Indicate anticipated types and quantities of demolition, site-clearing , and, construction waste generated by the Work. Include estimated quantities and assumptions for estimates.
- C. Waste Reduction Work Plan: List each type of waste and whether it will be salvaged, recycled, or disposed of in landfill or incinerator. Include points of waste generation, total quantity of each type of waste, quantity for each means of recovery, and handling and transportation procedures.
  - 1. Salvaged Materials for Sale: For materials that will be sold to individuals and organizations, include list of their names, addresses, and telephone numbers.
  - 2. Salvaged Materials for Donation: For materials that will be donated to individuals and organizations, include list of their names, addresses, and telephone numbers.
  - 3. Recycled Materials: Include list of local receivers and processors and type of recycled materials each will accept. Include names, addresses, and telephone numbers.
  - 4. Disposed Materials: Indicate how and where materials will be disposed of. Include name, address, and telephone number of each landfill and incinerator facility.
  - 5. Handling and Transportation Procedures: Include method that will be used for separating recyclable waste including sizes of containers, container labeling, and designated location where materials separation will be performed.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 PLAN IMPLEMENTATION

- A. General: Implement approved waste management plan. Provide handling, containers, storage, signage, transportation, and other items as required to implement waste management plan during the entire duration of the Contract.
  - 1. Comply with operation, termination, and removal requirements in Section 015000 "Temporary Facilities and Controls."
- B. Training: Train workers, subcontractors, and suppliers on proper waste management procedures, as appropriate for the Work.
  - 1. Distribute waste management plan to entities when they first begin work on-site. Review plan procedures and locations established for salvage, recycling, and disposal.

## KPC — ROOF SYSTEMS AND SERVICES

- C. Site Access and Temporary Controls: Conduct waste management operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.
  - 1. Designate and label specific areas on Project site necessary for separating materials that are to be salvaged and recycled.
  - 2. Comply with Section 015000 "Temporary Facilities and Controls" for controlling dust and dirt, environmental protection, and noise control.

### 3.2 SALVAGING DEMOLITION WASTE

- A. Comply with requirements in Section 024116 "Structure Demolition" and Section 024119 "Selective Demolition" for salvaging demolition waste.
- B. Salvaged Items for Sale and Donation: Not permitted on Project site.
- C. Salvaged Items for Owner's Use: Salvage items for Owner's use and handle as follows:
  - 1. Clean salvaged items.
  - 2. Pack or crate items after cleaning. Identify contents of containers with label indicating elements, date of removal, quantity, and location where removed.
  - 3. Store items in a secure area until delivery to Owner.
  - 4. Transport items to Owner's storage area designated by Owner.
  - 5. Protect items from damage during transport and storage.

### 3.3 RECYCLING DEMOLITION AND CONSTRUCTION WASTE, GENERAL

- A. General: Recycle paper and beverage containers used by on-site workers.
- B. Recycling Incentives: Revenues, savings, rebates, tax credits, and other incentives received for recycling waste materials shall accrue to Contractor.
- C. Preparation of Waste: Prepare and maintain recyclable waste materials according to recycling or reuse facility requirements. Maintain materials free of dirt, adhesives, solvents, petroleum contamination, and other substances deleterious to the recycling process.
- D. Procedures: Separate recyclable waste from other waste materials, trash, and debris. Separate recyclable waste by type at Project site to the maximum extent practical according to approved construction waste management plan.
  - 1. Provide appropriately marked containers or bins for controlling recyclable waste until removed from Project site. Include list of acceptable and unacceptable materials at each container and bin.
    - a. Inspect containers and bins for contamination and remove contaminated materials if found.
  - 2. Stockpile processed materials on-site without intermixing with other materials. Place, grade, and shape stockpiles to drain surface water. Cover to prevent windblown dust.

3. Stockpile materials away from construction area. Do not store within drip line of remaining trees.
4. Store components off the ground and protect from the weather.
5. Remove recyclable waste from Owner's property and transport to recycling receiver or processor as often as required to prevent overflowing bins.

### 3.4 RECYCLING DEMOLITION WASTE

- A. Asphalt Paving: Break up and transport paving to asphalt-recycling facility.
- B. Concrete: Remove reinforcement and other metals from concrete and sort with other metals.
  1. Pulverize concrete to maximum 1-1/2-inch size.
  2. Crush concrete and screen to comply with requirements in Section 312000 "Earth Moving" for use as satisfactory soil for fill or subbase.
- C. Masonry: Remove metal reinforcement, anchors, and ties from masonry and sort with other metals.
  1. Pulverize masonry to maximum 3/4-inch size.
    - a. Crush masonry and screen to comply with requirements in Section 312000 "Earth Moving" for use as satisfactory soil for fill or subbase.
  2. Clean and stack undamaged, whole masonry units on wood pallets.
- D. Wood Materials: Sort and stack members according to size, type, and length. Separate lumber, engineered wood products, panel products, and treated wood materials.
- E. Metals: Separate metals by type.
  1. Structural Steel: Stack members according to size, type of member, and length.
  2. Remove and dispose of bolts, nuts, washers, and other rough hardware.
- F. Gypsum Board: Stack large clean pieces on wood pallets or in container and store in a dry location. Remove edge trim and sort with other metals. Remove and dispose of fasteners.
- G. Acoustical Ceiling Panels and Tile: Stack large clean pieces on wood pallets and store in a dry location.
- H. Metal Suspension System: Separate metal members, including trim and other metals from acoustical panels and tile, and sort with other metals.
- I. Carpet: Roll large pieces tightly after removing debris, trash, adhesive, and tack strips.
  1. Store clean, dry carpet in a closed container or trailer provided by carpet reclamation agency or carpet recycler.
- J. Carpet Tile: Remove debris, trash, and adhesive.

## KPC — ROOF SYSTEMS AND SERVICES

1. Stack tile on pallet and store clean, dry carpet in a closed container or trailer provided by carpet reclamation agency or carpet recycler.
- K. Piping: Reduce piping to straight lengths and store by material and size. Separate supports, hangers, valves, sprinklers, and other components by material and size.
- L. Conduit: Reduce conduit to straight lengths and store by material and size.
- M. Lamps: Separate lamps by type and store according to requirements in 40 CFR 273.

### 3.5 RECYCLING CONSTRUCTION WASTE

#### A. Packaging:

1. Cardboard and Boxes: Break down packaging into flat sheets. Bundle and store in a dry location.
2. Polystyrene Packaging: Separate and bag materials.
3. Pallets: As much as possible, require deliveries using pallets to remove pallets from Project site. For pallets that remain on-site, break down pallets into component wood pieces and comply with requirements for recycling wood.
4. Crates: Break down crates into component wood pieces and comply with requirements for recycling wood.

#### B. Wood Materials:

1. Clean Cut-Offs of Lumber: Grind or chip into small pieces.
2. Clean Sawdust: Bag sawdust that does not contain painted or treated wood.
  - a. Comply with requirements in Section 329300 "Plants" for use of clean sawdust as organic mulch.

#### C. Gypsum Board: Stack large clean pieces on wood pallets or in container and store in a dry location.

1. Clean Gypsum Board: Grind scraps of clean gypsum board using small mobile chipper or hammer mill. Screen out paper after grinding.
  - a. Comply with requirements in Section 329300 "Plants" for use of clean ground gypsum board as inorganic soil amendment.

#### D. Paint: Seal containers and store by type.

### 3.6 DISPOSAL OF WASTE

#### A. General: Except for items or materials to be salvaged or recycled, remove waste materials from Project site and legally dispose of them in a landfill or incinerator acceptable to authorities having jurisdiction.

1. Except as otherwise specified, do not allow waste materials that are to be disposed of accumulate on-site.



KPC — ROOF SYSTEMS AND SERVICES

2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
- B. Burning: Do not burn waste materials.

**END OF SECTION 017419**

## **SECTION 017700 - CLOSEOUT PROCEDURES**

### **PART 1 - GENERAL**

#### **1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

#### **1.2 SUMMARY**

- A. Section includes administrative and procedural requirements for contract closeout, including, but not limited to, the following:
  - 1. Substantial Completion procedures.
  - 2. Final completion procedures.
  - 3. Warranties.
  - 4. Final cleaning.
  - 5. Repair of the Work.
- B. Related Requirements:
  - 1. Section 013233 "Photographic Documentation" for submitting final completion construction photographic documentation.
  - 2. Section 017823 "Operation and Maintenance Data" for additional operation and maintenance manual requirements.
  - 3. Section 017839 "Project Record Documents" for submitting Record Drawings, Record Specifications, and Record Product Data.
  - 4. Section 017900 "Demonstration and Training" for requirements to train the Owner's maintenance personnel to adjust, operate, and maintain products, equipment, and systems.

#### **1.3 ACTION SUBMITTALS**

- A. Product Data: For each type of cleaning agent.
- B. Contractor's List of Incomplete Items: Initial submittal at Substantial Completion.
- C. Certified List of Incomplete Items: Final submittal at final completion.

#### **1.4 CLOSEOUT SUBMITTALS**

- A. Certificates of Release: From authorities having jurisdiction.
- B. Certificate of Insurance: For continuing coverage.

- C. Field Report: For pest control inspection.

#### 1.5 MAINTENANCE MATERIAL SUBMITTALS

- A. Schedule of Maintenance Material Items: For maintenance material submittal items specified in other Sections.

#### 1.6 SUBSTANTIAL COMPLETION PROCEDURES

- A. Contractor's List of Incomplete Items: Prepare and submit a list of items to be completed and corrected (Contractor's punch list), indicating the value of each item on the list and reasons why the Work is incomplete.
- B. Submittals Prior to Substantial Completion: Complete the following a minimum of 10 days prior to requesting inspection for determining date of Substantial Completion. List items below that are incomplete at time of request.
  - 1. Certificates of Release: Obtain and submit releases from authorities having jurisdiction permitting Owner unrestricted use of the Work and access to services and utilities. Include occupancy permits, operating certificates, and similar releases.
  - 2. Submit closeout submittals specified in other Division 01 Sections, including project record documents, operation and maintenance manuals, damage or settlement surveys, property surveys, and similar final record information.
  - 3. Submit closeout submittals specified in individual Sections, including specific warranties, workmanship bonds, maintenance service agreements, final certifications, and similar documents.
  - 4. Submit maintenance material submittals specified in individual Sections, including tools, spare parts, extra materials, and similar items, and deliver to location designated by Architect. Label with manufacturer's name and model number.
    - a. Schedule of Maintenance Material Items: Prepare and submit schedule of maintenance material submittal items, including name and quantity of each item and name and number of related Specification Section. Obtain Owner's signature for receipt of submittals.
  - 5. Submit testing, adjusting, and balancing records.
  - 6. Submit changeover information related to Owner's occupancy, use, operation, and maintenance.
- C. Procedures Prior to Substantial Completion: Complete the following a minimum of 10 days prior to requesting inspection for determining date of Substantial Completion. List items below that are incomplete at time of request.
  - 1. Advise Owner of pending insurance changeover requirements.
  - 2. Make final changeover of permanent locks and deliver keys to Owner. Advise Owner's personnel of changeover in security provisions.
  - 3. Complete startup and testing of systems and equipment.
  - 4. Perform preventive maintenance on equipment used prior to Substantial Completion.

## KPC — ROOF SYSTEMS AND SERVICES

5. Instruct Owner's personnel in operation, adjustment, and maintenance of products, equipment, and systems. Submit demonstration and training video recordings specified in Section 017900 "Demonstration and Training."
  6. Advise Owner of changeover in utility services.
  7. Participate with Owner in conducting inspection and walkthrough with local emergency responders.
  8. Terminate and remove temporary facilities from Project site, along with mockups, construction tools, and similar elements.
  9. Complete final cleaning requirements.
  10. Touch up paint and otherwise repair and restore marred exposed finishes to eliminate visual defects.
- D. Inspection: Submit a written request for inspection to determine Substantial Completion a minimum of 10 days prior to date the Work will be completed and ready for final inspection and tests. On receipt of request, Architect will either proceed with inspection or notify Contractor of unfulfilled requirements. Architect will prepare the Certificate of Substantial Completion after inspection or will notify Contractor of items, either on Contractor's list or additional items identified by Architect, that must be completed or corrected before certificate will be issued.
1. Request reinspection when the Work identified in previous inspections as incomplete is completed or corrected.
  2. Results of completed inspection will form the basis of requirements for final completion.

### 1.7 FINAL COMPLETION PROCEDURES

- A. Submittals Prior to Final Completion: Before requesting final inspection for determining final completion, complete the following:
1. Submit a final Application for Payment according to Section 012900 "Payment Procedures."
  2. Certified List of Incomplete Items: Submit certified copy of Architect's Substantial Completion inspection list of items to be completed or corrected (punch list), endorsed and dated by Architect. Certified copy of the list shall state that each item has been completed or otherwise resolved for acceptance.
  3. Certificate of Insurance: Submit evidence of final, continuing insurance coverage complying with insurance requirements.
  4. Submit pest-control final inspection report.
  5. Submit final completion photographic documentation.
- B. Inspection: Submit a written request for final inspection to determine acceptance a minimum of 10 days prior to date the work will be completed and ready for final inspection and tests. On receipt of request, Architect will either proceed with inspection or notify Contractor of unfulfilled requirements. Architect will prepare a final Certificate for Payment after inspection or will notify Contractor of construction that must be completed or corrected before certificate will be issued.
1. Request reinspection when the Work identified in previous inspections as incomplete is completed or corrected.

1.8 LIST OF INCOMPLETE ITEMS (PUNCH LIST)

- A. Organization of List: Include name and identification of each space and area affected by construction operations for incomplete items and items needing correction including, if necessary, areas disturbed by Contractor that are outside the limits of construction.
  - 1. Organize list of spaces in sequential order, starting with exterior areas first and proceeding from lowest floor to highest floor.
  - 2. Organize items applying to each space by major element, including categories for ceiling, individual walls, floors, equipment, and building systems.
  - 3. Include the following information at the top of each page:
    - a. Project name.
    - b. Date.
    - c. Name of Architect.
    - d. Name of Contractor.
    - e. Page number.
  - 4. Submit list of incomplete items in the following format:
    - a. PDF electronic file. Architect will return annotated file.

1.9 SUBMITTAL OF PROJECT WARRANTIES

- A. Time of Submittal: Submit written warranties on request of Architect for designated portions of the Work where warranties are indicated to commence on dates other than date of Substantial Completion, or when delay in submittal of warranties might limit Owner's rights under warranty.
- B. Partial Occupancy: Submit properly executed warranties within 15 days of completion of designated portions of the Work that are completed and occupied or used by Owner during construction period by separate agreement with Contractor.
- C. Organize warranty documents into an orderly sequence based on the table of contents of Project Manual.
- D. Warranty Electronic File: Provide warranties and bonds in PDF format. Assemble complete warranty and bond submittal package into a single electronic PDF file with bookmarks enabling navigation to each item. Provide bookmarked table of contents at beginning of document.
  - 1. Submit by uploading to web-based project software site.
- E. Warranties in Paper Form:
  - 1. Bind warranties and bonds in heavy-duty, three-ring, vinyl-covered, loose-leaf binders, thickness as necessary to accommodate contents, and sized to receive 8-1/2-by-11-inch paper.
  - 2. Provide heavy paper dividers with plastic-covered tabs for each separate warranty. Mark tab to identify the product or installation. Provide a typed description of the product or

## KPC — ROOF SYSTEMS AND SERVICES

installation, including the name of the product and the name, address, and telephone number of Installer.

3. Identify each binder on the front and spine with the typed or printed title "WARRANTIES," Project name, and name of Contractor.

- F. Provide additional copies of each warranty to include in operation and maintenance manuals.

## PART 2 - PRODUCTS

### 2.1 MATERIALS

- A. Cleaning Agents: Use cleaning materials and agents recommended by manufacturer or fabricator of the surface to be cleaned. Do not use cleaning agents that are potentially hazardous to health or property or that might damage finished surfaces.

## PART 3 - EXECUTION

### 3.1 FINAL CLEANING

- A. General: Perform final cleaning. Conduct cleaning and waste-removal operations to comply with local laws and ordinances and Federal and local environmental and antipollution regulations.
- B. Cleaning: Employ experienced workers or professional cleaners for final cleaning. Clean each surface or unit to condition expected in an average commercial building cleaning and maintenance program. Comply with manufacturer's written instructions.
  1. Complete the following cleaning operations before requesting inspection for certification of Substantial Completion for entire Project or for a designated portion of Project:
    - a. Clean Project site, yard, and grounds, in areas disturbed by construction activities, including landscape development areas, of rubbish, waste material, litter, and other foreign substances.
    - b. Sweep paved areas broom clean. Remove petrochemical spills, stains, and other foreign deposits.
    - c. Rake grounds that are not planted, mulched, or paved to a smooth, even-textured surface.
    - d. Remove tools, construction equipment, machinery, and surplus material from Project site.
    - e. Remove snow and ice to provide safe access to building.
    - f. Clean exposed exterior and interior hard-surfaced finishes to a dirt-free condition, free of stains, films, and similar foreign substances. Avoid disturbing natural weathering of exterior surfaces. Restore reflective surfaces to their original condition.
    - g. Remove debris and surface dust from limited access spaces, including roofs, plenums, shafts, trenches, equipment vaults, manholes, attics, and similar spaces.
    - h. Sweep concrete floors broom clean in unoccupied spaces.

- i. Vacuum carpet and similar soft surfaces, removing debris and excess nap; clean according to manufacturer's recommendations if visible soil or stains remain.
  - j. Clean transparent materials, including mirrors and glass in doors and windows. Remove glazing compounds and other noticeable, vision-obscuring materials. Polish mirrors and glass, taking care not to scratch surfaces.
  - k. Remove labels that are not permanent.
  - l. Wipe surfaces of mechanical and electrical equipment, elevator equipment, and similar equipment. Remove excess lubrication, paint and mortar droppings, and other foreign substances.
  - m. Clean plumbing fixtures to a sanitary condition, free of stains, including stains resulting from water exposure.
  - n. Replace disposable air filters and clean permanent air filters. Clean exposed surfaces of diffusers, registers, and grills.
  - o. Clean luminaires, lamps, globes, and reflectors to function with full efficiency.
  - p. Leave Project clean and ready for occupancy.
- C. Pest Control: Comply with pest control requirements in Section 015000 "Temporary Facilities and Controls." Prepare written report.
- D. Construction Waste Disposal: Comply with waste disposal requirements in Section 015000 "Temporary Facilities and Controls."

### 3.2 REPAIR OF THE WORK

- A. Complete repair and restoration operations before requesting inspection for determination of Substantial Completion.
- B. Repair, or remove and replace, defective construction. Repairing includes replacing defective parts, refinishing damaged surfaces, touching up with matching materials, and properly adjusting operating equipment. Where damaged or worn items cannot be repaired or restored, provide replacements. Remove and replace operating components that cannot be repaired. Restore damaged construction and permanent facilities used during construction to specified condition.
- 1. Remove and replace chipped, scratched, and broken glass, reflective surfaces, and other damaged transparent materials.
  - 2. Touch up and otherwise repair and restore marred or exposed finishes and surfaces. Replace finishes and surfaces that already show evidence of repair or restoration.
    - a. Do not paint over "UL" and other required labels and identification, including mechanical and electrical nameplates. Remove paint applied to required labels and identification.
  - 3. Replace parts subject to operating conditions during construction that may impede operation or reduce longevity.
  - 4. Replace burned-out bulbs, bulbs noticeably dimmed by hours of use, and defective and noisy starters in fluorescent and mercury vapor fixtures to comply with requirements for new fixtures.

KPC — ROOF SYSTEMS AND SERVICES

**END OF SECTION 017700**



**SECTION 017823 - OPERATION AND MAINTENANCE DATA**

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes administrative and procedural requirements for preparing operation and maintenance manuals, including the following:
  - 1. Operation and maintenance documentation manuals.
  - 2. Emergency manuals.
  - 3. Systems and equipment operation manuals.
  - 4. Systems and equipment maintenance manuals.
  - 5. Product maintenance manuals.
- B. Related Requirements:
  - 1. Section 013300 "Submittal Procedures" for submitting copies of submittals for operation and maintenance manuals.

1.3 DEFINITIONS

- A. System: An organized collection of parts, equipment, or subsystems united by regular interaction.
- B. Subsystem: A portion of a system with characteristics similar to a system.

1.4 CLOSEOUT SUBMITTALS

- A. Submit operation and maintenance manuals indicated. Provide content for each manual as specified in individual Specification Sections, and as reviewed and approved at the time of Section submittals. Submit reviewed manual content formatted and organized as required by this Section.
  - 1. Architect will comment on whether content of operation and maintenance submittals is acceptable.
  - 2. Where applicable, clarify and update reviewed manual content to correspond to revisions and field conditions.
- B. Format: Submit operation and maintenance manuals in the following format:

1. Submit by uploading to web-based project software site. Enable reviewer comments on draft submittals.
  2. Submit three paper copies. Architect will return two copies.
- C. Initial Manual Submittal: Submit draft copy of each manual at least 30 days before commencing demonstration and training. Architect will comment on whether general scope and content of manual are acceptable.
- D. Final Manual Submittal: Submit each manual in final form prior to requesting inspection for Substantial Completion and at least 15 days before commencing demonstration and training. Architect will return copy with comments.
1. Correct or revise each manual to comply with Architect's comments. Submit copies of each corrected manual within 15 days of receipt of Architect's comments and prior to commencing demonstration and training.
- E. Comply with Section 017700 "Closeout Procedures" for schedule for submitting operation and maintenance documentation.

#### 1.5 FORMAT OF OPERATION AND MAINTENANCE MANUALS

- A. Manuals, Electronic Files: Submit manuals in the form of a multiple file composite electronic PDF file for each manual type required.
1. Electronic Files: Use electronic files prepared by manufacturer where available. Where scanning of paper documents is required, configure scanned file for minimum readable file size.
  2. File Names and Bookmarks: Bookmark individual documents based on file names. Name document files to correspond to system, subsystem, and equipment names used in manual directory and table of contents. Group documents for each system and subsystem into individual composite bookmarked files, then create composite manual, so that resulting bookmarks reflect the system, subsystem, and equipment names in a readily navigated file tree. Configure electronic manual to display bookmark panel on opening file.
- B. Manuals, Paper Copy: Submit manuals in the form of hard-copy, bound and labeled volumes.
1. Binders: Heavy-duty, three-ring, vinyl-covered, loose-leaf binders, in thickness necessary to accommodate contents, sized to hold 8-1/2-by-11-inch paper; with clear plastic sleeve on spine to hold label describing contents and with pockets inside covers to hold folded oversize sheets.
    - a. If two or more binders are necessary to accommodate data of a system, organize data in each binder into groupings by subsystem and related components. Cross-reference other binders if necessary to provide essential information for proper operation or maintenance of equipment or system.
    - b. Identify each binder on front and spine, with printed title "OPERATION AND MAINTENANCE MANUAL," Project title or name, and subject matter of contents. Indicate volume number for multiple-volume sets.

2. Dividers: Heavy-paper dividers with plastic-covered tabs for each section of the manual. Mark each tab to indicate contents. Include typed list of products and major components of equipment included in the section on each divider, cross-referenced to Specification Section number and title of Project Manual.
3. Protective Plastic Sleeves: Transparent plastic sleeves designed to enclose diagnostic software storage media for computerized electronic equipment. Enclose title pages and directories in clear plastic sleeves.
4. Supplementary Text: Prepared on 8-1/2-by-11-inch white bond paper.
5. Drawings: Attach reinforced, punched binder tabs on drawings and bind with text.
  - a. If oversize drawings are necessary, fold drawings to same size as text pages and use as foldouts.
  - b. If drawings are too large to be used as foldouts, fold and place drawings in labeled envelopes and bind envelopes in rear of manual. At appropriate locations in manual, insert typewritten pages indicating drawing titles, descriptions of contents, and drawing locations.

#### 1.6 REQUIREMENTS FOR EMERGENCY, OPERATION, AND MAINTENANCE MANUALS

- A. Organization of Manuals: Unless otherwise indicated, organize each manual into a separate section for each system and subsystem, and a separate section for each piece of equipment not part of a system. Each manual shall contain the following materials, in the order listed:
  1. Title page.
  2. Table of contents.
  3. Manual contents.
- B. Title Page: Include the following information:
  1. Subject matter included in manual.
  2. Name and address of Project.
  3. Name and address of Owner.
  4. Date of submittal.
  5. Name and contact information for Contractor.
  6. Name and contact information for Construction Manager.
  7. Name and contact information for Architect.
  8. Name and contact information for Commissioning Authority.
  9. Names and contact information for major consultants to the Architect that designed the systems contained in the manuals.
  10. Cross-reference to related systems in other operation and maintenance manuals.
- C. Table of Contents: List each product included in manual, identified by product name, indexed to the content of the volume, and cross-referenced to Specification Section number in Project Manual.
  1. If operation or maintenance documentation requires more than one volume to accommodate data, include comprehensive table of contents for all volumes in each volume of the set.

- D. Manual Contents: Organize into sets of manageable size. Arrange contents alphabetically by system, subsystem, and equipment. If possible, assemble instructions for subsystems, equipment, and components of one system into a single binder.
- E. Identification: In the documentation directory and in each operation and maintenance manual, identify each system, subsystem, and piece of equipment with same designation used in the Contract Documents. If no designation exists, assign a designation according to ASHRAE Guideline 4, "Preparation of Operating and Maintenance Documentation for Building Systems."

## 1.7 EMERGENCY MANUALS

- A. Emergency Manual: Assemble a complete set of emergency information indicating procedures for use by emergency personnel and by Owner's operating personnel for types of emergencies indicated.
- B. Content: Organize manual into a separate section for each of the following:
  - 1. Type of emergency.
  - 2. Emergency instructions.
  - 3. Emergency procedures.
- C. Type of Emergency: Where applicable for each type of emergency indicated below, include instructions and procedures for each system, subsystem, piece of equipment, and component:
  - 1. Fire.
  - 2. Flood.
  - 3. Gas leak.
  - 4. Water leak.
  - 5. Power failure.
  - 6. Water outage.
  - 7. System, subsystem, or equipment failure.
  - 8. Chemical release or spill.
- D. Emergency Instructions: Describe and explain warnings, trouble indications, error messages, and similar codes and signals. Include responsibilities of Owner's operating personnel for notification of Installer, supplier, and manufacturer to maintain warranties.
- E. Emergency Procedures: Include the following, as applicable:
  - 1. Instructions on stopping.
  - 2. Shutdown instructions for each type of emergency.
  - 3. Operating instructions for conditions outside normal operating limits.
  - 4. Required sequences for electric or electronic systems.
  - 5. Special operating instructions and procedures.

1.8 SYSTEMS AND EQUIPMENT OPERATION MANUALS

- A. Systems and Equipment Operation Manual: Assemble a complete set of data indicating operation of each system, subsystem, and piece of equipment not part of a system. Include information required for daily operation and management, operating standards, and routine and special operating procedures.
  - 1. Engage a factory-authorized service representative to assemble and prepare information for each system, subsystem, and piece of equipment not part of a system.
  - 2. Prepare a separate manual for each system and subsystem, in the form of an instructional manual for use by Owner's operating personnel.
  
- B. Content: In addition to requirements in this Section, include operation data required in individual Specification Sections and the following information:
  - 1. System, subsystem, and equipment descriptions. Use designations for systems and equipment indicated on Contract Documents.
  - 2. Performance and design criteria if Contractor has delegated design responsibility.
  - 3. Operating standards.
  - 4. Operating procedures.
  - 5. Operating logs.
  - 6. Wiring diagrams.
  - 7. Control diagrams.
  - 8. Piped system diagrams.
  - 9. Precautions against improper use.
  - 10. License requirements including inspection and renewal dates.
  
- C. Descriptions: Include the following:
  - 1. Product name and model number. Use designations for products indicated on Contract Documents.
  - 2. Manufacturer's name.
  - 3. Equipment identification with serial number of each component.
  - 4. Equipment function.
  - 5. Operating characteristics.
  - 6. Limiting conditions.
  - 7. Performance curves.
  - 8. Engineering data and tests.
  - 9. Complete nomenclature and number of replacement parts.
  
- D. Operating Procedures: Include the following, as applicable:
  - 1. Startup procedures.
  - 2. Equipment or system break-in procedures.
  - 3. Routine and normal operating instructions.
  - 4. Regulation and control procedures.
  - 5. Instructions on stopping.
  - 6. Normal shutdown instructions.
  - 7. Seasonal and weekend operating instructions.
  - 8. Required sequences for electric or electronic systems.
  - 9. Special operating instructions and procedures.

- E. Systems and Equipment Controls: Describe the sequence of operation, and diagram controls as installed.
- F. Piped Systems: Diagram piping as installed, and identify color coding where required for identification.

#### 1.9 SYSTEMS AND EQUIPMENT MAINTENANCE MANUALS

- A. Systems and Equipment Maintenance Manuals: Assemble a complete set of data indicating maintenance of each system, subsystem, and piece of equipment not part of a system. Include manufacturers' maintenance documentation, preventive maintenance procedures and frequency, repair procedures, wiring and systems diagrams, lists of spare parts, and warranty information.
  - 1. Engage a factory-authorized service representative to assemble and prepare information for each system, subsystem, and piece of equipment not part of a system.
  - 2. Prepare a separate manual for each system and subsystem, in the form of an instructional manual for use by Owner's operating personnel.
- B. Content: For each system, subsystem, and piece of equipment not part of a system, include source information, manufacturers' maintenance documentation, maintenance procedures, maintenance and service schedules, spare parts list and source information, maintenance service contracts, and warranties and bonds as described below.
- C. Source Information: List each system, subsystem, and piece of equipment included in manual, identified by product name and arranged to match manual's table of contents. For each product, list name, address, and telephone number of Installer or supplier and maintenance service agent, and cross-reference Specification Section number and title in Project Manual and drawing or schedule designation or identifier where applicable.
- D. Manufacturers' Maintenance Documentation: Include the following information for each component part or piece of equipment:
  - 1. Standard maintenance instructions and bulletins; include only sheets pertinent to product or component installed. Mark each sheet to identify each product or component incorporated into the Work. If data include more than one item in a tabular format, identify each item using appropriate references from the Contract Documents. Identify data applicable to the Work and delete references to information not applicable.
    - a. Prepare supplementary text if manufacturers' standard printed data are not available and where the information is necessary for proper operation and maintenance of equipment or systems.
  - 2. Drawings, diagrams, and instructions required for maintenance, including disassembly and component removal, replacement, and assembly.
  - 3. Identification and nomenclature of parts and components.
  - 4. List of items recommended to be stocked as spare parts.
- E. Maintenance Procedures: Include the following information and items that detail essential maintenance procedures:

## KPC — ROOF SYSTEMS AND SERVICES

1. Test and inspection instructions.
  2. Troubleshooting guide.
  3. Precautions against improper maintenance.
  4. Disassembly; component removal, repair, and replacement; and reassembly instructions.
  5. Aligning, adjusting, and checking instructions.
  6. Demonstration and training video recording, if available.
- F. Maintenance and Service Schedules: Include service and lubrication requirements, list of required lubricants for equipment, and separate schedules for preventive and routine maintenance and service with standard time allotment.
1. Scheduled Maintenance and Service: Tabulate actions for daily, weekly, monthly, quarterly, semiannual, and annual frequencies.
  2. Maintenance and Service Record: Include manufacturers' forms for recording maintenance.
- G. Spare Parts List and Source Information: Include lists of replacement and repair parts, with parts identified and cross-referenced to manufacturers' maintenance documentation and local sources of maintenance materials and related services.
- H. Maintenance Service Contracts: Include copies of maintenance agreements with name and telephone number of service agent.
- I. Warranties and Bonds: Include copies of warranties and bonds and lists of circumstances and conditions that would affect validity of warranties or bonds.
1. Include procedures to follow and required notifications for warranty claims.
- J. Drawings: Prepare drawings supplementing manufacturers' printed data to illustrate the relationship of component parts of equipment and systems and to illustrate control sequence and flow diagrams. Coordinate these drawings with information contained in record Drawings to ensure correct illustration of completed installation.
1. Do not use original project record documents as part of maintenance manuals.
- 1.10 PRODUCT MAINTENANCE MANUALS
- A. Product Maintenance Manual: Assemble a complete set of maintenance data indicating care and maintenance of each product, material, and finish incorporated into the Work.
- B. Content: Organize manual into a separate section for each product, material, and finish. Include source information, product information, maintenance procedures, repair materials and sources, and warranties and bonds, as described below.
- C. Source Information: List each product included in manual, identified by product name and arranged to match manual's table of contents. For each product, list name, address, and telephone number of Installer or supplier and maintenance service agent, and cross-reference Specification Section number and title in Project Manual and drawing or schedule designation or identifier where applicable.

KPC — ROOF SYSTEMS AND SERVICES

- D. Product Information: Include the following, as applicable:
1. Product name and model number.
  2. Manufacturer's name.
  3. Color, pattern, and texture.
  4. Material and chemical composition.
  5. Reordering information for specially manufactured products.
- E. Maintenance Procedures: Include manufacturer's written recommendations and the following:
1. Inspection procedures.
  2. Types of cleaning agents to be used and methods of cleaning.
  3. List of cleaning agents and methods of cleaning detrimental to product.
  4. Schedule for routine cleaning and maintenance.
  5. Repair instructions.
- F. Repair Materials and Sources: Include lists of materials and local sources of materials and related services.
- G. Warranties and Bonds: Include copies of warranties and bonds and lists of circumstances and conditions that would affect validity of warranties or bonds.
1. Include procedures to follow and required notifications for warranty claims.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

**END OF SECTION 017823**



## **SECTION 017839 - PROJECT RECORD DOCUMENTS**

### **PART 1 - GENERAL**

#### **1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

#### **1.2 SUMMARY**

- A. Section includes administrative and procedural requirements for project record documents, including the following:
  - 1. Record Drawings.
  - 2. Record Specifications.
- B. Related Requirements:
  - 1. Section 017700 "Closeout Procedures" for general closeout procedures.
  - 2. Section 017823 "Operation and Maintenance Data" for operation and maintenance manual requirements.

#### **1.3 CLOSEOUT SUBMITTALS**

- A. Record Drawings: Comply with the following:
  - 1. Number of Copies: Submit one set(s) of marked-up record prints.
- B. Record Specifications: Submit one paper copy or annotated PDF electronic files of Project's Specifications, including addenda and contract modifications.

#### **1.4 RECORD DRAWINGS**

- A. Record Prints: Maintain one set of marked-up paper copies of the Contract Drawings and Shop Drawings, incorporating new and revised drawings as modifications are issued.
  - 1. Preparation: Mark record prints to show the actual installation where installation varies from that shown originally. Require individual or entity who obtained record data, whether individual or entity is Installer, subcontractor, or similar entity, to provide information for preparation of corresponding marked-up record prints.
    - a. Give particular attention to information on concealed elements that would be difficult to identify or measure and record later.
    - b. Accurately record information in an acceptable drawing technique.
    - c. Record data as soon as possible after obtaining it.

- d. Record and check the markup before enclosing concealed installations.
  - e. Cross-reference record prints to corresponding photographic documentation.
2. Content: Types of items requiring marking include, but are not limited to, the following:
    - a. Dimensional changes to Drawings.
    - b. Revisions to details shown on Drawings.
    - c. Depths of foundations.
    - d. Locations and depths of underground utilities.
    - e. Revisions to routing of piping and conduits.
    - f. Revisions to electrical circuitry.
    - g. Actual equipment locations.
    - h. Duct size and routing.
    - i. Locations of concealed internal utilities.
    - j. Changes made by Change Order or Construction Change Directive.
    - k. Changes made following Architect's written orders.
    - l. Details not on the original Contract Drawings.
    - m. Field records for variable and concealed conditions.
    - n. Record information on the Work that is shown only schematically.
  3. Mark the Contract Drawings and Shop Drawings completely and accurately. Use personnel proficient at recording graphic information in production of marked-up record prints.
  4. Mark record sets with erasable, red-colored pencil. Use other colors to distinguish between changes for different categories of the Work at same location.
  5. Mark important additional information that was either shown schematically or omitted from original Drawings.
  6. Note Construction Change Directive numbers, alternate numbers, Change Order numbers, and similar identification, where applicable.
- B. Format: Identify and date each record Drawing; include the designation "PROJECT RECORD DRAWING" in a prominent location.
1. Record Prints: Organize record prints into manageable sets. Bind each set with durable paper cover sheets. Include identification on cover sheets.
  2. Identification: As follows:
    - a. Project name.
    - b. Date.
    - c. Designation "PROJECT RECORD DRAWINGS."
    - d. Name of Architect.
    - e. Name of Contractor.

## 1.5 RECORD SPECIFICATIONS

- A. Preparation: Mark Specifications to indicate the actual product installation where installation varies from that indicated in Specifications, addenda, and contract modifications.
1. Give particular attention to information on concealed products and installations that cannot be readily identified and recorded later.

## KPC — ROOF SYSTEMS AND SERVICES

2. Mark copy with the proprietary name and model number of products, materials, and equipment furnished, including substitutions and product options selected.
  3. Record the name of manufacturer, supplier, Installer, and other information necessary to provide a record of selections made.
  4. For each principal product, indicate whether record Product Data has been submitted in operation and maintenance manuals instead of submitted as record Product Data.
  5. Note related Change Orders, record Product Data, and record Drawings where applicable.
- B. Format: Submit record Specifications as annotated PDF electronic file or scanned PDF electronic file(s) of marked-up paper copy of Specifications.

### 1.6 MAINTENANCE OF RECORD DOCUMENTS

- A. Maintenance of Record Documents: Store record documents in the field office apart from the Contract Documents used for construction. Do not use project record documents for construction purposes. Maintain record documents in good order and in a clean, dry, legible condition, protected from deterioration and loss. Provide access to project record documents for Architect's reference during normal working hours.

## PART 2 - PRODUCTS

## PART 3 - EXECUTION

**END OF SECTION 017839**

## SECTION 024119 - SELECTIVE DEMOLITION

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Section Includes:
  - 1. Demolition and removal of selected portions of building or structure.
  - 2. Demolition and removal of selected site elements.
  - 3. Salvage of existing items to be reused or recycled.
- B. Related Requirements:
  - 1. Section 017300 "Execution" for cutting and patching procedures.

#### 1.3 DEFINITIONS

- A. Remove: Detach items from existing construction and dispose of them off-site unless indicated to be salvaged or reinstalled.
- B. Remove and Salvage: Detach items from existing construction, in a manner to prevent damage, and deliver to Owner ready for reuse.
- C. Remove and Reinstall: Detach items from existing construction, in a manner to prevent damage, prepare for reuse, and reinstall where indicated.
- D. Existing to Remain: Leave existing items that are not to be removed and that are not otherwise indicated to be salvaged or reinstalled.
- E. Dismantle: To remove by disassembling or detaching an item from a surface, using gentle methods and equipment to prevent damage to the item and surfaces; disposing of items unless indicated to be salvaged or reinstalled.

#### 1.4 MATERIALS OWNERSHIP

- A. Unless otherwise indicated, demolition waste becomes property of Contractor.
- B. Historic items, relics, antiques, and similar objects including, but not limited to, cornerstones and their contents, commemorative plaques and tablets, and other items of interest or value to Owner that may be uncovered during demolition remain the property of Owner.
  - 1. Carefully salvage in a manner to prevent damage and promptly return to Owner.

## KPC — ROOF SYSTEMS AND SERVICES

### 1.5 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For refrigerant recovery technician.
- B. Engineering Survey: Submit engineering survey of condition of building.
- C. Proposed Protection Measures: Submit report, including Drawings, that indicates the measures proposed for protecting individuals and property, for environmental protection, for dust control and, for noise control. Indicate proposed locations and construction of barriers.
- D. Schedule of Selective Demolition Activities: Indicate the following:
  - 1. Detailed sequence of selective demolition and removal work, with starting and ending dates for each activity. Ensure Owner's on-site operations are uninterrupted.
  - 2. Interruption of utility services. Indicate how long utility services will be interrupted.
  - 3. Coordination for shutoff, capping, and continuation of utility services.
  - 4. Use of elevator and stairs.
  - 5. Coordination of Owner's continuing occupancy of portions of existing building and of Owner's partial occupancy of completed Work.
- E. Predemolition Photographs or Video: Show existing conditions of adjoining construction, including finish surfaces, that might be misconstrued as damage caused by demolition operations. Comply with Section 013233 "Photographic Documentation." Submit before Work begins.
- F. Statement of Refrigerant Recovery: Signed by refrigerant recovery technician responsible for recovering refrigerant, stating that all refrigerant that was present was recovered and that recovery was performed according to EPA regulations. Include name and address of technician and date refrigerant was recovered.
- G. Warranties: Documentation indicating that existing warranties are still in effect after completion of selective demolition.

### 1.6 CLOSEOUT SUBMITTALS

- A. Inventory: Submit a list of items that have been removed and salvaged.

### 1.7 QUALITY ASSURANCE

- A. Refrigerant Recovery Technician Qualifications: Certified by an EPA-approved certification program.

### 1.8 FIELD CONDITIONS

- A. Owner will occupy portions of building immediately adjacent to selective demolition area. Conduct selective demolition so Owner's operations will not be disrupted.
- B. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.

## KPC — ROOF SYSTEMS AND SERVICES

- C. Notify Architect of discrepancies between existing conditions and Drawings before proceeding with selective demolition.
- D. Hazardous Materials: Present in buildings and structures to be selectively demolished. A report on the presence of hazardous materials is on file for review and use. Examine report to become aware of locations where hazardous materials are present.
  - 1. Hazardous material remediation is specified elsewhere in the Contract Documents.
  - 2. Do not disturb hazardous materials or items suspected of containing hazardous materials except under procedures specified elsewhere in the Contract Documents.
  - 3. Owner will provide material safety data sheets for suspected hazardous materials that are known to be present in buildings and structures to be selectively demolished because of building operations or processes performed there.
- E. Storage or sale of removed items or materials on-site is not permitted.
- F. Utility Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.
  - 1. Maintain fire-protection facilities in service during selective demolition operations.

### 1.9 WARRANTY

- A. Existing Warranties: Remove, replace, patch, and repair materials and surfaces cut or damaged during selective demolition, by methods and with materials and using approved contractors so as not to void existing warranties. Notify warrantor before proceeding. Existing warranties include the following:
  - 1. PTHS Roofing.
- B. Notify warrantor on completion of selective demolition, and obtain documentation verifying that existing system has been inspected and warranty remains in effect. Submit documentation at Project closeout.

### 1.10 COORDINATION

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

## PART 2 - PRODUCTS

### 2.1 PERFORMANCE REQUIREMENTS

- A. Regulatory Requirements: Comply with governing EPA notification regulations before beginning selective demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.
- B. Standards: Comply with ASSE A10.6 and NFPA 241.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Verify that utilities have been disconnected and capped before starting selective demolition operations.
- B. Review Project Record Documents of existing construction or other existing condition and hazardous material information provided by Owner. Owner does not guarantee that existing conditions are same as those indicated in Project Record Documents.
- C. Perform an engineering survey of condition of building to determine whether removing any element might result in structural deficiency or unplanned collapse of any portion of structure or adjacent structures during selective building demolition operations.
  - 1. Perform surveys as the Work progresses to detect hazards resulting from selective demolition activities.
- D. Verify that hazardous materials have been remediated before proceeding with building demolition operations.
- E. Survey of Existing Conditions: Record existing conditions by use of preconstruction photographs or video.
  - 1. Comply with requirements specified in Section 013233 "Photographic Documentation."
  - 2. Inventory and record the condition of items to be removed and salvaged. Provide photographs or video of conditions that might be misconstrued as damage caused by salvage operations.

3.2 PREPARATION

- A. Refrigerant: Before starting demolition, remove refrigerant from mechanical equipment according to 40 CFR 82 and regulations of authorities having jurisdiction.

3.3 UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS

- A. Existing Services/Systems to Remain: Maintain services/systems indicated to remain and protect them against damage.
- B. Existing Services/Systems to Be Removed, Relocated, or Abandoned: Locate, identify, disconnect, and seal or cap off utility services and mechanical/electrical systems serving areas to be selectively demolished.
  - 1. Owner will arrange to shut off indicated services/systems when requested by Contractor.
  - 2. Arrange to shut off utilities with utility companies.
  - 3. 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.
  - 4. Disconnect, demolish, and remove fire-suppression systems, plumbing, and HVAC systems, equipment, and components indicated on Drawings to be removed.

- a. Piping to Be Removed: Remove portion of piping indicated to be removed and cap or plug remaining piping with same or compatible piping material.
- b. Piping to Be Abandoned in Place: Drain piping and cap or plug piping with same or compatible piping material and leave in place.
- c. Equipment to Be Removed: Disconnect and cap services and remove equipment.
- d. Equipment to Be Removed and Reinstalled: Disconnect and cap services and remove, clean, and store equipment; when appropriate, reinstall, reconnect, and make equipment operational.
- e. Equipment to Be Removed and Salvaged: Disconnect and cap services and remove equipment and deliver to Owner.
- f. Ducts to Be Removed: Remove portion of ducts indicated to be removed and plug remaining ducts with same or compatible ductwork material.
- g. Ducts to Be Abandoned in Place: Cap or plug ducts with same or compatible ductwork material and leave in place.

### 3.4 PROTECTION

- A. Temporary Protection: 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 selective demolition area and to and from occupied portions of building.
  2. Provide temporary weather protection, during interval 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 that have not been removed.
  5. Comply with requirements for temporary enclosures, dust control, heating, and cooling specified in Section 015000 "Temporary Facilities and Controls."
- B. Temporary Shoring: Design, 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.
- C. Remove temporary barricades and protections where hazards no longer exist.

### 3.5 SELECTIVE DEMOLITION, GENERAL

- A. General: Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the Work within limitations of governing regulations and as follows:
  1. Proceed with selective demolition systematically, from higher to lower level. Complete selective demolition operations above each floor or tier before disturbing supporting members on the next lower level.
  2. Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction.



- Use hand tools or small power tools designed for sawing or grinding, not hammering and chopping. Temporarily cover openings to remain.
3. Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.
  4. Do not use cutting torches until work area is cleared of flammable materials. At concealed spaces, such as duct and pipe interiors, verify condition and contents of hidden space before starting flame-cutting operations. Maintain portable fire-suppression devices during flame-cutting operations.
  5. Maintain fire watch during and for at least 24 hours after flame-cutting operations.
  6. Maintain adequate ventilation when using cutting torches.
  7. Remove decayed, vermin-infested, or otherwise dangerous or unsuitable materials and promptly dispose of off-site.
  8. Remove structural framing members and lower to ground by method suitable to avoid free fall and to prevent ground impact or dust generation.
  9. Locate selective demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.
  10. Dispose of demolished items and materials promptly. Comply with requirements in Section 017419 "Construction Waste Management and Disposal."
- B. Site Access and Temporary Controls: Conduct selective demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.
- C. Removed and Salvaged Items:
1. Clean salvaged items.
  2. Pack or crate items after cleaning. Identify contents of containers.
  3. Store items in a secure area until delivery to Owner.
  4. Transport items to Owner's storage area designated by Owner.
  5. Protect items from damage during transport and storage.
- D. Removed and Reinstalled Items:
1. Clean and repair items to functional condition adequate for intended reuse.
  2. Pack or crate items after cleaning and repairing. Identify contents of containers.
  3. Protect items from damage during transport and storage.
  4. Reinstall items in locations indicated. Comply with installation requirements for new materials and equipment. Provide connections, supports, and miscellaneous materials necessary to make item functional for use indicated.
- E. Existing Items to Remain: Protect construction indicated to remain against damage and soiling during selective demolition. When permitted by Architect, items may be removed to a suitable, protected storage location during selective demolition and cleaned and reinstalled in their original locations after selective demolition operations are complete.

### 3.6 SELECTIVE DEMOLITION PROCEDURES FOR SPECIFIC MATERIALS

- A. Concrete: Demolish in sections. Cut concrete full depth at junctures with construction to remain and at regular intervals using power-driven saw, and then remove concrete between saw cuts.
- B. Masonry: Demolish in small sections. Cut masonry at junctures with construction to remain, using power-driven saw, and then remove masonry between saw cuts.

## KPC — ROOF SYSTEMS AND SERVICES

- C. Concrete Slabs-on-Grade: Saw-cut perimeter of area to be demolished, and then break up and remove.
- D. Resilient Floor Coverings: Remove floor coverings and adhesive according to recommendations in RFCI's "Recommended Work Practices for the Removal of Resilient Floor Coverings." Do not use methods requiring solvent-based adhesive strippers.
- E. Roofing: Remove no more existing roofing than what can be covered in one day by new roofing and so that building interior remains watertight and weathertight. See Section 075216 "Styrene-Butadiene-Styrene (SBS) Modified Bituminous Membrane Roofing" for new roofing requirements.

### 3.7 DISPOSAL OF DEMOLISHED MATERIALS

- A. Remove demolition waste materials from Project site and recycle or dispose of them according to Section 017419 "Construction Waste Management and Disposal."
  - 1. Do not allow demolished materials to accumulate on-site.
  - 2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
  - 3. Remove debris from elevated portions of building by chute, hoist, or other device that will convey debris to grade level in a controlled descent.
  - 4. Comply with requirements specified in Section 017419 "Construction Waste Management and Disposal."
- B. Burning: Do not burn demolished materials.

### 3.8 CLEANING

- A. Clean adjacent structures and improvements of dust, dirt, and debris caused by selective demolition operations. Return adjacent areas to condition existing before selective demolition operations began.

**END OF SECTION 024119**

SECTION 054100.2 – RETROFIT METAL FRAMING SYSTEM

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Furnish all labor, materials, services and equipment necessary to complete retrofit steel framing work shown on the plans and specified herein.
- B. Specialty and Accessory Items

1.3 REFERENCES

- A. American Iron and Steel Construction (AISC):
  - 1. Manual of Steel Construction
- B. American Iron and Steel Institute (AISI)
  - 1. Specification for the Design of Cold-Formed Steel Structural Members
- C. American Society of Civil Engineers (ASCE):
  - 1. ASCE 7-05 Minimum Design Loads for Buildings and Other Structures
- D. American Society for Testing and Materials (ASTM):
  - 1. ASTM A36 Standard Specification for Carbon Structural Steel
  - 2. ASTM A570 Standard Specification for Steel, Sheet and Strip, Carbon, Hot-Rolled, Structural Quality
  - 3. ASTM A611 Standard Specification for Structural Steel, Sheet, Carbon, Cold-Rolled
  - 4. ASTM A653 Standard Specification for Steel, Sheet, Carbon, Cold-Rolled, Structural Quality
  - 5. ASTM A924 Standard Specification for General Requirements for Steel Sheet, Metallic-Coated by the Hot-Dip Process.
- E. Light Gage Structural Institute (LGSI):
  - 1. Light Gauge Structural Framing System Design Handbook

1.4 SUBMITTALS

## KPC — ROOF SYSTEMS AND SERVICES

- A. Shop Drawings: Show roof framing system with accessories in plan, sections and details. Include complete drawing/description of each framing component and fastener, including metal thickness and finishes, connection details, anchorage details, and special fabrication provisions. Indicate relationships with adjacent and interfacing work. Indicate fastener types and spacing; and provide fastener pullout values.
- B. Product Data: Include manufacturer's detailed material and system description, engineering performance data and finish specifications. Indicate fastener types and spacing; and required fastener pullout values.
- C. Design Loads: Submit copy of manufacturer's minimum design load calculations according to ASCE 7-05. All loading types shall be considered: dead, live, snow, wind, and seismic. In no case shall the design loads be taken to be less than those detailed in article 1.9 of this specification.
- D. System Certification: Provide statement certifying the proposed system's capacity to safely resist the calculated design loads. Statement shall be provided by a registered professional engineer and co-signed by an officer of the manufacturing company.

### 1.5 QUALITY ASSURANCE

- A. Installer Qualifications: Engage an experienced metal roofing contractor (erector) to install the framing system who has a minimum of three (3) years experience specializing in the installation of retrofit roof framing systems and standing seam metal roof systems.
- B. Manufacturer's Certification: Contractor shall be certified by manufacturer specified as supplier of retrofit roof framing systems and obtain written certification from manufacturer that installer is approved for installation of specified system. Furnish a copy of this certification when requested by the Owner or Architect.
- C. Field Supervision: Maintain a full-time supervisor/foreman who is on the job-site at all times during installation of new roof system. Foreman must have a minimum of three (3) years experience with the installation of system similar to that specified.
- D. Source Limitation: Obtain all components of roof framing system from a single manufacturer. Secondary products that are required which cannot be supplied by the specified manufacturer shall be recommended and approved in writing by primary manufacturer prior to bidding.
- E. If required, fabricator/installer shall submit work experience and evidence of adequate financial responsibility. The owner's representative reserves the right to inspect fabrication facilities in determining qualifications.

### 1.6 DELIVERY, STORAGE, AND HANDLING

- A. Manufacturer's responsibility:
  - 1. Protect components during fabrication and packing from mechanical abuse and corrosion.
- B. Installer's responsibility:

## KPC — ROOF SYSTEMS AND SERVICES

1. Store materials off ground providing for drainage; under cover providing for air circulation; and protected from wind movement, foreign material contamination, mechanical damage, cement, lime or other corrosive substances.
2. Handle materials to prevent damage. Damaged material shall be rejected and removed from the site.
3. Protect materials from wind-related damages.
4. Inspect materials upon delivery. Reject and remove physically damaged or marred material from project side.

### 1.7 JOB CONDITIONS

- A. Determine that work of other trades will not hamper or conflict with necessary fabrication and storage requirements for roof framing system.
- B. Protection:
  1. Provide safety plan in accordance with all federal, state, and/or local regulations.
  2. Do not overload roof with stored materials.

### 1.8 DESIGN AND PERFORMANCE CRITERIA

- A. Uniform Wind Uplift Load Capacity
  1. Installed roof framing system shall withstand negative (uplift) design wind loading pressures provided metal roofing specifications. Notched purlin type systems shall be spaced at the same spacing as the existing metal purlins (approximately sixty (60) inches on center).
  2. Capacity to resist positive loads shall be determined by empirical calculations in accordance with AISI. Calculation shall be sealed by a registered professional engineer.
  3. Installed roof framing system shall carry negative uniform design loads with a maximum system deflection of  $L/180$  as measured at the midspan of the top member.
- B. Uniform Positive Load Capacity
  1. The installed roof framing system shall be capable of resisting the following positive uniform roof loads: Roof Live Load of 20 psf.
  2. Capacity to resist positive loads shall be determined by empirical calculations in accordance with AISI. Calculation shall be sealed by a registered professional engineer.
  3. Installed roof framing system shall carry positive uniform design loads with a maximum system deflection of  $L/180$  as measured at the midspan of the top member.
- C. Concentrated Load Capacity
  1. The installed roof framing system shall be capable of resisting a 200 pound concentrated load applied to the top flange at a location midway between fasteners.
  2. Capacity to resist concentrated loads shall be determined by empirical calculations in accordance with AISI. Calculation shall be sealed by a registered professional engineer.
  3. Installed roof system shall carry concentrated design loads with a maximum system deflection of  $L/180$  as measured at the midspan of the top member or notched purlin.

## KPC — ROOF SYSTEMS AND SERVICES

Additionally, the roof framing system shall exhibit no permanent deformation or damage upon removal of the concentrated load.

### 1.9 WARRANTIES

- A. Owner shall receive one (1) warranty from manufacturer of each roof framing system covering all of the following criteria.
  - 1. Ten (10) year material coverage
  - 2. Warranty shall commence on date of substantial completion
- B. Owner shall receive one (1) warranty from the installer of the roof framing systems covering installation and workmanship for a period of three (3) years from date of substantial completion.

## PART 2 - PRODUCTS

### 2.1 MANUFACTURERS

- A. Basis of Design: Materials, manufacturer's product designations, and/or manufacturer's names specified herein shall be regarded as the minimum standard of quality required for work of this Section. Comply with all manufacturer and contractor/fabricator quality and performance criteria specified in Part 1.
- B. Substitutions: Products proposed as equal to the products specified in this Section shall be submitted in accordance with Bidding Requirements and Division 01 provisions.
  - 1. Proposals shall be accompanied by a copy of the manufacturer's standard specification section. That specification section shall be signed and sealed by a professional engineer licensed in the state in which the installation is to take place. Substitution requests containing specifications without licensed engineer certification shall be rejected for non-conformance.
  - 2. Include a list of three (3) projects of similar type and extent, located within a one hundred mile radius from the location of the project. In addition, the three projects must be at least five (5) years old and be available for inspection by the Architect, Owner or Owner's Representative.
  - 3. Equivalency of performance criteria, warranty terms, submittal procedures, and contractual terms will constitute the basis of acceptance.
  - 4. The Owner's decision regarding substitutions will be considered final. Unauthorized substitutions will be rejected.

### 2.2 RETROFIT ROOF FRAMING SYSTEM

- A. General: Design is based on Roof Huggers system as approved by:
  - 1. The Garland Company

## 2.3 NOTCHED PURLIN TYPE FRAMING SYSTEM

### A. Materials

1. Notched purlin framing shall be 16 gauge minimum galvanized steel meeting all requirements of STM A653, Grade 33 (minimum) with a hot dipped galvanized coating per ASTM A924, class G90.

### B. Characteristics

1. Notched purlin profile shall be a stiffened zee shape with notched bottom flange and web to match the profile of the existing metal panel. The top flange shall be one and three quarters (1  $\frac{3}{4}$ ) inch wide (minimum) to provide for attachment of the standing seam panel clips.
2. The web height of the notched purlin shall be as required for installation over the existing metal panels, and to accomplish the panel lap detail for replacement standing seam roof panels as detailed on drawings.

## 2.4 FASTENERS

- A. Light gauge metal components shall be connected to other light gauge metal components as shown on shop drawings. The typical fastener shall be #12 diameter (minimum) HWH self-drilling, self-tapping sheet metal screws, unless otherwise noted on shop drawings.
- B. Connections to structural steel members shall be made with appropriate screw or bolt type fasteners, as indicated on shop drawings. Field welding of light gauge steel framing is not allowed. Concrete and masonry anchors, if required, shall be installed in accordance with the fastener manufacturer's recommendations.
- C. Fasteners which are concealed by the finished metal wall or roof cladding system shall be coated with the manufacturer's standard corrosion resistant finish, such as zinc plating.
- D. Fasteners which will be exposed after installation of the finished metal wall or roof cladding system shall be series 410 stainless steel with painted heads matching the color of adjacent materials.

## 2.5 FABRICATION

- A. Shop fabricate metal framing components to the maximum extent possible, forming metal work with clear, sharp, straight, and uniform bends and rises.
- B. All welding, if required, shall be performed under shop conditions. Field welding is not acceptable.
- C. Fabricate framing and related sheet metal work in accord with approved shop drawings and applicable standards.

## PART 3 - EXECUTION

3.1 PREPARATION

- A. Inspection: Examine the alignment and placement of the building structure and substrate. Correct any objectionable warp, waves or buckles in the substrate before proceeding with installation of the metal roof framing system. The installed roof panels will follow the contour of the framing system and may appear irregular if not corrected.
- B. Establish straight side and crosswise benchmarks.
- C. Use proper size and length fastener for strength requirements.
- D. Rectangular Roofs shall be checked for square and straightness. Cable ends may not be straight; set a true line for the framing system with string line.
- E. Measure the roof lengthwise to confirm lengths, overhangs, and coverage of flashings at eaves and ridges. Coordinate framing system layout with standing seam roof panel installation details/shop drawings.
- F. Pre-roofing conference: Prior to beginning roofing work, a pre-roofing conference shall be held to review work to be accomplished.
  - 1. Engineer's representative, owner's representative, prime contractor and all other subcontractors who have equipment penetrating roof or whose work involves access to roof, and retrofit roof framing system manufacturer's representative shall be present.

3.2 FRAMING SYSTEM INSTALLATION

- A. Notched Purlin Type Framing System
  - 1. Install notched purlin type framing system over existing standing seam roof panels.
  - 2. Locate new framing directly above existing purlin locations, per manufacturer's recommendations.
- B. All details will be shown on manufacturer's shop drawings; install framing system in accordance with approved shop drawings and manufacturer's product data, within specified erection tolerances.
- C. Isolate dissimilar metals and masonry or concrete from metals with bituminous coating. Use gasketed fasteners where required to prevent corrosive action between fastener, substrate, and components.
- D. Limit exposed fasteners to extent indicated on shop drawings.
- E. Attach framing system to existing roof structure using fasteners of size and spacing as determined by manufacturer's design analysis to resist all specified design loads.
- F. Installed system shall be true to line and plane and free of dents, and physical defects.
- G. Maximum variation from true planes or lines shall be one quarter (1/4) inch in twenty (20) feet and three eighths (3/8) inch in forty (40) feet or more.



## KPC — ROOF SYSTEMS AND SERVICES

- H. Remove damaged work and replace with new, undamaged components.
- I. Touch up exposed fasteners using paint furnished by roofing panel manufacturer and matching exposed panel surface finish.
- J. Remove all miscellaneous materials and debris from roof.

### 3.3 FINAL INSPECTION

- A. At completion of installation and associated work, meet with Contractor, Architect, installer, installer of associated work, Owner, roofing system manufacturer's representative, and other representatives directly concerned with performance of the framing system.
- B. Repair or replace deteriorated or defective work found at time above inspection as required to produce an installation which is free of damage and deterioration at time of Substantial Completion and according to warranty requirements.
- C. Notify the Owner upon completion of corrections.
- D. Following the final inspection, provide written notice of acceptance of the installation from the roofing system manufacturer.

END OF SECTION 054100.2

SECTION 061053 - MISCELLANEOUS ROUGH CARPENTRY

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:
  - 1. Rooftop equipment bases and support curbs.
  - 2. Wood blocking and nailers.

1.3 DEFINITIONS

- A. Boards or Strips: Lumber of less than 2 inches nominal (38 mm actual) size in least dimension.
- B. Dimension Lumber: Lumber of 2 inches nominal (38 mm actual) or greater size but less than 5 inches nominal (114 mm actual) size in least dimension.

1.4 ACTION SUBMITTALS

- A. Product Data: For each type of process and factory-fabricated product. Indicate component materials and dimensions and include construction and application details.
  - 1. Include data for wood-preservative treatment from chemical treatment manufacturer and certification by treating plant that treated materials comply with requirements. Indicate type of preservative used and net amount of preservative retained.

1.5 INFORMATIONAL SUBMITTALS

- A. Evaluation Reports: For the following, from ICC-ES:
  - 1. Preservative-treated wood.

1.6 QUALITY ASSURANCE

- A. Testing Agency Qualifications: For testing agency providing classification marking for fire-retardant-treated material, an inspection agency acceptable to authorities having jurisdiction that periodically performs inspections to verify that the material bearing the classification marking is representative of the material tested.

## KPC — ROOF SYSTEMS AND SERVICES

### 1.7 DELIVERY, STORAGE, AND HANDLING

- A. Stack lumber flat with spacers beneath and between each bundle to provide air circulation. Protect lumber from weather by covering with waterproof sheeting, securely anchored. Provide for air circulation around stacks and under coverings.

## PART 2 - PRODUCTS

### 2.1 WOOD PRODUCTS, GENERAL

- A. Lumber: DOC PS 20 and applicable rules of grading agencies indicated. If no grading agency is indicated, provide lumber that complies with the applicable rules of any rules-writing agency certified by the ALSC Board of Review. Provide lumber graded by an agency certified by the ALSC Board of Review to inspect and grade lumber under the rules indicated.

### 2.2 WOOD-PRESERVATIVE-TREATED MATERIALS

- A. Preservative Treatment by Pressure Process: AWWA U1; Use Category UC2.
  - 1. Preservative Chemicals: Acceptable to authorities having jurisdiction and containing no arsenic or chromium.
- B. Mark lumber with treatment quality mark of an inspection agency approved by the ALSC Board of Review.
- C. Application: Treat items indicated on Drawings, and the following:
  - 1. Wood cants, nailers, curbs, equipment support bases, blocking, stripping, and similar members in connection with roofing, flashing, vapor barriers, and waterproofing.
  - 2. Wood sills, sleepers, blocking, and similar concealed members in contact with masonry or concrete.

### 2.3 MISCELLANEOUS LUMBER

- A. General: Provide miscellaneous lumber indicated and lumber for support or attachment of other construction, including the following:
  - 1. Blocking.
  - 2. Nailers.
  - 3. Rooftop equipment bases and support curbs.
- B. Dimension Lumber Items: Construction or No. 2 grade lumber of the following species:
  - 1. Mixed southern pine or southern pine; SPIB.
- C. For blocking not used for attachment of other construction, Utility, Stud, or No. 3 grade lumber of any species may be used provided that it is cut and selected to eliminate defects that will interfere with its attachment and purpose.

## KPC — ROOF SYSTEMS AND SERVICES

- D. For blocking and nailers used for attachment of other construction, select and cut lumber to eliminate knots and other defects that will interfere with attachment of other work.

### 2.4 FASTENERS

- A. General: Provide fasteners of size and type indicated that comply with requirements specified in this article for material and manufacture.
  - 1. Where carpentry is exposed to weather, in ground contact, pressure-preservative treated, or in area of high relative humidity, provide fasteners with hot-dip zinc coating complying with ASTM A153/A153M.
- B. Nails, Brads, and Staples: ASTM F1667.
- C. Screws for Fastening to Metal Framing: ASTM C1002 OR ASTM C954, length as recommended by screw manufacturer for material being fastened.
- D. Power-Driven Fasteners: Fastener systems with an evaluation report acceptable to authorities having jurisdiction, based on ICC-ES AC70.
- E. Post-Installed Anchors: Fastener systems with an evaluation report acceptable to authorities having jurisdiction, based on ICC-ES AC01, ICC-ES AC58, ICC-ES AC193 or ICC-ES AC308 as appropriate for the substrate.
  - 1. Material: Carbon-steel components, zinc plated to comply with ASTM B633, Class Fe/Zn 5.

### 2.5 MISCELLANEOUS MATERIALS

- A. Flexible Flashing: Composite, self-adhesive, flashing product consisting of a pliable, butyl rubber or rubberized-asphalt compound, bonded to a high-density polyethylene film, aluminum foil, or spunbonded polyolefin to produce an overall thickness of not less than 0.025 inch (0.6 mm).

## PART 3 - EXECUTION

### 3.1 INSTALLATION, GENERAL

- A. Set carpentry to required levels and lines, with members plumb, true to line, cut, and fitted. Fit carpentry accurately to other construction. Locate nailers, blocking, and similar supports to comply with requirements for attaching other construction.
- B. Provide blocking and framing as indicated and as required to support facing materials, fixtures, specialty items, and trim.
- C. Sort and select lumber so that natural characteristics do not interfere with installation or with fastening other materials to lumber. Do not use materials with defects that interfere with

## KPC — ROOF SYSTEMS AND SERVICES

function of member or pieces that are too small to use with minimum number of joints or optimum joint arrangement.

- D. Where wood-preservative-treated lumber is installed adjacent to metal decking, install continuous flexible flashing separator between wood and metal decking.
- E. Securely attach carpentry work to substrate by anchoring and fastening as indicated, complying with the following:
  - 1. Table 2304.9.1, "Fastening Schedule," in ICC's International Building Code.
  - 2. ICC-ES evaluation report for fastener.

### 3.2 INSTALLATION OF WOOD BLOCKING AND NAILER

- A. Install where indicated and where required for attaching other work. Form to shapes indicated and cut as required for true line and level of attached work. Coordinate locations with other work involved.
- B. Attach items to substrates to support applied loading. Recess bolts and nuts flush with surfaces unless otherwise indicated.

END OF SECTION 061053

SECTION 073110 – ASPHALT SHINGLES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes the following:
  - 1. Asphalt shingles.
  - 2. Manufacturer's recommended underlayment.
  - 3. Self-adhering sheet underlayment.
  - 4. Ridge vents.

1.3 DEFINITIONS

- A. Roofing Terminology: Refer to ASTM D 1079 and glossary of NRCA's "The NRCA Roofing and Waterproofing Manual" for definitions of terms related to roofing work in this Section.

1.4 SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Samples for Initial Selection: For each type of asphalt shingle, ridge and hip cap shingles ridge vent and exposed valley lining indicated.
  - 1. Include similar Samples of trim and accessories involving color selection.
- C. Samples for Verification: For the following products, of sizes indicated, to verify color selected.
  - 1. Asphalt Shingle: Full-size asphalt shingle strip.
  - 2. Ridge and Hip Cap Shingles: Full-size ridge and hip cap asphalt shingle.
  - 3. Ridge Vent: 12-inch- (300-mm-) long Sample.
  - 4. Exposed Valley Lining: 12 inches (300 mm) square.
  - 5. Self-Adhering Underlayment: 12 inches (300 mm) square
  - 6. Contractor needs to provide sample boards for final approval
  - 7. Color: Customer to choose
- D. Qualification Data: For Installer, including certificate signed by asphalt shingle manufacturer stating that Installer is approved, authorized, or licensed to install roofing system indicated.

## KPC — ROOF SYSTEMS AND SERVICES

- E. Product Test Reports: Based on evaluation of comprehensive tests performed by a qualified testing agency or by manufacturer and witnessed by a qualified testing agency, for asphalt shingles.
- F. Maintenance Data: For asphalt shingles to include in maintenance manuals.
- G. Warranties: Special warranties specified in this Section.

### 1.5 QUALITY ASSURANCE

- A. Source Limitations: Obtain specified products as required from warranting manufacturer as outlined in the specifications.
- B. Fire-Test-Response Characteristics: Provide asphalt shingle and related roofing materials with the fire-test-response characteristics indicated, as determined by testing identical products per test method below by UL or another testing and inspecting agency acceptable to authorities having jurisdiction. Identify materials with appropriate markings of applicable testing and inspecting agency.
  - 1. Exterior Fire-Test Exposure: Class A; ASTM E 108 or UL 790, for application and roof slopes indicated.
- C. Pre-installation Conference: Conduct conference at Project site to comply with requirements in Division 1 Section "Project Management and Coordination."

### 1.6 MANUFACTURER'S INSPECTIONS

- A. When the project is in progress, the base sheet system manufacturer will provide the following:
  - 1. Keep the Owner informed as to the progress and quality of the work as observed.
  - 2. Provide job site inspections everyday that work is performed.
  - 3. Report to the Owner in writing any failure or refusal of the Contractor to correct unacceptable practices called to the Contractor's attention.
  - 4. Confirm after completion that manufacturer has observed no applications procedures in conflict with the specifications other than those that may have been previously reported and corrected.
- B. DELIVERY, STORAGE, AND HANDLING
- C. Store roofing materials in a dry, well-ventilated, weathertight location according to asphalt shingle manufacturer's written instructions. Store underlayment rolls on end on pallets or other raised surfaces. Do not double-stack rolls.
  - 1. Handle, store, and place roofing materials in a manner to avoid significant or permanent damage to roof deck or structural supporting members.
- D. Protect unused under-layment from weather, sunlight, and moisture when left overnight or when roofing work is not in progress.

## KPC — ROOF SYSTEMS AND SERVICES

### 1.7 PROJECT CONDITIONS

- A. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit asphalt shingle roofing to be performed according to manufacturer's written instructions and warranty requirements.
  - 1. Install self-adhering sheet under-layment within the range of ambient and substrate temperatures recommended by manufacturer.

### 1.8 WARRANTY

- A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace asphalt shingles that fail in materials or workmanship within specified warranty period. Materials failures include manufacturing defects and failure of asphalt shingles to self-seal after a reasonable time.
  - 1. Material Warranty Period: Lifetime Ltd. Transferable manufacturers warranty.
  - 2. Wind-Speed Warranty Period: Asphalt shingles will resist blow-off or damage caused by wind speeds up to 110 mph for 10 years from date of Substantial Completion.
  - 3. Algae-Discoloration Warranty Period: Asphalt shingles will not discolor 10 years from date of Substantial Completion.
- B. Special Project Warranty: Roofing Installer's warranty, on warranty form at end of this Section, signed by roofing Installer, covering Work of this Section, in which roofing Installer agrees to repair or replace components of asphalt shingle roofing that fail in materials or workmanship within the following warranty period:
  - 1. Warranty Period: two years from date of Substantial Completion.

### 1.9 EXTRA MATERIALS

- A. Furnish extra materials described below that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.
  - 1. Asphalt Shingles: 100 sq. ft of each type, in unbroken bundles.

## PART 2 - PRODUCTS

### 2.1 MANUFACTURERS

- A. Available Products: Subject to compliance with requirements, products that may be incorporated into the Work include, but are not limited to, products specified.

### 2.2 GLASS-FIBER-REINFORCED ASPHALT SHINGLES

- A. Laminated-Strip Asphalt Shingles: ASTM D 3462, laminated, multi-ply overlay construction, glass-fiber reinforced, mineral-granule surfaced, and self-sealing.



## KPC — ROOF SYSTEMS AND SERVICES

1. Available Products:
  - a. GAF- Timberline
  - b. Owens Corning- TruDefinition Duration shingles
  - c. CertainTeed-Landmark Solaris
2. Butt Edge: Straight cut.
3. Strip Size: Manufacturer's standard.
4. Algae Resistance: Granules treated to resist algae discoloration.
5. Color and Blends: Match Architect's samples.

B. Hip and Ridge Shingles: Manufacturer's standard units to match asphalt shingles.

### 2.3 UNDERLAYMENT MATERIALS

A. Felts: ASTM D 4869, Type I, 60 Mil, asphalt-saturated organic felts, nonperforated.

1. As recommended by:
  - a. Commercial Innovations, Inc. – CI Viking AOB

B. Self-Adhering Sheet Underlayment, Granular Surfaced: ASTM D 1970, minimum of 85-mil-thick sheet; glass-fiber-mat-reinforced, SBS-modified asphalt; mineral-granule surfaced; with release paper backing; cold applied. Provide primer for adjoining concrete or masonry surfaces to receive underlayment.

1. As recommended by:
  - a. The Garland Company, Inc. – HPR Aqua-Shield base sheet

C. Granular-Surfaced Valley Lining: ASTM D 3909, mineral-granular-surfaced, glass-felt-based, asphalt roll roofing; 39 inches wide.

1. As recommended by:
  - a. The Garland Company, Inc. – HPR Aqua-Shield base sheet

### 2.4 ACCESSORIES

A. Asphalt Roofing Cement: ASTM D 4586, Type II, asbestos free.

B. Roofing Nails: ASTM F 1667; aluminum, stainless-steel, copper, or hot-dip galvanized steel wire shingle nails, minimum 0.120-inch- (3-mm-) diameter, barbed shank, sharp-pointed, with a minimum 3/8-inch- (9.5-mm-) diameter flat head and of sufficient length to penetrate 3/4 inch (19 mm) into solid wood decking or extend at least 1/8 inch (3 mm) through OSB or plywood sheathing.

1. Where nails are in contact with metal flashing, use nails made from same metal as flashing.

## KPC — ROOF SYSTEMS AND SERVICES

- C. Felt Underlayment Nails: Aluminum, stainless-steel, or hot-dip galvanized steel wire with low profile capped heads or disc caps, 1-inch (25-mm) minimum diameter.

### 2.5 METAL FLASHING AND TRIM

- A. Sheet Metal Flashing and Trim: Comply with requirements in Division 7 Section "Sheet Metal Flashing and Trim."
  - 1. Sheet Metal: Copper or Anodized aluminum.
- B. Fabricate sheet metal flashing and trim to comply with recommendations in SMACNA's "Architectural Sheet Metal Manual" that apply to design, dimensions, metal, and other characteristics of item.
  - 1. Step Flashings: Fabricate with a headlap of 2 inches (50 mm) and a minimum extension of 5 inches (125 mm) over the underlying asphalt shingle and up the vertical surface.
  - 2. Cricket Flashings: Fabricate with concealed flange extending a minimum 24 inches (600 mm) beneath upslope asphalt shingles and 6 inches (150 mm) above the roof plane.
  - 3. Open Valley Flashings: Fabricate in lengths not exceeding [10 feet (3 m)] with 1-inch- (25-mm-) high inverted-V profile at center of valley and equal flange widths of 10 inches (250 mm).
  - 4. Drip Edges: Fabricate in lengths not exceeding [10 feet (3 m)] with 2-inch (50-mm) roof deck flange and 1-1/2-inch (38-mm) fascia flange with 3/8-inch (9.6-mm) drip at lower edge.
- C. Vent Pipe Flashings: ASTM B 749, Type L51121, at least 1/16 inch (1.6 mm) thick. Provide lead sleeve sized to slip over and turn down into pipe, soldered to skirt at slope of roof and extending at least 4 inches (100 mm) from pipe onto roof.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of work.
  - 1. Examine roof sheathing to verify that sheathing joints are supported by framing and blocking or metal clips and that installation is within flatness tolerances.
  - 2. Verify that substrate is sound, dry, smooth, clean, sloped for drainage, and completely anchored; and that provision has been made for flashings and penetrations through asphalt shingles.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.2 UNDERLAYMENT INSTALLATION

- A. Self-Adhering Sheet Underlayment: Install self-adhering sheet underlayment, wrinkle free, on roof deck. Comply with low-temperature installation restrictions of underlayment manufacturer if applicable. Install over the entire roof surface, unless otherwise noted on the roof drawings for specific locations, lapped in direction to shed water. Lap sides not less than 3-1/2 inches (89 mm). Lap ends not less than 6 inches (150 mm) staggered 24 inches (600 mm) between courses. Roll laps with roller. Cover underlayment within seven days.
1. Prime concrete and masonry surfaces to receive self-adhering sheet underlayment.
  2. Eaves: Extend from edges of eaves 36 inches beyond interior face of exterior wall.
  3. Rakes: Extend from edges of rake 36 inches beyond interior face of exterior wall.
  4. Valleys: Extend from lowest to highest point 18 inches on each side.
  5. Hips: Extend 18 inches on each side.
  6. Ridges: Extend 36 inches on each side.
  7. Sidewalls: Extend beyond sidewall 18 inches and return vertically against sidewall not less than 4 inches
  8. Dormers, Chimneys, Skylights, and other Roof-Penetrating Elements: Extend beyond penetrating element 18 inches and return vertically against penetrating element not less than 4 inches.
  9. Roof Slope Transitions: Extend 18 inches on each roof slope.
- B. Metal-Flashed Open Valley Underlayment: Install two layers of 36-inchwide felt underlayment centered in valley. Stagger end laps between layers at least 72 inches. Lap ends of each layer at least 12 inches in direction to shed water, and seal with asphalt roofing cement. Fasten each layer to roof deck with roofing nails.
1. Lap roof deck felt underlayment over first layer of valley felt underlayment at least 6 inches.

### 3.3 METAL FLASHING INSTALLATION

- A. General: Install metal flashings and other sheet metal to comply with requirements in Division 7 Section "Sheet Metal Flashing and Trim."
1. Install metal flashings according to recommendations in ARMA's "Residential Asphalt Roofing Manual" and asphalt shingle recommendations in NRCA's "The NRCA Roofing and Waterproofing Manual."
- B. Apron Flashings: Extend lower flange over and beyond each side of downslope asphalt shingles and up the vertical surface.
- C. Step Flashings: Install with a headlap of 2 inches and extend over the underlying asphalt shingle and up the vertical surface. Fasten to roof deck only.
- D. Cricket Flashings: Install against the roof-penetrating element extending concealed flange beneath upslope asphalt shingles and beyond each side.
- E. Open Valley Flashings: Install centrally in valleys, lapping ends at least 8 inches in direction to shed water. Fasten upper end of each length to roof deck beneath overlap.

1. Secure hemmed flange edges into metal cleats spaced 2 inches apart and fastened to roof deck.
- F. Rake Drip Edges: Install rake drip edge flashings over underlayment and fasten to roof deck.
- G. Eave Drip Edges: Install eave drip edge flashings below underlayment and fasten to roof sheathing.
- H. Pipe Flashings: Form flashing around pipe penetrations and asphalt shingles. Fasten and seal to asphalt shingles as recommended by manufacturer.

### 3.4 ASPHALT SHINGLE INSTALLATION

- A. Install asphalt shingles according to manufacturer's written instructions, recommendations in ARMA's "Residential Asphalt Roofing Manual," and asphalt shingle recommendations in NRCA's "The NRCA Roofing and Waterproofing Manual."
- B. Install starter strip along lowest roof edge, consisting of an asphalt shingle strip with tabs removed with self-sealing strip face up at roof edge.
1. Extend asphalt shingles 1/2 inch over fascia at eaves and rakes.
  2. Install starter strip along rake edge.
- C. Install first and remaining courses of asphalt shingles stair-stepping diagonally across roof deck with manufacturer's recommended offset pattern at succeeding courses, maintaining uniform exposure.
- D. Fasten asphalt shingle strips with a minimum of six (6) roofing nails located according to manufacturer's written instructions.
1. When ambient temperature during installation is below 50 deg F, seal asphalt shingles with asphalt roofing cement spots.
- E. Closed-Cut Valleys: Extend asphalt shingle strips from one side of valley 12 inches beyond center of valley. Use one-piece shingle strips without joints in the valley. Fasten with extra nail in upper end of shingle. Install asphalt shingle courses from other side of valley and cut back to a straight line 2 inches short of valley centerline. Trim upper concealed corners of cut-back shingle strips.
1. Do not nail asphalt shingles within 6 inches of valley center.
  2. Set trimmed, concealed-corner asphalt shingles in a 3-inch-wide bed of asphalt roofing cement.
- F. Ridge Vents: Install continuous ridge vents over asphalt shingles according to manufacturer's written instructions. Fasten with roofing nails of sufficient length to penetrate sheathing.
- G. Ridge and Hip Cap Shingles: Maintain same exposure of cap shingles as roofing shingle exposure. Lap cap shingles at ridges to shed water away from direction of prevailing winds. Fasten with roofing nails of sufficient length to penetrate sheathing.

KPC — ROOF SYSTEMS AND SERVICES

1. Fasten ridge cap asphalt shingles to cover ridge vent without obstructing airflow.

END OF SECTION 073110

SECTION 074113 – STANDING SEAM ROOF PANELS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Standing seam metal roofing system.
- B. Standing seam metal roofing accessories.
- C. Metal roofing accessories.

1.3 REFERENCES

- A. ASTM A 240 - Standard Specification for Chromium and Chromium-Nickel Stainless Steel Plate, Sheet, and Strip for Pressure Vessels and for General Applications.
- B. ASTM A 653/A 653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process.
- C. ASTM A 792/A 792M - Standard Specification for Steel Sheet, 55% Aluminum-Zinc Alloy-Coated by the Hot-Dip Process.
- D. ASTM A 875 - Standard Specification for Steel Sheet, Zinc-5 % Aluminum Alloy-Coated by the Hot-Dip Process
- E. ASTM B 101 - Standard Specification for Lead-Coated Copper Sheet and Strip for Building Construction.
- F. ASTM B 209 - Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate.
- G. ASTM B 370 - Standard Specification for Copper Sheet and Strip for Building Construction.
- H. ASTM D 226 - Standard Specification for Asphalt-Saturated Organic Felt Used in Roofing and Waterproofing.
- I. ASTM D 1056 - Standard Specification for Flexible Cellular Materials - Sponge or Expanded Rubber.
- J. ASTM D 2178 - Standard Specification for Asphalt Glass Felt Used in Roofing and Waterproofing.

## KPC — ROOF SYSTEMS AND SERVICES

- K. ASTM D 3575 - Standard Test Methods for Flexible Cellular Materials made from Olefin Polymers.
- L. ASTM E 84 - Standard Test for Surface Burning Characteristics of Building Materials.
- M. ASTM E 283 - Standard Test Method for Rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors Under Specified Pressure Differences Across the Specimen.
- N. ASTM E 331 - Standard Test Method for Water Penetration of Exterior Windows, Curtain Walls, and Doors by Uniform Static Air Pressure Difference.
- O. ASTM E 1592 - Standard Test Method for Structural Performance of Sheet Metal Roof and Siding Systems by Uniform Static Air Pressure Difference.
- P. ASTM E 1646 - Standard Test Method for Water Penetration of Exterior Metal Roof Panel Systems by Uniform Static Air Pressure Difference.
- Q. ASTM E 1680 - Standard Test Method for Rate of Air Leakage Through Exterior Metal Roof Panel Systems.
- R. ASTM E 2140 - Standard Test Method for Water Penetration of Metal Roof Panel Systems by Static Water Pressure Head.
- S. AAMA 501.1 - Standard Test Method for Water Penetration of Windows, Curtain Walls and Doors Using Dynamic Pressure.
- T. ASCE 7 - Minimum Design Loads for Buildings and Other Structures.
- U. FM 4470 Approval Standard for Class 1 Panel Roofs.
- V. FM 4471 - Class 1 Panel Roof; Factory Mutual Research Corporation.
- W. UL 263 - Fire Tests of Building Constructions and Materials.
- X. UL 580 - Standard for Tests for Uplift Resistance of Roof Assemblies.
- Y. UL 790 - Standard Test Methods for Fire Tests of Roof Coverings.
- Z. UL 1897 - Uplift Test for Roof Covering Systems.
- AA. ICC-ES AC166 - Test Procedure for Wind Driven Rain Resistance of Metal Roof Coverings.
- BB. SMACNA - Architectural Sheet Metal Manual.
- CC. National Coil Coating Association (NCCA)
- DD. NRCA - The NRCA Roofing and Waterproofing Manual.

### 1.4 DESIGN / PERFORMANCE REQUIREMENTS

- A. Standing Seam Roofing System: R-Mer Span

1. Thermal Expansion and Contraction:
  - a. Completed metal roofing and flashing system shall be capable of withstanding expansion and contraction of components caused by changes in temperature without buckling, producing excess stress on structure, anchors or fasteners, or reducing performance ability.
  - b. Design temperature differential shall be not less than 200 degrees F.
  - c. Interface between panel and clip shall provide for unlimited thermal movement in each direction along the longitudinal direction.
  - d. Location of metal roofing rigid connector shall be at roof ridge unless otherwise approved by the Project Architect. Metal ridge connector may require design as per job conditions by specified manufacturer.
  
2. Uniform Wind Load Capacity: PER PROJECT SPECIFIC DESIGN
  - a. Installed roof system shall withstand negative (uplift) design wind loading pressures complying with the following criteria.
    - 1) Design Code: ASCE 7, Method 2 for Components and Cladding.
    - 2) Safety Factor: 1.67 after any load reduction or material stress increase.
    - 3) Category \_\_\_ Building with an Importance Factor of \_\_\_.
    - 4) Wind Speed: \_\_\_ mph.
    - 5) Ultimate Pullout Value: \_\_\_ pounds per each of the two fasteners holding the panel anchor to the roof decking or framing system.
    - 6) Exposure Category: \_\_\_.
    - 7) Design Roof Height: \_\_\_ feet.
    - 8) Minimum Building Width: \_\_\_ feet.
    - 9) Roof Pitch: \_\_\_ inches per foot.
    - 10) Roof Area Design Uplift Pressure:
      - a) Zone 1 - Field of roof \_\_\_ psf.
      - b) Zone 2 - Eaves, ridges, hips, and rakes \_\_\_ psf.
      - c) Zone 3 - Corners \_\_\_ psf.
  - b. ASTM E 1592: Capacity shall be determined using pleated airbag method in accordance with ASTM E 1592, testing of sheet metal roof panels. Allowable safe working loads shall be determined by dividing the ultimate test load by the safety factor specified above.
  - c. Underwriters' Laboratories, Inc., (UL), wind uplift resistance classification: Roof assembly shall be classified as Class 1-90, as defined by UL 580
  - d. FM 4471: Submit test report for negative wind uplift pressures no less than that specified. Roof system must have approval over the substrate specified.
  
3. Uniform Positive Load Capacity.
  - a. Installed roof system shall be capable of resisting the following positive uniform roof loads: Roof Live Load of 20 psf; Roof Snow Load of \_\_\_ psf.
  - b. Dead Load: Loading of the roof structure, due to tear off of existing, and/or installation of new roofing materials shall not exceed the present loading due to weight of the existing roofing system.



- c. Installed roof system shall carry positive uniform design loads with a maximum system deflection of  $L/180$  as measured at the rib (web) of the panel.
4. Underwriters' Laboratories, Inc., (UL):
  - a. Underwriters' Laboratories, Inc., (UL) fire resistance P ratings for roof assemblies: If applicable, panel system shall be approved for use in an appropriate Construction Assembly, as defined by UL 263.
  - b. Underwriters' Laboratories, Inc., (UL) Class A fire rating per UL 790.
5. ASTM E 283: Static pressure air infiltration (doors, windows, curtain walls):
  - a. Pressure Leakage Rate
    - 1) 1.57 PSF 0.0007 cfm/sq.ft.
    - 2) 6.24 PSF 0.0002 cfm/sq.ft.
    - 3) 20.0 PSF 0.0036 cfm/sq.ft.
6. ASTM E 331: Static pressure water infiltration (doors, windows, curtain walls):
  - a. Pressure Result:
    - 1) 5 Gal. /Hr. per S.F. and Static No Leakage
    - 2) Pressure of 20.0 Psf. for 15 minutes
7. ASTM E 1646: Static pressure water infiltration (roof panels):
  - a. Pressure Result:
    - 1) 5 Gal. /Hr. per S.F. and Static No Leakage
    - 2) Pressure of 20.0 Psf for 15 minutes
8. Capacities for gauge, span or loading other than those tested may be determined by interpolation of test results within the range of test data. Extrapolations for conditions outside test range are not acceptable.
9. Water penetration (dynamic pressure): No water penetration, other than condensation, when exposed to dynamic rain and 70 mph wind velocities for not less than five minutes duration, when tested in accord with principles of AAMA 501.1.
10. Wind and wind driven rain resistance: No water penetration or panel movement when exposed to 110 mph wind velocities when tested in accordance with TAS 100.
11. Installed roof system assembly shall show that it can resist the calculated roof pressure in accordance with the test results of TAS 125.
12. Water penetration in low slope applications: No water penetration or panel movement when subject to 6 inch head of water for 6 hours when tested in accordance with the ASTM E 2140 and when subject to 6 inch head of water for 7 days when tested in accordance with the TAS 114 appendix G.
13. Submit third party validation of environmental claims, prepared UL Environment, for all metal roof panels containing recycled content and/or bio based content.

## 1.5 SUBMITTALS

## KPC — ROOF SYSTEMS AND SERVICES

- A. Product Data: Submit product data, test reports, and certifications in accordance with quality assurance and performance requirements specified herein.
- B. Design Loads: Submit manufacturer's minimum design load calculations according to ASCE 7, Method 2 for Components and Cladding. In no case shall the design loads be taken to be less than those specified herein.
- C. Dead Load Evaluation: Provide documentation from a licensed structural engineer of a structural evaluation of the roof structure and its suitability for the new imposed roofing loads.
- D. Shop Drawings: Prepared specifically for this project; showing dimensions of metal roofing and accessories, fastening details and connections and interface with other products.
- E. Selection Samples: For each finish product specified, two complete sets of samples representing manufacturer's full range of available colors and textures.
- F. Verification Samples: For each finish product specified, two samples, minimum size 6 inches (150 mm) square, representing actual product, color, and textures.
- G. Manufacturer's Certificates: Certify products meet or exceed specified requirements.
- H. Closeout Submittals:
  - 1. Provide manufacturer's maintenance instructions that include recommendations for periodic checking and maintenance of installed roof system.
  - 2. Provide executed copy of manufacturer's warranty.

### 1.6 QUALITY ASSURANCE

- A. Perform Work in accordance with NRCA Roofing and Waterproofing Manual.
- B. Manufacturer Qualifications: Company specializing in manufacturing products specified with documented ISO 9001 certification and minimum of twelve years of documented experience and must not have been in Chapter 11 bankruptcy during the last five years.
- C. Installer Qualifications: Company specializing in performing Work of this section with minimum five years documented experience and a certified Pre-Approved Garland Contractor.
- D. Installer's Field Supervision: Maintain a full-time Supervisor/Foreman on job site during all phases of roofing work while roofing work is in progress.
- E. Product Certification: Provide manufacturer's certification that materials are manufactured in the United States and conform to requirements specified herein, are chemically and physically compatible with each other, and are suitable for inclusion within the total roof system specified herein.
- F. Source Limitations: Obtain all components of roof system from a single manufacturer. Secondary products that are required shall be recommended and approved in writing by the roofing system Manufacturer. Upon request of the Architect or Owner, submit Manufacturer's

written approval of secondary components in list form, signed by an authorized agent of the Manufacturer.

#### 1.7 PRE-INSTALLATION CONFERENCE

- A. Convene a pre-roofing conference approximately two weeks before scheduled commencement of roofing system installation and associated work.
- B. Require attendance of installers of deck or substrate construction to receive roofing, installers of rooftop units and other work in and around roofing which must precede or follow roofing work including mechanical work, Architect, Owner, roofing system manufacturer's representative.
- C. Objectives include:
  - 1. Review foreseeable methods and procedures related to roofing work, including set up and mobilization areas for stored material and work area.
  - 2. Tour representative areas of roofing substrates, inspect and discuss condition of substrate, roof drains, curbs, penetrations and other preparatory work.
  - 3. Review structural loading limitations of deck and inspect deck for loss of flatness and for required attachment.
  - 4. Review roofing system requirements, Drawings, Specifications and other Contract Documents.
  - 5. Review and finalize schedule related to roofing work and verify availability of materials, installer's personnel, equipment and facilities needed to make progress and avoid delays.
  - 6. Review required inspection, testing, certifying procedures.
  - 7. Review weather and forecasted weather conditions and procedures for coping with unfavorable conditions, including possibility of temporary roofing.
- D. Record conference including decisions and agreements reached. Furnish a copy of records to each party attending.

#### 1.8 DELIVERY, STORAGE, AND HANDLING

- A. Deliver materials in manufacturer's original, unopened, undamaged containers with identification labels intact.
- B. Store materials protected from exposure to harmful environmental conditions and at temperature and humidity conditions recommended by the manufacturer.
  - 1. Store materials above ground, on skids.
  - 2. Protect material with waterproof covering and allow sufficient ventilation to prevent condensation buildup or moisture entrapment on the materials.

#### 1.9 PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.

1.10 WARRANTY

- A. Warranty: Upon completion of the work, provide the Manufacturer's written and signed NDL Warranty, warranting that, if a leak develops in the roof during the term of this warranty, due either to defective material or defective workmanship by the installing contractor, the manufacturer shall provide the Owner, at the Manufacturer's expense, with the labor and material necessary to return the defective area to a watertight condition.
  - 1. 30 year warranty.
  - 2. Provide installers 2 year warranty covering roofing system installation and watertightness.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Basis of Design: The Garland Company
- B. Tremco Inc.
- C. IMETCO.

2.2 STANDING SEAM METAL ROOFING

- A. R-Mer Span:
  - 1. Width of Standing T-Seam Panel: 1 inch T-seam.
    - a. 12 inches.
  - 2. Standing Seam: 2-3/8 inch tall mechanically seamed with factory installed hot melt sealant in-seam cap. Panel/Cap is configured with a total of 4 layers of metal surrounding anchor clip.
  - 3. Panel Profile: Provided with minimum 1-1/2 inches wide elevated mesa's every 2 inches on center continuous throughout panel.
    - a. Slope: Open Purlins or Solid Substrate down to 1/4:12.
  - 4. Flashing and flat stock material: Fabricate in profiles indicated on Drawings of same material, thickness, and finish as roof system, unless indicated otherwise.
  - 5. Accessory Components:
    - a. Fasteners:
      - 1) Concealed fasteners: Corrosion resistant steel fasteners (zinc plated, stainless steel or equal) designed to meet structural loading requirements.
      - 2) Exposed fasteners: Series 410 stainless steel fasteners or 1/8 inch diameter stainless steel waterproof rivets. All exposed fasteners shall be factory painted to match the color of the standing seam panels.

## KPC — ROOF SYSTEMS AND SERVICES

- b. Closures: Factory precut closed cell foam meeting ASTM D 1056 or ASTM D 3575, enclosed in metal channel matching panels when used at hip, ridge, rake, and jamb.
- c. Provide all miscellaneous accessories for complete installation.

### 2.3 STANDING SEAM METAL ROOFING ACCESSORIES

#### A. Underlayment:

- 1. R-mer Seal: 45 mil minimum high temp self adhesive membrane, installed in accordance with manufacturer's recommendations.
  - a. Thickness ASTM D 5147
    - 1) 45 mils (1.14mm)
  - b. Vapor Permeance ASTM E 96
    - 1) <0.02
  - c. Flexibility @ -20oF (-28.88oC) ASTM D 1970
    - 1) Pass
  - d. Tensile Strength ASTM D 1970
    - 1) MD 32 lbs./in. (0.57 kg/mm) XD 35 lbs./in. (0.62 kg/mm)
  - e. Nail Sealability ASTM D 1970
    - 1) Pass

#### B. Insulation:

- 1. Type: Poly-Isocarnate
  - a. Minimum Thickness: 2.5''
  - b. R-value: 25

#### C. Bearing Plates:

- 1. Galvanized steel bearing plates 3 inches by 5 inches by 16 gauge, minimum.
- 2. Pre-punch with a hole pattern matching that of the panel anchor clips. Slotted holes are acceptable.

#### D. Sealant:

- 1. Concealed Applications: Non-Curing Butyl Sealant - Schnee-Morehead, Inc. SM5430 Acryl-R, or equal.
- 2. Exposed Applications: UV Resistant Tripolymer Sealant - Geocel Corporation, 2300 Tripolymer Sealant, or equal.

2.4 METAL ROOFING ACCESSORIES

A. Framing Components: (For Applicable Projects Only)

1. Retrofit Furring: Install 16 gauge minimum galvanized or painted steel retrofit furring members over the existing standing seam roof panels. Provide with lower flange and web notched to match the profile of the existing standing seam roof panels.

a. Acceptable Manufacturers:

- 1) Top Hat Framing
- 2) Roof Hugger

B. S-5! Snow Retention System: Compatible with Garland's R-Mer Shield and R-Mer Span and R-Mer Loc metal panel systems.

1. To be installed around the perimeter of all roof sections.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine surfaces to receive metal roofing. Notify the Architect in writing of any defective conditions encountered. Starting of work shall constitute acceptance of such conditions.

B. Structural Deck Substrate:

1. Inspect roof deck to verify deck is clean and smooth, free of depressions, waves, or projections, and properly sloped.
2. Verify deck is dry and joints are solidly supported and fastened.
3. Verify wood nailers are installed and correctly located. Do not use pressure-treated wood containing salt-based preservatives or materials corrosive to steel.

C. Structural Framing Substrate:

1. Verify primary and secondary framing members are installed and fastened, properly aligned and sloped.
2. Verify damaged shop coatings are repaired with touch up paint.

- D. Verify roof openings, curbs, pipes, sleeves, ducts, or vents through roof are solidly set, reglets are in place, and nailing strips located.

- E. Correct defective conditions before beginning work.

3.2 INSTALLATION

- A. Install in conformance with the NRCA Roofing and Waterproofing Manual and Manufacturers installation requirements.

## KPC — ROOF SYSTEMS AND SERVICES

- B. Form panel shape as indicated on Drawings, accurate in size, square, and free from distortion or defects.
- C. Install underlayment and eave protection sheet underlayment as recommended by the Manufacturer.
- D. Coordinate with installation of rigid board insulation as specified in Section 07200.
- E. Install all panels continuous from ridge to eave. Transverse seams are not permitted.
- F. Panel lengths that exceed maximum shipping lengths shall be field rolled on equipment owned by the panel manufacturer. Seam sealant must be factory applied.
- G. Exposed fasteners, screws and/or roof mastic are unacceptable and will be rejected. System configuration only allows for exposed fasteners at panel overlap, if required, and at trim details in accordance with the Manufacturer's requirements.
- H. Where not otherwise indicated conform to SMACNA details including flashings and trim.
- I. Install sealants where indicated to clean dry surfaces only without skips or voids..
- J. Install metal edge treatment in accordance with the manufacturer's instructions and the approved shop drawings.
- K. Install metal roofing accessories in accordance with the manufacturer's instructions and the approved shop drawings.

### 3.3 PROTECTION

- A. Protect installed products until completion of project.
- B. Touch-up, repair or replace damaged products before Substantial Completion.

END OF SECTION 074113

SECTION 074113 - STANDING SEAM ROOF PANELS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Work described in this section includes pre-formed metal roofing system complete with clips, perimeter and penetration flashing, closures, gutters, and downspouts.

1.3 DEFINITIONS

- A. American Architectural Manufacturer Association (AAMA):
  - 1. AAMA 501.1-17: Standard Test Method for Water Penetration of Windows, Curtain Walls and Doors Using Dynamic Pressure.
  - 2. AAMA 621-02: Voluntary/Standard Specifications for High Performance Organic Coatings on Coil Coated Architectural Hot Dipped Galvanized (HDG) & Zinc-Aluminum Coated Steel Substrates
- B. American Iron and Steel Institute (AISI):
  - 1. S100-16: 2016 Edition of the North American Specification for the Design of Cold-Formed Steel Structural Members.
- C. American Society of Civil Engineers (ASCE):
  - 1. ASCE 7-16: Minimum Design Loads and Associated Criteria for Buildings and Other Structures.
- D. American Society for Testing and Materials (ASTM):
  - 1. A653-19a: Specification for Steel Sheet, Zinc-coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process.
  - 2. A755-18 Standard Specification for Steel Sheet, Metallic Coated by the Hot-Dip Process and Prepainted by the Coil-Coating Process for Exterior Exposed Building Products.
  - 3. A792-10(2015): Specification for Steel Sheet, 55% Aluminum-Zinc Alloy-Coated by the Hot-Dip Process.
  - 4. B209-14: Specification for Aluminum and Aluminum-Alloy Sheet and Plate.
  - 5. D1056-14: Specification for Flexible Cellular Materials - Sponge or Expanded Rubber.
  - 6. D3575-14: Standard Test Methods for Flexible Cellular Materials made from Olefin Polymers.



## KPC — ROOF SYSTEMS AND SERVICES

7. E1514-98(2017) e1 Standard Specification for Structural Standing Seam Steel Roof Panels.
8. E1592-05(2017): Standard Test Method for Structural Performance of Sheet Metal Roof and Siding Systems by Uniform Static Air Pressure Difference.
9. E1637-98(2017) e1 Standard Specifications for Structural Standing Seam Aluminum Roof Panel Systems.
10. E1646-95(2018): Standard Test Method for Water Penetration of Exterior Metal Roof Panel Systems by Uniform Static Air Pressure Difference.
11. E1680-16: Standard Test Method for Rate of Air Leakage Through Exterior Metal Roof Panel Systems.
12. E2140-01(2017): Standard Test Method for Water Penetration of Metal Roof Panels Systems by Static Water Pressure Head.

### E. Factory Mutual Approvals (FM):

1. FM 4471, August 1995: Approval Standard for Class I Panel Roofs.

### F. Sheet Metal and Air Conditioning Contractors National Association (SMACNA):

1. Architectural Sheet Metal Manual, 7th edition.

### G. Underwriters Laboratory (UL):

1. UL 580, 5th Ed.: Standard for Tests for Uplift Resistance of Roof Assemblies.
2. UL 790, 8th Ed.: Standard for Tests for Fire Resistance of Roof Covering Materials.

### H. National Association of Architectural Metal Manufacturers (NAAMM)

1. Metal Finishes Manual for Architectural and Metal Products

## 1.4 DESIGN AND PERFORMANCE CRITERIA.

### A. Thermal Expansion and Contraction.

1. Completed metal roofing and flashing system shall be capable of withstanding expansion and contraction of components caused by changes in temperature without buckling or reducing performance ability.
2. The design temperature differential shall be not less than 220 °F (120 °C).
3. Clips shall be designed to allow for expansion and contraction of the roof relative to the structure throughout the temperature range specified above...
4. Resistance to wear through- An assembled specimen at least 3 panels wide spanning 3 or more supports with a 10-pound (4.5 kg) positive load on each clip shall be subjected to 100,000 cycles ½-inch (13 mm) in each direction for a total of 1-inch (25 mm) thermal movement. Upon completion, the panel shall show no signs of wear through from the top nor shall the contact surfaces between the clip and panel show any more than 25% loss in metal thickness. Laboratory test reports shall be independently certified (not by the manufacturer) by a registered professional engineer licensed to practice in any United States jurisdiction.

### B. Uniform Wind Uplift Load Capacity.

1. Installed roof system shall withstand negative wind uplift pressures complying with the following criteria.
  - a. Design Code: ASCE 7, Method 2 for Components and Cladding.
  - b. Safety Factor: As determined in accordance with AISI S100 section D6.2.1, but in no instance shall the safety factor be taken to be less than 1.67 for any roof or wall zone. The provisions of Section D6.2.1a of Appendix A shall NOT be applicable for this project.
  - c. Category I Building with an Importance Factor of 1.00.
  - d. Wind Speed: 120 mph.
  - e. Exposure Category: B.
2. The ultimate capacity of the panel system shall be determined based on performance testing in accordance with ASTM E1592. The allowable load carrying capacity shall be calculated in accordance with AISI S100 section D6.2.1, except the provisions of Section D6.2.1a of Appendix A shall NOT be applicable for this project.

C. Uniform Positive Load Capacity.

1. Uniform positive load capacity shall be determined in accordance with AISI S100.
2. The installed roof system shall be capable of resisting each of the following positive uniform roof loads: Roof Live Load of 20 psf; Roof Snow Load of 25 psf.
3. Installed roof system shall carry positive uniform design loads with a maximum system deflection of L/180 as measured at the rib (web) of the panel.

D. Wind Uplift Classification: The panel system shall be listed as a Class 90 windstorm rated system, as determined by UL 580.

E. Fire Resistance Classification: The panel system shall be listed as a Class A Roof Covering, as determined by UL 790.

F. Air infiltration: The panel system shall be tested in accordance with ASTM E1680, and meet or exceed the following performance requirements:

<u>Pressure</u>	<u>Area Leakage Rate</u>
1.57 PSF	0.0010 cfm/sq.ft.
6.24 PSF	0.0020 cfm/sq.ft.
20.0 PSF	0.0032 cfm/sq.ft.

G. Static air pressure water infiltration: The panel system shall be tested in accordance with ASTM E1646, and meet or exceed the following performance requirements:

<u>Pressure</u>	<u>Result</u>
6.2 Gal/Hr per S.F. and Static Air Pressure of 20.0 psf for 15 minutes	No Leakage

- H. Static water pressure head water infiltration.
  - 1. The panel system shall be tested in accordance with ASTM E2140, and pass with no leakage. The test specimen must include a panel end lap condition and successfully withstand being submerged under 6” of water for 6 hours.
- I. Dynamic pressure water penetration.
  - 1. The panel system shall be tested in accordance with AAMA 501.1, and pass with no water penetration, other than condensation, when exposed to 8” per hour of dynamic rain and 77 mph wind velocities for not less than five (5) minutes duration. This pertains to the roof panel flashing components.
- J. Class I Panel Rating: The specified panel system shall be listed as a Class I Panel Roof, in accordance with FM 4471. The tested system shall be identical to the specified panel for this project regarding profile, gauge, width, and material. The anchor clip spacing for this project name shall be based on E1592 requirements, but the clip spacing for roof zone 1 shall not exceed that of the FM 4471 test reports.

1.5 SUBMITTALS.

- A. Shop drawings: Show roof panel system with flashings and accessories in plan view; sections and details. Include metal thicknesses and finishes, panel lengths, joining details, anchorage details, flashings and special fabrication provisions for termination and penetrations. Indicate relationships with adjacent and interfacing work. Shop drawings to be prepared by metal roof panel manufacturer and sealed by a professional engineer registered in the state of the project location.
- B. Financial Certification: Provide the building owner with a signed and notarized (sealed) affidavit by an officer of the panel system manufacturer which confirms a current minimum corporate asset-to-liability ratio of not less than 3:1 for the panel manufacturer, or its parent corporation. Financial support information and affidavit must be dated within 30 days prior to the product submittal.
- C. Design Test Reports.
  - 1. Submit copies of design test reports for each of the performance testing standards listed in specification article 1.4. This shall be submitted with the contractors bid documents to establish submitted roof system meets all above requirements.
  - 2. Test reports shall be performed by independent, accredited testing laboratories, and shall bear the seal of a registered professional engineer.
- D. Warranty: Provide unexecuted specimen warranty documents for each warranty as required in specification article 1.10.
- E. Samples.
  - 1. Submit sample of panel section, at least 6-inch x 6-inch (150 mm x 150 mm) showing seam profile and a sample of color selected.
  - 2. Submit sample of panel clip, gable clip, and preformed metal and foam closures.

## KPC — ROOF SYSTEMS AND SERVICES

### 1.6 QUALITY CRITERIA/INSTALLER QUALIFICATIONS.

- A. Engage an experienced metal roofing contractor (erector) to install standing seam system who has a minimum of three (3) years' experience specializing in the installation of structural standing seam metal roof systems.
- B. Contractor must be certified by manufacturer specified as a supplier of standing seam system and obtain written certification from manufacturer that installer is approved for installation of the specified system. Contractor will have attended the manufacturers training program for certification.
- C. Successful contractor must obtain all components of roof system from a single manufacturer. Any secondary products that are required which cannot be supplied by the specified manufacturer must be recommended and approved in writing by primary manufacturer prior to bidding.
- D. Fabricator/Installer shall submit work experience and evidence of adequate financial responsibility. Architect reserves the right to inspect fabrication facilities in determining qualifications.
- E. Manufacturer shall provide 3 (three) inspections during the installation of the panel system. This shall be a direct employee of the manufacturer. Inspections shall be followed with a weekly documented report including pictures of work completed. Reports shall be submitted to the contracted installer of the roofing system.

### 1.7 DELIVERY, STORAGE, AND HANDLING.

- A. Inspect materials upon delivery.
- B. Handle materials to prevent damage.
- C. Store materials off ground providing for drainage; under cover providing for air circulation; and protected from any debris.

### 1.8 PROJECT CONDITIONS

- A. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit metal roof panel work to be performed according to manufacturer's written instructions and warranty requirements.
- B. Field Measurements: Verify actual dimensions of construction contiguous with metal roof panels by field measurements before fabrication.

### 1.9 COORDINATION

- A. Coordinate sizes and locations of roof curbs, equipment supports, and roof penetrations with actual equipment provided.

## KPC — ROOF SYSTEMS AND SERVICES

- B. Coordinate metal roof panels with rain drainage work, flashing, trim, and construction of decks, purlins, rafters, parapets, walls and other adjoining work to provide a leak proof, secure, and noncorrosive installation.

### 1.10 WARRANTIES

- A. Endorse and forward to owner the following warranties:
  - 1. Manufacturer's standard 25-year "NDL" roof system weathertightness warranty, jointly signed by the installer and manufacturer. The warranty shall not place any limitations on wind speed, up to a maximum design wind speed as given in this specification.
  - 2. Manufacturer's standard 25-year finish warranty covering checking, crazing, peeling, chalking, fading, and adhesion of the pre-painted sheet metal materials.
  - 3. Installer's 3-year warranty covering roof panel system installation and water-tightness.
- B. Warranties shall commence on date of substantial completion.

## PART 2 - PRODUCTS

### 2.1 PANEL MATERIALS

- A. Painted or Mill Finish Aluminum Sheet.
  - 1. Recycle Content: Provide steel sheet with average recycled content such that postconsumer recycled content plus one-half of pre-consumer recycled content is at least 45 percent.
  - 2. 0.040" aluminum alloy 3003, 3004, 3005, or 3105 with H14, H24, or H25 heat treatment, as per ASTM B209/209M.
  - 3. Texture: Smooth surface.
  - 4. Mill Finish Aluminum: The exposed and unexposed sheet surfaces shall be bare as furnished by the mill.
  - 5. Exposed Coil-Coated Finish:
    - a. 2-Coat Fluoropolymer: AAMA 621. Fluoropolymer finish containing not less than 70 percent PVDF resin by weight in color coat. Manufacturers' approved applicator to prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions.
    - b. Coating system shall provide nominal 1.0 mil (0.025 mm) dry film thickness, consisting of primer and color coat.
    - c. Color shall be selected from manufacturer's Full Range Colors
  - 6. Concealed Finish: Apply pretreatment and manufacturer's standard white or light-colored polyester backer finish, consisting of prime coat and wash coat with a minimum total dry film thickness of 0.5 mil (0.013 mm).
- B. Panel Sealants:

1. Seam Sealant: Factory applied hot melt, high viscosity, pressure sensitive adhesive with high heat resistance.
2. Sealant Tape: Non-curing, 100 percent solids, polyisobutylene compound sealant tape with release-paper backing. Provide permanently elastic, non-sag, nontoxic, non-staining tape 1-inch- (13-mm-) wide and 1/16-inch- (3-mm-) thick.
3. Exposed Sealant: ASTM C 920; elastomeric tri-polymer, polyurethane, or other advanced polymer sealant; of type, grade, class, and use classifications required to seal joints in metal roof panels and remain weathertight; and as recommended in writing by metal roof panel manufacturer.
4. Concealed Sealant: ASTM C 1311: Butyl-Based, Solvent-Release, One-Part Sealant.

## 2.2 FIELD-INSTALLED THERMAL INSULATION

- A. Polyethylene Vapor Retarders: ASTM D 4397, 6-mils- (0.15-mm-) thick, with maximum permeance rating of 0.13 perm (7.5 ng/Pa x s x sq. m).
- B. Board insulations in first four paragraphs below are typically used over metal deck and solid sheathing. Unfaced board insulation and insulation with foil or asphalt felt/glass-fiber mat facing require 16-gauge (1.5 mm) bearing plates or Z-shaped furring or channels for metal roof panel support; oriented-strand-board-faced board insulation does not.
- C. Board insulation is recommended to be installed in two or more layers with joints staggered from layer to layer. The lower layers should be specified as unfaced, foil faced or glass-fiber faced boards. Foam board insulation may impact the fire and flame spread rating of a roof assembly; generally, less than 4-inches (100 mm) of total thickness of polyisocyanurate insulation is acceptable for most roof assemblies. Approved assemblies with thicker foam insulation can be achieved – please contact manufacturer for additional assistance.
- D. Unfaced, Polyisocyanurate Board Insulation: ASTM C 591, Type II, compressive strength of 35 psi (240 kPa), with maximum flame-spread and smoke-developed indexes of 75 and 450, respectively, based on tests performed.
- E. Faced, Polyisocyanurate Board Insulation: ASTM C 1289, Type II, Class 1 or 2 felt or glass-fiber mat, Grade 3 or Type V, CDX 5/8” board facing, with maximum flame- spread and smoke-developed indexes of 75 and 450, respectively, based on tests performed on unfaced core.
- F. Polystyrene insulation in first two paragraphs below may not be suitable for higher temperatures associated with metal roofing. Verify acceptability with metal roof panel manufacturer.
- G. Extruded-Polystyrene Board Insulation: ASTM C 578, Type IV, 1.60-lb/cu. ft. (26- kg/cu. m) minimum density unless otherwise indicated; with maximum flame-spread and smoke-developed indexes of 75 and 450, respectively.
- H. Molded-Polystyrene Board Insulation: ASTM C 578, [Type I, 0.9 lb/cu. ft. (15 kg/cu. m) ] [Type II, 1.35 lb/cu. ft. (22 kg/cu. m)], with maximum flame-spread and smoke-developed indexes of 75 and 450, respectively.

## KPC — ROOF SYSTEMS AND SERVICES

- I. Unfaced, Glass-Fiber Board Insulation: ASTM C 612, Type IA or Types IA and IB; with maximum flame-spread and smoke-developed indexes of 25 and 50, respectively; and with a nominal density of 3 lb/cu. ft. (48 kg/cu. m).
- J. Verify type of insulation required to obtain a fire-resistance rating if required.

### 2.3 SUBSTRATE BOARD IF REQUIRED PER CODE

- A. Glass-Mat Gypsum Sheathing Board: ASTM C 1177/C 1177M.
  - 1. Type and Thickness: Type X, 5/8 inch .
  - 2. The top surface of the substrate board shall be pre-primed to provide for adhesion of the self-adhering underlayment material.
  - 3. Product: Subject to compliance with requirements, provide Dens-Dek Prime by Georgia-Pacific Corporation.
- B. Substrate-Board Fasteners: Factory-coated steel fasteners and metal or plastic plates complying with corrosion-resistance provisions in FMG 4470, designed for fastening substrate board to substrate.

### 2.4 UNDERLAYMENT MATERIALS

- A. Self-adhering, high-temperature, air, water, and vapor barrier sheet, with a release- paper backing; cold applied.
  - 1. Thermal Stability: Stable after testing at 250 deg F (121 deg C); ASTM D 1970.
  - 2. Low-Temperature Flexibility: Passes after testing at minus 20 deg F (29 deg C); ASTM D 1970.
  - 3. Seams shall be lapped in accordance with manufacturer's recommendations.
  - 4. Underlayment shall be approved for 90 days (minimum) of exposure to UV and weather penetrations.
  - 5. Products: Subject to compliance with requirements, provide one of the following:
    - a. Basis-of-Design: Aqua Block 50 by IMETCO of Norcross, GA: a 50-mil (1.3 mm) thick sheet composed of a slip resistant polyester top surface laminated to a fiberglass reinforced SBS modified asphalt adhesive.

### 2.5 MISCELLANEOUS METAL FRAMING

- A. Miscellaneous Metal Framing, General: ASTM C645, cold-formed metallic-coated steel sheet, ASTM A653, G90 (Z275) hot-dip galvanized.
- B. Fasteners for Miscellaneous Metal Framing: Of type, material, size, corrosion resistance, holding power, and other properties required to fasten miscellaneous metal framing members to substrates.

### 2.6 MISCELLANEOUS MATERIALS

## KPC — ROOF SYSTEMS AND SERVICES

- A. Concealed fasteners: Corrosion resistant steel screws, #10 minimum diameter x length appropriate for substrate, hex washer head or pancake head. Use self-drilling, self-tapping for metal substrate or A-point for wood substrate.
- B. Exposed fasteners: 3xx series stainless steel screws (cadmium or zinc coatings are not acceptable) with neoprene sealing washer, or 1/8-inch- (3-mm-) diameter stainless steel rivets.

### 2.7 STANDING-SEAM METAL ROOF PANELS

- A. General: Provide factory-formed metal roof panels designed to be installed by lapping and interconnecting raised side edges of adjacent panels with joint type indicated and mechanically attaching panels to supports using concealed clips at side laps. Include clips, cleats and accessories required for weathertight installation.
  - 1. Steel Panel Systems: Unless more stringent requirements are indicated, comply with ASTM E 1514.
  - 2. Aluminum Panel Systems: Unless more stringent requirements are indicated, comply with ASTM E 1637.
- B. Vertical-Rib, Standing-Seam Metal Roof Panels with field seamed panel legs. Formed with vertical ribs at panel edges and two intermediate pencil beads spaced between ribs; designed for installation by mechanically attaching panels to supports using concealed clips located under one side of panels and engaging opposite edge of adjacent panels.
  - 1. Basis-of-Design System: Panel shall be IMETCO (Merchant & Evans) ZIP RIB roof panel system as manufactured by Innovative Metals Company, Inc. (IMETCO), Norcross, Georgia (859-991-5477) Jeffrey W Willis
  - 2. Alternate manufacturers are subject to full compliance with specification requirements, have a minimum of 12 years manufacturing panel profile specified and shall be submitted for approval as follows:
    - a. KALZIP
    - b. BEMO
    - c. Centria SRS3
    - d. No other substitutions shall be permitted for this project.
  - 3. Material and Finish: As indicated in specification article 2.1.
  - 4. Characteristics:
    - a. The same panel profile from a single manufacturer shall be used for ALL standing seam roof areas.
    - b. Configuration: Standing seams incorporating mechanically interlocked, concealed anchor clips which allow thermal movement.
      - 1) Profile of panel shall have two stiffening beads equally spaced across the panel width.
      - 2) Exposed fasteners, screws and/or roof mastic are unacceptable and will be rejected. System configuration only allows for exposed fasteners at panel overlap (if required and approved by architect) and trim details (as per manufacturer's guidelines).



- 3) Panels must be furnished in continuous lengths from eave to eave with no overlaps accepted. This applies to this application. Fixed point by panel clips will be done at the ridge area determined by panel manufacturer and noted on shop drawings.
  - 4) Curved panels shall be mechanically curved to the exact radius of each curved roof area. Panels may be mechanically curved in the factory or on site. Curving must be performed with the panel manufacturer's curving machine and operated by the manufacturer's full time trained and experienced technician. Flat panels conformed to the roof shape are not acceptable and will be rejected.
- c. Seam must be min 2.5-inch (60 mm) minimum height for added strength for negative pressures design.
  - d. Panel seam shall contain a non-curing hot melt sealant concealed in the panel leg.
  - e. Panel seam shall be field crimped by means of an electric seaming tool to seal adjacent panels into a weathertight system, once installed. Installed panels seams shall be capable of being un-seamed by use of an electric "unzipping" tool. The un-seaming operation shall render each adjacent panel removable and reusable, without any permanent damage.
  - f. Site Formed Panels Mandatory: Panels are in excess of shippable length and shall be formed on-site. Site formed panels shall meet each of the following requirements:
    - 1) Panels shall be formed on heavy duty factory type roll-formers with no fewer than 18 forming stations to improve quality and minimize oil canning.
    - 2) Panels shall be of identical profile and characteristics as factory formed panels and specimens used as the basis of performance tests.
    - 3) Site roll-forming equipment shall be owned and maintained by the panel manufacturer and operated by the panel manufacturer's trained full-time experienced technician. The installer must provide additional personnel to handle raw materials and finished product as necessary.
    - 4) Panels are to be field fabricated by the Zip Rib panel former. The panels shall be rolled on tilted panel machine directly to the existing roof.
  - g. Concealed Standard Anchor Clips: Clips must be a two (2) piece sliding type with an 18-gauge (1.3 mm) galvanized steel base and 20-gauge (0.9 mm) galvanized steel top hook.
    - 1) Clip must maintain a clearance of a minimum of 3/8-inch (9.5 mm) between panel and substrate for proper ventilation to help prevent condensation on underside of panel and eliminate the contact of panel fastener head to panel.
  - h. Standing Seam Panel Width: 18" or 22"
  - i. Panel ends shall be folded up 90 degrees at ridge, headwall, and hip conditions, where applicable. No metal shall be cut or otherwise perforated at the folded end.

## 2.8 ACCESSORIES

- A. Roof Panel Accessories: Provide components approved by roof panel manufacturer and as required for a complete metal roof panel assembly including trim, copings, fasciae, corner units,

ridge closures, clips, flashings, sealants, gaskets, fillers, closure strips, and similar items. Match material and finish of metal roof panels unless otherwise indicated.

1. Closures: Provide closures at eaves and ridges, fabricated of same metal as metal roof panels.
  2. Closure Strips: Closed-cell, expanded, cellular, rubber or crosslinked, polyolefin- foam or closed-cell laminated polyethylene; minimum 1-inch- (25-mm-) thick, flexible closure strips meeting ASTM D1056 and/or D3575; cut or premolded to match metal roof panel profile. Provide closure strips where indicated or necessary to ensure weathertight construction.
  3. Gable anchor clips: 18 gauge (1.3 mm) galvanized steel.
- B. Flashing and Trim: Formed from same material and gauge as roof panels, prepainted with coil coating. Provide flashing and trim as required to seal against weather and to provide finished appearance. Locations include, but are not limited to, eaves, rakes, corners, bases, framed openings, ridges, fasciae, and fillers. Finish flashing and trim with same finish system as adjacent metal roof panels.
- C. Radius Rake/Gable Trim shall be welded to conform to the radius of the existing barrel roof. This shall be a min of 8-inch (200 mm) vertical face x 96-inch (2.4 m) lengths. Aluminum shall be a minimum of 0.050-inch (1.3 mm), fully welded. Trim shall be post-painted 70 percent PVDF to match the roof panel color. Segmented trims will not be accepted.
- D. Gutters: Formed from same material roof panels. Match profile of gable trim, complete with end pieces, outlet tubes, and other special pieces as required. Fabricate in minimum 120-inch (3 m) long sections, of size and metal thickness according to SMACNA's "Architectural Sheet Metal Manual." Furnish gutter supports spaced per SMACNA's recommendation based on gauge and stretch- out, fabricated from same metal as gutters. Provide wire ball strainers of compatible metal at outlets. Finish gutters to match [metal roof panels] [roof fascia and rake trim].
1. Gutter Hangers: External gutter supports shall be 2-inch- (50-mm-) wide x ¼-inch- (6-mm-) thick formed aluminum and shall be spaced at no greater than 36-inch (0.9 m) on center. External supports shall be post-painted with a matching full-strength 70 percent PVDF finish and warranted by the panel manufacturer for same term as specified for material finishes.
  2. Gutter Straps: Internal gutter straps shall be 1-inch- (25-mm-) wide x 1/8- inch- (3-mm-) thick formed aluminum and shall be spaced at no greater than 36-inch (0.9 m) on center. Internal straps shall be post-painted with a matching full-strength 70 percent PVDF finish and warranted by the panel manufacturer for same term as specified for material finishes.
- E. Downspouts: Formed from same material as roof panels. Fabricate in 120- inch- (3-m-) long sections, complete with formed elbows and offsets, of size and metal thickness according to SMACNA's "Architectural Sheet Metal Manual". Finish downspouts to match gutters.
1. Downspout Brackets: Where detailed, surface mounted downspout protection guards shall be fabricated from ¼-inch- (6-mm-) thick formed aluminum, and shall be post-painted with a matching full-strength 70 percent PVDF finish and warranted by the panel manufacturer for same term as specified for material finishes.
- F. Roof Curbs: Fabricated from same material as roof panels, minimum and welded top box and integral full-length cricket. Fabricate curb subframing of minimum 16-gauge- (1.5-mm-) thick,

angle-, C-, or Z-shaped steel sheet. Fabricate curb and subframing to withstand indicated loads, of size and height indicated. Finish roof curbs to match metal roof panels.

## 2.9 SNOW GUARDS

- A. Seam-Mounted, Bar-Type Snow Guards: Extruded Aluminum rods or bars held in place by aluminum clamps attached to vertical ribs of standing-seam metal roof panels.
  - 1. Aluminum Finish: Mill finish with matching insert to roof panel
  - 2. Products: Subject to compliance with requirements, provide Metal Roof Innovations, Ltd.; S-5! ColorGard®
  - 3. To be furnished by roof panel manufacturer and become part of warranty.

## 2.10 FABRICATION

- A. Fabricate and finish metal roof panels and accessories at the factory to greatest extent possible, by manufacturer's standard procedures and processes and as necessary to fulfill indicated performance requirements. Comply with indicated profiles and with dimensional and structural requirements.
- B. Provide panel profile, including major ribs and intermediate stiffening ribs, if any, for full length of panel.
- C. Fabricate metal roof panel seam with factory-installed hot melt, high viscosity, pressure sensitive adhesive with high heat resistance, in a manner that will seal weathertight.
- D. Form flashing components from full single width sheet in minimum 120-inch (3 m) sections. Provide mitered corners, joined using closed end pop rivets and butyl-based, solvent released one-part sealant.
- E. Sheet Metal Accessories: Fabricate flashing and trim to comply with recommendations in SMACNA's "Architectural Sheet Metal Manual" that apply to the design, dimensions, metal, and other characteristics of item indicated.
  - 1. Form exposed sheet metal accessories that are without excessive oil canning, buckling, and tool marks and that are true to line and levels indicated, with exposed edges folded back to form hems.
  - 2. Sealed Joints: Form nonexpanding but movable joints in metal to accommodate butyl-based sealant to comply with SMACNA standards.
  - 3. Conceal fasteners and expansion provisions where possible. Exposed fasteners are not allowed on faces of accessories exposed to view.
  - 4. Fabricate cleats and attachment devices of size and metal thickness recommended by SMACNA's "Architectural Sheet Metal Manual" or by metal roof panel manufacturer for application, but not less than thickness of metal being secured.

## 2.11 FINISHES

## KPC — ROOF SYSTEMS AND SERVICES

- A. Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying and designating finishes.
- B. Protect mechanical and painted finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.
- C. Appearance of Finished Work: Noticeable variations in same piece are not acceptable. Variations in appearance of adjoining components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

### PART 3 - EXECUTION

#### 3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for installation tolerances, metal roof panel supports, and other conditions affecting performance of the Work.
- B. Examine primary and secondary roof framing to verify that rafters, purlins, angles, channels, and other structural panel support members and anchorages have been installed within alignment tolerances required by metal roof panel manufacturer.
- C. Examine solid roof sheathing to verify that sheathing joints are supported by framing or blocking, and that installation is within flatness tolerances required by metal roof panel manufacturer.
- D. Examine roughing-in for components and systems penetrating metal roof panels to verify actual locations of penetrations relative to seam locations of metal roof panels before metal roof panel installation.
- E. For the record, prepare written report, endorsed by Installer, listing conditions detrimental to performance of the Work.
- F. Proceed with installation only after unsatisfactory conditions have been corrected.

#### 3.2 PREPARATION

- A. Clean substrates of substances harmful to insulation, including removing projections capable of interfering with insulation attachment.
- B. Establish straight, side and crosswise benchmarks
- C. Use proper size and length fastener for strength requirements. Approximately 5/16- inch (8 mm) is allowable for maximum fastener head size beneath the panel.
- D. Rectangular roofs shall be checked for square and straightness. Gable ends may not be straight; set a true line for the gable clips and flashing with string line.

- E. Measure the roof lengthwise to confirm panel lengths, overhangs, coverage of flashings at eaves and ridges and verify clearances for thermal movement.

### 3.3 THERMAL INSULATION INSTALLATION

- A. Board Insulation (reference 2.2.C-G): Extend insulation in thickness indicated to cover entire roof. Comply with installation requirements in Division 07 Section "Thermal Insulation."
  - 1. Retainer Strips: Install retainer strips at each longitudinal insulation joint, straight and taut, nesting with secondary framing to hold insulation in place.

### 3.4 UNDERLAYMENT INSTALLATION

- A. Self-Adhering Sheet Underlayment: Apply primer if required by manufacturer. Comply with temperature restrictions of underlayment manufacturer for installation. Apply over entire roof surface, wrinkle free, in shingle fashion to shed water, and with end laps of not less than 6-inches (150 mm) staggered 24-inches (610 mm) between courses. Overlap side edges not less than 3.5-inches (90 mm). Roll laps with roller. Cover underlayment within 90 days.
- B. Install flashings to cover underlayment to comply with requirements specified in Division 07 Section "Sheet Metal Flashing and Trim."

### 3.5 STANDING SEAM METAL ROOF PANEL INSTALLATION

- A. All details will be shown on in accordance with approved shop drawings and manufacturer's product data, within specified erection tolerances.
- B. Installation of Roof Panels: Unless alternate means are approved by the panel manufacturer, roof panels shall be installed by starting from one end and working towards the opposite end per manufacturer's installation guide.
  - 1. Use three fasteners secured through the panel pan to permanently anchor the panel to the roof deck located at the ridge or head conditions. This is done at each panel along the ridge or head conditions.
    - a. Fasteners are positioned behind the panel head closures to create a fixed panel point.
    - b. Use a 3/8" shim underneath the panel to maintain a flat and level panel pan to prevent panel pan from being pulled out of plane.
    - c. A hand crimping tool is used to crimp the cap around the top of two adjacent panels.
    - d. Panel shall then be permanently seamed with manufacturers mechanical seamer.
- C. Isolate dissimilar metals and masonry or concrete from metals with bituminous coating. Use gasketed fasteners where required to prevent corrosive action between fastener, substrate, and panels.
- D. Limit exposed fasteners to extent indicated on contract drawings.

## KPC — ROOF SYSTEMS AND SERVICES

- E. Seal laps and joints in accordance with roofing system manufacturer's product data.
- F. Coordinate flashing and sheet metal work to provide weathertight conditions at roof terminations. Fabricate and install in accordance with standards of SMACNA Manual.
- G. Provide for temperature expansion/contraction movement of panels at roof penetrations and roof mounted equipment in accordance with system manufacturer's product data and design calculations.
- H. Installed system shall be true to line and plane and free of dents, and physical defects. In light gauge panels with wide flat surfaces, some oil canning may be present. Oil canning does not affect the finish or structural integrity of the panel and is therefore not cause for rejection.
- I. At joints in linear sheet metal items, set sheet metal items in two ¼-inch- (6-mm-) beads of butyl sealant. Extend sealant over all metal surfaces. Mate components for positive seal. Allow no sealant to migrate onto exposed surfaces.
- J. Remove damaged work and replace with new, undamaged components.
- K. Touch up exposed fasteners using paint furnished by roofing panel manufacturer and matching exposed panel surface finish.
- L. Clean exposed surfaces of roofing and accessories after completion of installation. Leave in clean condition at date of substantial completion. Touch up minor abrasions and scratches in finish.

### 3.6 SNOW GUARD INSTALLATION

- A. Bar-Type Snow Guards: Attach bar supports to vertical ribs of standing-seam metal roof panels with clamps or set screws. Do not use fasteners that will penetrate metal roof panels.
  - 1. Snow guards shall be located and installed in strict accordance with snow guard manufacturer's project specific engineering design. Any snow guard layout depicted on project contract documents shall be verified and approved snow guard manufacturer. The final manufacturer-approved snow guard design and layout shall be incorporated into the installers shop drawings, as required in this specification.

### B. ERECTION TOLERANCES

- C. Installation Tolerances: Shim and align metal roof panel units within installed tolerance of ¼-inch in 20-feet (6 mm in 6 m) on slope and location lines as indicated and within 1/8-inch (3-mm) offset of adjoining faces and of alignment of matching profiles.

### 3.7 FIELD QUALITY CONTROL

- A. Manufacturer's Field Service: Engage a factory-authorized service representative to inspect metal roof panel installation, including accessories. Report results in writing. Inspections shall occur 3 times per week by employee of the panel manufacturer. Reports shall be submitted to the roofing contractor compiled to weekly submission.

## KPC — ROOF SYSTEMS AND SERVICES

- B. Remove and replace applications of metal roof panels where inspections indicate that they do not comply with specified requirements.

### 3.8 CLEANING

- A. Remove temporary protective coverings and strippable films, if any, as metal roof panels are installed unless otherwise indicated in manufacturer's written installation instructions. On completion of metal roof panel installation, clean finished surfaces as recommended by metal roof panel manufacturer. Maintain in a clean condition during construction.
- B. Replace metal roof panels that have been damaged or have deteriorated beyond successful repair by finish touchup or similar minor repair procedures.

END OF SECTION 074113

SECTION 074213.13 – METAL WALL PANELS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Work described in this section includes concealed fastener, lap-seam pre-formed metal wall panel system complete with perimeter and penetration flashing and closures.
- B. Related work specified elsewhere:
  - 1. Structural steel.
  - 2. Steel girts and furring.
  - 3. Wood sheathing.
  - 4. Rough carpentry.
  - 5. Flashing and sheet metal. (Not wall panel related).
  - 6. Air barrier and vapor retarder.
  - 7. Thermal insulation.
  - 8. Sealants.

1.3 DEFINITIONS

- A. American Architectural Manufacturer Association (AAMA):
  - 1. AAMA 621-96: Voluntary/Standard Specifications for High Performance Organic Coatings on Coil Coated Architectural Hot Dipped Galvanized (HDG) & Zinc-Aluminum Coated Steel Substrates
- B. American Iron and Steel Institute (AISI):
  - 1. S100-07: 2007 Edition of the North American Specification for the Design of Cold-Formed Steel Structural Members.
- C. American Society of Civil Engineers (ASCE):
  - 1. ASCE 7-05: Minimum Design Loads for Buildings and Other Structures.
- D. American Society for Testing and Materials (ASTM):
  - 1. A653-03: Specification for Steel Sheet, Zinc-coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process.



2. A755-03: Standard Specification for Steel Sheet, Metallic Coated by the Hot-Dip Process and Prepainted by the Coil-Coating Process for Exterior Exposed Building Products.
3. A792-03: Specification for Steel Sheet, 55% Aluminum-Zinc Alloy-Coated by the Hot-Dip Process.
4. B209-02a: Specification for Aluminum and Aluminum-Alloy Sheet and Plate.
5. D1056-00: Specification for Flexible Cellular Materials - Sponge or Expanded Rubber.
6. D3575-00e1: Standard Test Methods for Flexible Cellular Materials made from Olefin Polymers.
7. E283-04: Standard Test Method for Determining Rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors Under Specified Pressure Differences Across the Specimen.
8. E330-02(2010): Standard Test Method for Structural Performance of Exterior Windows, Doors, Skylights and Curtain Walls by Uniform Static Air Pressure Difference.
9. E331-00(2009): Standard Test Method for Water Penetration of Exterior Windows, Curtain Walls, and Doors by Uniform Static Air Pressure Difference.
10. E1886-02: Test Method for Performance of Exterior Windows, Curtain Walls, Doors, and Storm Shutters Impacted by Missile(s) and Exposed to Cyclic Pressure Differentials.
11. E1996-09 Standard Specification for Performance of Exterior Windows, Curtain Walls, Doors, and Impact Protective Systems Impacted by Windborne Debris in Hurricanes.

E. Florida Building Code (FBC):

1. TAS 114-95.1: Test Procedure for Roof Assemblies in High Velocity Hurricane Jurisdiction.
2. TAS 201-95.1: Impact Test Procedures.
3. TAS 203-95.1: Criteria for Testing Products Subject to Cyclic Wind Pressure Loading.

F. Sheet Metal and Air Conditioning Contractors National Association (SMACNA):

1. Architectural Sheet Metal Manual, 6th edition.

G. National Association of Architectural Metal Manufacturers (NAAMM)

1. Metal Finishes Manual for Architectural and Metal Products

1.4 DESIGN AND PERFORMANCE CRITERIA.

A. General Performance: Metal wall panel assemblies shall comply with performance requirements without failure due to defective manufacture, fabrication, installation, or other defects in construction.

B. Thermal Expansion and Contraction.

1. Completed metal wall panel and flashing system shall be capable of withstanding expansion and contraction of components caused by changes in temperature without buckling, or reducing performance ability.
2. The design temperature differential shall be not less than 220 degrees Fahrenheit.
3. Interface between panel and clip shall provide for unlimited thermal movement in each direction along the longitudinal direction.

C. Uniform Wind Load Capacity.

1. Installed wall system shall withstand negative wind pressures complying with the following criteria.
  - a. Design Code: ASCE 7, Method 2 for Components and Cladding.
  - b. Safety Factor: The tested failure load, as determined by physical testing according to the ASTM E330 method, shall be reduced by a factor 1.67 to determine the allowable wind load on the system.
  - c. Category I Building with an Importance Factor of 1.00.
  - d. Wind Speed: 90 mph.
  - e. Exposure Category: B..
2. The ultimate capacity of the panel system shall be determined based on performance testing in accordance with ASTM E330. The allowable load carrying capacity shall be calculated by reducing the ultimate test load at failure by the safety factor listed herein.

D. Air Infiltration: Air leakage through assembly of not more than 0.06 cfm/sq. ft. (0.3 L/s per sq. m) of wall area when tested according to ASTM E 283 at the following test- pressure difference:

1. Test-Pressure Difference: 1.57 lbf/sq. ft. (75 Pa).

E. Water Penetration under Static Pressure: No water penetration when tested according to ASTM E 331 at the following test-pressure difference:

1. Test-Pressure with no leakage: 5 Gal/Hr per S.F. and Static Air Pressure of 12.0 psf (575 Pa) for 15 min.

F. Missile Impact Test and Cyclic Wind Pressure Test. Demonstrate performance in accordance with one of the following test methods:

1. ASTM E1886: The anchor clip spacing for this project shall be based on E330 requirements, but shall not exceed that of the E1886 test report.
2. Test Protocols TAS 201 and TAS 203: The anchor clip spacing for this project shall be based on E330 requirements, but shall not exceed that of the TAS 201 test reports.
3. The tested system shall be of identical profile and material type as the specified panel for this project; thicker gauge and/or narrow width panels than those tested will be acceptable.
4. The tested system shall be of identical profile as the specified panel for this project. Testing conducted on panels of any material or width shall be considered acceptable for demonstration of the performance characteristics of the system.

1.5 PREINSTALLATION MEETINGS

- A. Preinstallation Conference: Conduct conference at Project site.

1.6 ACTION SUBMITTALS

## KPC — ROOF SYSTEMS AND SERVICES

- A. Product Data: For each type of product.
  - 1. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes for metal wall panels.
- B. Shop Drawings:
  - 1. Show wall panel system with flashings and accessories in elevation, sections, and details. Include metal thicknesses and finishes, panel lengths, joining details, anchorage details, flashings and special fabrication provisions for termination and penetrations. Indicate relationships with adjacent and interfacing work. Shop drawings to be prepared by metal wall panel manufacturer.
- C. Samples for Initial Selection:
  - 1. Submit sample of panel section, at least 6" x 6" showing seam profile, and also a sample of color selected.
  - 2. Submit sample field applied sealants and all other system components.

### 1.7 INFORMATIONAL SUBMITTALS

- A. Financial Certification: Provide the building owner with a signed and notarized (sealed) affidavit by an officer of the panel system manufacturer which confirms a current minimum corporate asset-to-liability ratio of not less than 3:1 for the panel manufacturer, or its parent corporation. Financial support information and affidavit must be dated within 30 days prior to the product submittal.
- B. Design Test Reports.
  - 1. Submit copies of design test reports for each of the performance testing standards listed in specification article 1.4.
  - 2. Test reports shall be performed by independent, accredited testing laboratories, and shall bear the seal of a registered professional engineer.
- C. Qualification Data: For Installer and manufacturer.
- D. Sample Warranty: For manufacturer's warranty.

### 1.8 CLOSEOUT SUBMITTALS

- A. Maintenance Data: For products or materials to include in maintenance manuals.

### 1.9 QUALITY ASSURANCE

- A. Engage an experienced metal wall panel contractor (erector) to install wall panel system who has a minimum of three (3) years experience specializing in the installation of metal wall systems.

## KPC — ROOF SYSTEMS AND SERVICES

- B. Contractor must be certified by manufacturer specified as a supplier of the metal wall system and obtain written certification from manufacturer that installer is approved for installation of the specified system.
- C. Successful contractor must obtain all components of wall system from a single manufacturer. Any secondary products that are required which cannot be supplied by the specified manufacturer must be recommended and approved in writing by primary manufacturer prior to bidding.
- D. Fabricator/Installer shall submit work experience and evidence of adequate financial responsibility. Architect reserves the right to inspect fabrication facilities in determining qualifications.

### 1.10 DELIVERY, STORAGE, AND HANDLING

- A. Inspect materials upon delivery.
- B. Handle materials to prevent damage.
- C. Store materials off ground providing for drainage; under cover providing for air circulation; and protected from any debris.

### 1.11 FIELD CONDITIONS

- A. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit metal wall panel work to be performed according to manufacturer's written instructions and warranty requirements.
- B. Field Measurements: Verify actual dimensions of construction contiguous with metal wall panels by field measurements before fabrication.

### 1.12 COORDINATION

- A. Coordinate sizes and locations of windows, doors, and wall penetrations with actual equipment provided.
- B. Coordinate metal wall panels with rain drainage work, flashing, trim, and construction of other adjoining work to provide a leak proof, secure, and noncorrosive installation.

### 1.13 WARRANTY

- A. Manufacturer's Finish Warranty: Manufacturer agrees to repair or replace metal wall panels that fail(s) in materials or workmanship within specified warranty period. Warranty shall cover checking, crazing, peeling, chalking, fading, and adhesion of the prepainted sheet metal materials.

1. Warranty Period: 25 year(s) from date of Substantial Completion.

## KPC — ROOF SYSTEMS AND SERVICES

- B. **Manufacturer's Watertightness Warranty:** jointly signed by the installer and manufacturer. The warranty shall not place any limitations on wind speed, up to a maximum design wind speed as given in this specification. System must include all Imetco products for warranty. This pertains to AVB, Insulation, Vented Hats where applicable.
  - 1. **Warranty Period:** 5 year(s) from date of Substantial Completion.
- C. **Special Warranty:** Installer agrees to repair or replace metal wall panels that fail(s) in materials, watertightness, or workmanship within specified warranty period.
  - 1. **Warranty Period:** 3 year(s) from date of Substantial Completion.

## PART 2 - PRODUCTS

### 2.1 PANEL MATERIALS

- A. **Painted Aluminum Sheet.**
  - 1. **Recycle Content:** Provide steel sheet with average recycled content such that postconsumer recycled content plus one-half of preconsumer recycled content is at least 45 percent.
  - 2. 0.032" aluminum alloy 3003, 3004, 3005, or 3105 with H14 or H24 heat treatment, as per ASTM B209/209M.
  - 3. **Texture:** Smooth surface.
  - 4. **Mill Finish Aluminum:** The exposed and unexposed sheet surfaces shall be bare as furnished by the mill.
  - 5. **Exposed Coil-Coated Finish:**
    - a. **2-Coat Fluoropolymer:** AAMA 621. Fluoropolymer finish containing not less than 70 percent PVDF resin by weight in color coat. Manufacturers' approved applicator to prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions.
    - b. Coating system shall provide nominal 1.0 mil (0.025 mm) dry film thickness, consisting of primer and color coat.
    - c. Color shall be selected from manufacturer's Full Range Colors
  - 6. **Concealed Finish:** Apply pretreatment and manufacturer's standard white or light-colored polyester backer finish, consisting of prime coat and wash coat with a minimum total dry film thickness of 0.5 mil (0.013 mm).
- B. **Panel Sealants:**
  - 1. **Seam Sealant:** Field Applied Butyl-Based, Solvent-Release, One-Part Sealant.
  - 2. **Sealant Tape:** Non-curing, 100 percent solids, polyisobutylene compound sealant tape with release-paper backing. Provide permanently elastic, nonsag, nontoxic, nonstaining tape 1-inch- (13-mm-) wide and 1/16-inch- (3-mm-) thick.
  - 3. **Exposed Sealant:** ASTM C 920; elastomeric tripolymer, polyurethane, or other advanced polymer sealant; of type, grade, class, and use classifications required to seal joints in

metal wall panels and remain weathertight; and as recommended in writing by metal wall panel manufacturer.

4. Concealed Sealant: ASTM C 1311: Butyl-Based, Solvent-Release, One-Part Sealant.

## 2.2 FIELD-INSTALLED THERMAL INSULATION

- A. Faced, Polyisocyanurate Board Insulation: ASTM C 1289, Type II (asphalt felt or glass-fiber mat facing), Class 2 or 3, Grade 3, with maximum flame-spread index of 75 and smoke-developed index of 450, based on tests performed on unfaced core.
- B. Mineral Wool Board Insulation: ASTM E 84, ASTM c-18, ASTM C-165 with zero (0) flame-spread index, 0 smoke developed, density 11.4lb/ft<sup>2</sup>, 1.25", 2" or 3" thickness, 48" x 72" size, equal to Comfortboard 110

## 2.3 MISCELLANEOUS METAL FRAMING

- A. Miscellaneous Metal Framing, General: ASTM C 645, cold-formed metallic-coated steel sheet, ASTM A 653, G90 (Z275) hot-dip galvanized
- B. Subgirts: Manufacturer's standard C- or Z-shaped sections, 0.054-inch (16 gauge) (1.4-mm) nominal thickness.
- C. Base or Sill Angles or Channels: 0.068-inch (14 gauge) (1.7-mm) nominal thickness.
- D. Hat-Shaped, Rigid Furring Channels:
  1. Nominal Thickness: As required to meet performance requirements
  2. Depth: As indicated on drawings 7/8 inch.
  3. Top flange: 1-1/8 inches (28.5 mm) minimum
- E. Z-Shaped Furring: With slotted or nonslotted web, face flange of 1-5/8 inches (41 mm) minimum and depth as required to fit insulation thickness indicated.
  1. Nominal Thickness: As required to meet performance requirements, but not less than 0.043 inch (18 gauge) (1.1 mm).
- F. Fasteners for Miscellaneous Metal Framing: Of type, material, size, corrosion resistance, holding power, and other properties required to fasten miscellaneous metal framing members to substrates.

## 2.4 SUBSTRATE BOARD

- A. Glass-Mat Gypsum Sheathing Board: ASTM C 1177/C 1177M.
  1. Type and Thickness: Type X, 5/8 inch.
  2. The top surface of the substrate board shall be pre-primed to provide for adhesion of the self-adhering underlayment material.

3. Product: Subject to compliance with requirements, provide Dens Glass Gold by Georgia-Pacific Corporation.
- B. Substrate-Board Fasteners: Factory-coated steel fasteners and metal or plastic plates complying with corrosion-resistance provisions in FMG 4470, designed for fastening substrate board to structure.

## 2.5 UNDERLAYMENT MATERIALS

- A. Self-Adhering with reinforcing scrim, Vapor Permeable, Intelliwrap SA or MA (non adhering)
1. Seams shall be lapped in accordance with manufacturer's recommendations.
  2. Underlayment shall be approved for 90 days (minimum) of exposure to UV and weather penetrations.
  3. Products: Subject to compliance with requirements, provide one of the following:
    - a. Intelliwrap SA
- B. Mechanically Attached, Vapor Permeable Sheet: 20-mils- (0.51-mm-) thick, minimum, consisting of multiple layers of UV stabilized spun-bonded polypropylene.
1. Water Vapor Permeance, ASTM E 96 Method B: 200 perms (11,500 ng/(Pa\*s\*m2), minimum.
  2. Water Resistance, AATCC 127, 22-inch- (550-mm-) hydrostatic head for 5 hours: No leakage.
  3. Products: Intelliwrap MA.
  4. Seams shall be lapped in accordance with manufacturer's recommendations.
  5. Fasteners: Manufacturer's recommended corrosion-resistant, cap-headed steel or stainless steel nails, staples, or screws used in conjunction with manufacturer's spray adhesive, as appropriate for substrate.
  6. Underlayment shall be approved for 270 days (minimum) of exposure to UV and weather penetrations.

## 2.6 MISCELLANEOUS MATERIALS

- A. Concealed fasteners: Corrosion resistant steel screws, #10 minimum diameter x length appropriate for substrate, hex washer head or pancake head. Use self-drilling, self-tapping for metal substrate or A-point for plywood substrate.
- B. Exposed fasteners: 3xx series stainless steel screws (cadmium or zinc coatings are not acceptable) with neoprene sealing washer, or 1/8-inch- (3-mm-) diameter stainless steel rivets.

## 2.7 METAL WALL PANELS

- A. General: Provide factory-formed metal wall panels designed to be field assembled by interlocking seams incorporating concealed anchor clips, allowing thermal movement.
- B. Concealed clip, lap-seam wall panels with ribs at 4 inches or as specified by profile.

## KPC — ROOF SYSTEMS AND SERVICES

1. Panel shall be IMETCO LATITUDE Wall system as manufactured by Innovative Metals Company, Inc. (IMETCO), Norcross, Georgia, telephone 859-991-5477 Jeffrey W Willis.
2. Alternate manufacturers are subject to full compliance with specification requirements, and shall be submitted for approval as follows.
  - a. Centria
    - 1) Manufacturers not listed above must submit for approval, fifteen (15) days prior to bid date, the following: Manufacturer's literature; certification of testing in accordance with specification requirements and sections 1.4 and 1.5; sample warranties in accordance with specification section 1.10; installer qualifications in accordance with specification section 1.6, and a list of five
    - 2) (5) similar projects in size and scope of work.
    - 3) No substitutions will be permitted after the bid date of this project.
3. Material: Aluminum sheet, 0.040 inch thick. See 2.1 for finishes and color selection.
4. Characteristics.
  - a. Fabrication: Panels shall be factory formed from specified metal.
  - b. Profiles shall be as indicated project drawings.
    - 1) The standard profile shall provide ribs at 4 inches (102 mm) on center.
    - 2) Alternate profile panels shall be used to provide reveals of single 8", double 8 inches, or 12 inches or 16 inches accent bands as shown on project drawings.
    - 3) The angle of the web elements of the ribs shall be asymmetrical or symmetrical.
  - c. Panel orientation: Horizontal or Vertical.
  - d. Configuration: Panel shall be 12" or 16" wide (nominal) with interlocking seams incorporating concealed anchor clips allowing thermal movement.
  - e. Panel Depth (Concealed Leg Height): 7/8 inches (22 mm), nominal.
  - f. Anchor clips: Clips shall be 18 gauge galvanized steel designed to allow thermal movement of the panel in each direction along the longitudinal dimension.
  - g. Panel length: Up to 21 feet (6.4 m) maximum length.

### 2.8 ACCESSORIES

- A. Wall Panel Accessories: Provide components approved by panel manufacturer and as required for a complete metal wall panel assembly including trim, corner units, closures, clips, flashings, sealants, gaskets, fillers, and similar items. Match material and finish of metal wall panels unless otherwise indicated.
  1. Closure Strips: Closed-cell, expanded, cellular, rubber or crosslinked, polyolefin- foam or closed-cell laminated polyethylene; minimum 1-inch- (25-mm-) thick, flexible closure strips meeting ASTM D1056 and/or D3575; cut or pre-molded to match metal wall panel profile. Provide closure strips as necessary to ensure weathertight construction.



2. Corner Units: For horizontally oriented panel installations only, provide factory fabricated mitered corner units of the same profile(s) as specified. Corner units shall be furnished for outside and inside corner conditions.
- B. Flashing and Trim: Formed from same material and gauge as wall panels, prepainted with coil coating. Provide flashing and trim as required to seal against weather and to provide finished appearance. Locations include, but are not limited to, head, sill, corners, jambs, framed openings, fasciae, and fillers. Finish flashing and trim with same finish system as adjacent metal wall panels.
- C. Gutters: Formed from same material as wall panels. Match profile of gable trim, complete with end pieces, outlet tubes, and other special pieces as required. Fabricate in minimum 10-foot- (3-m-) long sections, of size and metal thickness according to SMACNA's "Architectural Sheet Metal Manual." Furnish gutter supports spaced per SMACNA's recommendation based on gauge and stretch-out, fabricated from same metal as gutters. Provide wire ball strainers of compatible metal at outlets. Finish gutters to match metal wall panels, metal roof panels or roof fascia and rake trim as selected by the Owner.
1. Gutter Hangers: External gutter supports shall be 2-inch- (50-mm-) wide x ¼-inch- (6-mm-) thick formed aluminum, and shall be spaced at no greater than 36" (0.9m) on center. External supports shall be post-painted with a matching full- strength 70 percent PVDF finish and warranted by the panel manufacturer for same term as specified for material finishes.
  2. Gutter Straps: Internal gutter straps shall be 1-inch- (25-mm-) wide x 1/8-inch- (3-mm-) thick formed aluminum, and shall be spaced at no greater than 36" (0.9m) on center. Internal straps shall be post-painted with a matching full-strength 70 percent PVDF finish and warranted by the panel manufacturer for same term as specified for material finishes.
- D. Downspouts: Formed from same material as wall panels. Fabricate in 10-foot- (3-m-) long sections, complete with formed elbows and offsets, of size and metal thickness according to SMACNA's "Architectural Sheet Metal Manual". Finish downspouts to match gutters.
1. Downspout Brackets: Where detailed, surface mounted downspout protection guards shall be fabricated from ¼-inch- (6-mm-) thick formed aluminum, and shall be post-painted with a matching full-strength 70 percent PVDF finish and warranted by the panel manufacturer for same term as specified for material finishes.

## 2.9 FABRICATION

- A. Fabricate and finish metal wall panels and accessories at the factory to greatest extent possible, by manufacturer's standard procedures and processes and as necessary to fulfill indicated performance requirements. Comply with indicated profiles and with dimensional and structural requirements.
- B. Provide panel profile, including major ribs and intermediate stiffening ribs, if any, for full length of panel.
- C. Form flashing components from full single width sheet in minimum 10'-0" (3 m) sections. Provide mitered trim corners, joined using closed end pop rivets and butyl- based, solvent released one-part sealant.

- D. Sheet Metal Accessories: Fabricate flashing and trim to comply with recommendations in SMACNA's "Architectural Sheet Metal Manual" that apply to the design, dimensions, metal, and other characteristics of item indicated.
  - 1. Form exposed sheet metal accessories that are without excessive oil canning, buckling, and tool marks and that are true to line and levels indicated, with exposed edges folded back to form hems.
  - 2. Sealed Joints: Form nonexpanding but movable joints in metal to accommodate butyl-based sealant to comply with SMACNA standards.
  - 3. Conceal fasteners and expansion provisions where possible. Exposed fasteners are not allowed on faces of accessories exposed to view.
  - 4. Fabricate cleats and attachment devices of size and metal thickness recommended by SMACNA's "Architectural Sheet Metal Manual" or by metal wall panel manufacturer for application, but not less than thickness of metal being secured.

## 2.10 FINISHES

- A. Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying and designating finishes.
- B. Protect mechanical and painted finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.
- C. Appearance of Finished Work: Noticeable variations in same piece are not acceptable. Variations in appearance of adjoining components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for installation tolerances, metal wall panel supports, and other conditions affecting performance of the Work.
- B. Examine primary and secondary wall framing to verify that girts, studs, angles, channels, and other structural panel support members and anchorages have been installed within alignment tolerances required by metal wall panel manufacturer.
- C. Examine solid wall sheathing to verify that sheathing joints are supported by framing or blocking and that installation is within flatness tolerances required by metal wall panel manufacturer.
- D. Examine roughing-in for components and systems penetrating metal wall panels to verify actual locations of penetrations relative to seam locations of metal wall panels before metal wall panel installation.

## KPC — ROOF SYSTEMS AND SERVICES

- E. For the record, prepare written report, endorsed by Installer, listing conditions detrimental to performance of the Work.
- F. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.2 PREPARATION

- A. Clean substrates of substances harmful to insulation, including removing projections capable of interfering with insulation attachment.
- B. Substrate Board: Install substrate boards over wall structure on entire wall surface. Attach with substrate-board fasteners.
  - 1. Install substrate board with long joints in continuous straight lines, horizontally oriented with end joints staggered between courses. Tightly butt substrate boards together.
  - 2. Comply with UL requirements for fire-rated construction.
- C. Miscellaneous Framing: Install sub-framing, furring, and other miscellaneous wall panel support members and anchorage according to metal wall panel manufacturer's written instructions.
- D. Establish straight, side and crosswise benchmarks
- E. Use proper size and length fastener for strength requirements. A low profile fastener head of approximately 1/8 inch (3 mm) maximum is allowable beneath the panel.
- F. All walls shall be checked for square and straightness. Inside and outside corners may not be plumb; set a true line for the corner flashing with string line.
- G. Measure the wall lengthwise to confirm panel lengths and verify clearances for thermal movement.

### 3.3 THERMAL INSULATION INSTALLATION

- A. Polyethylene Vapor Retarder: Extend vapor retarder to extremities of areas to be protected from vapor transmission. Repair tears or punctures immediately before concealment by other work.
- B. Board Insulation: Extend insulation in thickness indicated to cover entire wall.
  - 1. Erect insulation and hold in place with hat channels or Z-shaped furring. Securely attach narrow flanges of furring members to wall framing with screws spaced 24 inches (610 mm) o.c.

### 3.4 UNDERLAYMENT INSTALLATION

- A. Sheet Underlayment: Apply primer if required by manufacturer. Comply with temperature restrictions of underlayment manufacturer for installation. Apply over entire wall surface, wrinkle free, in shingle fashion to shed water, and with end laps of not less than 6 inches (150

mm) staggered 24 inches (610 mm) between courses. Overlap side edges not less than 3-1/2 inches (90 mm). Roll laps with roller. Cover underlayment within 90 days.

### 3.5 METAL WALL PANEL INSTALLATION

- A. All details will be shown on in accordance with approved shop drawings and manufacturer's product data, within specified erection tolerances.
- B. Directly over the completed wall substrate, install one piece clips. All anchor clips will be fastened into the structural wall substrate based on the following spacing pattern:
  - 1. Clip spacing must be 30" on center max for Zone 4 (field of wall)
  - 2. Clip spacing must be 16" on center for Zone 5 (corners)
  - 3. \*spacing for Zones 5 must extend 4 feet from the vertical edge of the wall.
- C. Installation of Wall Panels: Wall panels can be installed by starting from one end and working towards the opposite end (vertical orientation), or from the bottom of wall working towards the top of the wall (horizontal orientation).
- D. Isolate dissimilar metals and masonry or concrete from metals with bituminous coating. Use gasketed fasteners where required to prevent corrosive action between fastener, substrate, and panels.
- E. Limit exposed fasteners to extent indicated on contract drawings.
- F. Seal laps and joints in accordance with wall panel system manufacturer's product data.
- G. Coordinate flashing and sheet metal work to provide weathertight conditions at wall terminations. Fabricate and install in accordance with standards of SMACNA Manual.
- H. Provide for temperature expansion/contraction movement of panels at wall penetrations and wall mounted equipment in accordance with system manufacturer's product data and design calculations.
- I. Installed system shall be true to line and plane and free of dents, and physical defects. In light gauge panels with wide flat surfaces, some oil canning may be present. Oil canning does not affect the finish or structural integrity of the panel and is therefore not cause for rejection.
- J. At joints in linear sheet metal items, set sheet metal items in two ¼-inch- (6-mm-) beads of butyl sealant. Extend sealant over all metal surfaces. Mate components for positive seal. Allow no sealant to migrate onto exposed surfaces.
- K. Remove damaged work and replace with new, undamaged components.
- L. Touch up exposed fasteners using paint furnished by the panel manufacturer and matching exposed panel surface finish.
- M. Clean exposed surfaces of wall panels and accessories after completion of installation. Leave in clean condition at date of substantial completion. Touch up minor abrasions and scratches in finish.

## KPC — ROOF SYSTEMS AND SERVICES

### 3.6 ERECTION TOLERANCES

- A. Installation Tolerances: Shim and align metal wall panel units within installed tolerance of 1/4 inch in 20 feet (6 mm in 6 m) at location lines as indicated and within 1/8-inch (3-mm) offset of adjoining faces and of alignment of matching profiles.

### 3.7 FIELD QUALITY CONTROL

- A. Manufacturer's Field Service: Engage a factory-authorized service representative to inspect metal wall panel installation, including accessories. Report results in writing.
- B. Remove and replace applications of metal wall panels where inspections indicate that they do not comply with specified requirements.
- C. Additional inspections, at Contractor's expense, will be performed to determine compliance of replaced or additional work with specified requirements.

### 3.8 CLEANING

- A. Remove temporary protective coverings and strippable films, if any, as metal wall panels are installed unless otherwise indicated in manufacturer's written installation instructions. On completion of metal wall panel installation, clean finished surfaces as recommended by metal wall panel manufacturer. Maintain in a clean condition during construction.
- B. Replace metal wall panels that have been damaged or have deteriorated beyond successful repair by finish touchup or similar minor repair procedures.

END OF SECTION 074213.13

SECTION 074213.14 – METAL WALL PANELS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Work described in this section includes concealed fastener, lap-seam pre-formed metal wall panel system complete with perimeter and penetration flashing and closures.
- B. Related work specified elsewhere:
  - 1. Structural steel.
  - 2. Steel girts and furring.
  - 3. Wood sheathing.
  - 4. Rough carpentry.
  - 5. Flashing and sheet metal. (Not wall panel related).
  - 6. Air barrier and vapor retarder.
  - 7. Thermal insulation.
  - 8. Sealants.

1.3 DEFINITIONS

- A. American Architectural Manufacturer Association (AAMA):
  - 1. AAMA 621-96: Voluntary/Standard Specifications for High Performance Organic Coatings on Coil Coated Architectural Hot Dipped Galvanized (HDG) & Zinc-Aluminum Coated Steel Substrates
- B. American Iron and Steel Institute (AISI):
  - 1. S100-07: 2007 Edition of the North American Specification for the Design of Cold-Formed Steel Structural Members.
- C. American Society for Testing and Materials (ASTM):
  - 1. A653-03: Specification for Steel Sheet, Zinc-coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process.
  - 2. A755-03: Standard Specification for Steel Sheet, Metallic Coated by the Hot-Dip Process and Prepainted by the Coil-Coating Process for Exterior Exposed Building Products.
  - 3. A792-03: Specification for Steel Sheet, 55% Aluminum-Zinc Alloy-Coated by the Hot-Dip Process.
  - 4. B209-02a: Specification for Aluminum and Aluminum-Alloy Sheet and Plate.

## KPC — ROOF SYSTEMS AND SERVICES

### D. Sheet Metal and Air Conditioning Contractors National Association (SMACNA):

1. Architectural Sheet Metal Manual, 6th edition.

### E. National Association of Architectural Metal Manufacturers (NAAMM)

1. Metal Finishes Manual for Architectural and Metal Products

## 1.4 DESIGN AND PERFORMANCE CRITERIA.

- A. General Performance: Metal wall panel assemblies shall be furnished and installed without failure due to defective manufacture, fabrication, installation, or other defects in construction.

## 1.5 PREINSTALLATION MEETINGS

- A. Preinstallation Conference: Conduct conference at Project site.

## 1.6 ACTION SUBMITTALS

- A. Product Data: For each type of product.

1. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes for metal wall panels.

- B. Shop Drawings:

1. Show wall panel system with flashings and accessories in elevation, sections, and details. Include metal thicknesses and finishes, panel lengths, joining details, anchorage details, flashings and special fabrication provisions for termination and penetrations. Indicate relationships with adjacent and interfacing work. Shop drawings to be prepared by metal wall panel manufacturer.

- C. Samples for Initial Selection:

1. Submit sample of panel section, at least 6" x 6" showing seam profile, and also a sample of color selected.
2. Submit sample field applied sealants and all other system components.

## 1.7 INFORMATIONAL SUBMITTALS

- A. Financial Certification: Provide the building owner with a signed and notarized (sealed) affidavit by an officer of the panel system manufacturer which confirms a current minimum corporate asset-to-liability ratio of not less than 3:1 for the panel manufacturer, or its parent corporation. Financial support information and affidavit must be dated within 30 days prior to the product submittal.

- B. Qualification Data: For Installer and manufacturer.

## KPC — ROOF SYSTEMS AND SERVICES

- C. Sample Warranty: For manufacturer's warranty.

### 1.8 CLOSEOUT SUBMITTALS

- A. Maintenance Data: For products or materials to include in maintenance manuals.

### 1.9 QUALITY ASSURANCE

- A. Engage an experienced metal wall panel contractor (erector) to install wall panel system who has a minimum of three (3) years experience specializing in the installation of metal wall systems.
- B. Contractor must be certified by manufacturer specified as a supplier of the metal wall system and obtain written certification from manufacturer that installer is approved for installation of the specified system.
- C. Successful contractor must obtain all components of wall system from a single manufacturer. Any secondary products that are required which cannot be supplied by the specified manufacturer must be recommended and approved in writing by primary manufacturer prior to bidding.
- D. Fabricator/Installer shall submit work experience and evidence of adequate financial responsibility. Architect reserves the right to inspect fabrication facilities in determining qualifications.

### 1.10 DELIVERY, STORAGE, AND HANDLING

- A. Inspect materials upon delivery.
- B. Handle materials to prevent damage.
- C. Store materials off ground providing for drainage; under cover providing for air circulation; and protected from any debris.

### 1.11 FIELD CONDITIONS

- A. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit metal wall panel work to be performed according to manufacturer's written instructions and warranty requirements.
- B. Field Measurements: Verify actual dimensions of construction contiguous with metal wall panels by field measurements before fabrication.

### 1.12 COORDINATION

- A. Coordinate sizes and locations of windows, doors, and wall penetrations with actual equipment provided.



## KPC — ROOF SYSTEMS AND SERVICES

- B. Coordinate metal wall panels with rain drainage work, flashing, trim, and construction of other adjoining work to provide a leak proof, secure, and noncorrosive installation.

### 1.13 WARRANTY

- A. **Manufacturer's Finish Warranty:** Manufacturer agrees to repair or replace metal wall panels that fail(s) in materials or workmanship within specified warranty period. Warranty shall cover checking, crazing, peeling, chalking, fading, and adhesion of the prepainted sheet metal materials.
  - 1. Warranty Period: 20 year(s) from date of Substantial Completion.
- B. **Special Warranty:** Installer agrees to repair or replace metal wall panels that fail(s) in materials, watertightness, or workmanship within specified warranty period.
  - 1. Warranty Period: 3 year(s) from date of Substantial Completion.

## PART 2 - PRODUCTS

### 2.1 PANEL MATERIALS

- A. **Painted Aluminum Sheet.**
  - 1. **Recycle Content:** Provide steel sheet with average recycled content such that postconsumer recycled content plus one-half of preconsumer recycled content is at least 45 percent.
  - 2. 0.032" aluminum alloy 3003, 3004, 3005, or 3105 with H14 or H24 heat treatment, as per ASTM B209/209M.
  - 3. **Texture:** Smooth surface.
  - 4. **Mill Finish Aluminum:** The exposed and unexposed sheet surfaces shall be bare as furnished by the mill.
  - 5. **Exposed Coil-Coated Finish:**
    - a. **2-Coat Fluoropolymer:** AAMA 621. Fluoropolymer finish containing not less than 70 percent PVDF resin by weight in color coat. Manufacturers' approved applicator to prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions.
    - b. Coating system shall provide nominal 1.0 mil (0.025 mm) dry film thickness, consisting of primer and color coat.
    - c. Color shall be selected from manufacturer's Full Range Colors
  - 6. **Concealed Finish:** Apply pretreatment and manufacturer's standard white or light-colored polyester backer finish, consisting of prime coat and wash coat with a minimum total dry film thickness of 0.5 mil (0.013 mm).
- B. **Panel Sealants:**

## KPC — ROOF SYSTEMS AND SERVICES

1. Sealant Tape: Non-curing, 100 percent solids, polyisobutylene compound sealant tape with release-paper backing. Provide permanently elastic, nonsag, nontoxic, nonstaining tape 1-inch- (13-mm-) wide and 1/16-inch- (3-mm-) thick.
2. Exposed Sealant: ASTM C 920; elastomeric tripolymer, polyurethane, or other advanced polymer sealant; of type, grade, class, and use classifications required to seal joints in metal wall panels and remain weathertight; and as recommended in writing by metal wall panel manufacturer.
3. Concealed Sealant: ASTM C 1311: Butyl-Based, Solvent-Release, One-Part Sealant.

### 2.2 FIELD-INSTALLED THERMAL INSULATION

- A. Faced, Polyisocyanurate Board Insulation: ASTM C 1289, Type II (asphalt felt or glass-fiber mat facing), Class 2 or 3, Grade 3, with maximum flame-spread index of 75 and smoke-developed index of 450, based on tests performed on unfaced core.
- B. Mineral Wool Board Insulation: ASTM E 84, ASTM c-18, ASTM C-165 with zero (0) flame-spread index, 0 smoke developed, density 11.4lb/ft<sup>2</sup>, 1.25", 2" or 3" thickness, 48" x 72" size, equal to Comfortboard 110

### 2.3 MISCELLANEOUS METAL FRAMING

- A. Miscellaneous Metal Framing, General: ASTM C 645, cold-formed metallic-coated steel sheet, ASTM A 653, G90 (Z275) hot-dip galvanized
- B. Subgirts: Manufacturer's standard C- or Z-shaped sections, 0.054-inch (16 gauge) (1.4-mm) nominal thickness.
- C. Base or Sill Angles or Channels: 0.068-inch (14 gauge) (1.7-mm) nominal thickness.
- D. Hat-Shaped, Rigid Furring Channels:
  1. Nominal Thickness: As required to meet performance requirements
  2. Depth: As indicated on drawings 7/8 inch.
  3. Top flange: 1-1/8 inches (28.5 mm) minimum
- E. Z-Shaped Furring: With slotted or nonslotted web, face flange of 1-5/8 inches (41 mm) minimum and depth as required to fit insulation thickness indicated.
  1. Nominal Thickness: As required to meet performance requirements, but not less than 0.043 inch (18 gauge) (1.1 mm).
- F. Fasteners for Miscellaneous Metal Framing: Of type, material, size, corrosion resistance, holding power, and other properties required to fasten miscellaneous metal framing members to substrates.

### 2.4 SUBSTRATE BOARD

- A. Glass-Mat Gypsum Sheathing Board: ASTM C 1177/C 1177M.

## KPC — ROOF SYSTEMS AND SERVICES

1. Type and Thickness: Type X, 5/8 inch.
  2. The top surface of the substrate board shall be pre-primed to provide for adhesion of the self-adhering underlayment material.
  3. Product: Subject to compliance with requirements, provide Dens Glass Gold by Georgia-Pacific Corporation.
- B. Substrate-Board Fasteners: Factory-coated steel fasteners and metal or plastic plates complying with corrosion-resistance provisions in FMG 4470, designed for fastening substrate board to structure.

### 2.5 UNDERLAYMENT MATERIALS

- A. Self-Adhering with reinforcing scrim, Vapor Permeable, Intelliwrap SA or MA (non adhering)
1. Seams shall be lapped in accordance with manufacturer's recommendations.
  2. Underlayment shall be approved for 90 days (minimum) of exposure to UV and weather penetrations.
  3. Products: Subject to compliance with requirements, provide one of the following:
    - a. Intelliwrap SA
- B. Mechanically Attached, Vapor Permeable Sheet: 20-mils- (0.51-mm-) thick, minimum, consisting of multiple layers of UV stabilized spun-bonded polypropylene.
1. Water Vapor Permeance, ASTM E 96 Method B: 200 perms (11,500 ng/(Pa\*s\*m2), minimum.
  2. Water Resistance, AATCC 127, 22-inch- (550-mm-) hydrostatic head for 5 hours: No leakage.
  3. Products: Intelliwrap MA

### 2.6 MISCELLANEOUS MATERIALS

- A. Concealed fasteners: Corrosion resistant steel screws, #10 minimum diameter x length appropriate for substrate, hex washer head or pancake head. Use self-drilling, self-tapping for metal substrate or A-point for plywood substrate.
- B. Exposed fasteners: 3xx series stainless steel screws (cadmium or zinc coatings are not acceptable) with neoprene sealing washer, or 1/8-inch- (3-mm-) diameter stainless steel rivets.

### 2.7 METAL WALL PANELS

- A. General: Provide factory-formed metal wall panels designed to be field assembled by interlocking seams and incorporating concealed fasteners.
- B. Concealed fastener, interlocking flush seam wall panels.

1. Basis-of-Design: Panel shall be IMETCO FW wall panel system as manufactured by Innovative Metals Company, Inc. (IMETCO), Norcross, Georgia, telephone 859-991-5477 Jeffrey Willis.
2. Alternate manufacturers are subject to full compliance with specification requirements, and shall be submitted for approval as follows.
  - 1) Centria IW-30
    - a) Manufacturers not listed above must submit for approval, fifteen (15) days prior to bid date, the following: Manufacturer's literature; certification of testing in accordance with specification requirements and sections 1.4 and 1.5; sample warranties in accordance with specification section 1.10; installer qualifications in accordance with specification section 1.6, and a list of five
    - b) (5) similar projects in size and scope of work.
    - c) No substitutions will be permitted after the bid date of this project.
3. Material: Aluminum sheet, 0.040 inch thick.
  - a. Fabrication: Panels shall be factory formed from specified metal.
  - b. The standard profile shall be flat pans with flush seams.
  - c. Panel orientation: Vertical or Horizontal.
  - d. Configuration: Panel shall be 12-inches wide nominal, with interlocking seams incorporating concealed fasteners.
  - e. Panel Depth (Concealed Leg Height): 1 inch (25 mm), nominal.
  - f. Reveal Joint: Panel seams shall join such that adjacent panels form a vertical reveal joint 1/2-inch, 3/4-inch or 1-inch wide.
  - g. End Folds if Applicable: Panel ends shall be factory notched by automatic mechanical press equipment to form end tabs of 5/8 inch (16 mm) nominal length. The end tabs shall be factory folded 90 degrees to produce a "box pan" effect and allow for reveal joints on all four sides of the panel.
  - h. Panel length: Up to 25 feet (6.1 m) maximum recommended length.

## 2.8 ACCESSORIES

- A. Flashing and Trim: Formed from same material and gauge as wall panels, prepainted with coil coating. Provide flashing and trim as required to seal against weather and to provide finished appearance. Locations include, but are not limited to, head, sill, corners, jambs, framed openings, fasciae, and fillers. Finish flashing and trim with same finish system as adjacent metal wall panels.
- B. Gutters: Formed from same material as wall panels. Match profile of gable trim, complete with end pieces, outlet tubes, and other special pieces as required. Fabricate in minimum 10-foot- (3-m-) long sections, of size and metal thickness according to SMACNA's "Architectural Sheet Metal Manual." Furnish gutter supports spaced per SMACNA's recommendation based on gauge and stretch-out, fabricated from same metal as gutters. Provide wire ball strainers of compatible metal at outlets. Finish gutters to match metal wall panels, metal roof panels or roof fascia and rake trim as selected by the Owner.

1. Gutter Hangers: External gutter supports shall be 2-inch- (50-mm-) wide x ¼-inch- (6-mm-) thick formed aluminum, and shall be spaced at no greater than 36" (0.9m) on center. External supports shall be post-painted with a matching full-strength 70 percent PVDF finish and warranted by the panel manufacturer for same term as specified for material finishes.
  2. Gutter Straps: Internal gutter straps shall be 1-inch- (25-mm-) wide x 1/8-inch- (3-mm-) thick formed aluminum, and shall be spaced at no greater than 36" (0.9m) on center. Internal straps shall be post-painted with a matching full-strength 70 percent PVDF finish and warranted by the panel manufacturer for same term as specified for material finishes.
- C. Downspouts: Formed from same material as wall panels. Fabricate in 10-foot- (3-m-) long sections, complete with formed elbows and offsets, of size and metal thickness according to SMACNA's "Architectural Sheet Metal Manual". Finish downspouts to match gutters.
1. Downspout Brackets: Where detailed, surface mounted downspout protection guards shall be fabricated from ¼-inch- (6-mm-) thick formed aluminum, and shall be post-painted with a matching full-strength 70 percent PVDF finish and warranted by the panel manufacturer for same term as specified for material finishes.

## 2.9 FABRICATION

- A. Fabricate and finish metal wall panels and accessories at the factory to greatest extent possible, by manufacturer's standard procedures and processes and as necessary to fulfill indicated performance requirements. Comply with indicated profiles and with dimensional and structural requirements.
- B. Provide panel profile, including major ribs and intermediate stiffening ribs, if any, for full length of panel.
- C. Form flashing components from full single width sheet in minimum 10'-0" (3 m) sections. Provide mitered trim corners, joined using closed end pop rivets and butyl-based, solvent released one-part sealant.
- D. Sheet Metal Accessories: Fabricate flashing and trim to comply with recommendations in SMACNA's "Architectural Sheet Metal Manual" that apply to the design, dimensions, metal, and other characteristics of item indicated.
  1. Form exposed sheet metal accessories that are without excessive oil canning, buckling, and tool marks and that are true to line and levels indicated, with exposed edges folded back to form hems.
  2. Sealed Joints: Form nonexpanding but movable joints in metal to accommodate butyl-based sealant to comply with SMACNA standards.
  3. Conceal fasteners and expansion provisions where possible. Exposed fasteners are not allowed on faces of accessories exposed to view.
  4. Fabricate cleats and attachment devices of size and metal thickness recommended by SMACNA's "Architectural Sheet Metal Manual" or by metal wall panel manufacturer for application, but not less than thickness of metal being secured.

## 2.10 FINISHES

## KPC — ROOF SYSTEMS AND SERVICES

- A. Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying and designating finishes.
- B. Protect mechanical and painted finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.
- C. Appearance of Finished Work: Noticeable variations in same piece are not acceptable. Variations in appearance of adjoining components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

### PART 3 - EXECUTION

#### 3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for installation tolerances, metal wall panel supports, and other conditions affecting performance of the Work.
- B. Examine primary and secondary wall framing to verify that girts, studs, angles, channels, and other structural panel support members and anchorages have been installed within alignment tolerances required by metal wall panel manufacturer.
- C. Examine solid wall sheathing to verify that sheathing joints are supported by framing or blocking and that installation is within flatness tolerances required by metal wall panel manufacturer.
- D. Examine roughing-in for components and systems penetrating metal wall panels to verify actual locations of penetrations relative to seam locations of metal wall panels before metal wall panel installation.
- E. For the record, prepare written report, endorsed by Installer, listing conditions detrimental to performance of the Work.
- F. Proceed with installation only after unsatisfactory conditions have been corrected.

#### 3.2 PREPARATION

- A. Clean substrates of substances harmful to insulation, including removing projections capable of interfering with insulation attachment.
- B. Substrate Board: Install substrate boards over wall structure on entire wall surface. Attach with substrate-board fasteners.
  - 1. Install substrate board with long joints in continuous straight lines, horizontally oriented with end joints staggered between courses. Tightly butt substrate boards together.
  - 2. Comply with UL requirements for fire-rated construction.

- C. Miscellaneous Framing: Install sub-framing, furring, and other miscellaneous wall panel support members and anchorage according to metal wall panel manufacturer's written instructions.
- D. Establish straight, side and crosswise benchmarks
- E. Use proper size and length fastener for strength requirements. A low profile fastener head of approximately 1/8 inch (3 mm) maximum is allowable beneath the panel.
- F. All walls shall be checked for square and straightness. Inside and outside corners may not be plumb; set a true line for the corner flashing with string line.
- G. Measure the wall lengthwise to confirm panel lengths and verify clearances for thermal movement.

### 3.3 THERMAL INSULATION INSTALLATION

- A. Polyethylene Vapor Retarder: Extend vapor retarder to extremities of areas to be protected from vapor transmission. Repair tears or punctures immediately before concealment by other work.
- B. Board Insulation (reference 2.2.C-G): Extend insulation in thickness indicated to cover entire wall. Comply with installation requirements in Division 07 Section "Thermal Insulation."
  - 1. Erect insulation and hold in place with hat channels or Z-shaped furring. Securely attach narrow flanges of furring members to wall framing with screws spaced 24 inches (610 mm) o.c.

### 3.4 UNDERLAYMENT INSTALLATION

- A. Sheet Underlayment: Apply primer if required by manufacturer. Comply with temperature restrictions of underlayment manufacturer for installation. Apply over entire wall surface, wrinkle free, in shingle fashion to shed water, and with end laps of not less than 6 inches (150 mm) staggered 24 inches (610 mm) between courses. Overlap side edges not less than 3-1/2 inches (90 mm). Roll laps with roller. Cover underlayment within 90 days.

### 3.5 METAL WALL PANEL INSTALLATION

- A. All details will be shown on in accordance with approved shop drawings and manufacturer's product data, within specified erection tolerances.
- B. Directly over the completed wall substrate, fasten the female flange of the panel. All panels will be fastened into the structural wall substrate at 24-inches (600-mm) on center, maximum.
- C. Installation of Wall Panels: Vertically oriented panels can be installed by starting from one end and working towards the opposite end. Horizontally oriented panels can only be installed by starting at the top of the wall elevation and working toward the bottom of the wall.

## KPC — ROOF SYSTEMS AND SERVICES

- D. Isolate dissimilar metals and masonry or concrete from metals with bituminous coating. Use gasketed fasteners where required to prevent corrosive action between fastener, substrate, and panels.
- E. Limit exposed fasteners to extent indicated on contract drawings.
- F. Seal laps and joints in accordance with wall panel system manufacturer's product data.
- G. Coordinate flashing and sheet metal work to provide weathertight conditions at wall terminations. Fabricate and install in accordance with standards of SMACNA Manual.
- H. Provide for temperature expansion/contraction movement of panels at wall penetrations and wall mounted equipment in accordance with system manufacturer's product data and design calculations.
- I. Installed system shall be true to line and plane and free of dents, and physical defects. In light gauge panels with wide flat surfaces, some oil canning may be present. Oil canning does not affect the finish or structural integrity of the panel and is therefore not cause for rejection.
- J. At joints in linear sheet metal items, set sheet metal items in two ¼-inch- (6-mm-) beads of butyl sealant. Extend sealant over all metal surfaces. Mate components for positive seal. Allow no sealant to migrate onto exposed surfaces.
- K. Remove damaged work and replace with new, undamaged components.
- L. Touch up exposed fasteners using paint furnished by the panel manufacturer and matching exposed panel surface finish.
- M. Clean exposed surfaces of wall panels and accessories after completion of installation. Leave in clean condition at date of substantial completion. Touch up minor abrasions and scratches in finish.

### 3.6 ERECTION TOLERANCES

- A. Installation Tolerances: Shim and align metal wall panel units within installed tolerance of 1/4 inch in 20 feet (6 mm in 6 m) at location lines as indicated and within 1/8-inch (3-mm) offset of adjoining faces and of alignment of matching profiles.

### 3.7 FIELD QUALITY CONTROL

- A. Manufacturer's Field Service: Engage a factory-authorized service representative to inspect metal wall panel installation, including accessories. Report results in writing.
- B. Remove and replace applications of metal wall panels where inspections indicate that they do not comply with specified requirements.
- C. Additional inspections, at Contractor's expense, will be performed to determine compliance of replaced or additional work with specified requirements.



## KPC — ROOF SYSTEMS AND SERVICES

### 3.8 CLEANING

- A. Remove temporary protective coverings and strippable films, if any, as metal wall panels are installed unless otherwise indicated in manufacturer's written installation instructions. On completion of metal wall panel installation, clean finished surfaces as recommended by metal wall panel manufacturer. Maintain in a clean condition during construction.
- B. Replace metal wall panels that have been damaged or have deteriorated beyond successful repair by finish touchup or similar minor repair procedures.

END OF SECTION 074213.14

SECTION 074214 – METAL WALL PANELS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes pre-formed flat seam wall panel system complete with anchor clips, fasteners, flashing, and trim.

1.3 REFERENCES

- A. American Iron and Steel Institute (AISI):

- 1. Specification for the Design of Cold-Formed Steel Structural Members.

- B. American Society for Testing and Materials (ASTM):

- 1. ASTM A240 Specification for Heat Resisting Chromium and Chromium-Nickel Stainless Steel Plate, Sheet, and Strip for Pressure Vessels: C.
- 2. ASTM A792 Specification for Steel Sheet, 55% Aluminum-Zinc Alloy-Coated by the Hot-Dip Process.
- 3. ASTM A875 Specification for Steel Sheet, Zinc-5% Aluminum Alloy-Coated by the Hot-Dip Process.
- 4. ASTM B209 Specification for Aluminum and Aluminum-Alloy Sheet and Plate
- 5. ASTM B370 Specification for Copper and Sheet and Strip for Building Construction
- 6. ASTM E283 Standard Test Method for Determining Rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors Under Specified Pressure Differences Across the Specimen.
- 7. ASTM E331 Standard Test Method for Water Penetration of Exterior Windows, Skylights, Doors, and Curtain Walls by Uniform Air Pressure Differences
- 8. ASTM E331 Standard Test Method for Structural Performance of Exterior Windows, Doors, Skylights, and Curtain Walls by Uniform Static Air Pressure Difference

- C. Sheet Metal and Air Conditioning Contractors National Association (SMACNA):

- 1. Architectural Sheet Metal Manual

1.4 SUBMITTALS FOR REVIEW

- A. Shop Drawings: Show wall panels (and roofing system, if applicable) with flashings and accessories in elevations, sections and details. Include metal thickness and finishes, panel

lengths, joining details, anchorage details, flashings and special fabrication provisions for termination and penetrations. Indicate relationships with adjacent and interfacing work. Indicate fastener types and spacing; and provide fastener pullout values. Shop drawings must be completed by the wall panel manufacturer's engineering department. Any and/or all changes recommended by the successful bidder must be approved by the manufacturer in writing prior to submittal.

- B. Product Data: Include manufacturer's detailed material and system description, concealed anchor clips, sealant and closure installation instructions, and finish specifications. Indicate fastener types and spacing; and required fastener pullout values.
- C. Samples: Provide full-size samples of the following materials and system components. Samples shall be of identical material type, thickness, panel width, and material grade/alloy as the system specified for this project.
  - 1. Submit sample of panel section, at least 4" long x full panel width showing panel profile and also a sample of color selected.
  - 2. Submit sample of foam closure strips to fit inside and outside specified panel profile.
  - 3. Submit sample of panel fasteners.
- D. Specimen Warranty: Provide an unexecuted copy of the warranty specified for this Project, identifying the terms and conditions required of the Manufacturer and the Owner.
- E. Any material submitted as equal to the specified material must be accompanied by a report signed and sealed by a professional engineer licensed in the state in which the installation is to take place. This report shall show that the submitted equal meets the Design and Performance criteria in this specification. Substitution requests submitted without licensed engineer approval will be rejected for non-conformance.

#### 1.5 SUBMITTALS FOR INFORMATION

- A. Design and Test Reports: Provide the following certified test reports from an independent testing laboratory:
  - 1. Independent laboratory testing report for system design load and seam integrity.
  - 2. A letter from an officer of the manufacturing company certifying that the materials furnished for this project are the same as represented in tests and supporting data.
  - 3. Manufacturer's verifications that the panels are factory roll formed.
  - 4. ASTM E283 Test results must clearly demonstrate compliance with the performance requirements specified in article 1.9 ASTM E331 Test Report.
  - 5. ASTM E330 Test results must clearly demonstrate compliance with the performance requirements specified in article 1.9.
  - 6. ASTM E331 Test results must clearly demonstrate compliance with the performance requirements specified in article 1.9.
- B. Mill production reports certifying that the metal thicknesses are within allowable tolerances of the nominal or minimum thickness or gauge specified.

## KPC — ROOF SYSTEMS AND SERVICES

- C. Design Loads: Submit copy of manufacturer's minimum design load calculations according to ASCE 7, Method 2 for Components and Cladding. In no case shall the design loads be taken to be less than those detailed in Design and Performance Criteria article.
- D. Qualification Data for Wall System Installer: Refer to Quality Assurance Article below.
- E. Certification of work progress inspection frequency: Refer to Quality Assurance Article below.
- F. Pre-installation Conference Proceedings: Refer to Quality Assurance Article below.
- G. Test Reports: Submit third party validation of environmental claims, prepared by UL Environment, for all metal wall panels containing recycled content and/or bio based content.

### 1.6 CONTRACT CLOSEOUT SUBMITTALS

- A. General: Comply with Requirements of Division 01 Section Closeout Submittals.
- B. Special Project Warranty: Provide specified warranty for the Project, executed by the authorized agent of the Manufacturer.
- C. Wall Panel Maintenance Instructions: Provide a manual of manufacturer's recommendations for maintenance of installed systems.
- D. Insurance Certification: Assist Owner in preparation and submittal of wall installation acceptance certification as may be necessary in connection with fire and extended coverage insurance on wall panel system installation and associated work.
- E. Demonstration and Training Schedule: Provide a schedule of proposed dates and times for instruction of Owner's personnel in the maintenance requirements for completed wall panel system installation work. Refer to Part 3 for additional requirements.

### 1.7 QUALITY ASSURANCE

- A. Installer Qualifications: Engage an Installer who has completed the Manufacturer's Approved Contractor course and is currently certified for the installation of the specified system.
- B. If required, fabricator/installer shall submit work experience and evidence of adequate financial Responsibility. The Owner's representative reserves the right to inspect fabrication facilities in determining qualifications.
- C. Source Limitations: Obtain all components of the wall panel system from a single manufacturer. Secondary products that are required shall be recommended and approved in writing by the Manufacturer.
  - 1. Upon request of the Architect or Owner, submit Manufacturer's written approval of secondary components in list form, signed by an authorized agent of the Manufacturer.
  - 2. Manufacturer shall have direct authority and control over all fabrication of steel components as well as the raw materials used in their fabrication.

## KPC — ROOF SYSTEMS AND SERVICES

- D. Source Quality Control: Manufacturer shall have in place a documented, standardized quality control program such as ISO-9001 approval.
- E. Engage the Manufacturer's Field Representative to conduct required periodic inspections of work in progress as described herein and shall furnish written documentation of all such inspections.
- F. Manufacturer shall provide the Owner project with a written statement that they will provide a site inspection every [1] days that confirms that the project is being constructed as specified, by an experienced, full time employee of the company.
- G. Alternate Manufacturers: The following manufacturer criteria must be submitted. Alternate systems will not be considered for approval unless each of these items has been submitted for review at least 10 business days prior to bid opening.
  - 1. Submit each item listed in article 1.4 (A through E) for evaluation of the proposed system.
  - 2. Tests shall have been made for identical systems within the ranges of specified performance criteria.
  - 3. Empirical calculations for wall performance shall only be acceptable for positive loads.
  - 4. A list of a minimum of five (5) jobs where the proposed alternate material was used under similar conditions. The reference list shall include date of project, size of project, project address, and telephone number of architect/owner contact.
  - 5. A financial statement demonstrating a minimum of a 3:1 ratio of assets to liabilities.
  - 6. A written statement from the manufacturer stating that they will provide the building owner with a daily site inspection for a minimum of one (1) hour per day by an experienced, full time employee of the company.
  - 7. A written statement from the manufacturer stating that they will provide the engineer of record with a daily site inspection by an experienced full time employee of the company.
  - 8. A written statement from a corporate officer of the manufacturing company stating that he or she has reviewed the specifications and confirms that the proposed system meets or exceeds all performance requirements listed as well as meets the panel size, gauge, weight, clip design, sealant design, uplift pressures and height of the vertical seam.
  - 9. A copy of manufacturer's warranty.
  - 10. Proof that the manufacturer has been in business for a minimum number of years equal to the warranty period required for this project.

### 1.8 PRE-INSTALLATION CONFERENCE

- A. Convene a pre-installation conference approximately two (2) weeks before scheduled commencement of system installation and associated work.
- B. Require attendance of installer of each component of associated work which must precede or follow wall panel work (including mechanical or electrical work if any), Architect, Owner, system manufacturer's representative, and other representatives directly concerned with performance of the Work, including (where applicable) Owner's insurers, testing agencies and governing authorities.
- C. Objectives of conference to include:

1. Review foreseeable methods and procedures related to work, including set up and mobilization areas for stored material and work area.
  2. Tour representative areas of building, inspect and discuss condition of substrates, penetrations and other preparatory work performed by others.
  3. Review structural loading limitations of wall framing and inspect for unacceptable variations in planarity.
  4. Review system requirements (drawings, specifications and other contract documents).
  5. Review required submittals both completed and yet to be completed.
  6. Review and finalize construction schedule related to work and verify availability of materials, installer's personnel, equipment and facilities needed to make progress and avoid delays.
  7. Review required inspection, testing, certifying and material usage accounting procedures.
  8. Review weather and forecasted weather conditions and procedures for unfavorable conditions, including possibility of temporary wall protection (if not mandatory requirement).
  9. Record discussion of conference including decisions and agreements (or disagreements) reached. Furnish copy of record to each party attending. If substantial disagreements exist at conclusion of conference, determine how disagreements will be resolved and set date for reconvening conference.
  10. Review notification procedures for weather or non-working days.
- D. The Owner's Representative will be designate one of the conference participants to record the proceedings and promptly distribute them to the participants for record.
- E. The intent of the conference is to resolve issues affecting the installation and performance of wall panel work. Do not proceed with work until such issues are resolved the satisfaction of the Owner and Engineer of Record. This shall not be construed as interference with the progress of Work on the part of the Owner or Engineer of Record.

#### 1.9 DELIVERY, STORAGE, AND HANDLING

A. Manufacturer's Responsibilities:

1. All panels shall be shipped from the manufacturer with a strippable film or similar packaging material separating the individual panels to minimize flexing, stressing, scratching or otherwise damaging the material during transit to the job.
2. Fully cover steel with tarpaulins or similar protective cover during transit to prevent dirt and debris from coming in contact with the finished goods.

B. Installer's Responsibilities:

1. Stack pre-finished materials to prevent twisting, bending, abrasion and denting and elevate one end to facilitate moisture run-off.
2. Unload wall panels using a boom or crane, supporting the panels in at least two locations during lifting, and never lift more than three panels at a time.
3. Protect moisture-sensitive materials and water-based from the weather.
4. Inspect materials upon delivery. Reject and remove physically damaged or marred material from project site.

1.10 PROJECT CONDITIONS

- A. Determine that work of other trades will not hamper or conflict with necessary fabrication and storage and protection requirements for wall panel system.
  - 1. Protection:
    - a. Protect completed work from subsequent construction operations. Comply with Manufacturer's recommendations.
    - b. Do not encumber the site with stored materials or equipment.
    - c. Do not support wall-mounted equipment directly on the wall panel system.
- B. Ascertain that work of other trades which penetrates the wall or is to be made watertight by the wall is in place an approved prior to installation.

1.11 DESIGN AND PERFORMANCE CRITERIA

- A. Thermal Expansion and Contraction:
  - 1. Completed metal wall panel and flashing system shall be capable of withstanding expansion and contraction of components caused by changes in temperature without buckling, producing excess stress on structure, anchors or fasteners, or reducing performance ability.
  - 2. The design temperature differential shall be not less than 200 °F.
  - 3. Interface between panel and clip shall provide for unlimited thermal movement in each direction along the longitudinal direction.
- B. Uniform wind load capacity:
  - 1. Installed wall panel system shall withstand negative design wind loading pressures complying with the following criteria. Anchor clips shall be installed exactly as specified in article 3.

Specifier Note: Attach results of the ASCE 7 minimum design load calculations, as submitted, to this specification. Detailed drawings showing the specific wind pressure zones shall accompany the calculations.

- a. Design Code: ASCE 7, Method 2 for Components and Cladding.
- b. Safety Factor: 1.67 after any load reduction or material stress increase.
- c. Category [I, II, III, or IV] Building with an Importance Factor of [0.77, 1.00, or 1.15].
- d. Wind Speed: [Contact Roofing sales rep] mph
- e. Ultimate Pullout Value: [Contact Roofing sales rep.] pounds per each of the two fasteners holding the panel anchor to the wall substrate or framing system.
- f. Exposure Category: [B, C, or D].
- g. Wall Height: [Contact Roofing sales rep.] feet.
- h. Minimum Building Width: [Contact Roofing sales rep.] feet.
- i. Wall Area Design Wind Pressure:
  - 1) Zone 4 – Field of wall [Contact Roofing sales rep.] psf.
  - 2) Zone 5 – Wall Corners [Contact Roofing sales rep.] psf.

2. Capacity shall be determined using uniform static air pressure method in accordance with ASTM E330. Allowable safe working loads shall be determined by dividing the ultimate test load by the safety factor specified above.
- C. ASTM E283: Static pressure air infiltration (doors, windows, curtain walls):
1. Pressure Leakage Rate
    - a. 1.57 PSF 0.0033 cfm/sq. ft.
    - b. 6.24 PSF 0.0056 cfm/sq. ft.
    - c. 12.0 PSF 0.062 cfm/sq. ft.
    - d. 15.0 PSF 0.064 cfm/sq. ft.
    - e. 20.0 PSF 0.074 cfm/sq. ft.
- D. ASTM E330: Uniform static load test for structural performance for 1 ½” panel profile:
1. Test results must provide an allowable pressure of no less than:
    - a. 42 lbs/sqft. For 3’-0” spans
    - b. 52 lbs/sqft for 1’-0” span
- E. ASTM E331: Static pressure water infiltration (doors, windows, curtain walls):
1. Pressure Result:
    - a. 5 Gal./Hr. per S.F. and Static No Leakage
    - b. Pressure of 20.0 Psf. For 15 minutes.

#### 1.12 WARRANTIES

- A. Manufacturer shall execute a single warranty covering of the following criteria. Multiple-source warranties are not acceptable.
1. Manufacturer’s ten (10) year watertight warranty.
  2. Manufacturer’s standard twenty (20) year finish warranty covering checking, crazing, peeling, chalking, fading, or adhesion.
  3. Installer’s two (2) year warranty covering wall panel system installation.
  4. Warranties shall commence on date of Substantial Completion.
  5. Provide a single warranty by a single approved manufacturer for roof areas, wall areas, and transitions between the two systems, if applicable.

#### 1.13 MANUFACTURER’S INSPECTIONS

- A. When the project is in progress, the wall panel system manufacturer will inspect the work not less than [insert number] days per week. In addition, the manufacturer will:
1. Keep the Architect or Owner informed as to the progress and quality of the work as observed.
  2. Provide periodic job site inspections a minimum of [1] day per week.



## KPC — ROOF SYSTEMS AND SERVICES

3. Report to the Architect in writing any failure or refusal of the Contractor to correct unacceptable practices called to the Contractor's attention.
4. Confirm after completion that manufacturer has observed no applications procedures in conflict with the specifications other than those that may have been previously reported and corrected.

### PART 2 - PRODUCTS

#### 2.1 MANUFACTURERS

- A. Basis of Design: Materials, manufacturer's product designations, and/or manufacturer's names specified here in shall be regarded as the minimum standard of quality required for work of this Section. Comply with all manufacturer and contractor/fabricator quality and performance criteria specified in Part 1.
- B. Substitutions: Products proposed as equal to the products specified in this Section shall be submitted in accordance with Bidding Requirements and Division 01 provisions.
  1. Proposals shall be accompanied by a copy of the manufacturer's standard specification section. That specification section shall be signed and sealed by a professional engineer licensed in the state in which the installation is to take place. Substitution requests containing specifications without licensed engineer certification shall be rejected for non-conformance.
  2. Include a list of three (3) projects of similar type and extent, located within a one hundred mile radius from the location of the project. In addition, the three projects must be at least five (5) years old and be available for inspection by the Architect, Owner or Owner's Representative.
  3. Equivalency of performance criteria, warranty terms, submittal procedures, and contractual terms will constitute the basis of acceptance.
  4. The Owner's decision regarding substitutions will be considered final. Unauthorized substitutions will be rejected.

#### 2.2 ACCEPTABLE MANUFACTURERS

- A. Basis of Design: R-MER Wall Pan System manufactured by The Garland Company, Cleveland, OH.
  1. Alternate Manufacturer: Tremco
  2. Alternate Manufacturer: Imetco
- B. Site Formed Panels: Bidder will not be allowed to supply panels formed at the job-site on portable roll formers; metal panels must be factory pre-manufactured and engineered for this project.

#### 2.3 METAL WALL PANEL SYSTEM

- A. General

1. The products, quality, and performance criteria specified shall be regarded as the minimum standard of quality required for the project.

B. Materials

1. Panel material: [24 ga. or 22 ga.], Zinc-Coated (Galvanized) Steel Sheet, as per ASTM A653: G90 (Z275) coating designation; structural quality, grade 40 ksi (275 MPa).
2. Flashing and flat stock material: Fabricate in profiles indicated on drawings of same material, thickness, and finish as wall panel system, unless indicated otherwise.

C. Finish on surfaces:

1. Exposed surfaces for coated panels:
  - a. Two coat coil applied, baked-on full-strength (70% resin) fluorocarbon coating system (polyvinylidene fluoride, PVF2), applied by manufacturer's approved applicator.
  - b. Coating system shall provide nominal 1.0 mil dry film thickness, consisting of primer and color coat.
  - c. Color shall be standard colors.
    - 1) Optional Upgrade: for full color selection of solid colors.
      - a) No specialty finishes or materials.
2. Unexposed surfaces for coated panels shall be baked-on polyester coating with .20 - .30 dry film thickness (TDF).
3. Exposed and unexposed surfaces for uncoated panels shall be as shipped from the mill.

D. Characteristics:

1. Fabrication: Panels shall be factory roll-formed from the specified metal. Field rolled panels will not be allowed.
2. Configuration: Interlocking flush/flat seams incorporating concealed anchor clips. Through fastened or exposed fastener systems are not acceptable.
3. Panel seam legs shall be one and one half ( 1 ½) inch nominal concealed depth behind the panel face. Seam shall allow for expansion and contraction of panels due to thermal changes.
3. Anchor clips: Clips shall be 22 gauge galvalume steel designed to allow thermal movement of the panel in each direction along the longitudinal dimension.
4. Panel Width (Seam Spacing): [12"] nominal.
5. Panel lengths: Full length without joints to the extent as is practical.
6. Standard Profile:
  - a. Profile of the panel face shall be flat and free from any mechanical finishes.
7. Profile Options:
  - a. Profile of panel face shall have mesa's every two (2) on center continuous throughout panel which are a minimum of one and one half ( 1 ½) inches wide. These will absorb thermal stresses, reduce oil canning, and provide aesthetic appeal.

- b. Profile of panel face shall have a single Vee-groove reveal located three (3) inches in from each panel seam. These will absorb thermal stresses, reduce oil canning, and provide aesthetic appeal.
- c. Profile of panel face shall have a double Vee-groove reveal located in the center of each panel face. These will absorb thermal stresses, reduce oil canning, and provide aesthetic appeal.
- d. Insulated Panel Upgrade:
  - 1) Profile of the panel face shall be flat and free from any mechanical finishes. A nominal three fourths (3/4) inch thick expanded polystyrene insulation board shall be adhered to the inner cavity of the panel.

E. Accessories:

1. Fasteners:

- a. Concealed fasteners: Corrosion resistant steel screws, #10 x 1" long, pancake head, Phillips drive. Use self-drilling, self-tapping for metal substrate or A-point for plywood substrate.
- b. Exposed fasteners: Series 410 stainless steel screws or one eighth (1/8) inch diameter stainless steel waterproof rivets. All exposed fasteners shall be factory painted to match the color of the wall panels.

2. Provide all miscellaneous accessories for complete installation.

## 2.4 ACCESSORY PRODUCTS

A. Sealant:

1. Acceptable product:

- a. Concealed Application: Non-curing butyl sealant or equal.
- b. Exposed Application: Garland SS sealant or equal.

2. Colors: As selected by architect from sealant manufacturer's standard selection.

B. Wall Substrate:

- 1. Install 15/32" (minimum) thickness exterior grade plywood sheathing along wall area.
- 2. Install 3/4" high x 24 gauge (minimum) galvanized steel during hat sections to wall structural substrate. Hat sections shall be installed perpendicular to panel seams, and shall be spaced thirty (30) inches on center (maximum) to accommodate the panel fastener spacing given in article 3.2 C.

C. Install [?] high x [20 or 18 or 16] gauge galvanized steel zee furring sections to the wall structural substrate. Zee sections shall be installed perpendicular to panel seams, and shall be spaced thirty (30) inches on center (maximum) to accommodate to the panel anchor clip spacing given in article 3.2 C.

D. Underlayment:

## KPC — ROOF SYSTEMS AND SERVICES

1. R-mer Seal: 45 mil minimum high temp self adhesive membrane, installed in accordance with manufacturer's recommendations.
  - a. Thickness ASTM D 5147
    - 1) 45 mils (1.14mm)
  - b. Vapor Permeance ASTM E 96
    - 1) <0.02
  - c. Flexibility @ -20oF (-28.88oC) ASTM D 1970
    - 1) Pass
  - d. Tensile Strength ASTM D 1970
    - 1) MD 32 lbs./in. (0.57 kg/mm) XD 35 lbs./in. (0.62 kg/mm)
  - e. Nail Sealability ASTM D 1970
    - 1) Pass

### E. FABRICATION

- F. Shop fabricate metal panels and flashing components to the maximum extent possible, forming metal work with clear, sharp, straight, and uniform bends and rises. Hem exposed edges of flashings.
- G. Form flashing components from full single width sheet in minimum ten (10'-0") feet sections. Provide shop fabricated, mitered corners, joined using closed end pop rivets and joint sealant.
- H. Fabricate panels and related sheet metal work in accordance with approved shop drawings and applicable standards.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Inspection: Examine the alignment and placement of the building structure and substrate. Correct any objectionable warp, waves or buckles in the substrate before proceeding with installation of the pre-formed metal panels.
- B. Pre-installation conference: Prior to beginning metal wall panel work, convene a pre-installation conference as specified in Part 1 of this Specification.
- C. It is understood that the ongoing operations of the Owner area of a critical nature as to leak sensitivity. Do not work on more wall area than can be restored completely watertight in one day.

## KPC — ROOF SYSTEMS AND SERVICES

### 3.2 INSTALLATION, GENERAL

- A. Install wall system when the atmospheric dry bulb temperature is minimum forty (40) degrees Fahrenheit and rising.
- B. Install all components of the wall system in exact accordance with the manufacturer's standard published procedures as applicable to these project conditions and substrates.

### 3.3 WALL PANEL INSTALLATION

- A. Comply with all details and install wall panel materials and flashings in accordance with approved Manufacturer's [details<or>shop drawings] and manufacturer's product data within specified erection tolerances.
- B. Isolate dissimilar metals and masonry or concrete from metals with bituminous coating. Use gasketed fasteners where required to prevent corrosive action between fastener, substrate, and panels.
- C. Limit exposed fasteners to extent indicated on [details<or>shop drawings].
- D. Seal laps and joints in accordance with system manufacturer's product data.
- E. Installed system shall be true to line and plane and free of dents, and physical defects. In light gauge panels with wide flat surfaces, some oil canning may be present. Oil canning does not affect the finish or structural integrity of the panel and is therefore not cause for rejection.
- F. Form joints in linear sheet metal to allow for one fourth (1/4) inch minimum expansion at twenty (20'-0") feet on center maximum and eight (8'-0") feet from corners.
- G. At joints in linear sheet metal items, set sheet metal items in two (2) one fourth (1/4) inch beads of butyl sealant. Extend sealant over all metal surfaces. Mate components for positive seal. Allow no sealant to migrate onto exposed surfaces.

### 3.4 CLEANING

- A. Clean installed work in accordance with the manufacturer's instructions.
- B. Replace damaged work than cannot be restored by normal cleaning methods.

### 3.5 CONSTRUCTION WASTE MANAGEMENT

- A. Remove and properly dispose of waste products generated during construction. Comply with requirements of authorities having jurisdiction.

### 3.6 FINAL INSPECTION

## KPC — ROOF SYSTEMS AND SERVICES

- A. At completion of installation and associated work, meet with Contractor, Architect, installer, installer of associated work, Owner, system manufacturer's representative, and other representatives directly concerned with performance of system.
- B. Inspect work and flashing of penetrations, walls, curbs and other equipment. List all items requiring correction or completion and furnish copy of list to each party in attendance.
- C. Repair or replace deteriorated or defective work found at time above inspection as required to produce an installation which is free of damage and deterioration at time of Substantial Completion and according to warranty requirements.
- D. Notify the Owner upon completion of corrections.
- E. Following the final inspection, provide written notice of acceptance of the installation from the system manufacturer.
- F. Immediately correct leakage during construction. If the Contractor does not respond within twenty four (24) hours, the Owner will exercise rights to correct the Work under the terms of the Conditions of the Contract.

END OF SECTION 074214

SECTION 074293 – METAL SOFFIT PANELS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Work described in this section includes concealed fastener, lap-seam pre-formed metal wall panel system complete with perimeter and penetration flashing and closures.
- B. Related work specified elsewhere:
  - 1. Structural steel.
  - 2. Steel girts and furring.
  - 3. Wood sheathing.
  - 4. Rough carpentry.
  - 5. Flashing and sheet metal. (Not wall panel related).
  - 6. Air barrier and vapor retarder.
  - 7. Thermal insulation.
  - 8. Sealants.

1.3 DEFINITIONS

- A. American Architectural Manufacturer Association (AAMA):
  - 1. AAMA 621-96: Voluntary/Standard Specifications for High Performance Organic Coatings on Coil Coated Architectural Hot Dipped Galvanized (HDG) & Zinc-Aluminum Coated Steel Substrates
- B. American Iron and Steel Institute (AISI):
  - 1. S100-07: 2007 Edition of the North American Specification for the Design of Cold-Formed Steel Structural Members.
- C. American Society for Testing and Materials (ASTM):
  - 1. A653-03: Specification for Steel Sheet, Zinc-coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process.
  - 2. A755-03: Standard Specification for Steel Sheet, Metallic Coated by the Hot-Dip Process and Prepainted by the Coil-Coating Process for Exterior Exposed Building Products.
  - 3. A792-03: Specification for Steel Sheet, 55% Aluminum-Zinc Alloy-Coated by the Hot-Dip Process.
  - 4. B209-02a: Specification for Aluminum and Aluminum-Alloy Sheet and Plate.

## KPC — ROOF SYSTEMS AND SERVICES

### D. Sheet Metal and Air Conditioning Contractors National Association (SMACNA):

1. Architectural Sheet Metal Manual, 6th edition.

### E. National Association of Architectural Metal Manufacturers (NAAMM)

1. Metal Finishes Manual for Architectural and Metal Products

## 1.4 DESIGN AND PERFORMANCE CRITERIA.

- A. General Performance: Metal wall panel assemblies shall be furnished and installed without failure due to defective manufacture, fabrication, installation, or other defects in construction.

## 1.5 PREINSTALLATION MEETINGS

- A. Preinstallation Conference: Conduct conference at Project site.

## 1.6 ACTION SUBMITTALS

- A. Product Data: For each type of product.

1. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes for metal soffit panels.

- B. Shop Drawings:

1. Show wall panel system with flashings and accessories in elevation, sections, and details. Include metal thicknesses and finishes, panel lengths, joining details, anchorage details, flashings and special fabrication provisions for termination and penetrations. Indicate relationships with adjacent and interfacing work. Shop drawings to be prepared by metal wall panel manufacturer.

- C. Samples for Initial Selection:

1. Submit sample of panel section, at least 6" x 6" showing seam profile, and also a sample of color selected.
2. Submit sample field applied sealants and all other system components.

## 1.7 INFORMATIONAL SUBMITTALS

- A. Financial Certification: Provide the building owner with a signed and notarized (sealed) affidavit by an officer of the panel system manufacturer which confirms a current minimum corporate asset-to-liability ratio of not less than 3:1 for the panel manufacturer, or its parent corporation. Financial support information and affidavit must be dated within 30 days prior to the product submittal.

- B. Qualification Data: For Installer and manufacturer.



## KPC — ROOF SYSTEMS AND SERVICES

- C. Sample Warranty: For manufacturer's warranty.

### 1.8 CLOSEOUT SUBMITTALS

- A. Maintenance Data: For products or materials to include in maintenance manuals.

### 1.9 QUALITY ASSURANCE

- A. Engage an experienced metal wall panel contractor (erector) to install wall panel system who has a minimum of three (3) years experience specializing in the installation of metal wall systems.
- B. Contractor must be certified by manufacturer specified as a supplier of the metal wall system and obtain written certification from manufacturer that installer is approved for installation of the specified system.
- C. Successful contractor must obtain all components of wall system from a single manufacturer. Any secondary products that are required which cannot be supplied by the specified manufacturer must be recommended and approved in writing by primary manufacturer prior to bidding.
- D. Fabricator/Installer shall submit work experience and evidence of adequate financial responsibility. Architect reserves the right to inspect fabrication facilities in determining qualifications.

### 1.10 DELIVERY, STORAGE, AND HANDLING

- A. Inspect materials upon delivery.
- B. Handle materials to prevent damage.
- C. Store materials off ground providing for drainage; under cover providing for air circulation; and protected from any debris.

### 1.11 FIELD CONDITIONS

- A. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit metal wall panel work to be performed according to manufacturer's written instructions and warranty requirements.
- B. Field Measurements: Verify actual dimensions of construction contiguous with metal wall panels by field measurements before fabrication.

### 1.12 COORDINATION

- A. Coordinate sizes and locations of windows, doors, and wall penetrations with actual equipment provided.

## KPC — ROOF SYSTEMS AND SERVICES

- B. Coordinate metal wall panels with rain drainage work, flashing, trim, and construction of other adjoining work to provide a leak proof, secure, and noncorrosive installation.

### 1.13 WARRANTY

- A. **Manufacturer's Finish Warranty:** Manufacturer agrees to repair or replace metal soffit panels that fail(s) in materials or workmanship within specified warranty period. Warranty shall cover checking, crazing, peeling, chalking, fading, and adhesion of the prepainted sheet metal materials.
  - 1. Warranty Period: 20 year(s) from date of Substantial Completion.
- B. **Special Warranty:** Installer agrees to repair or replace metal soffit panels that fail(s) in materials, watertightness, or workmanship within specified warranty period.
  - 1. Warranty Period: 3 year(s) from date of Substantial Completion.

## PART 2 - PRODUCTS

### 2.1 PANEL MATERIALS

- A. **Painted Aluminum Sheet.**
  - 1. **Recycle Content:** Provide steel sheet with average recycled content such that postconsumer recycled content plus one-half of preconsumer recycled content is at least 45 percent.
  - 2. 0.032" aluminum alloy 3003, 3004, 3005, or 3105 with H14 or H24 heat treatment, as per ASTM B209/209M.
  - 3. **Texture:** Smooth surface.
  - 4. **Mill Finish Aluminum:** The exposed and unexposed sheet surfaces shall be bare as furnished by the mill.
  - 5. **Exposed Coil-Coated Finish:**
    - a. **2-Coat Fluoropolymer:** AAMA 621. Fluoropolymer finish containing not less than 70 percent PVDF resin by weight in color coat. Manufacturers' approved applicator to prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions.
    - b. Coating system shall provide nominal 1.0 mil (0.025 mm) dry film thickness, consisting of primer and color coat.
    - c. Color shall be selected from manufacturer's Full Range Colors
  - 6. **Concealed Finish:** Apply pretreatment and manufacturer's standard white or light-colored polyester backer finish, consisting of prime coat and wash coat with a minimum total dry film thickness of 0.5 mil (0.013 mm).
- B. **Panel Sealants:**

## KPC — ROOF SYSTEMS AND SERVICES

1. Sealant Tape: Non-curing, 100 percent solids, polyisobutylene compound sealant tape with release-paper backing. Provide permanently elastic, nonsag, nontoxic, nonstaining tape 1-inch- (13-mm-) wide and 1/16-inch- (3-mm-) thick.
2. Exposed Sealant: ASTM C 920; elastomeric tripolymer, polyurethane, or other advanced polymer sealant; of type, grade, class, and use classifications required to seal joints in metal wall panels and remain weathertight; and as recommended in writing by metal wall panel manufacturer.
3. Concealed Sealant: ASTM C 1311: Butyl-Based, Solvent-Release, One-Part Sealant.

### 2.2 MISCELLANEOUS METAL FRAMING

- A. Miscellaneous Metal Framing, General: ASTM C 645, cold-formed metallic-coated steel sheet, ASTM A 653, G90 (Z275) hot-dip galvanized
- B. Subgirts: Manufacturer's standard C- or Z-shaped sections, 0.054-inch (16 gauge) (1.4-mm) nominal thickness.
- C. Base or Sill Angles or Channels: 0.068-inch (14 gauge) (1.7-mm) nominal thickness.
- D. Hat-Shaped, Rigid Furring Channels:
  1. Nominal Thickness: As required to meet performance requirements
  2. Depth: As indicated on drawings 7/8 inch.
  3. Top flange: 1-1/8 inches (28.5 mm) minimum

### 2.3 Z-Shaped Furring: With slotted or nonslotted web, face flange of 1-5/8 inches (41 mm) minimum and depth as required to fit insulation thickness indicated.

1. Nominal Thickness: As required to meet performance requirements, but not less than 0.043 inch (18 gauge) (1.1 mm).
- B. Fasteners for Miscellaneous Metal Framing: Of type, material, size, corrosion resistance, holding power, and other properties required to fasten miscellaneous metal framing members to substrates.

### 2.4 MISCELLANEOUS MATERIALS

- A. Concealed fasteners: Corrosion resistant steel screws, #10 minimum diameter x length appropriate for substrate, hex washer head or pancake head. Use self-drilling, self-tapping for metal substrate or A-point for plywood substrate.
- B. Exposed fasteners: 3xx series stainless steel screws (cadmium or zinc coatings are not acceptable) with neoprene sealing washer, or 1/8-inch- (3-mm-) diameter stainless steel rivets.

### 2.5 METAL WALL PANELS

## KPC — ROOF SYSTEMS AND SERVICES

- A. General: Provide factory-formed metal wall panels designed to be field assembled by interlocking seams and incorporating concealed fasteners.
- B. Concealed fastener, interlocking flush seam wall panels.
  - 1. Basis-of-Design: Panel shall be IMETCO FW wall panel system as manufactured by Innovative Metals Company, Inc. (IMETCO), Norcross, Georgia, telephone 859-991-5477 Jeffrey Willis.
  - 2. Alternate manufacturers are subject to full compliance with specification requirements, and shall be submitted for approval as follows.
    - 1) Centria IW-30
      - a) Manufacturers not listed above must submit for approval, fifteen (15) days prior to bid date, the following: Manufacturer's literature; certification of testing in accordance with specification requirements and sections 1.4 and 1.5; sample warranties in accordance with specification section 1.10; installer qualifications in accordance with specification section 1.6, and a list of five
      - b) (5) similar projects in size and scope of work.
      - c) No substitutions will be permitted after the bid date of this project.
  - 3. Material: Aluminum sheet, 0.032 inch thick.
  - 4. Characteristics.
    - a. Fabrication: Panels shall be factory formed from specified metal.
    - b. The standard profile shall be flat pans with flush seams.
    - c. Panel orientation: Vertical or Horizontal.
    - d. Configuration: Panel shall be 12-inches wide nominal, with interlocking seams incorporating concealed fasteners.
    - e. Panel Depth (Concealed Leg Height): 1 inch (25 mm), nominal.
    - f. Reveal Joint: Panel seams shall join such that adjacent panels form a vertical reveal joint 1/2-inch, 3/4-inch or 1-inch wide.
    - g. End Folds if Applicable: Panel ends shall be factory notched by automatic mechanical press equipment to form end tabs of 5/8 inch (16 mm) nominal length. The end tabs shall be factory folded 90 degrees to produce a "box pan" effect and allow for reveal joints on all four sides of the panel.
    - h. Panel length: Up to 25 feet (6.1 m) maximum recommended length.

### 2.6 ACCESSORIES

- A. Flashing and Trim: Formed from same material and gauge as wall panels, prepainted with coil coating. Provide flashing and trim as required to seal against weather and to provide finished appearance. Locations include, but are not limited to, head, sill, corners, jambs, framed openings, fasciae, and fillers. Finish flashing and trim with same finish system as adjacent metal wall panels.
- B. Gutters: Formed from same material as wall panels. Match profile of gable trim, complete with end pieces, outlet tubes, and other special pieces as required. Fabricate in minimum 10-foot- (3-m-) long sections, of size and metal thickness according to SMACNA's "Architectural Sheet

Metal Manual." Furnish gutter supports spaced per SMACNA's recommendation based on gauge and stretch-out, fabricated from same metal as gutters. Provide wire ball strainers of compatible metal at outlets. Finish gutters to match metal wall panels, metal roof panels or roof fascia and rake trim as selected by the Owner.

1. Gutter Hangers: External gutter supports shall be 2-inch- (50-mm-) wide x ¼-inch- (6-mm-) thick formed aluminum, and shall be spaced at no greater than 36" (0.9m) on center. External supports shall be post-painted with a matching full- strength 70 percent PVDF finish and warranted by the panel manufacturer for same term as specified for material finishes.
  2. Gutter Straps: Internal gutter straps shall be 1-inch- (25-mm-) wide x 1/8-inch- (3-mm-) thick formed aluminum, and shall be spaced at no greater than 36" (0.9m) on center. Internal straps shall be post-painted with a matching full-strength 70 percent PVDF finish and warranted by the panel manufacturer for same term as specified for material finishes.
- C. Downspouts: Formed from same material as wall panels. Fabricate in 10-foot- (3-m-) long sections, complete with formed elbows and offsets, of size and metal thickness according to SMACNA's "Architectural Sheet Metal Manual". Finish downspouts to match gutters.
1. Downspout Brackets: Where detailed, surface mounted downspout protection guards shall be fabricated from ¼-inch- (6-mm-) thick formed aluminum, and shall be post-painted with a matching full-strength 70 percent PVDF finish and warranted by the panel manufacturer for same term as specified for material finishes.

## 2.7 FABRICATION

- A. Fabricate and finish metal wall panels and accessories at the factory to greatest extent possible, by manufacturer's standard procedures and processes and as necessary to fulfill indicated performance requirements. Comply with indicated profiles and with dimensional and structural requirements.
- B. Provide panel profile, including major ribs and intermediate stiffening ribs, if any, for full length of panel.
- C. Form flashing components from full single width sheet in minimum 10'-0" (3 m) sections. Provide mitered trim corners, joined using closed end pop rivets and butyl- based, solvent released one-part sealant.
- D. Sheet Metal Accessories: Fabricate flashing and trim to comply with recommendations in SMACNA's "Architectural Sheet Metal Manual" that apply to the design, dimensions, metal, and other characteristics of item indicated.
  1. Form exposed sheet metal accessories that are without excessive oil canning, buckling, and tool marks and that are true to line and levels indicated, with exposed edges folded back to form hems.
  2. Sealed Joints: Form nonexpanding but movable joints in metal to accommodate butyl-based sealant to comply with SMACNA standards.
  3. Conceal fasteners and expansion provisions where possible. Exposed fasteners are not allowed on faces of accessories exposed to view.

## KPC — ROOF SYSTEMS AND SERVICES

4. Fabricate cleats and attachment devices of size and metal thickness recommended by SMACNA's "Architectural Sheet Metal Manual" or by metal wall panel manufacturer for application, but not less than thickness of metal being secured.

### 2.8 FINISHES

- A. Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying and designating finishes.
- B. Protect mechanical and painted finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.
- C. Appearance of Finished Work: Noticeable variations in same piece are not acceptable. Variations in appearance of adjoining components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for installation tolerances, metal wall panel supports, and other conditions affecting performance of the Work.
- B. Examine primary and secondary wall framing to verify that girts, studs, angles, channels, and other structural panel support members and anchorages have been installed within alignment tolerances required by metal wall panel manufacturer.
- C. Examine solid wall sheathing to verify that sheathing joints are supported by framing or blocking and that installation is within flatness tolerances required by metal wall panel manufacturer.
- D. Examine roughing-in for components and systems penetrating metal wall panels to verify actual locations of penetrations relative to seam locations of metal wall panels before metal wall panel installation.
- E. For the record, prepare written report, endorsed by Installer, listing conditions detrimental to performance of the Work.
- F. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.2 PREPARATION

- A. Clean substrates of substances harmful to insulation, including removing projections capable of interfering with insulation attachment.
- B. Substrate Board: Install substrate boards over wall structure on entire wall surface. Attach with substrate-board fasteners.

1. Install substrate board with long joints in continuous straight lines, horizontally oriented with end joints staggered between courses. Tightly butt substrate boards together.
  2. Comply with UL requirements for fire-rated construction.
- C. Miscellaneous Framing: Install sub-framing, furring, and other miscellaneous wall panel support members and anchorage according to metal wall panel manufacturer's written instructions.
- D. Establish straight, side and crosswise benchmarks
- E. Use proper size and length fastener for strength requirements. A low profile fastener head of approximately 1/8 inch (3 mm) maximum is allowable beneath the panel.
- F. All walls shall be checked for square and straightness. Inside and outside corners may not be plumb; set a true line for the corner flashing with string line.
- G. Measure the wall lengthwise to confirm panel lengths and verify clearances for thermal movement.

### 3.3 THERMAL INSULATION INSTALLATION

- A. Polyethylene Vapor Retarder: Extend vapor retarder to extremities of areas to be protected from vapor transmission. Repair tears or punctures immediately before concealment by other work.
- B. Board Insulation (reference 2.2.C-G): Extend insulation in thickness indicated to cover entire wall. Comply with installation requirements in Division 07 Section "Thermal Insulation."
1. Erect insulation and hold in place with hat channels or Z-shaped furring. Securely attach narrow flanges of furring members to wall framing with screws spaced 24 inches (610 mm) o.c.

### 3.4 UNDERLAYMENT INSTALLATION

- A. Sheet Underlayment: Apply primer if required by manufacturer. Comply with temperature restrictions of underlayment manufacturer for installation. Apply over entire wall surface, wrinkle free, in shingle fashion to shed water, and with end laps of not less than 6 inches (150 mm) staggered 24 inches (610 mm) between courses. Overlap side edges not less than 3-1/2 inches (90 mm). Roll laps with roller. Cover underlayment within 90 days.

### 3.5 METAL WALL PANEL INSTALLATION

- A. All details will be shown on in accordance with approved shop drawings and manufacturer's product data, within specified erection tolerances.
- B. Directly over the completed wall substrate, fasten the female flange of the panel. All panels will be fastened into the structural wall substrate at 24-inches (600-mm) on center, maximum.

- C. Installation of Wall Panels: Vertically oriented panels can be installed by starting from one end and working towards the opposite end. Horizontally oriented panels can only be installed by starting at the top of the wall elevation and working toward the bottom of the wall.
- D. Isolate dissimilar metals and masonry or concrete from metals with bituminous coating. Use gasketed fasteners where required to prevent corrosive action between fastener, substrate, and panels.
- E. Limit exposed fasteners to extent indicated on contract drawings.
- F. Seal laps and joints in accordance with wall panel system manufacturer's product data.
- G. Coordinate flashing and sheet metal work to provide weathertight conditions at wall terminations. Fabricate and install in accordance with standards of SMACNA Manual.
- H. Provide for temperature expansion/contraction movement of panels at wall penetrations and wall mounted equipment in accordance with system manufacturer's product data and design calculations.
- I. Installed system shall be true to line and plane and free of dents, and physical defects. In light gauge panels with wide flat surfaces, some oil canning may be present. Oil canning does not affect the finish or structural integrity of the panel and is therefore not cause for rejection.
- J. At joints in linear sheet metal items, set sheet metal items in two ¼-inch- (6-mm-) beads of butyl sealant. Extend sealant over all metal surfaces. Mate components for positive seal. Allow no sealant to migrate onto exposed surfaces.
- K. Remove damaged work and replace with new, undamaged components.
- L. Touch up exposed fasteners using paint furnished by the panel manufacturer and matching exposed panel surface finish.
- M. Clean exposed surfaces of wall panels and accessories after completion of installation. Leave in clean condition at date of substantial completion. Touch up minor abrasions and scratches in finish.

### 3.6 ERECTION TOLERANCES

- A. Installation Tolerances: Shim and align metal wall panel units within installed tolerance of 1/4 inch in 20 feet (6 mm in 6 m) at location lines as indicated and within 1/8-inch (3-mm) offset of adjoining faces and of alignment of matching profiles.

### 3.7 FIELD QUALITY CONTROL

- A. Manufacturer's Field Service: Engage a factory-authorized service representative to inspect metal wall panel installation, including accessories. Report results in writing.
- B. Remove and replace applications of metal wall panels where inspections indicate that they do not comply with specified requirements.



## KPC — ROOF SYSTEMS AND SERVICES

- C. Additional inspections, at Contractor's expense, will be performed to determine compliance of replaced or additional work with specified requirements.

### 3.8 CLEANING

- A. Remove temporary protective coverings and strippable films, if any, as metal wall panels are installed unless otherwise indicated in manufacturer's written installation instructions. On completion of metal wall panel installation, clean finished surfaces as recommended by metal wall panel manufacturer. Maintain in a clean condition during construction.
- B. Replace metal wall panels that have been damaged or have deteriorated beyond successful repair by finish touchup or similar minor repair procedures.

END OF SECTION 074293

SECTION 075400 – SINGLE PLY KEE MEMBRANE ROOFING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Fully Adhered Thermoplastic KEE Roof System

1.3 DESIGN / PERFORMANCE REQUIREMENTS

- A. Perform work in accordance with all federal, state and local codes.

- B. Design Requirements: PER PROJECT SPECIFIC DESIGN

1. Uniform Wind Uplift Load Capacity

- a. Installed roof system shall withstand negative (uplift) design wind loading pressures complying with the following criteria.

1) Design Code: ASCE 7, Method 2 for Components and Cladding.

2) Importance Category:

- a) I.
- b) II.
- c) III.
- d) IV

3) Importance Factor of:

- a) 0.77
- b) 1.0
- c) 1.15
- d) 2.0

4) Wind Speed: \_\_\_ mph

5) Ultimate Pullout Value: \_\_\_ pounds per each of the fastener

6) Exposure Category:

- a) B.
- b) C.
- c) D.

## KPC — ROOF SYSTEMS AND SERVICES

- 7) Design Roof Height: \_\_\_ feet.
- 8) Minimum Building Width: \_\_\_ feet.
- 9) Roof Pitch: \_\_\_ :12.
- 10) Roof Area Design Uplift Pressure:
  - a) Zone 1 - Field of roof \_\_\_ psf
  - b) Zone 2 - Eaves, ridges, hips and rakes \_\_\_ psf
  - c) Zone 3 - Corners \_\_\_ psf

2. Snow Load: \_\_\_ psf.
3. Live Load: 20 psf, or not to exceed original building design.
4. Dead Load:

- a. Installation of new roofing materials shall not exceed the dead load capacity of the existing roof structure.

- C. Energy Star: Roof System shall comply with the initial and aged reflectivity required by the U.S. Federal Government's Energy Star program.

### 1.4 SUBMITTALS

- A. Product Data: Manufacturer's data sheets on each product to be used, including:
  1. Preparation instructions and recommendations.
  2. Storage and handling requirements and recommendations.
  3. Installation instructions.
- B. Shop Drawings: Submit shop drawings including installation details of roofing, flashing, fastening, insulation and vapor barrier, including notation of roof slopes and fastening patterns of insulation and base modified bitumen membrane, prior to job start.
- C. Design Pressure Calculations: Submit design pressure calculations for the roof area in accordance with ASCE 7 and local Building Code requirements. Include a roof system attachment analysis report, certifying the system's compliance with applicable wind load requirements before Work begins.
- D. Recycled or Bio-Based Materials: Provide third party certification through UL Environment of roof System membranes containing recycled or bio based materials.
- E. Verification Samples: For each modified bituminous membrane ply product specified, two samples, minimum size 6 inches (150 mm) square, representing actual product, color, and patterns.
- F. Manufacturer's Certificates: Provide to certify products meet or exceed specified requirements.
- G. Test Reports: Submit test reports, prepared by an independent testing agency, for all modified bituminous sheet roofing, indicating compliance with ASTM D5147.
- H. Manufacturer's Fire Compliance Certificate: Certify that the roof system furnished is approved by Factory Mutual (FM), Underwriters Laboratories (UL), Warnock Hersey (WH) or approved

third party testing facility in accordance with ASTM E108, Class A for external fire and meets local or nationally recognized building codes.

- I. Closeout Submittals: Provide manufacturer's maintenance instructions that include recommendations for periodic inspection and maintenance of all completed roofing work. Provide product warranty executed by the manufacturer. Assist Owner in preparation and submittal of roof installation acceptance certification as may be necessary in connection with fire and extended coverage insurance on roofing and associated work.

#### 1.5 QUALITY ASSURANCE

- A. Perform Work in accordance with NRCA Roofing and Waterproofing Manual.
- B. Manufacturer Qualifications: Company specializing in manufacturing products specified with documented ISO 9001 certification and minimum of twelve years of documented experience and must not have been in Chapter 11 bankruptcy during the last five years.
- C. Installer Qualifications: Company specializing in performing Work of this section with minimum five years documented experience and a certified Pre-Approved Garland Contractor.
- D. Installer's Field Supervision: Maintain a full-time Supervisor/Foreman on job site during all phases of roofing work while roofing work is in progress.
- E. Product Certification: Provide manufacturer's certification that materials are manufactured in the United States and conform to requirements specified herein, are chemically and physically compatible with each other, and are suitable for inclusion within the total roof system specified herein.
- F. Source Limitations: Obtain all components of roof system from a single manufacturer. Secondary products that are required shall be recommended and approved in writing by the roofing system Manufacturer. Upon request of the Architect or Owner, submit Manufacturer's written approval of secondary components in list form, signed by an authorized agent of the Manufacturer.

#### 1.6 PRE-INSTALLATION MEETINGS

- A. Convene minimum two weeks prior to commencing Work of this section.
- B. Review installation procedures and coordination required with related Work.
- C. Inspect and make notes of job conditions prior to installation:
  - 1. Record minutes of the conference and provide copies to all parties present.
  - 2. Identify all outstanding issues in writing designating the responsible party for follow-up action and the timetable for completion.
  - 3. Installation of roofing system shall not begin until all outstanding issues are resolved to the satisfaction of the Architect.

## KPC — ROOF SYSTEMS AND SERVICES

### 1.7 DELIVERY, STORAGE, AND HANDLING

- A. Deliver and store products in manufacturer's unopened packaging with labels intact until ready for installation.
- B. Store all roofing materials in a dry place, on pallets or raised platforms, out of direct exposure to the elements until time of application. Store materials at least 4 inches above ground level and covered with "breathable" tarpaulins.
- C. Stored in accordance with the instructions of the manufacturer prior to their application or installation. Store roll goods on end on a clean flat surface except store KEE-Stone FB 60 rolls flat on a clean flat surface. No wet or damaged materials will be used in the application.
- D. Store at room temperature wherever possible, until immediately prior to installing the roll. During winter, store materials in a heated location with a 50 degree F (10 degree C) minimum temperature, removed only as needed for immediate use. Keep materials away from open flame or welding sparks.
- E. Avoid stockpiling of materials on roofs without first obtaining acceptance from the Architect/Engineer.
- F. Adhesive storage shall be between the range of above 50 degree F (10 degree C) and below 80 degree F (27 degree C). Area of storage shall be constructed for flammable storage.

### 1.8 COORDINATION

- A. Coordinate Work with installing associated metal flashings as work of this section proceeds.

### 1.9 PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.

### 1.10 WARRANTY

- A. Upon completion of the work, provide the Manufacturer's written and signed Standard Warranty, warranting that, if a leak develops in the roof during the term of this warranty, due either to defective material or defective workmanship by the installing contractor, the manufacturer shall provide the Owner, at the Manufacturer's expense, with the labor and material necessary to return the defective area to a watertight condition.
  - 1. Warranty Period:
    - a. 20 years from date of acceptance.
- B. Installer is to guarantee all work against defects in materials and workmanship for a period indicated following final acceptance of the Work.

## KPC — ROOF SYSTEMS AND SERVICES

1. Warranty Period:
  - a. 2 years from date of acceptance.

### PART 2 - PRODUCTS

#### 2.1 MANUFACTURERS

- A. Basis of Design: Viking Products Group
- B. Tremco Inc.
- C. Ecology Roofing Systems.

#### 2.2 MEMBRANE

##### A. Solar Brite Membrane:

1. Solar Brite is a nominal 60-mil ethylene interpolymer (EIP) membrane, reinforced with a 7.5 oz knitted polyester fabric as manufactured by Viking Products Group, Inc., under the trade name Solar Brite, conforming to the physical properties as outlined in the associated data sheet. Solar Brite exceeds all requirements outlined in ASTM D 6754 – 02 Standard Specification for Ketone Ethylene Ester (KEE) Sheet Membranes.

##### B. Solar Brite FB Membrane :

1. Solar Brite FB(fleece back) is a nominal 60-mil ethylene interpolymer (EIP) membrane, reinforced with a 7.5 oz knitted polyester fabric, and having a heat bonded 6 oz. polyester backing, as manufactured by Viking Products Group, Inc., under the trade name Solar Brite FB, conforming to the physical properties as outlined in the associated data sheet. Solar Brite FB meets the physical property requirements and the surface compound meets polymer content definitions as outlined in ASTM D 6754 - 02 Standard Specification for Ketone Ethylene Ester (KEE) Sheet Membranes.

##### C. Flashing Membrane:

1. Nominal 60-mil Solar Brite, 60-mil Solar Brite EV membrane shall be used for all flashing requirements to match the field membrane and warranty expectations selected for the roofing system.

##### D. Acceptable substrate(s):

1. Authorized rigid insulation or cover board.
2. Structural Concrete, insulated or non-insulated.\*
3. Insulated Steel Decking.
4. Existing smooth surfaced, bituminous roof or existing single ply roof membrane.\*
5. Existing, aggregate surfaced, bituminous roof with authorized insulation or cover board.
6. Exterior grade plywood; insulated or non-insulated.\*

## KPC — ROOF SYSTEMS AND SERVICES

7. Cementitious fiber or Gypsum, insulated or non-insulated.
8. Cellular, light weight insulating concrete.\*
9. Authorized base sheet with an adhered insulation/cover board assembly.
  - a. A slip sheet or separation layer is recommended. The “requirement” for including and/or the selection of an appropriate slip sheet will be determined by the system selected, surface texture of the substrate, environmental and/or fire classification requirements of the project roof assembly.

### 2.3 RELATED MATERIALS

#### A. SBR Adhesives:

1. KEE Bonding Adhesive
  - a. A solvent base, contact (two sided) bonding adhesive, designed for bonding non-fleece back Solar Brite membranes to properly prepared and pre-authorized horizontal and vertical substrates.
2. KEE FB Bonding Adhesive
  - a. A solvent based adhesive, VOC compliant one sided application (substrate only), designed for bonding Solar Brite FB (fleece back) membranes to properly prepared and pre-approved horizontal substrates.
3. KEE FBWB Bonding Adhesive
  - a. A rubberized/asphalt water base emulsion adhesive, VOC compliant , one side application (substrate only), designed for bonding Solar Brite-FB (fleece back) membranes to properly prepared and pre-authorized horizontal substrates.
4. KEE Sealant
  - a. A one-component gun-grade polyurethane sealant to seal flashing termination.
5. KEE Clad Metal
  - a. To fabricate metal flashing, 4' x 10' sheets of 24 gauge hot dipped G-90 steel, or 0.040 thick 3003H14 aluminum, laminated with a 0.020 mil polymeric coating.
6. KEE Pre-Molded Flashing(s)
  - a. Injection molded vent stack and inside/outside corner flashing using Solar Brite EIP compound.
7. KEE Non-Reinforced Membrane
  - a. Field fabrication membrane, 0.060 mil non-reinforced EIP membrane.
8. KEE-Tuff Track Walk Way & Protection Pads

- a. High grade walk way/protection material with "slip resistant" design.
9. Separation Sheet
    - a. A 4.2 oz., UV stable non-woven polypropylene mat to be used for membrane divorcement (slip sheet) over reasonably smooth new or existing structural substrates and/or as stone or paver separator as additional membrane protection in ballast applications. Note that all field seams must be left open for warranty inspection.
  10. AnchorRite Termination Bar
    - a. Membrane flashing(s) restraint/termination seals, nominal 1/8 inch x 1 inch x 10' extruded aluminum bar with pre-punched slots, 6 inch on center.
- B. Vapor Retarder
1. The decision regarding the inclusion of a vapor retarder within the roof system shall fall within the responsibility of the design professional.
  2. Vapor retarder for use in a roof system shall comply with identifiable code and/or insurance requirements.
  3. The vapor retarder manufacturer shall certify, in writing, that the specified vapor retarder meets identifiable code requirements and is approved for its intended use.
- C. Base Sheets
1. Pre-Approved base sheet shall be installed, where specified and/or required, to provide a suitable surface for installation over or adhering the insulation and/or Solar Brite-FB Roofing System.
  2. Acceptable products must be pre-approved or approved in writing by Viking Products Group, Inc. and comply with the following minimal characteristics and classification(s).
  3. FM approved, Class 1-90, wind uplift.
  4. ASTM D 4601 Type II Asphalt Coated Glass-Fiber Base Sheet
  5. ASTM D 4897 Type II Asphalt Coated Glass-Fiber Venting Base Sheet
  6. Foil/Kraft Laminate w/min tensile of 54 lb/1" according to ASTM D 828
  7. Pre-Approved Products

## PART 3 - EXECUTION

### 3.1 GENERAL

- A. The "Authorized" roofing contractor is responsible for ensuring appropriate system specific addendums included by reference are strictly applied to GS07; General Guide Specifications for Installation of Solar Brite Roofing Systems.
- B. The roofing contractor is responsible for providing a suitable substrate surface for the proper installation of the Solar Brite Roofing System, roof insulation and specified components.



- C. Application of Viking Products Group, Inc./Solar Brite materials constitutes an agreement that the roofing contractor has inspected and found the substrate suitable for the installation of the Solar Brite Roofing System.
- D. The roofing contractor is responsible for coordinating the installation to ensure that the system remains watertight at the end of each working day

### 3.2 SUBSTRATE PREPARATION

- A. The roofing contractor is responsible for verifying that the deck condition and/or existing roof construction is suitable for the specified installation of the Solar Brite Roofing System.
- B. Viking Products Group, Inc. requires fastener withdrawal values (pull out tests) on all re-roofing projects to verify the suitability of decking to accept a mechanically fastened insulation and/or membrane roofing system.
- C. Examine surfaces for inadequate anchorage, low areas that will not drain properly, foreign material, ice, wet insulation, unevenness or any other defect which would prevent the proper execution and quality application of the Solar Brite Roofing System as specified.
- D. Prepared substrate shall be smooth, dry, and free of debris and/or any other irregularities which would interfere with the proper installation of the Solar Brite Roofing System.
- E. Do not proceed with any part of the application until all defects and preparation work have been corrected and complete.
- F. The application of adhesives or hot asphalt directly to structural concrete; gypsum, tectum, lightweight insulating concrete, existing smooth and/or granular BUR materials may require sealing or priming with an accepted asphalt primer prior to application.

### 3.3 INSTALLATION OF SINGLE PLY KEE MEMBRANE

- A. General:
  - 1. Work shall be coordinated to ensure that sequencing of the installation promotes a 100% watertight installation at the end of each day.
  - 2. All Solar Brite Roofing Systems or sections shall be designed utilizing and determined to be in compliance with the procedures outlined within the current publication of ASCE Standard 7. Alternative designs may be determined using the criteria within Factory Mutual Research Loss Prevention Data.
  - 3. A Solar Brite Roofing System may utilize either conventional "roll goods" or pre-fabricated custom rolls or a combination of both. Custom Rolls must be utilized for ballast and metal recover applications. (Custom rolls of variable width and length are available upon request.)
  - 4. Restrictions regarding outside ambient air temperature are relative only to the exposure limits of the workers and/or adhesives.
  - 5. When using adhesives outside ambient air temperature should be above 40°. Curing or drying time of the adhesive will be affected by ambient temperatures and must be taken into consideration when determining flashing lengths.

6. Solar Brite Roofing Systems shall only be installed over properly prepared and sound substrates, free from excessive surface roughness, dirt, debris and moisture.

B. Hot Air Welding

1. General:

- a. All field seams exceeding 10 feet in length shall be welded with an approved automatic welder.
- b. All field seams must be clean and dry prior to initiating any field welding.
- c. Remove foreign materials from the seams (dirt, oils, etc.) with Acetone or authorized alternative. Use CLEAN WHITE COTTON cloths and allow approximately five minutes for solvents to dissipate before initiating the automatic welder. Do not use denim or synthetic rags for cleaning.
- d. All welding shall be performed only by qualified personnel to ensure the quality and continuity of the weld.
- e. Contaminated areas within a seam will inhibit proper welding and will require a membrane patch

2. Hand Welding

- a. The lap or seam area of the membrane should be intermittently tack welded to hold the membrane in place.
- b. The back "interior" edge of the membrane shall be welded first, with a thin, continuous weld to concentrate heat along the exterior edge of the lap during the final welding pass.
- c. The nozzle of the hand held hot air welder shall be inserted into the lap at a 45° angle to the lap. Once the polymer on the material begins to flow, a hand roller shall be used to apply pressure at a right angle to the tip of the hand welder. Properly welded seams shall utilize a 1-1/2 inch wide nozzle, to create a homogeneous weld, a minimum of 1-1/2 inches in width.
- d. Smaller nozzles may be used for corners, and other field detailing, maintaining a minimum 1 inch weld.

3. Automatic Machine Welding

- a. Proper welding of the Solar Brite Membrane can be achieved with a variety of automatic welding equipment. Contact SBCS for specific recommendations.
- b. Follow all manufacturers' instructions for the safe operation of the automatic welder.
- c. Follow local code requirements for electric supply, grounding and surge protection.
- d. The use of a dedicated, portable generator is highly recommended to ensure a consistent electrical supply, without fluctuations that can interfere with weld consistency.
- e. Properly welded seams shall utilize a 1-1/2 inch wide nozzle, to create a homogeneous weld, a minimum of 1-1/2 inches in width.

4. Inspection

- a. The job foreman and/or supervisor shall initiate daily inspections of all completed work which shall include, but is not limited to the probing of all field welding with a dull pointed instrument to assure the quality of the application and ensure that any equipment or operator deficiencies are immediately resolved.
- b. Ensure that all aspects of the installation (sheet layout, attachment, welding, flashing details, etc.) are in strict accordance with the most current Solar Brite Roofing Systems Specifications and Details.
- c. Excessive patching of field seams because of inexperienced or poor workmanship will not be accepted at time of FINAL INSPECTION FOR WARRANTY ACCEPTANCE.
- d. Any deviation from pre-approved specifications and/or details requires written authorization from the SBCS prior to application to avoid any warranty disqualification.
- e. It is the contractor, job foreman, and supervisor and/or quality control personnel to perform a final “self” inspection on all seams prior to requesting the inspection for warranty issuance by the SBCS.

### 3.4 FLASHING

- A. Clean all vents, pipes, conduits, tubes, walls, and stacks to bare metal. All protrusions must be properly secured to the roof deck with approved fasteners. Remove and discard all lead, pipes and drain flashing. Flash all penetrations according to approved details.
- B. Remove all loose and/or deteriorated cant strips and flashing.
- C. Flash all curbs, parapets and interior walls in strict accordance with approved Solar Brite details.
- D. All flashing shall be adhered to properly prepared, approved substrate(s) with either Solar Brite Mastic or Solar Brite Bonding Adhesive applied in sufficient quantity to ensure total adhesion. Contact SBCS prior to this application.
- E. The base flange of all membrane flashing shall extend out on to the plane of the deck, beyond the wood nailers to a maximum width of 8 inches.
- F. Vertical flashing shall be terminated no less than 8 inch above the plane of the deck with approved termination bar and counter-flashing or metal cap flashing.
- G. When using Solar Brite Mastic as the adhesive, vertical wall flashing termination shall not exceed 30 inches without supplemental mechanical attachment of the flashing between the deck and the termination point of the flashing.
- H. Complete all inside and outside corner flashing details with Solar Brite pre-formed corners or an approved field fabrication detail.
- I. Probe all seams with a dull, pointed probe to ensure the weld has created a homogeneous bond.
- J. Install penetration accessories in strict accordance with approved details. Ensure penetration accessories have not impeded in any way the working specification. (Refer to the related trade for the technical specification)

### 3.5 METAL FLASHING

- A. All perimeter edge details are to be fabricated from SolarClad Metal.
- B. Ensure all fascia extend a minimum of 2 inch lower than the bottom of the wood nailers.
- C. Fasten all metal flashing to wood nailers or approved substrate with approved fasteners 8 inches on center.
- D. Break and install SolarClad metal in accordance with approved details, ensuring proper attachment, maintaining 1/2 inch expansion joints and the installation of a minimum 2 inch bond breaker tape prior to sealing the joint.
- E. Solidly weld SolarClad expansion joints with a 6 inch strip of Solar Brite membrane welded to the SolarClad, covering the bond breaker tape (cover plates are optional).
- F. Roof Drains
  - 1. Flash all roof drains in accordance with Solar Brite roof drain details.
  - 2. Replace all worn or broken parts that may cut the Solar Brite membrane or prevent a watertight seal. This includes the clamping ring and strainer basket.
  - 3. Replace all drain bolts or clamps used to hold the drain compression ring to the drain bowl.
  - 4. Solar Brite non-reinforced 60 mil membrane shall be used for flashing the drain assembly. Drain assemblies and basins or "sumps" must be free of any asphalt or coal tar pitch residue prior to installation.
  - 5. The drain target sheet should be sized and installed to provide for a minimum of 12 inch of exposed 60 mil on all sides of the drain.
- G. Pitch Pans
  - 1. REASONABLE effort shall be made to eliminate the need for pitch pans including the removal of all existing pans. Contact SBCS for specific design alternatives and recommendations.
  - 2. In the event of no alternative, fabricate pitch pans from SolarClad metal, installed in accordance with Solar Brite details, ensuring proper attachment, maintaining a minimum of 2 inch clearance around the penetration.
  - 3. Pitch Pans shall be filled with non-shrinking grout to within 1 inch of the top of the pan. Allow the grout to dry and fill remainder of the pan with Solar Brite SL pour able sealant.
  - 4. Pitch Pans and the sealant will require periodic maintenance by the building owner's maintenance personnel.
  - 5. The use of CI Inter-Locking Pitch Pockets is acceptable. All manufacturer's products and specifications must be used.

### 3.6 EXPANSION JOINTS

- A. Flash all expansion joints in accordance with authorized details. Fasten all expansion joint material according to Solar Brite specifications. Ensure the expansion material has sufficient material to expand to the widest point in expansion without causing undue stress on the expansion joint material.

## KPC — ROOF SYSTEMS AND SERVICES

- B. If the expansion joint is a "pre-formed" system, the manufacturer, description and a drawing illustrating the method of installation must be included when the (SBR-WRF) is submitted.

### 3.7 SEALANTS

- A. Apply authorized sealant(s) to all surface mounted reglets and per project requirements. Sealant(s) are to shed water. Follow all manufacturer's instructions and installation guides.
- B. Use primer when recommended by the manufacturer.
- C. Sealants will require periodic maintenance by the building owner's maintenance personnel.

### 3.8 TEMPORARY SEALS

- A. At the end of each working day or at the sign of rain, install temporary, 100% watertight seal(s) where the completed new roofing adjoins the uncovered deck or existing roof surface.
- B. The authorized roofing contractor shall create and maintain the temporary seal in such a manner to prevent water from traveling beneath the new and/or existing roof system.
- C. The use of plastic roofing cement is permissible when sealing to an existing built up roof.
- D. If water is allowed to enter beneath the newly completed roofing, the affected area(s) shall be removed and replaced at no additional expense to the building owner.
- E. Prior to the commencement of work, cut out and remove all contaminated membrane, insulation, roof cement or sealant and properly dispose off site.

### 3.9 WALK WAYS

- A. Solar Brite walkways and protection pads shall be installed at staging areas for roof top equipment maintenance or areas subject to regular foot traffic.
- B. Walkway Installation
  1. Roofing membrane to receive walkway material shall be clean and dry.
  2. Cut and position the Solar Brite walkway material as directed by the specifications or agreement.
  3. Hot air weld the entire perimeter of the walk way to the previously cleaned Solar Brite roofing membrane. Avoid excessive heating of the walk way material to prevent scorching the underlying roofing membrane.
- C. Protection Pad Installation
  1. Roofing membrane to receive protection pad material shall be clean and dry.
  2. Prior to installing the Solar Brite protection pads (1/4 inch x 2' x 4'), weld a 6 inch x 6 inch strip of Solar Brite membrane to each of the four corners of the back side of the pad. Position the strips in such a way that they overhang the edge of the pad a minimum of two inches around the 90° corner.

## KPC — ROOF SYSTEMS AND SERVICES

3. Position the Solar Brite protection pads as directed by the specifications or agreement and weld the visible portion of the previously applied stripping to the Solar Brite roofing membrane.

### 3.10 CLEANING

- A. Clean-up and remove daily from the site all wrappings, empty containers, paper, loose particles and other debris resulting from these operations.
- B. Remove asphalt markings from finished surfaces.
- C. Repair or replace defaced or disfigured finishes caused by Work of this section.

### 3.11 PROTECTION

- A. Provide traffic ways, erect barriers, fences, guards, rails, enclosures, chutes and the like to protect personnel, roofs and structures, vehicles and utilities.
- B. Protect exposed surfaces of finished walls with tarps to prevent damage.
- C. Plywood for traffic ways required for material movement over existing roofs shall be not less than 5/8 inch (16 mm) thick.
- D. In addition to the plywood listed above, an underlayment of minimum 1/2 inch (13 mm) recover board is required on new roofing.
- E. Special permission shall be obtained from the Manufacturer before any traffic shall be permitted over new roofing.

### 3.12 FIELD QUALITY CONTROL

- A. Inspection: Provide manufacturer's field observations at start-up and at intervals of approximately 2-3 days per week until 90 percent completion. Provide a final inspection upon completion of the Work.
  1. Warranty shall be issued upon manufacturer's acceptance of the installation.
  2. Field observations shall be performed by a Sales Representative employed full-time by the manufacturer and whose primary job description is to assist, inspect and approve membrane installations for the manufacturer.
  3. Provide observation reports from the Sales Representative indicating procedures followed, weather conditions and any discrepancies found during inspection.
  4. Provide a final report from the Sales Representative, certifying that the roofing system has been satisfactorily installed according to the project specifications, approved details and good general roofing practice.

END OF SECTION 075400

SECTION 075500.1 - MODIFIED BITUMINOUS MEMBRANE ROOFING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. HOT / COLD Applied 2-Ply Thermoplastic Hybrid Roof System

1.3 REFERENCES

- A. ASTM D 41 - Standard Specification for Asphalt Primer Used in Roofing, Dampproofing, and Waterproofing.
- B. ASTM D 312 - Standard Specification for Asphalt used in Roofing.
- C. ASTM D 451 - Standard Test Method for Sieve Analysis of Granular Mineral Surfacing for Asphalt Roofing Products.
- D. ASTM D 1970 - Specification for Sheet Materials, Self-Adhering Polymer Modified Bituminous, Used as Steep Roofing Underlayment for Ice Dam Protection.
- E. ASTM D 1079 Standard Terminology Relating to Roofing, Waterproofing and Bituminous Materials.
- F. ASTM D 1227 Standard Specification for Emulsified Asphalt Used as a Protective Coating for Roofing.
- G. ASTM D 1863 Standard Specification for Mineral Aggregate Used as a Protective Coating for Roofing.
- H. ASTM D 2178 Standard Specification for Asphalt Glass Felt Used in Roofing and Waterproofing.
- I. ASTM D 2824 Standard Specification for Aluminum-Pigmented Asphalt Roof Coating.
- J. ASTM D 4586 Standard Specification for Asphalt Roof Cement, Asbestos-Free.
- K. ASTM D 4601 Standard Specification for Asphalt Coated Glass Fiber Base Sheet Used in Roofing.
- L. ASTM D 5147 Standard Test Method for Sampling and Testing Modified Bituminous Sheet Materials.

## KPC — ROOF SYSTEMS AND SERVICES

- M. ASTM D 6162 Standard Specification for Styrene Butadiene Styrene (SBS) Modified Bituminous Sheet Materials Using a Combination of Polyester and Glass Fiber Reinforcements.
- N. ASTM D 6163 Standard Specification for Styrene Butadiene Styrene (SBS) Modified Bituminous Sheet Materials Using Glass Fiber Reinforcements.
- O. ASTM D 6164 - Standard Specification for Styrene Butadiene Styrene (SBS) Modified Bituminous Sheet Materials Using Polyester Reinforcements.
- P. ASTM D 6754 - Standard Specification for Ketone Ethylene Ester (KEE) Sheet Roofing.
- Q. ASTM D 6757 - Standard Specification for Underlayment Felt Containing Inorganic Fibers Used in Steep-Slope Roofing.
- R. ASTM E 108 - Standard Test Methods for Fire Test of Roof Coverings
- S. Factory Mutual Research (FM): Roof Assembly Classifications.
- T. National Roofing Contractors Association (NRCA): Roofing and Waterproofing Manual.
- U. Sheet Metal and Air Conditioning Contractors National Association, Inc. (SMACNA) - Architectural Sheet Metal Manual.
- V. Underwriters Laboratories, Inc. (UL): Fire Hazard Classifications.
- W. Warnock Hersey (WH): Fire Hazard Classifications.
- X. ANSI-SPRI ES-1 Wind Design Standard for Edge Systems used with Low Slope Roofing Systems.
- Y. ASCE 7, Minimum Design Loads for Buildings and Other Structures
- Z. UL - Fire Resistance Directory.
- AA. FM Approvals - Roof Coverings and/or RoofNav assembly database.
- BB. FBC - Florida Building Code.
- CC. Miami-Dade Building Code Compliance - N.O.A. (Notice of Acceptance).
- DD. California Title 24 Energy Efficient Standards.

### 1.4 DESIGN / PERFORMANCE REQUIREMENTS

- A. Perform work in accordance with all federal, state and local codes.
- B. Exterior Fire Test Exposure: Roof system shall achieve a UL, FM or WH Class rating for roof slopes indicated on the Drawings as follows:
  - 1. Factory Mutual Class A Rating.
  - 2. Underwriters Laboratory Class A Rating.



KPC — ROOF SYSTEMS AND SERVICES

3. Warnock Hersey Class A Rating.

C. Design Requirements: TO BE VERIFIED FOR SPECIFIC PROJECT LOCATION AND BUILDING CRITERIA

1. Uniform Wind Uplift Load Capacity

a. Installed roof system shall withstand negative (uplift) design wind loading pressures complying with the following criteria.

1) Design Code: ASCE 7, Method 2 for Components and Cladding.

2) Importance Category:

a) I.

b) II.

c) III.

d) IV

3) Importance Factor of:

a) 0.77

b) 1.0

c) 1.15

d) 2.0

4) Wind Speed: \_\_\_ mph

5) Ultimate Pullout Value: \_\_\_ pounds per each of the fastener

6) Exposure Category:

a) B.

b) C.

c) D.

7) Design Roof Height: \_\_\_ feet.

8) Minimum Building Width: \_\_\_ feet.

9) Roof Pitch: \_\_\_ :12.

10) Roof Area Design Uplift Pressure:

a) Zone 1 - Field of roof \_\_\_ psf

b) Zone 2 - Eaves, ridges, hips and rakes \_\_\_ psf

c) Zone 3 - Corners \_\_\_ psf

2. Snow Load: \_\_\_ psf.

3. Live Load: 20 psf, or not to exceed original building design.

4. Dead Load:

a. Installation of new roofing materials shall not exceed the dead load capacity of the existing roof structure.

D. Energy Star: Roof System shall comply with the initial and aged reflectivity required by the U.S. Federal Government's Energy Star program.

## KPC — ROOF SYSTEMS AND SERVICES

- E. Roof System membranes containing recycled or bio-based materials shall be third party certified through UL Environment.
  - 1. FM Approvals:
    - a. RoofNav Website

### 1.5 SUBMITTALS

- A. Product Data: Manufacturer's data sheets on each product to be used, including:
  - 1. Preparation instructions and recommendations.
  - 2. Storage and handling requirements and recommendations.
  - 3. Installation instructions.
- B. Shop Drawings: Submit shop drawings including installation details of roofing, flashing, fastening, insulation and vapor barrier, including notation of roof slopes and fastening patterns of insulation and base modified bitumen membrane, prior to job start.
- C. Design Pressure Calculations: Submit design pressure calculations for the roof area in accordance with ASCE 7 and local Building Code requirements. Include a roof system attachment analysis report, certifying the system's compliance with applicable wind load requirements before Work begins.
- D. Recycled or Bio-Based Materials: Provide third party certification through UL Environment of roof System membranes containing recycled or bio based materials.
- E. Verification Samples: For each modified bituminous membrane ply product specified, two samples, minimum size 6 inches (150 mm) square, representing actual product, color, and patterns.
- F. Manufacturer's Certificates: Provide to certify products meet or exceed specified requirements.
- G. Test Reports: Submit test reports, prepared by an independent testing agency, for all modified bituminous sheet roofing, indicating compliance with ASTM D5147.
- H. Manufacturer's Fire Compliance Certificate: Certify that the roof system furnished is approved by Factory Mutual (FM), Underwriters Laboratories (UL), Warnock Hersey (WH) or approved third party testing facility in accordance with ASTM E108, Class A for external fire and meets local or nationally recognized building codes.
- I. Closeout Submittals: Provide manufacturer's maintenance instructions that include recommendations for periodic inspection and maintenance of all completed roofing work. Provide product warranty executed by the manufacturer. Assist Owner in preparation and submittal of roof installation acceptance certification as may be necessary in connection with fire and extended coverage insurance on roofing and associated work.

### 1.6 QUALITY ASSURANCE

## KPC — ROOF SYSTEMS AND SERVICES

- A. Perform Work in accordance with NRCA Roofing and Waterproofing Manual.
- B. Manufacturer Qualifications: Company specializing in manufacturing products specified with documented ISO 9001 certification and minimum of twelve years of documented experience and must not have been in Chapter 11 bankruptcy during the last five years.
- C. Installer Qualifications: Company specializing in performing Work of this section with minimum five years documented experience and a certified Pre-Approved Contractor by Roofing Manufacturer .
- D. Installer's Field Supervision: Maintain a full-time Supervisor/Foreman on job site during all phases of roofing work while roofing work is in progress.
- E. Product Certification: Provide manufacturer's certification that materials are manufactured in the United States and conform to requirements specified herein, are chemically and physically compatible with each other, and are suitable for inclusion within the total roof system specified herein.
- F. Source Limitations: Obtain all components of roof system from a single manufacturer. Secondary products that are required shall be recommended and approved in writing by the roofing system Manufacturer. Upon request of the Architect or Owner, submit Manufacturer's written approval of secondary components in list form, signed by an authorized agent of the Manufacturer.

### 1.7 PRE-INSTALLATION MEETINGS

- A. Convene minimum two weeks prior to commencing Work of this section.
- B. Review installation procedures and coordination required with related Work.
- C. Inspect and make notes of job conditions prior to installation:
  - 1. Record minutes of the conference and provide copies to all parties present.
  - 2. Identify all outstanding issues in writing designating the responsible party for follow-up action and the timetable for completion.
  - 3. Installation of roofing system shall not begin until all outstanding issues are resolved to the satisfaction of the Architect.

### 1.8 DELIVERY, STORAGE, AND HANDLING

- A. Deliver and store products in manufacturer's unopened packaging with labels intact until ready for installation.
- B. Store all roofing materials in a dry place, on pallets or raised platforms, out of direct exposure to the elements until time of application. Store materials at least 4 inches above ground level and covered with "breathable" tarpaulins.

## KPC — ROOF SYSTEMS AND SERVICES

- C. Stored in accordance with the instructions of the manufacturer prior to their application or installation. Store roll goods on end on a clean flat surface except store KEE-Stone FB 60 rolls flat on a clean flat surface. No wet or damaged materials will be used in the application.
- D. Store at room temperature wherever possible, until immediately prior to installing the roll. During winter, store materials in a heated location with a 50 degree F (10 degree C) minimum temperature, removed only as needed for immediate use. Keep materials away from open flame or welding sparks.
- E. Avoid stockpiling of materials on roofs without first obtaining acceptance from the Architect/Engineer.
- F. Adhesive storage shall be between the range of above 50 degree F (10 degree C) and below 80 degree F (27 degree C). Area of storage shall be constructed for flammable storage.

### 1.9 COORDINATION

- A. Coordinate Work with installing associated metal flashings as work of this section proceeds.

### 1.10 PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.

### 1.11 WARRANTY

- A. Upon completion of the work, provide the Manufacturer's written and signed NDL Warranty, warranting that, if a leak develops in the roof during the term of this warranty, due either to defective material or defective workmanship by the installing contractor, the manufacturer shall provide the Owner, at the Manufacturer's expense, with the labor and material necessary to return the defective area to a watertight condition.

- 1. Warranty Period:

- a. 20, 30, or 40 years from date of acceptance.

- B. Upon completion of the work, provide the Manufacturer's written and signed Edge-To-Edge NDL System Warranty, warranting that, if a leak develops in the roof during the term of this warranty, due either to defective material or defective workmanship by the installer, the manufacturer shall provide the Owner, at the Manufacturer's expense, with the labor and material necessary to return the defective area to a watertight condition including Roofing Manufacturer Metal Components.

- 1. Warranty Period:

- a. 20, 30, or 40 years from date of acceptance.

## KPC — ROOF SYSTEMS AND SERVICES

- 1) Must include roofing manufacturer's pre-manufactured edge systems including copings and or flashless metal edge components.
- C. Installer is to guarantee all work against defects in materials and workmanship for a period indicated following final acceptance of the Work.
1. Warranty Period:
    - a. 2 years from date of acceptance.

## PART 2 - PRODUCTS

### 2.1 MANUFACTURERS

- A. Basis of Design: The Garland Company
- B. Tremco Inc.
- C. Ecology Roofing Systems.

### 2.2 HOT, COLD, OR HOT/COLD APPLIED 2-PLY ROOF SYSTEM

- A. Nailable Base Sheet: One ply fastened to the deck per wind uplift calculations.
  1. Garland approved generic Type II base sheet
- B. Base (Ply) Sheet: One ply bonded to the prepared substrate with Interply Adhesive:
  1. StressBase 80:
- C. Modified Cap (Ply) Sheet: One ply bonded to the prepared substrate with Interply Adhesive:
  1. Base Bid:
    - a. VersiPly Mineral
  2. 30 year Upgrade:
    - a. VersiPly Mineral with Garla-Brite Coating
    - b. Stress Ply EUV FR Mineral
    - c. VersiPly 80 With Flood & Gravel Surfacing
  3. 40 year Upgrade:
    - a. OptiMax Mineral
    - b. OptiMax Mineral With Flood & Gravel Surfacing
- D. Interply Adhesive: (1 and 2)

KPC — ROOF SYSTEMS AND SERVICES

1. Weatherking Plus WC:
  2. Generic Type III Asphalt:
  3. Generic Type IV Asphalt:
- E. Flashing Base Ply: One ply bonded to the prepared substrate with Interply Adhesive:
1. StressBase 80:
- F. Flashing Cap (Ply) Sheet: One ply bonded to the prepared substrate with Interply Adhesive:
1. Base Bid
    - a. VersiPly Mineral:
  2. 30 Year Upgrade:
    - a. VersiPly Mineral with Garla-Brite Coating
    - b. Stress Ply EUV FR Mineral
  3. 40 Year Upgrade:
    - a. Optimax Mineral
- G. Flashing Ply Adhesive:
1. Weatherking Flashing Adhesive:
  2. Flashing Bond:
- H. Surfacing: Requires 30 day wait before applying.
1. Base Bid:
    - a. Mineral Cap
  2. 30 Year Upgrade:
    - a. Garla-Brite Aluminum Coating
    - b. Sun Burst White Minerals
    - c. Flood Coat/Aggregate:
      - 1) Weatherscreen:
        - a) With Flashing Coatings: Garla-Brite
      - 2) Black-Knight Cold:
        - a) With Flashing Coatings: Garla-Brite
  3. 40 Year Upgrade:
    - a. OptiMax Minerals
    - b. OptiMax Smooth with Flood Coat and Gravel.

- 1) Weatherscreen.
- 2) Black-Knight Cold
  - a) With Flashing Coatings: Garla-Brite

### PART 3 - EXECUTION

#### 3.1 EXAMINATION

- A. Do not begin installation until substrates have been properly prepared.
- B. Inspect and approve the deck condition, slopes and fastener backing if applicable, parapet walls, expansion joints, roof drains, stack vents, vent outlets, nailers and surfaces and elements.
- C. Verify that work penetrating the roof deck, or which may otherwise affect the roofing, has been properly completed.
- D. If substrate preparation and other conditions are the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

#### 3.2 PREPARATION

- A. General: Clean surfaces thoroughly prior to installation.
  1. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
  2. Fill substrate surface voids that are greater than 1/4 inch wide with an acceptable fill material.
  3. Roof surface to receive roofing system shall be smooth, clean, free from loose gravel, dirt and debris, dry and structurally sound.
  4. Wherever necessary, all surfaces to receive roofing materials shall be power broom and vacuumed to remove debris and loose matter prior to starting work.
  5. Do not apply roofing during inclement weather. Do not apply roofing membrane to damp, frozen, dirty, or dusty surfaces.
  6. Fasteners and plates for fastening components mechanically to the substrate shall provide a minimum pull-out capacity of 300 lbs. (136 k) per fastener. Base or ply sheets attached with cap nails require a minimum pullout capacity of 40 lb. per nail.
  7. Prime decks where required, in accordance with requirements and recommendations of the primer and deck manufacturer.

#### 3.3 INSTALLATION - GENERAL

- A. Install modified bitumen membranes and flashings in accordance with manufacturer's instructions and with the recommendations provided by the National Roofing Contractors Association's Roofing & Waterproofing Manual, the Asphalt Roofing Manufacturers Association, and applicable codes.

- B. General: Avoid installation of modified bitumen membranes at temperatures lower than 40-45 degrees F. When work at such temperatures unavoidable use the following precautions:
  - 1. Take extra care during cold weather installation and when ambient temperatures are affected by wind or humidity, to ensure adequate bonding is achieved between the surfaces to be joined. Use extra care at material seam welds and where adhesion of the applied product to the appropriately prepared substrate as the substrate can be affected by such temperature constraints as well.
  - 2. Unrolling of cold materials, under low ambient conditions must be avoided to prevent the likelihood of unnecessary stress cracking. Rolls must be at least 40 degrees F at the time of application. If the membrane roll becomes stiff or difficult to install, it must be replaced with roll from a heated storage area.
- C. Commence installation of the roofing system at the lowest point of the roof (or roof area), working up the slope toward the highest point. Lap sheets shingle fashion so as to constantly shed water
- D. All slopes greater than 2:12 require back-nailing to prevent slippage of the ply sheets. Use ring or spiral-shank 1 inch cap nails, or screws and plates at a rate of 1 fastener per ply (including the membrane) at each insulation stop. Place insulation stops at 16 ft o.c. for slopes less than 3:12 and 4 feet o.c. for slopes greater than 3:12. On non-insulated systems, nail each ply directly into the deck at the rate specified above. When slope exceeds 2:12, install all plies parallel to the slope (strapping) to facilitate backnailing. Install 4 additional fasteners at the upper edge of the membrane when strapping the plies.

### 3.4 INSTALLATION HOT APPLIED ROOF SYSTEM

- A. Base/Felt Ply(s): Install base sheet or felt plies in twenty five (25) lbs (11.3kg) per square of bitumen shingled uniformly to achieve one or more plies over the entire prepared substrate. Shingle in direction of slope of roof to shed water on each area of roof. Do not step on base rolls until asphalt has cooled, fish mouths should be cut and patched.
  - 1. Lap ply sheet ends 8 inches (203 mm). Stagger end laps 2 inches (304mm) minimum.
  - 2. Install base flashing ply to all perimeter and projection details after membrane application.
  - 3. Extend plies 2 inches beyond top edges of cants at wall and projection bases.
  - 4. Install base flashing ply to all perimeter and projection details.
  - 5. Allow the one ply of base sheet to cure at least 30 minutes before installing the modified membrane. However, the modified membrane must be installed the same day as the base plies.
- B. Modified Cap Ply(s): Solidly bond the modified membrane to the base layers with specified material at the rate of 25 to thirty 30 lbs. (11-13kg) per 100 square feet.
  - 1. Roll must push a puddle of hot material in front of it with material slightly visible at all side laps. Use care to eliminate air entrapment under the membrane. Exercise care during application to eliminate air entrapment under the membrane.
  - 2. Apply pressure to all seams to ensure that the laps are solidly bonded to substrate.
  - 3. Install subsequent rolls of modified membrane as above with a minimum of 4 inch (101 mm) side laps and 8 inch (203 mm) end laps. Stagger end laps. Apply membrane in the



same direction as the previous layers but stagger the laps so they do not coincide with the laps of the base layers.

4. Apply hot material no more than 5 feet (1.5 m) ahead of each roll being embedded.
5. Extend membrane 2 inches (50 mm) beyond top edge of all cants in full moppings of the specified hot material.

### 3.5 INSTALLATION COLD APPLIED ROOF SYSTEM

- A. Base Ply: Cut base ply sheets into 18 foot lengths and allow plies to relax before installing. Install base sheet in Interply Adhesive: applied at the rate required by the manufacturer. Shingle base sheets uniformly to achieve one ply throughout over the prepared substrate. Shingle in proper direction to shed water on each large area of roofing.
1. Lap ply sheet ends 8 inches. Stagger end laps 12 inches minimum.
  2. Solidly bond to the substrate and adjacent ply with specified cold adhesive at the rate of 2 to 2-1/2 gallons per 100 square feet.
  3. Roll must push a puddle of adhesive in front of it with adhesive slightly visible at all side laps. Use care to eliminate air entrapment under the membrane.
  4. Install subsequent rolls of modified across the roof as above with a minimum of 4 inch side laps and 8 inch staggered end laps. Lay modified membrane in the same direction as the underlayers but the laps shall not coincide with the laps of the base layers.
  5. Extend plies 2 inches beyond top edges of cants at wall and projection bases.
  6. Install base flashing ply to all perimeter and projection details.
  7. Allow the one ply of base sheet to cure at least 30 minutes before installing the modified membrane. However, the modified membrane must be installed the same day as the base plies.
- B. Modified Cap Ply(s): Cut cap ply sheets into 18 foot lengths and allow plies to relax before installing. Install in interplay adhesive applied at the rate required by the manufacturer. Shingle sheets uniformly over the prepared substrate to achieve the number of plies specified. Shingle in proper direction to shed water on each large area of roofing.
1. Lap ply sheet ends 8 inches. Stagger end laps 12 inches minimum.
  2. Solidly bond to the base layers with specified cold adhesive at the rate of 2 to 2-1/2 gallons per 100 square feet.
  3. Roll must push a puddle of adhesive in front of it with adhesive slightly visible at all side laps. Care should be taken to eliminate air entrapment under the membrane.
  4. Install subsequent rolls of modified across the roof as above with a minimum of 4 inch side laps and 8 inch staggered end laps. Lay modified membrane in the same direction as the underlayers but the laps shall not coincide with the laps of the base layers.
  5. Allow cold adhesive to set for 5 to 10 minutes before installing the top layer of modified membrane.
  6. Extend membrane 2 inches beyond top edge of all cants in full moppings of the cold adhesive as shown on the Drawings.
- C. Fibrous Cant Strips: Provide non-combustible perlite or glass fiber cant strips at all wall/curb detail treatments where angle changes are greater than 45 degrees. Cant may be set in approved cold adhesives, hot asphalt or mechanically attached with approved plates and fasteners.

- D. Wood Blocking, Nailers and Cant Strips: Provide wood blocking, nailers and cant strips as specified in Section 06114.
1. Provide nailers at all roof perimeters and penetrations for fastening membrane flashings and sheet metal components.
  2. Wood nailers should match the height of any insulation, providing a smooth and even transition between flashing and insulation areas.
  3. Nailer lengths should be spaced with a minimum 1/8 inch gap for expansion and contraction between each length or change of direction.
  4. Nailers and flashings should be fastened in accordance with Factory Mutual "Loss Prevention Data Sheet 1- 49, Perimeter Flashing" and be designed to be capable of resisting a minimum force of 200 lbs/lineal foot in any direction.
- E. Metal Work: Provide metal flashings, counter flashings, parapet coping caps and thru-wall flashings as specified in Section 07620 or Section 07710. Install in accordance with the SMACNA "Architectural Sheet Metal Manual" or the NRCA Roofing Waterproofing manual.
- F. Termination Bar: Provide a metal termination bar or approved top edge securement at the terminus of all flashing sheets at walls and curbs. Fasten the bar a minimum of 8 inches (203 mm) o/c to achieve constant compression. Provide suitable, sealant at the top edge if required.
- G. Flashing Base Ply: Install flashing sheets by the same application method used for the base ply.
1. Seal curb, wall and parapet flashings with an application of mastic and mesh on a daily basis. Do not permit conditions to exist that will allow moisture to enter behind, around or under the roof or flashing membrane.
  2. Prepare all walls, penetrations, expansion joints and where shown on the Drawings to be flashed with required primer at the rate of 100 square feet per gallon. Allow primer to dry tack free.
  3. Adhere to the underlying base ply with specified flashing ply adhesive unless otherwise specified. Nail off at a minimum of 8 inches (203 mm) o.c. from the finished roof at all vertical surfaces.
  4. Solidly adhere the entire flashing ply to the substrate. Secure the tops of all flashings that are not run up and over curb through termination bar fastened at 6 inches (152 mm) O.C. and sealed at top.
  5. Seal all vertical laps of flashing ply with a three-course application of trowel-grade mastic and fiberglass mesh.
  6. Coordinate counter flashing, cap flashings, expansion joints and similar work with modified bitumen roofing work as specified.
  7. Coordinate roof accessories, miscellaneous sheet metal accessory items, including piping vents and other devices with the roofing system work.
  8. Secure the top edge of the flashing sheet using a termination bar only when the wall surface above is waterproofed, or nailed 4 inches on center and covered with an acceptable counter flashing.
- H. Flood Coat/Aggregate:
1. Install after cap sheets and modified flashing, tests, repairs and corrective actions have been completed and approved.
  2. Apply flood coat materials in the quantities recommended by the manufacturer.

3. Uniformly embed aggregate in the flood coat of cold adhesive at a rate recommended by the manufacturer.
4. Aggregate must be dry and placed in a manner required to form a compact, embedded overlay. To aid in embedment, lightly roll aggregate.

I. Flashing Cap Ply:

1. Seal curb, wall and parapet flashings with an application of mastic and mesh on a daily basis. Do not permit conditions to exist that will allow moisture to enter behind, around or under the roof or flashing membrane.
2. Prepare all walls, penetrations, expansion joints and where shown on the Drawings to be flashed with required primer at the rate of 100 square feet per gallon. Allow primer to dry tack free.
3. Adhere to the underlying base flashing ply with specified flashing ply adhesive unless otherwise specified. Nail off at a minimum of 8 inches (203 mm) o.c. from the finished roof at all vertical surfaces.
4. Coordinate counter flashing, cap flashings, expansion joints and similar work with modified bitumen roofing work as specified.
5. Coordinate roof accessories, miscellaneous sheet metal accessory items with the roofing system work.
6. All stripping shall be installed prior to flashing cap sheet installation.
7. Heat and scrape granules when welding or adhering at cut areas and seams to granular surfaces at all flashings.
8. Secure the top edge of the flashing sheet using a termination bar only when the wall surface above is waterproofed, or nailed 4 inches on center and covered with an acceptable counter flashing.

J. Surface Coatings:

1. Base Bid:
  - a. No Surface coatings
2. 30 Year Upgrade:
  - a. Bright White Mineral Cap Option: No Surface coatings.  
or
  - b. Aluminum Surface Option: Apply aluminum coating over top of base bid cap sheet. Apply 2 coats at ½ gallon per 100 SF in perpendicular directions.  
or
  - c. Flood & Gravel Option: Aluminum surface coatings over all flashings only. Apply 2 coats at ½ gallon per 100 SF in perpendicular directions.
3. 40 Year Upgrade:
  - a. Mineral Cap Option: No Surface Coatings.
  - b. Flood & Gravel Option: Aluminum surface coatings over all flashings only. Apply 2 coats at ½ gallon per 100 SF in perpendicular directions.

K. Roof Walkways: Provide walkways in areas indicated on the Drawings.

## KPC — ROOF SYSTEMS AND SERVICES

### 3.6 CLEANING

- A. Clean-up and remove daily from the site all wrappings, empty containers, paper, loose particles and other debris resulting from these operations.
- B. Remove asphalt markings from finished surfaces.
- C. Repair or replace defaced or disfigured finishes caused by Work of this section.

### 3.7 PROTECTION

- A. Provide traffic ways, erect barriers, fences, guards, rails, enclosures, chutes and the like to protect personnel, roofs and structures, vehicles and utilities.
- B. Protect exposed surfaces of finished walls with tarps to prevent damage.
- C. Plywood for traffic ways required for material movement over existing roofs shall be not less than 5/8 inch (16 mm) thick.
- D. In addition to the plywood listed above, an underlayment of minimum 1/2 inch (13 mm) recover board is required on new roofing.
- E. Special permission shall be obtained from the Manufacturer before any traffic shall be permitted over new roofing.

### 3.8 FIELD QUALITY CONTROL

- A. Inspection: Provide manufacturer's field observations at start-up and at intervals of approximately 2-3 days per week until 90 percent completion. Provide a final inspection upon completion of the Work.
- B. Warranty shall be issued upon manufacturer's acceptance of the installation.
- C. Field observations shall be performed by a Sales Representative employed full-time by the manufacturer and whose primary job description is to assist, inspect and approve membrane installations for the manufacturer.
- D. Provide observation reports from the Sales Representative indicating procedures followed, weather conditions and any discrepancies found during inspection.
- E. Provide a final report from the Sales Representative, certifying that the roofing system has been satisfactorily installed according to the project specifications, approved details and good general roofing practice.

### 3.9 SCHEDULES

- A. Base (Ply) Sheet:

1. StressBase 80: 80 mil SBS (Styrene-Butadiene-Styrene) rubber modified roofing base sheet reinforced with a fiberglass scrim, performance requirements according to ASTM D 5147.
  - a. Tensile Strength, ASTM D 5147
    - 1) 2 in/min. @ 0 +/- 3.6 deg. F MD 100 lbf/in XD 100 lbf/in
    - 2) 50mm/min. @ -17.78 +/- 2 deg. C MD 17.5 kN/m XD 17.5 kN/m
  - b. Tear Strength, ASTM D 5147
    - 1) 2 in/min. @ 73.4 +/- 3.6 deg. F MD 110 lbf XD 100 lbf
    - 2) 50mm/min. @ 23 +/- 2 deg. C MD 489 N XD 444 N
  - c. Elongation at Maximum Tensile, ASTM D 5147
    - 1) 2 in/min. @ 0 +/- 3.6 deg. F MD 4 % XD 4 %
    - 2) 50mm/min @ -17.78 +/- 2 deg. C MD 4 % XD 4 %
  - d. Low Temperature Flexibility, ASTM D 5147, Passes -40 deg. F (-40 deg. C)

B. Thermoplastic/Modified Cap (Ply) Sheet:

1. Base Bid:  
VersiPly Mineral: 145 mil SBS (Styrene-Butadiene-Styrene) mineral surfaced, rubber modified roofing membrane with dual fiberglass reinforced scrim. ASTM D6163, Type III Grade S
  - a. Tensile Strength, ASTM D 5147
    - 1) 2 in/min. @ 73.4 +/- 3.6 deg. F MD 220 lbf/in XD 220 lbf/in
    - 2) 50 mm/min. @ 23 +/- 2 deg. C MD 38.5 kN/m XD 38.5 kN/m
  - b. Tear Strength, ASTM D 5147
    - 1) 2 in/min. @ 73.4 +/- 3.6 deg. F MD 300 lbf XD 300 lbf
    - 2) 50 mm/min. @ 23 +/- 2 deg. C MD 1335 N XD 1335 N
  - c. Elongation at Maximum Tensile, ASTM D 5147
    - a) 2 in/min. @ 73.4 +/- 3.6 deg. F MD 4.5% XD 4.5%
    - b) 50 mm/min. @ 23 +/- 2 deg. C MD 4.5% XD 4.5%
  - d. Low Temperature Flexibility, ASTM D 5147, Passes -30 deg. F (-34 deg. C)
2. 30 year Aluminized Upgrade:  
VersiPly Mineral: 145 mil SBS (Styrene-Butadiene-Styrene) mineral surfaced, rubber modified roofing membrane with dual fiberglass reinforced scrim. ASTM D6163, Type III Grade S
  - a. Tensile Strength, ASTM D 5147

## KPC — ROOF SYSTEMS AND SERVICES

- 1) 2 in/min. @ 73.4 +/- 3.6 deg. F MD 220 lbf/in XD 220 lbf/in
  - 2) 50 mm/min. @ 23 +/- 2 deg. C MD 38.5 kN/m XD 38.5 kN/m
- b. Tear Strength, ASTM D 5147
- 1) 2 in/min. @ 73.4 +/- 3.6 deg. F MD 300 lbf XD 300 lbf
  - 2) 50 mm/min. @ 23 +/- 2 deg. C MD 1335 N XD 1335 N
- c. Elongation at Maximum Tensile, ASTM D 5147
- 1) 2 in/min. @ 73.4 +/- 3.6 deg. F MD 4.5% XD 4.5%
  - 2) 50 mm/min. @ 23 +/- 2 deg. C MD 4.5% XD 4.5%
- d. Low Temperature Flexibility, ASTM D 5147, Passes -30 deg. F (-34 deg. C)
3. 30 year Flood & Gravel Upgrade:  
VersiPly 80: 80 mil SBS (Styrene-Butadiene-Styrene) rubber modified roofing membrane with dual fiberglass reinforced scrim. ASTM D 6163, Type III Grade G
- a. Tensile Strength, ASTM D 5147
- 1) 2 in/min. @ 73.4 +/- 3.6 deg. F MD 220 lbf/in XD 220 lbf/in
  - 2) 50 mm/min. @ 23 +/- 2 deg. C MD 38.5 kN/m XD 38.5 kN/m
- b. Tear Strength, ASTM D 5147
- 1) 2 in/min. @ 73.4 +/- 3.6 deg. F MD 300 lbf XD 300 lbf
  - 2) 50 mm/min. @ 23 +/- 2 deg. C MD 1335 N XD 1335 N
- c. Elongation at Maximum Tensile, ASTM D 5147
- 1) 2 in/min. @ 73.4 +/- 3.6 deg. F MD 4.5% XD 4.5%
  - 2) 50 mm/min. @ 23 +/- 2 deg. C MD 4.5% XD 4.5%
- d. Low Temperature Flexibility, ASTM D 5147, Passes -30 deg. F (-34.4 deg. C)
4. 30 Year Bright White Mineral Upgrade:  
StressPly EUV FR Mineral: 160 mil SBS and SIS (Styrene-Butadiene-Styrene and Styrene-Isoprene-Styrene) rubber modified membrane incorporating post-consumer recycled rubber, fire retardant additives and reinforced with a fiberglass and polyester composite scrim. Surfaced with the highly reflective Sunburst white mineral. ASTM D 6162, Type III Grade G
- a. Tensile Strength, ASTM D 5147
- 1) 2 in/min. @ 73.4 +/- 3.6 deg. F MD 700 lbf/in XD 750 lbf/in
  - 2) 50 mm/min. @ 23 +/- 2 deg. C MD 122.5 kN/m XD 131.25 kN/m
- b. Tear Strength, ASTM D 5147
- 1) 2 in/min. @ 73.4 +/- 3.6 deg. F MD 1300 lbf XD 1400 lbf

- 2) 50 mm/min. @ 23 +/- 2 deg. C MD 5783 N XD 6227 N
  - c. Elongation at Maximum Tensile, ASTM D 5147
    - 1) 2 in/min. @ 73.4 +/- 3.6 deg. F MD 6.0% XD 6.0%
    - 2) 50 mm/min. @ 23 +/- 2 deg. C MD 6.0% XD 6.0%
  - d. Low Temperature Flexibility, ASTM D 5147, Passes -30 deg. F (-34 deg. C)
  - e. Reflectivity, ASTM C 1549: 73%
5. 40 year Mineral Cap Upgrade:  
OptiMax FR Mineral: 145 mil mineral surfaced, polyurethane modified roofing membrane with fire retardant characteristics, and dual fiberglass reinforced scrim. ASTM D 6163, Type III Grade G
- a. Tensile Strength, ASTM D 5147
    - 1) 2 in/min. @ 73.4 +/- 3.6 deg. F MD 205 lbf/in XD 215 lbf/in
    - 2) 50 mm/min. @ 23 +/- 2 deg. C MD 36.0 kN/m XD 38 kN/m
  - b. Tear Strength, ASTM D 5147
    - 1) 2 in/min. @ 73.4 +/- 3.6 deg. F MD 300 lbf XD 300 lbf
    - 2) 50 mm/min. @ 23 +/- 2 deg. C MD 1334 N XD 1334 N
  - c. Elongation at Maximum Tensile, ASTM D 5147
    - 1) 2 in/min. @ 73.4 +/- 3.6 deg. F MD 4.7% XD 5.0%
    - 2) 50 mm/min. @ 23 +/- 2 deg. C MD 4.7% XD 5.0%
  - d. Low Temperature Flexibility, ASTM D 5147, Passes 0 deg. F (-18 deg. C)
6. 40 Year Flood & Gravel Upgrade:  
OptiMax: 80 mil mineral surfaced, polyurethane modified roofing membrane with fire retardant characteristics, and dual fiberglass reinforced scrim. ASTM D 6163, Type III Grade S
- a. Tensile Strength, ASTM D 5147
    - 1) 2 in/min. @ 73.4 +/- 3.6 deg. F MD 215 lbf/in XD 225 lbf/in
    - 2) 50 mm/min. @ 23 +/- 2 deg. C MD 38.0 kN/m XD 39 kN/m
  - b. Tear Strength, ASTM D 5147
    - 1) 2 in/min. @ 73.4 +/- 3.6 deg. F MD 300 lbf XD 300 lbf
    - 2) 50 mm/min. @ 23 +/- 2 deg. C MD 1334 N XD 1334 N
  - c. Elongation at Maximum Tensile, ASTM D 5147
    - 1) 2 in/min. @ 73.4 +/- 3.6 deg. F MD 4.7% XD 5.0%
    - 2) 50 mm/min. @ 23 +/- 2 deg. C MD 4.7% XD 5.0%

- d. Low Temperature Flexibility, ASTM D 5147, Passes 0 deg. F (-18 deg. C)

C. Interply Adhesive:

1. Weatherking: Rubberized, polymer modified cold process asphalt roofing bitumen V.O.C. compliant ASTM D 3019. Performance Requirements:
  - a. Non-Volatile Content ASTM D 4479 70%
  - b. Density ASTM D1475 8.9 lbs./gal.
  - c. Viscosity Stormer ASTM D562 400-500 grams
  - d. Flash Point ASTM D 93 100 deg. F min. (37 deg. C)
  - e. Slope: up to 3:12
2. Weatherking Plus WC: Rubberized, polymer modified cold process asphalt roofing bitumen V.O.C. compliant ASTM D 3019. Performance Requirements:
  - a. Non-Volatile Content ASTM D 4479 78%
  - b. Density ASTM D1475 9.0 lbs./gal.
  - c. Viscosity Stormer ASTM D562 900-1100 grams
  - d. Flash Point ASTM D 93 100 deg. F min. (37 deg. C)
  - e. Slope: up to 2:12
  - f. V.O.C. ASTM D 3960 Less than 250 g/l
  - g. Flash Point ASTM D 93 105 deg. F
  - h. Slope maximum 1:12
3. Generic Type III Asphalt: Hot Bitumen, ASTM D 312, Type III steep asphalt having the following characteristics:
  - a. Softening Point 185 deg. F - 205 deg. F
  - b. Flash Point 500 deg. F
  - c. Penetration @ 77 deg. F 15-35 units
  - d. Ductility @ 77 deg. F 2.5 cm
4. Generic Type IV Asphalt: Hot Bitumen, ASTM D 312, Type IV special steep asphalt having the following characteristics:
  - a. Softening Point 210 deg. F - 225 deg. F
  - b. Flash Point 500 deg. F
  - c. Penetration @ 77 deg. F 15-25 units
  - d. Ductility @ 77 deg. F 1.5 cm

D. Flashing Base Ply:

1. StressBase 80: 80 mil SBS (Styrene-Butadiene-Styrene) rubber modified roofing base sheet reinforced with a fiberglass scrim, performance requirements according to ASTM D 5147.
  - a. Tensile Strength, ASTM D 5147
    - 1) 2 in/min. @ 0 +/- 3.6 deg. F MD 100 lbf/in XD 100 lbf/in
    - 2) 50 mm/min. @ -17.78 +/- 2 deg. C MD 17.5 kN/m XD 17.5 kN/m



- b. Tear Strength, ASTM D 5147
  - 1) 2 in/min. @ 73.4 +/- 3.6 deg. F MD 110 lbf XD 100 lbf
  - 2) 50 mm/min. @ 23 +/- 2 deg. C MD 489 N XD 444 N
- c. Elongation at Maximum Tensile, ASTM D 5147
  - 1) 2 in/min. @ 0 +/- 3.6 deg. F MD 4 % XD 4 %
  - 2) 50 mm/min. @ -17.78 +/- 2 deg. C MD 4 % XD 4 %
- d. Low Temperature Flexibility, ASTM D 5147
  - 1) Passes -40 deg. F (-40 deg. C)

E. Flashing Ply Adhesive:

- 1. Flashing Bond: Asphalt roofing mastic V.O.C. compliant, ASTM D 4586, Type II trowel grade flashing adhesive.
  - a. Non-Volatile Content ASTM D 4479 70 min.
  - b. Density ASTM D 1475 8.3 lbs./gal. (1kg/l)
  - c. Flash Point ASTM D 93 103 deg. F (39 deg. C)
- 2. Weathering Flashing Adhesive: Brush grade flashing adhesive.
  - a. Non-Volatile Content ASTM D 4479 70 min.
  - b. Density ASTM D 1475 8.6 lbs./gal. (1kg/l)
  - c. Flash Point ASTM D 93 100 deg. F (37 deg. C)

F. Flashing Cap (Ply) Sheet:

- 1. VersiPly Mineral: 145 mil SBS (Styrene-Butadiene-Styrene) mineral surfaced, rubber modified roofing membrane with dual fiberglass reinforced scrim. ASTM D6163, Type III Grade S
  - a. Tensile Strength, ASTM D 5147
    - 1) 2 in/min. @ 73.4 +/- 3.6 deg. F MD 220 lbf/in XD 220 lbf/in
    - 2) 50 mm/min. @ 23 +/- 2 deg. C MD 38.5 kN/m XD 38.5 kN/m
  - b. Tear Strength, ASTM D 5147
    - 1) 2 in/min. @ 73.4 +/- 3.6 deg. F MD 300 lbf XD 300 lbf
    - 2) 50 mm/min. @ 23 +/- 2 deg. C MD 1335 N XD 1335 N
  - c. Elongation at Maximum Tensile, ASTM D 5147
    - 1) 2 in/min. @ 73.4 +/- 3.6 deg. F MD 4.5% XD 4.5%
    - 2) 50 mm/min. @ 23 +/- 2 deg. C MD 4.5% XD 4.5%
  - d. Low Temperature Flexibility, ASTM D 5147, Passes -30 deg. F (-34 deg. C)

G. Surfacing:

1. Base Bid:
  - a. Mineral Cap
2. 30 Year Aluminum Coating Upgrade:
  - a. Garla-Brite: ASTM D 2824 aluminum coating non-fibered aluminum roof coating non-fibered aluminum roof coating having the following characteristics:
    - 1) Flash Point 103 deg. F (39 deg. C) min.
    - 2) Weight/Gallon 7.9 lbs./gal. (1.0 g/cm<sup>3</sup>)
3. 30 or 40 Year Upgrade Flood Coat/Aggregate:
  - a. Weatherscreen: Asphalt protective roof coating, Weatherscreen; heavy-bodied, fiber reinforced, cold process roof coating having the following characteristics:
    - 1) Weight/Gallon 9.1 lbs./gal. (1.1 g/cm<sup>3</sup>)
    - 2) Non-Volatile % (ASTM D 4479) Typical 75
    - 3) Viscosity Brookfield RVT;
    - 4) Spindle #5; 10RPM @ 71 deg. F 20,000-25,000 cPs
    - 5) Roofing Aggregate: ASTM D 1863
      - a) Slag.
      - b) Pea gravel.
      - c) White spar.
  - b. Black-Knight/Black-Stallion Cold: Coal Tar protective roof coating; heavy-bodied, fiber reinforced, cold process polymer modified, coal tar roof coating having the following characteristics:
    - 1) Weight/Gallon 9.0 lbs./gal. (1.07 g/cm<sup>3</sup>)
    - 2) Solids by weight 87%
    - 3) Viscosity; Brookfield Heliopath, 2.5 rpm 120,000 cPs
    - 4) Roofing Aggregate: ASTM D 1863
      - a) Slag.
      - b) Pea gravel.
      - c) White spar.
  - c. Flashing Coatings:
    - 1) Garla-Brite: ASTM D 2824 aluminum coating non-fibered aluminum roof coating non-fibered aluminum roof coating having the following characteristics:
      - a) Flash Point 103 deg. F (39 deg. C) min.
      - b) Weight/Gallon 7.9 lbs./gal. (1.0 g/cm<sup>3</sup>)

KPC — ROOF SYSTEMS AND SERVICES

END OF SECTION 075500.1

SECTION 075500.2 - MODIFIED BITUMINOUS MEMBRANE ROOFING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Cold Applied 2-Ply Coal Tar Roofing

1.3 REFERENCES

- A. ASTM D 41 - Standard Specification for Asphalt Primer Used in Roofing, Dampproofing, and Waterproofing.
- B. ASTM D 312 - Standard Specification for Asphalt used in Roofing.
- C. ASTM D 451 - Standard Test Method for Sieve Analysis of Granular Mineral Surfacing for Asphalt Roofing Products.
- D. ASTM D 1970 - Specification for Sheet Materials, Self-Adhering Polymer Modified Bituminous, Used as Steep Roofing Underlayment for Ice Dam Protection.
- E. ASTM D 1079 Standard Terminology Relating to Roofing, Waterproofing and Bituminous Materials.
- F. ASTM D 1227 Standard Specification for Emulsified Asphalt Used as a Protective Coating for Roofing.
- G. ASTM D 1863 Standard Specification for Mineral Aggregate Used as a Protective Coating for Roofing.
- H. ASTM D 2178 Standard Specification for Asphalt Glass Felt Used in Roofing and Waterproofing.
- I. ASTM D 2824 Standard Specification for Aluminum-Pigmented Asphalt Roof Coating.
- J. ASTM D 4586 Standard Specification for Asphalt Roof Cement, Asbestos-Free.
- K. ASTM D 4601 Standard Specification for Asphalt Coated Glass Fiber Base Sheet Used in Roofing.
- L. ASTM D 5147 Standard Test Method for Sampling and Testing Modified Bituminous Sheet Materials.

## KPC — ROOF SYSTEMS AND SERVICES

- M. ASTM D 6162 Standard Specification for Styrene Butadiene Styrene (SBS) Modified Bituminous Sheet Materials Using a Combination of Polyester and Glass Fiber Reinforcements.
- N. ASTM D 6163 Standard Specification for Styrene Butadiene Styrene (SBS) Modified Bituminous Sheet Materials Using Glass Fiber Reinforcements.
- O. ASTM D 6164 - Standard Specification for Styrene Butadiene Styrene (SBS) Modified Bituminous Sheet Materials Using Polyester Reinforcements.
- P. ASTM D 6754 - Standard Specification for Ketone Ethylene Ester (KEE) Sheet Roofing.
- Q. ASTM D 6757 - Standard Specification for Underlayment Felt Containing Inorganic Fibers Used in Steep-Slope Roofing.
- R. ASTM E 108 - Standard Test Methods for Fire Test of Roof Coverings
- S. Factory Mutual Research (FM): Roof Assembly Classifications.
- T. National Roofing Contractors Association (NRCA): Roofing and Waterproofing Manual.
- U. Sheet Metal and Air Conditioning Contractors National Association, Inc. (SMACNA) - Architectural Sheet Metal Manual.
- V. Underwriters Laboratories, Inc. (UL): Fire Hazard Classifications.
- W. Warnock Hersey (WH): Fire Hazard Classifications.
- X. ANSI-SPRI ES-1 Wind Design Standard for Edge Systems used with Low Slope Roofing Systems.
- Y. ASCE 7, Minimum Design Loads for Buildings and Other Structures
- Z. UL - Fire Resistance Directory.
- AA. FM Approvals - Roof Coverings and/or RoofNav assembly database.
- BB. FBC - Florida Building Code.
- CC. Miami-Dade Building Code Compliance - N.O.A. (Notice of Acceptance).
- DD. California Title 24 Energy Efficient Standards.

### 1.4 DESIGN / PERFORMANCE REQUIREMENTS

- A. Perform work in accordance with all federal, state and local codes.
- B. Exterior Fire Test Exposure: Roof system shall achieve a UL, FM or WH Class rating for roof slopes indicated on the Drawings as follows:
  - 1. Factory Mutual Class A Rating.
  - 2. Underwriters Laboratory Class A Rating.

3. Warnock Hersey Class A Rating.

C. Design Requirements: PROJECT SPECIFIC DESIGN CRITERIA

1. Uniform Wind Uplift Load Capacity

a. Installed roof system shall withstand negative (uplift) design wind loading pressures complying with the following criteria.

- 1) Design Code: ASCE 7, Method 2 for Components and Cladding.
- 2) Importance Category:

- a) I.
- b) II.
- c) III.
- d) IV

3) Importance Factor of:

- a) 0.77
- b) 1.0
- c) 1.15
- d) 2.0

4) Wind Speed: \_\_\_ mph

5) Ultimate Pullout Value: \_\_\_ pounds per each of the fastener

6) Exposure Category:

- a) B.
- b) C.
- c) D.

7) Design Roof Height: \_\_\_ feet.

8) Minimum Building Width: \_\_\_ feet.

9) Roof Pitch: \_\_\_ :12.

10) Roof Area Design Uplift Pressure:

- a) Zone 1 - Field of roof \_\_\_ psf
- b) Zone 2 - Eaves, ridges, hips and rakes \_\_\_ psf
- c) Zone 3 - Corners \_\_\_ psf

2. Snow Load: \_\_\_ psf.

3. Live Load: 20 psf, or not to exceed original building design.

4. Dead Load:

a. Installation of new roofing materials shall not exceed the dead load capacity of the existing roof structure.

D. Energy Star: Roof System shall comply with the initial and aged reflectivity required by the U.S. Federal Government's Energy Star program.

## KPC — ROOF SYSTEMS AND SERVICES

- E. Roof system shall have been tested in compliance with the following codes and test requirements:
  - 1. FM Approvals:
    - a. RoofNav Website

### 1.5 SUBMITTALS

- A. Submit under provisions of Section 01300.
- B. Product Data: Manufacturer's data sheets on each product to be used, including:
  - 1. Preparation instructions and recommendations.
  - 2. Storage and handling requirements and recommendations.
  - 3. Installation instructions.
- C. Shop Drawings: Submit shop drawings including installation details of roofing, flashing, fastening, insulation and vapor barrier, including notation of roof slopes and fastening patterns of insulation and base modified bitumen membrane, prior to job start.
- D. Design Pressure Calculations: Submit design pressure calculations for the roof area in accordance with ASCE 7 and local Building Code requirements. Include a roof system attachment analysis report, certifying the system's compliance with applicable wind load requirements before Work begins.
- E. Recycled or Bio-Based Materials: Provide third party certification through UL Environment of roof System membranes containing recycled or bio based materials.
- F. Verification Samples: For each modified bituminous membrane ply product specified, two samples, minimum size 6 inches (150 mm) square, representing actual product, color, and patterns.
- G. Manufacturer's Certificates: Provide to certify products meet or exceed specified requirements.
- H. Test Reports: Submit test reports, prepared by an independent testing agency, for all modified bituminous sheet roofing, indicating compliance with ASTM D5147. Testing must be performed at 77 deg. F. Tests at 0 deg. F will not be considered.
- I. Test Reports: Submit test reports, prepared by an independent testing agency, for all modified bituminous sheet roofing, indicating compliance with ASTM D5147.
- J. Manufacturer's Fire Compliance Certificate: Certify that the roof system furnished is approved by Factory Mutual (FM), Underwriters Laboratories (UL), Warnock Hersey (WH) or approved third party testing facility in accordance with ASTM E108, Class A for external fire and meets local or nationally recognized building codes.
- K. Closeout Submittals: Provide manufacturer's maintenance instructions that include recommendations for periodic inspection and maintenance of all completed roofing work. Provide product warranty executed by the manufacturer. Assist Owner in preparation and

submittal of roof installation acceptance certification as may be necessary in connection with fire and extended coverage insurance on roofing and associated work.

#### 1.6 QUALITY ASSURANCE

- A. Perform Work in accordance with NRCA Roofing and Waterproofing Manual.
- B. Manufacturer Qualifications: Company specializing in manufacturing products specified with documented ISO 9001 certification and minimum of twelve years of documented experience and must not have been in Chapter 11 bankruptcy during the last five years.
- C. Installer Qualifications: Company specializing in performing Work of this section with minimum five years documented experience and a certified Pre-Approved Contractor by Roofing Manufacturer.
- D. Installer's Field Supervision: Maintain a full-time Supervisor/Foreman on job site during all phases of roofing work while roofing work is in progress.
- E. Product Certification: Provide manufacturer's certification that materials are manufactured in the United States and conform to requirements specified herein, are chemically and physically compatible with each other, and are suitable for inclusion within the total roof system specified herein.
- F. Source Limitations: Obtain all components of roof system from a single manufacturer. Secondary products that are required shall be recommended and approved in writing by the roofing system Manufacturer. Upon request of the Architect or Owner, submit Manufacturer's written approval of secondary components in list form, signed by an authorized agent of the Manufacturer.

#### 1.7 PRE-INSTALLATION MEETINGS

- A. Convene minimum two weeks prior to commencing Work of this section.
- B. Review installation procedures and coordination required with related Work.
- C. Inspect and make notes of job conditions prior to installation:
  - 1. Record minutes of the conference and provide copies to all parties present.
  - 2. Identify all outstanding issues in writing designating the responsible party for follow-up action and the timetable for completion.
  - 3. Installation of roofing system shall not begin until all outstanding issues are resolved to the satisfaction of the Architect.

#### 1.8 DELIVERY, STORAGE, AND HANDLING

- A. Deliver and store products in manufacturer's unopened packaging with labels intact until ready for installation.



## KPC — ROOF SYSTEMS AND SERVICES

- B. Store all roofing materials in a dry place, on pallets or raised platforms, out of direct exposure to the elements until time of application. Store materials at least 4 inches above ground level and covered with "breathable" tarpaulins.
- C. Stored in accordance with the instructions of the manufacturer prior to their application or installation. Store roll goods on end on a clean flat surface except store KEE-Stone FB 60 rolls flat on a clean flat surface. No wet or damaged materials will be used in the application.
- D. Store at room temperature wherever possible, until immediately prior to installing the roll. During winter, store materials in a heated location with a 50 degree F (10 degree C) minimum temperature, removed only as needed for immediate use. Keep materials away from open flame or welding sparks.
- E. Avoid stockpiling of materials on roofs without first obtaining acceptance from the Architect/Engineer.
- F. Adhesive storage shall be between the range of above 50 degree F (10 degree C) and below 80 degree F (27 degree C). Area of storage shall be constructed for flammable storage.

### 1.9 COORDINATION

- A. Coordinate Work with installing associated metal flashings as work of this section proceeds.

### 1.10 PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.

### 1.11 WARRANTY

- A. Upon completion of the work, provide the Manufacturer's written and signed NDL Warranty, warranting that, if a leak develops in the roof during the term of this warranty, due either to defective material or defective workmanship by the installing contractor, the manufacturer shall provide the Owner, at the Manufacturer's expense, with the labor and material necessary to return the defective area to a watertight condition.
  - 1. Warranty Period:
    - a. 30 years from date of acceptance.
- B. Upon completion of the work, provide the Manufacturer's written and signed Edge-To-Edge NDL System Warranty, warranting that, if a leak develops in the roof during the term of this warranty, due either to defective material or defective workmanship by the installer, the manufacturer shall provide the Owner, at the Manufacturer's expense, with the labor and material necessary to return the defective area to a watertight condition including Roofing Manufacturer Metal Components.

## KPC — ROOF SYSTEMS AND SERVICES

1. Warranty Period:
  - a. 30 years from date of acceptance.
- C. Edge-To-Edge Warranty applies only if Roofing Manufacturer's pre-manufactured metal edge components are installed including copings and metal edge systems.
- D. Installer is to guarantee all work against defects in materials and workmanship for a period indicated following final acceptance of the Work.
  1. Warranty Period:
    - a. 2 years from date of acceptance.

## PART 2 - PRODUCTS

### 2.1 MANUFACTURERS

- A. Basis of Design: The Garland Company
- B. Tremco Inc.
- C. Ecology Roofing Systems

### 2.2 COLD APPLIED 2-PLY COAL TAR ROOFING - MILLENNIUM

- A. Nailable Base Sheet: Loose laid layer of kraft paper laid over the deck the one ply fastened to the deck per wind uplift calculations.
  1. Millennium Base:
- B. Base (Ply) Sheet: One ply bonded to the prepared substrate with Interply Adhesive:
  1. Millennium Base:
- C. Modified Cap (Ply) Sheet: One ply bonded to the prepared substrate with interply adhesive.
  1. Millennium:  
OR
  2. Millennium FR Mineral:
- D. Interply Adhesive: (1 and 2)
  1. Black-Knight/Black-Stallion Cold:
- E. Flashing Base Ply: One ply bonded to the prepared substrate with Interply Adhesive:
  1. StressBase 80:

## KPC — ROOF SYSTEMS AND SERVICES

- F. Flashing Cap (Ply) Sheet: One ply bonded to the prepared substrate with Interply Adhesive:
  - 1. VersiPly Mineral:
- G. Flashing Ply Adhesive:
  - 1. Green-Lock Flashing Adhesive:
- H. Surfacing: Must wait 30 days prior to application.
  - 1. Aggregate/Flood Coat
    - a. Black-Knight/Black-Stallion Cold:  
Or.
    - b. None. Mineral Cap.

### PART 3 - EXECUTION

#### 3.1 EXAMINATION

- A. Do not begin installation until substrates have been properly prepared.
- B. Inspect and approve the deck condition, slopes and fastener backing if applicable, parapet walls, expansion joints, roof drains, stack vents, vent outlets, nailers and surfaces and elements.
- C. Verify that work penetrating the roof deck, or which may otherwise affect the roofing, has been properly completed.
- D. If substrate preparation and other conditions are the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

#### 3.2 PREPARATION

- A. General: Clean surfaces thoroughly prior to installation.
  - 1. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
  - 2. Fill substrate surface voids that are greater than 1/4 inch wide with an acceptable fill material.
  - 3. Roof surface to receive roofing system shall be smooth, clean, free from loose gravel, dirt and debris, dry and structurally sound.
  - 4. Wherever necessary, all surfaces to receive roofing materials shall be power broom and vacuumed to remove debris and loose matter prior to starting work.
  - 5. Do not apply roofing during inclement weather. Do not apply roofing membrane to damp, frozen, dirty, or dusty surfaces.
  - 6. Fasteners and plates for fastening components mechanically to the substrate shall provide a minimum pull-out capacity of 300 lbs. (136 k) per fastener. Base or ply sheets attached with cap nails require a minimum pullout capacity of 40 lb. per nail.

7. Prime decks where required, in accordance with requirements and recommendations of the primer and deck manufacturer.

### 3.3 INSTALLATION - GENERAL

- A. Install modified bitumen membranes and flashings in accordance with manufacturer's instructions and with the recommendations provided by the National Roofing Contractors Association's Roofing & Waterproofing Manual, the Asphalt Roofing Manufacturers Association, and applicable codes.
- B. General: Avoid installation of modified bitumen membranes at temperatures lower than 40-45 degrees F. When work at such temperatures unavoidable use the following precautions:
  1. Take extra care during cold weather installation and when ambient temperatures are affected by wind or humidity, to ensure adequate bonding is achieved between the surfaces to be joined. Use extra care at material seam welds and where adhesion of the applied product to the appropriately prepared substrate as the substrate can be affected by such temperature constraints as well.
  2. Unrolling of cold materials, under low ambient conditions must be avoided to prevent the likelihood of unnecessary stress cracking. Rolls must be at least 40 degrees F at the time of application. If the membrane roll becomes stiff or difficult to install, it must be replaced with roll from a heated storage area.
- C. Commence installation of the roofing system at the lowest point of the roof (or roof area), working up the slope toward the highest point. Lap sheets shingle fashion so as to constantly shed water
- D. All slopes greater than 2:12 require back-nailing to prevent slippage of the ply sheets. Use ring or spiral-shank 1 inch cap nails, or screws and plates at a rate of 1 fastener per ply (including the membrane) at each insulation stop. Place insulation stops at 16 ft o.c. for slopes less than 3:12 and 4 feet o.c. for slopes greater than 3:12. On non-insulated systems, nail each ply directly into the deck at the rate specified above. When slope exceeds 2:12, install all plies parallel to the slope (strapping) to facilitate backnailing. Install 4 additional fasteners at the upper edge of the membrane when strapping the plies.

### 3.4 INSTALLATION COLD APPLIED ROOF SYSTEM

- A. Nailable Base Sheet: Install base sheet nailed to the substrate with the appropriate fastener and fastening pattern determined from your wind uplift calculation.
- B. Base Ply: Cut base ply sheets into 18 foot lengths and allow plies to relax before installing. Install base sheet in Interply Adhesive: applied at the rate required by the manufacturer. Shingle base sheets uniformly to achieve one ply throughout over the prepared substrate. Shingle in proper direction to shed water on each large area of roofing.
  1. Lap ply sheet ends 8 inches. Stagger end laps 12 inches minimum.
  2. Solidly bond to the substrate and adjacent ply with specified cold adhesive at the rate of 2 to 2-1/2 gallons per 100 square feet.

3. Roll must push a puddle of adhesive in front of it with adhesive slightly visible at all side laps. Use care to eliminate air entrapment under the membrane.
  4. Install subsequent rolls of modified across the roof as above with a minimum of 4 inch side laps and 8 inch staggered end laps. Lay modified membrane in the same direction as the underlayers but the laps shall not coincide with the laps of the base layers.
  5. Extend plies 2 inches beyond top edges of cants at wall and projection bases.
  6. Install base flashing ply to all perimeter and projection details.
  7. Allow the one ply of base sheet to cure at least 30 minutes before installing the modified membrane. However, the modified membrane must be installed the same day as the base plies.
- C. Modified Cap Ply(s): Cut cap ply sheets into 18 foot lengths and allow plies to relax before installing. Install in interply adhesive applied at the rate required by the manufacturer. Shingle sheets uniformly over the prepared substrate to achieve the number of plies specified. Shingle in proper direction to shed water on each large area of roofing.
1. Lap ply sheet ends 8 inches. Stagger end laps 12 inches minimum.
  2. Solidly bond to the base layers with specified cold adhesive at the rate of 2 to 2-1/2 gallons per 100 square feet.
  3. Roll must push a puddle of adhesive in front of it with adhesive slightly visible at all side laps. Care should be taken to eliminate air entrapment under the membrane.
  4. Install subsequent rolls of modified across the roof as above with a minimum of 4 inch side laps and 8 inch staggered end laps. Lay modified membrane in the same direction as the underlayers but the laps shall not coincide with the laps of the base layers.
  5. Allow cold adhesive to set for 5 to 10 minutes before installing the top layer of modified membrane.
  6. Extend membrane 2 inches beyond top edge of all cants in full moppings of the cold adhesive as shown on the Drawings.
- D. Fibrous Cant Strips: Provide non-combustible perlite or glass fiber cant strips at all wall/curb detail treatments where angle changes are greater than 45 degrees. Cant may be set in approved cold adhesives, hot asphalt or mechanically attached with approved plates and fasteners.
- E. Wood Blocking, Nailers and Cant Strips: Provide wood blocking, nailers and cant strips as specified in Section 06114.
1. Provide nailers at all roof perimeters and penetrations for fastening membrane flashings and sheet metal components.
  2. Wood nailers should match the height of any insulation, providing a smooth and even transition between flashing and insulation areas.
  3. Nailer lengths should be spaced with a minimum 1/8 inch gap for expansion and contraction between each length or change of direction.
  4. Nailers and flashings should be fastened in accordance with Factory Mutual "Loss Prevention Data Sheet 1- 49, Perimeter Flashing" and be designed to be capable of resisting a minimum force of 200 lbs/lineal foot in any direction.
- F. Metal Work: Provide metal flashings, counter flashings, parapet coping caps and thru-wall flashings as specified in Section 07620 or Section 07710. Install in accordance with the SMACNA "Architectural Sheet Metal Manual" or the NRCA Roofing Waterproofing manual.

- G. Termination Bar: Provide a metal termination bar or approved top edge securement at the terminus of all flashing sheets at walls and curbs. Fasten the bar a minimum of 8 inches (203 mm) o/c to achieve constant compression. Provide suitable, sealant at the top edge if required.
- H. Flashing Base Ply: Install flashing sheets by the same application method used for the base ply.
1. Seal curb, wall and parapet flashings with an application of mastic and mesh on a daily basis. Do not permit conditions to exist that will allow moisture to enter behind, around or under the roof or flashing membrane.
  2. Prepare all walls, penetrations, expansion joints and where shown on the Drawings to be flashed with required primer at the rate of 100 square feet per gallon. Allow primer to dry tack free.
  3. Adhere to the underlying base ply with specified flashing ply adhesive unless otherwise specified. Nail off at a minimum of 8 inches (203 mm) o.c. from the finished roof at all vertical surfaces.
  4. Solidly adhere the entire flashing ply to the substrate. Secure the tops of all flashings that are not run up and over curb through termination bar fastened at 6 inches (152 mm) O.C. and sealed at top.
  5. Seal all vertical laps of flashing ply with a three-course application of trowel-grade mastic and fiberglass mesh.
  6. Coordinate counter flashing, cap flashings, expansion joints and similar work with modified bitumen roofing work as specified.
  7. Coordinate roof accessories, miscellaneous sheet metal accessory items, including piping vents and other devices with the roofing system work.
  8. Secure the top edge of the flashing sheet using a termination bar only when the wall surface above is waterproofed, or nailed 4 inches on center and covered with an acceptable counter flashing.
- I. Flashing Cap Ply:
1. Seal curb, wall and parapet flashings with an application of mastic and mesh on a daily basis. Do not permit conditions to exist that will allow moisture to enter behind, around or under the roof or flashing membrane.
  2. Prepare all walls, penetrations, expansion joints and where shown on the Drawings to be flashed with required primer at the rate of 100 square feet per gallon. Allow primer to dry tack free.
  3. Adhere to the underlying base flashing ply with specified flashing ply adhesive unless otherwise specified. Nail off at a minimum of 8 inches (203 mm) o.c. from the finished roof at all vertical surfaces.
  4. Coordinate counter flashing, cap flashings, expansion joints and similar work with modified bitumen roofing work as specified.
  5. Coordinate roof accessories, miscellaneous sheet metal accessory items with the roofing system work.
  6. All stripping shall be installed prior to flashing cap sheet installation.
  7. Heat and scrape granules when welding or adhering at cut areas and seams to granular surfaces at all flashings.
  8. Secure the top edge of the flashing sheet using a termination bar only when the wall surface above is waterproofed, or nailed 4 inches on center and covered with an acceptable counter flashing.
- J. Flood Coat/Aggregate:

## KPC — ROOF SYSTEMS AND SERVICES

1. Install after cap sheets and modified flashing, tests, repairs and corrective actions have been completed and approved.
2. Apply flood coat materials in the quantities recommended by the manufacturer.
3. Uniformly embed aggregate in the flood coat of cold adhesive at a rate recommended by the manufacturer.
4. Aggregate must be dry and placed in a manner required to form a compact, embedded overlay. To aid in embedment, lightly roll aggregate.

K. Roof Walkways: Provide walkways in areas indicated on the Drawings.

### 3.5 CLEANING

- A. Clean-up and remove daily from the site all wrappings, empty containers, paper, loose particles and other debris resulting from these operations.
- B. Remove asphalt markings from finished surfaces.
- C. Repair or replace defaced or disfigured finishes caused by Work of this section.

### 3.6 PROTECTION

- A. Provide traffic ways, erect barriers, fences, guards, rails, enclosures, chutes and the like to protect personnel, roofs and structures, vehicles and utilities.
- B. Protect exposed surfaces of finished walls with tarps to prevent damage.
- C. Plywood for traffic ways required for material movement over existing roofs shall be not less than 5/8 inch (16 mm) thick.
- D. In addition to the plywood listed above, an underlayment of minimum 1/2 inch (13 mm) recover board is required on new roofing.
- E. Special permission shall be obtained from the Manufacturer before any traffic shall be permitted over new roofing.

### 3.7 FIELD QUALITY CONTROL

- A. Inspection: Provide manufacturer's field observations at start-up and at intervals of approximately 2-3 days per week until 90 percent completion. Provide a final inspection upon completion of the Work.
  1. Warranty shall be issued upon manufacturer's acceptance of the installation.
  2. Field observations shall be performed by a Sales Representative employed full-time by the manufacturer and whose primary job description is to assist, inspect and approve membrane installations for the manufacturer.
  3. Provide observation reports from the Sales Representative indicating procedures followed, weather conditions and any discrepancies found during inspection.

4. Provide a final report from the Sales Representative, certifying that the roofing system has been satisfactorily installed according to the project specifications, approved details and good general roofing practice.

### 3.8 SCHEDULES

#### A. Base (Ply) Sheet:

1. Millennium Base: 80 mil SBS (Styrene-Butadiene-Styrene) polymer modified coal tar base sheet utilizing polyester and fiberglass reinforcement.

- a. Tensile Strength, ASTM D 5147

- 1) 2 in/min. @ 73.4 +/- 3.6 deg. F MD 310 lbf/in XD 310 lbf/in
- 2) 50mm/min. @ 23 +/- 2 deg. C MD 54.25 kN/m XD 54.25 kN/m

- b. Tear Strength, ASTM D 5147

- 1) 2 in/min. @ 73.4 +/- 3.6 deg. F MD 500 lbf XD 500 lbf
- 2) 50mm/min. @ 23 +/- +2 deg. C MD 2224 N XD 2224 N

- c. Elongation at Maximum Tensile, ASTM D 5147

- 1) 2 in/min. @ 73.4 +/- 3.6 deg. F MD 7% XD 8%
- 2) 50mm/min. @ 23 +/- 2 deg. C MD 7% XD 8%

- d. Low Temperature Flexibility, ASTM D 5147, Passes -76 deg. F (-60 deg. C)

#### B. Thermoplastic/Modified Cap (Ply) Sheet:

1. Millennium: 120 mil SBS (Styrene-Butadiene-Styrene) Coal Tar polymer modified coal tar membrane utilizing polyester and fiberglass reinforcement.

- a. Tensile Strength, ASTM D 5147

- a) 2 in/min. @ 73.4 +/- 3.6 deg. F MD 310 lbf/in XD 310 lbf/in
- b) 50mm/min. @ 23 +/- 2 deg. C MD 54.25 kN/m XD 54.25 kN/m

- b. Tear Strength, ASTM D 5147

- a) 2 in/min. @ 73.4 +/- 3.6 deg. F MD 500 lbf XD 480 lbf
- b) 50mm/min. @ 23 +/- +2 deg. C MD 2224 N XD 2135 N

- c. Elongation at Maximum Tensile, ASTM D 5147

- a) 2 in/min. @ 73.4 +/- 3.6 deg. F MD 3.5% XD 3.5%
- b) 50mm/min. @ 23 +/- 2 deg. C MD 3.5% XD 3.5%

- d. Low Temperature Flexibility, ASTM D 5147: Passes -58 deg. F (-50 deg. C)



2. Millennium FR Mineral: 160 mil SBS (Styrene-Butadiene- Styrene) Mineral Surfaced Coal Tar polymer modified membrane with fire retardant characteristics utilizing polyester and fiberglass reinforcement.

- a. Tensile Strength, ASTM D 5147

- 1) 2 in/min. @ 73.4 +/- 3.6 deg. F MD 310 lbf/in XD 310 lbf/in
- 2) 50mm/min. @ 23 +/- 2 deg. C MD 54.25 kN/m XD 54.25 kN/m

- b. Tear Strength, ASTM D 5147

- 1) 2 in/min. @ 73.4 +/- 3.6 deg. F MD 500 lbf XD 500 lbf
- 2) 50mm/min. @ 23 +/- +2 deg. C MD 2224 N XD 2224 N

- c. Elongation at Maximum Tensile, ASTM D 5147

- 1) 2 in/min. @ 73.4 +/- 3.6 deg. F MD 3.5% XD 3.5%
- 2) 50mm/min. @ 23 +/- 2 deg. C MD 3.5% XD 3.5%

- d. Low Temperature Flexibility, ASTM D 5147, Passes -76 deg. F (-60 deg. C)

C. Interply Adhesive:

1. Black-Knight/Black-Stallion Cold: Rubberized, polymer modified cold process coal tar roofing bitumen

- a. Non-Volatile Content ASTM D 4479 77%

- b. Density ASTM D1475 9.4lb./gal.

D. Flashing Base Ply:

1. StressBase 80: 80 mil SBS (Styrene-Butadiene-Styrene) rubber modified roofing base sheet reinforced with a fiberglass scrim, performance requirements according to ASTM D 5147.

- a. Tensile Strength, ASTM D 5147

- 1) 2 in/min. @ 0 +/- 3.6 deg. F MD 100 lbf/in XD 100 lbf/in
- 2) 50 mm/min. @ -17.78 +/- 2 deg. C MD 17.5 kN/m XD 17.5 kN/m

- b. Tear Strength, ASTM D 5147

- 1) 2 in/min. @ 73.4 +/- 3.6 deg. F MD 110 lbf XD 100 lbf
- 2) 50 mm/min. @ 23 +/- 2 deg. C MD 489 N XD 444 N

- c. Elongation at Maximum Tensile, ASTM D 5147

- 1) 2 in/min. @ 0 +/- 3.6 deg. F MD 4 % XD 4 %
- 2) 50 mm/min. @ -17.78 +/- 2 deg. C MD 4 % XD 4 %

- d. Low Temperature Flexibility, ASTM D 5147

KPC — ROOF SYSTEMS AND SERVICES

- 1) Passes -40 deg. F (-40 deg. C)

E. Flashing Ply Adhesive:

1. Green-Lock Flashing Adhesive: Cold applied solvent free flashing adhesive: zero V.O.C.
  - a. Non-Volatile Content ASTM D 4586 100%
  - b. Density ASTM D 1475 11.8 lbs./gal. (1.17 g/m<sup>3</sup>)
  - c. Viscosity Brookfield 400,000 cPs.
  - d. Flash Point ASTM D 93 400 deg. F min. (232 deg. C)

F. Surfacing:

G. Flashing Cap (Ply) Sheet:

1. VersiPly Mineral: 145 mil SBS (Styrene-Butadiene-Styrene) mineral surfaced, rubber modified roofing membrane with dual fiberglass reinforced scrim. ASTM D6163, Type III Grade S
  - a. Tensile Strength, ASTM D 5147
    - 1) 2 in/min. @ 73.4 +/- 3.6 deg. F MD 220 lbf/in XD 220 lbf/in
    - 2) 50 mm/min. @ 23 +/- 2 deg. C MD 38.5 kN/m XD 38.5 kN/m
  - b. Tear Strength, ASTM D 5147
    - 1) 2 in/min. @ 73.4 +/- 3.6 deg. F MD 300 lbf XD 300 lbf
    - 2) 50 mm/min. @ 23 +/- 2 deg. C MD 1335 N XD 1335 N
  - c. Elongation at Maximum Tensile, ASTM D 5147
    - 1) 2 in/min. @ 73.4 +/- 3.6 deg. F MD 4.5% XD 4.5%
    - 2) 50 mm/min. @ 23 +/- 2 deg. C MD 4.5% XD 4.5%
  - d. Low Temperature Flexibility, ASTM D 5147, Passes -30 deg. F (-34 deg. C)

END OF SECTION 075500.2

SECTION 075500.3 - MODIFIED BITUMINOUS MEMBRANE ROOFING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Cold Applied 2-Ply Thermoplastic Hybrid Roof System

1.3 REFERENCES

- A. ASTM D 41 - Standard Specification for Asphalt Primer Used in Roofing, Dampproofing, and Waterproofing.
- B. ASTM D 312 - Standard Specification for Asphalt used in Roofing.
- C. ASTM D 451 - Standard Test Method for Sieve Analysis of Granular Mineral Surfacing for Asphalt Roofing Products.
- D. ASTM D 1970 - Specification for Sheet Materials, Self-Adhering Polymer Modified Bituminous, Used as Steep Roofing Underlayment for Ice Dam Protection.
- E. ASTM D 1079 Standard Terminology Relating to Roofing, Waterproofing and Bituminous Materials.
- F. ASTM D 1227 Standard Specification for Emulsified Asphalt Used as a Protective Coating for Roofing.
- G. ASTM D 1863 Standard Specification for Mineral Aggregate Used as a Protective Coating for Roofing.
- H. ASTM D 2178 Standard Specification for Asphalt Glass Felt Used in Roofing and Waterproofing.
- I. ASTM D 2824 Standard Specification for Aluminum-Pigmented Asphalt Roof Coating.
- J. ASTM D 4586 Standard Specification for Asphalt Roof Cement, Asbestos-Free.
- K. ASTM D 4601 Standard Specification for Asphalt Coated Glass Fiber Base Sheet Used in Roofing.
- L. ASTM D 5147 Standard Test Method for Sampling and Testing Modified Bituminous Sheet Materials.

## KPC — ROOF SYSTEMS AND SERVICES

- M. ASTM D 6162 Standard Specification for Styrene Butadiene Styrene (SBS) Modified Bituminous Sheet Materials Using a Combination of Polyester and Glass Fiber Reinforcements.
  - N. ASTM D 6163 Standard Specification for Styrene Butadiene Styrene (SBS) Modified Bituminous Sheet Materials Using Glass Fiber Reinforcements.
  - O. ASTM D 6164 - Standard Specification for Styrene Butadiene Styrene (SBS) Modified Bituminous Sheet Materials Using Polyester Reinforcements.
  - P. ASTM D 6754 - Standard Specification for Ketone Ethylene Ester (KEE) Sheet Roofing.
  - Q. ASTM D 6757 - Standard Specification for Underlayment Felt Containing Inorganic Fibers Used in Steep-Slope Roofing.
  - R. ASTM E 108 - Standard Test Methods for Fire Test of Roof Coverings
  - S. Factory Mutual Research (FM): Roof Assembly Classifications.
  - T. National Roofing Contractors Association (NRCA): Roofing and Waterproofing Manual.
  - U. Sheet Metal and Air Conditioning Contractors National Association, Inc. (SMACNA) - Architectural Sheet Metal Manual.
  - V. Underwriters Laboratories, Inc. (UL): Fire Hazard Classifications.
  - W. Warnock Hersey (WH): Fire Hazard Classifications.
  - X. ANSI-SPRI ES-1 Wind Design Standard for Edge Systems used with Low Slope Roofing Systems.
  - Y. ASCE 7, Minimum Design Loads for Buildings and Other Structures
  - Z. UL - Fire Resistance Directory.
  - AA. FM Approvals - Roof Coverings and/or RoofNav assembly database.
  - BB. FBC - Florida Building Code.
  - CC. Miami-Dade Building Code Compliance - N.O.A. (Notice of Acceptance).
  - DD. California Title 24 Energy Efficient Standards.
- 1.4 DESIGN / PERFORMANCE REQUIREMENTS
- A. Perform work in accordance with all federal, state and local codes.
  - B. Design Requirements: PER PROJECT SPECIFIC DESIGN
    - 1. Uniform Wind Uplift Load Capacity

## KPC — ROOF SYSTEMS AND SERVICES

- a. Installed roof system shall withstand negative (uplift) design wind loading pressures complying with the following criteria.

- 1) Design Code: ASCE 7, Method 2 for Components and Cladding.
- 2) Importance Category:

- a) I.
- b) II.
- c) III.
- d) IV

- 3) Importance Factor of:

- a) 0.77
- b) 1.0
- c) 1.15
- d) 2.0

- 4) Wind Speed: \_\_\_ mph
- 5) Ultimate Pullout Value: \_\_\_ pounds per each of the fastener
- 6) Exposure Category:

- a) B.
- b) C.
- c) D.

- 7) Design Roof Height: \_\_\_ feet.
- 8) Minimum Building Width: \_\_\_ feet.
- 9) Roof Pitch: \_\_\_ :12.
- 10) Roof Area Design Uplift Pressure:

- a) Zone 1 - Field of roof \_\_\_ psf
- b) Zone 2 - Eaves, ridges, hips and rakes \_\_\_ psf
- c) Zone 3 - Corners \_\_\_ psf

2. Snow Load: \_\_\_ psf.
3. Live Load: 20 psf, or not to exceed original building design.
4. Dead Load:

- a. Installation of new roofing materials shall not exceed the dead load capacity of the existing roof structure.

- C. Energy Star: Roof System shall comply with the initial and aged reflectivity required by the U.S. Federal Government's Energy Star program.

### 1.5 SUBMITTALS

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

1. Preparation instructions and recommendations.

2. Storage and handling requirements and recommendations.
  3. Installation instructions.
- B. Shop Drawings: Submit shop drawings including installation details of roofing, flashing, fastening, insulation and vapor barrier, including notation of roof slopes and fastening patterns of insulation and base modified bitumen membrane, prior to job start.
  - C. Design Pressure Calculations: Submit design pressure calculations for the roof area in accordance with ASCE 7 and local Building Code requirements. Include a roof system attachment analysis report, certifying the system's compliance with applicable wind load requirements before Work begins.
  - D. Recycled or Bio-Based Materials: Provide third party certification through UL Environment of roof System membranes containing recycled or bio based materials.
  - E. Verification Samples: For each modified bituminous membrane ply product specified, two samples, minimum size 6 inches (150 mm) square, representing actual product, color, and patterns.
  - F. Manufacturer's Certificates: Provide to certify products meet or exceed specified requirements.
  - G. Test Reports: Submit test reports, prepared by an independent testing agency, for all modified bituminous sheet roofing, indicating compliance with ASTM D5147.
  - H. Manufacturer's Fire Compliance Certificate: Certify that the roof system furnished is approved by Factory Mutual (FM), Underwriters Laboratories (UL), Warnock Hersey (WH) or approved third party testing facility in accordance with ASTM E108, Class A for external fire and meets local or nationally recognized building codes.
  - I. Closeout Submittals: Provide manufacturer's maintenance instructions that include recommendations for periodic inspection and maintenance of all completed roofing work. Provide product warranty executed by the manufacturer. Assist Owner in preparation and submittal of roof installation acceptance certification as may be necessary in connection with fire and extended coverage insurance on roofing and associated work.

#### 1.6 QUALITY ASSURANCE

- A. Perform Work in accordance with NRCA Roofing and Waterproofing Manual.
- B. Manufacturer Qualifications: Company specializing in manufacturing products specified with documented ISO 9001 certification and minimum of twelve years of documented experience and must not have been in Chapter 11 bankruptcy during the last five years.
- C. Installer Qualifications: Company specializing in performing Work of this section with minimum five years documented experience and a certified Pre-Approved Contractor by Roofing Manufacturer.
- D. Installer's Field Supervision: Maintain a full-time Supervisor/Foreman on job site during all phases of roofing work while roofing work is in progress.

## KPC — ROOF SYSTEMS AND SERVICES

- E. **Product Certification:** Provide manufacturer's certification that materials are manufactured in the United States and conform to requirements specified herein, are chemically and physically compatible with each other, and are suitable for inclusion within the total roof system specified herein.
- F. **Source Limitations:** Obtain all components of roof system from a single manufacturer. Secondary products that are required shall be recommended and approved in writing by the roofing system Manufacturer. Upon request of the Architect or Owner, submit Manufacturer's written approval of secondary components in list form, signed by an authorized agent of the Manufacturer.

### 1.7 PRE-INSTALLATION MEETINGS

- A. Convene minimum two weeks prior to commencing Work of this section.
- B. Review installation procedures and coordination required with related Work.
- C. Inspect and make notes of job conditions prior to installation:
  - 1. Record minutes of the conference and provide copies to all parties present.
  - 2. Identify all outstanding issues in writing designating the responsible party for follow-up action and the timetable for completion.
  - 3. Installation of roofing system shall not begin until all outstanding issues are resolved to the satisfaction of the Architect.

### 1.8 DELIVERY, STORAGE, AND HANDLING

- A. Deliver and store products in manufacturer's unopened packaging with labels intact until ready for installation.
- B. Store all roofing materials in a dry place, on pallets or raised platforms, out of direct exposure to the elements until time of application. Store materials at least 4 inches above ground level and covered with "breathable" tarpaulins.
- C. Stored in accordance with the instructions of the manufacturer prior to their application or installation. Store roll goods on end on a clean flat surface except store KEE-Stone FB 60 rolls flat on a clean flat surface. No wet or damaged materials will be used in the application.
- D. Store at room temperature wherever possible, until immediately prior to installing the roll. During winter, store materials in a heated location with a 50 degree F (10 degree C) minimum temperature, removed only as needed for immediate use. Keep materials away from open flame or welding sparks.
- E. Avoid stockpiling of materials on roofs without first obtaining acceptance from the Architect/Engineer.
- F. Adhesive storage shall be between the range of above 50 degree F (10 degree C) and below 80 degree F (27 degree C). Area of storage shall be constructed for flammable storage.

## KPC — ROOF SYSTEMS AND SERVICES

### 1.9 COORDINATION

- A. Coordinate Work with installing associated metal flashings as work of this section proceeds.

### 1.10 PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.

### 1.11 WARRANTY

- A. Upon completion of the work, provide the Manufacturer's written and signed NDL Warranty, warranting that, if a leak develops in the roof during the term of this warranty, due either to defective material or defective workmanship by the installing contractor, the manufacturer shall provide the Owner, at the Manufacturer's expense, with the labor and material necessary to return the defective area to a watertight condition.

- 1. Warranty Period:

- a. 30 years from date of acceptance.

- B. Upon completion of the work, provide the Manufacturer's written and signed Edge-To-Edge NDL System Warranty, warranting that, if a leak develops in the roof during the term of this warranty, due either to defective material or defective workmanship by the installer, the manufacturer shall provide the Owner, at the Manufacturer's expense, with the labor and material necessary to return the defective area to a watertight condition including Roofing Manufacturer Metal Components.

- 1. Warranty Period:

- a. 30 years from date of acceptance.

- 2. Edge-To-Edge Warranty only applies to those projects including manufacturer's pre-manufactured metal edge systems including copings & flashless metal edge components.

- C. Installer is to guarantee all work against defects in materials and workmanship for a period indicated following final acceptance of the Work.

- 1. Warranty Period:

- a. 2 years from date of acceptance.

## PART 2 - PRODUCTS

### 2.1 MANUFACTURERS

- A. Basis of Design: The Garland Company



KPC — ROOF SYSTEMS AND SERVICES

- B. Tremco Inc.
- C. Ecology Roofing Systems.

2.2 COLD APPLIED 2-PLY THERMOPLASTIC HYBRID ROOF SYSTEM - KEE-Stone FB 60

- A. Nailable Base Sheet: One ply fastened to the deck per wind uplift calculations.
  - 1. Garland approved generic Type II base sheet:
- B. Base (Ply) Sheet: One ply bonded to the prepared substrate with Interply Adhesive:
  - 1. StressBase 80:
- C. Thermoplastic Cap (Ply) Sheet: One ply bonded to the prepared substrate with Interply Adhesive (2):
  - 1. KEE-Stone FB 60:
- D. Interply Adhesive: (1)
  - 1. Generic Type III Asphalt:  
Or
  - 2. Generic Type IV Asphalt:
- E. Interply Adhesive: (2)
  - 1. KEE-Lock Foam
- F. Flashing Base Ply: One ply bonded to the prepared substrate with Flashing Ply Adhesive:
  - 1. HPR Torch Base:  
or
  - 2. StressBase 80:
- G. Flashing Ply Adhesive ( 1 ):
  - 1. Torch Applied  
Or
  - 2. Generic Type III Asphalt:  
Or
  - 3. Generic Type IV Asphalt:
- H. Flashing Cap (Ply) Sheet: One ply bonded to the prepared substrate with Flashing Ply Adhesive:
  - 1. KEE-Stone FB 60 Flashing.
- I. Flashing Ply Adhesive (2):
  - 1. KEE-Lock Foam

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Do not begin installation until substrates have been properly prepared.
- B. Inspect and approve the deck condition, slopes and fastener backing if applicable, parapet walls, expansion joints, roof drains, stack vents, vent outlets, nailers and surfaces and elements.
- C. Verify that work penetrating the roof deck, or which may otherwise affect the roofing, has been properly completed.
- D. If substrate preparation and other conditions are the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

3.2 PREPARATION

- A. General: Clean surfaces thoroughly prior to installation.
  - 1. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
  - 2. Fill substrate surface voids that are greater than 1/4 inch wide with an acceptable fill material.
  - 3. Roof surface to receive roofing system shall be smooth, clean, free from loose gravel, dirt and debris, dry and structurally sound.
  - 4. Wherever necessary, all surfaces to receive roofing materials shall be power broom and vacuumed to remove debris and loose matter prior to starting work.
  - 5. Do not apply roofing during inclement weather. Do not apply roofing membrane to damp, frozen, dirty, or dusty surfaces.
  - 6. Fasteners and plates for fastening components mechanically to the substrate shall provide a minimum pull-out capacity of 300 lbs. (136 k) per fastener. Base or ply sheets attached with cap nails require a minimum pullout capacity of 40 lb. per nail.
  - 7. Prime decks where required, in accordance with requirements and recommendations of the primer and deck manufacturer.

3.3 INSTALLATION - GENERAL

- A. Install modified bitumen membranes and flashings in accordance with manufacturer's instructions and with the recommendations provided by the National Roofing Contractors Association's Roofing & Waterproofing Manual, the Asphalt Roofing Manufacturers Association, and applicable codes.
- B. General: Avoid installation of modified bitumen membranes at temperatures lower than 40-45 degrees F. When work at such temperatures unavoidable use the following precautions:
  - 1. Take extra care during cold weather installation and when ambient temperatures are affected by wind or humidity, to ensure adequate bonding is achieved between the surfaces to be joined. Use extra care at material seam welds and where adhesion of the

applied product to the appropriately prepared substrate as the substrate can be affected by such temperature constraints as well.

2. Unrolling of cold materials, under low ambient conditions must be avoided to prevent the likelihood of unnecessary stress cracking. Rolls must be at least 40 degrees F at the time of application. If the membrane roll becomes stiff or difficult to install, it must be replaced with roll from a heated storage area.
- C. Commence installation of the roofing system at the lowest point of the roof (or roof area), working up the slope toward the highest point. Lap sheets shingle fashion so as to constantly shed water
- D. All slopes greater than 2:12 require back-nailing to prevent slippage of the ply sheets. Use ring or spiral-shank 1 inch cap nails, or screws and plates at a rate of 1 fastener per ply (including the membrane) at each insulation stop. Place insulation stops at 16 ft o.c. for slopes less than 3:12 and 4 feet o.c. for slopes greater than 3:12. On non-insulated systems, nail each ply directly into the deck at the rate specified above. When slope exceeds 2:12, install all plies parallel to the slope (strapping) to facilitate backnailing. Install 4 additional fasteners at the upper edge of the membrane when strapping the plies.

### 3.4 INSTALLATION HOT APPLIED BASE SHEET

- A. Nailable Base Sheet: Install base sheet nailed to the substrate with the appropriate fastener and fastening pattern determined from your wind uplift calculation.
- B. Base/Felt Ply(s): Install base sheet or felt plies in twenty five (25) lbs (11.3kg) per square of bitumen shingled uniformly to achieve one or more plies over the entire prepared substrate. Shingle in direction of slope of roof to shed water on each area of roof. Do not step on base rolls until asphalt has cooled, fish mouths should be cut and patched.
1. Lap ply sheet ends 8 inches (203 mm). Stagger end laps 2 inches (304mm) minimum.
  2. Install base flashing ply to all perimeter and projection details after membrane application.
  3. Extend plies 2 inches beyond top edges of cants at wall and projection bases.
  4. Install base flashing ply to all perimeter and projection details.
    - a. Apply with a torch base or hot applied base.
  5. Allow the one ply of base sheet to cure at least 30 minutes before installing the modified membrane. However, the modified membrane must be installed the same day as the base plies.

### 3.5 INSTALLATION COLD APPLIED THERMOPLASTIC CAP SHEET

- A. Thermoplastic Cap Ply: Allow plies to relax before installing. Install in interply adhesive applied at the rate required by the manufacturer. Shingle sheets uniformly over the prepared substrate to achieve the number of plies specified. Shingle in proper direction to shed water on each large area of roofing.

1. All field seams exceeding 10 feet in length shall be welded with an approved automatic welder.
  2. All field seams must be clean and dry prior to initiating any field welding. Remove foreign materials from the seams (dirt, oils, etc.) with acetone or authorized alternative. Use CLEAN WHITE COTTON cloths and allow approximately five minutes for solvents to dissipate before initiating the automatic welder. Do not use denim or synthetic rags for cleaning.
  3. Contaminated areas within a membrane seam will inhibit proper welding and will require a membrane patch or strip.
  4. All welding shall be performed only by qualified personnel to ensure the quality and continuity of the weld. The lap or seam area of the membrane may be intermittently tack welded to hold the membrane in place.
  5. The back interior edge of the membrane shall be welded first, with a thin, continuous weld to concentrate heat along the exterior edge of the lap during the final welding pass.
  6. Follow local code requirements for electric supply, grounding and surge protection. The use of a dedicated, portable generator is highly recommended to ensure a consistent electrical supply, without fluctuations that can interfere with weld consistency.
  7. Properly welded seams shall utilize a 1.5 inch wide nozzle, to create a homogeneous weld, a minimum of 1.5 inches in width.
- B. Fibrous Cant Strips: Provide non-combustible perlite or glass fiber cant strips at all wall/curb detail treatments where angle changes are greater than 45 degrees. Cant may be set in approved cold adhesives, hot asphalt or mechanically attached with approved plates and fasteners.
- C. Wood Blocking, Nailers and Cant Strips: Provide wood blocking, nailers and cant strips as specified in Section 06114.
1. Provide nailers at all roof perimeters and penetrations for fastening membrane flashings and sheet metal components.
  2. Wood nailers should match the height of any insulation, providing a smooth and even transition between flashing and insulation areas.
  3. Nailer lengths should be spaced with a minimum 1/8 inch gap for expansion and contraction between each length or change of direction.
  4. Nailers and flashings should be fastened in accordance with Factory Mutual "Loss Prevention Data Sheet 1- 49, Perimeter Flashing" and be designed to be capable of resisting a minimum force of 200 lbs/lineal foot in any direction.
- D. Metal Work: Provide metal flashings, counter flashings, parapet coping caps and thru-wall flashings as specified in Section 07620 or Section 07710. Install in accordance with the SMACNA "Architectural Sheet Metal Manual" or the NRCA Roofing Waterproofing manual.
- E. Termination Bar: Provide a metal termination bar or approved top edge securement at the terminus of all flashing sheets at walls and curbs. Fasten the bar a minimum of 8 inches (203 mm) o/c to achieve constant compression. Provide suitable, sealant at the top edge if required.
- F. Flashing Base Ply: Install flashing sheets by the same application method used for the base ply.
1. Seal curb, wall and parapet flashings with an application of mastic and mesh on a daily basis. Do not permit conditions to exist that will allow moisture to enter behind, around or under the roof or flashing membrane.

2. Prepare all walls, penetrations, expansion joints and surfaces to be flashed with required primer at the rate of 100 square feet per gallon. Allow primer to dry tack free.
3. Adhere to the underlying base flashing ply with specified hot material unless otherwise noted in these specifications. Nail off at a minimum of 8 inches (203 mm) o.c. from the finished roof at all vertical surfaces.
4. Solidly adhere the entire sheet of flashing membrane to the substrate.
5. Seal all vertical laps of flashing membrane with a three-course application of trowel-grade mastic and mesh.
6. Coordinate counter flashing, cap flashings, expansion joints, and similar work with modified bitumen roofing work as specified.
7. Coordinate roof accessories, miscellaneous sheet metal accessory items, including piping vents and other devices with the roofing system work.

G. Flashing Cap Ply:

1. Seal curb, wall and parapet flashings with an application of mastic and mesh on a daily basis. Do not permit conditions to exist that will allow moisture to enter behind, around or under the roof or flashing membrane.
2. Prepare all walls, penetrations, expansion joints and where shown on the Drawings to be flashed with required primer at the rate of 100 square feet per gallon. Allow primer to dry tack free.
3. Adhere to the underlying base flashing ply with specified flashing ply adhesive unless otherwise specified. Nail off at a minimum of 8 inches (203 mm) o.c. from the finished roof at all vertical surfaces.
4. Coordinate counter flashing, cap flashings, expansion joints and similar work with modified bitumen roofing work as specified.
5. Coordinate roof accessories, miscellaneous sheet metal accessory items with the roofing system work.
6. All stripping shall be installed prior to flashing cap sheet installation.
7. Heat and scrape granules when welding or adhering at cut areas and seams to granular surfaces at all flashings.
8. Secure the top edge of the flashing sheet using a termination bar only when the wall surface above is waterproofed, or nailed 4 inches on center and covered with an acceptable counter flashing.

H. Roof Walkways: Provide walkways in areas indicated on the Drawings.

3.6 CLEANING

- A. Clean-up and remove daily from the site all wrappings, empty containers, paper, loose particles and other debris resulting from these operations.
- B. Remove asphalt markings from finished surfaces.
- C. Repair or replace defaced or disfigured finishes caused by Work of this section.

3.7 PROTECTION

## KPC — ROOF SYSTEMS AND SERVICES

- A. Provide traffic ways, erect barriers, fences, guards, rails, enclosures, chutes and the like to protect personnel, roofs and structures, vehicles and utilities.
- B. Protect exposed surfaces of finished walls with tarps to prevent damage.
- C. Plywood for traffic ways required for material movement over existing roofs shall be not less than 5/8 inch (16 mm) thick.
- D. In addition to the plywood listed above, an underlayment of minimum 1/2 inch (13 mm) recover board is required on new roofing.
- E. Special permission shall be obtained from the Manufacturer before any traffic shall be permitted over new roofing.

### 3.8 FIELD QUALITY CONTROL

- A. Inspection: Provide manufacturer's field observations at start-up and at intervals of approximately 2-3 days per week until 90 percent completion. Provide a final inspection upon completion of the Work.
  - 1. Warranty shall be issued upon manufacturer's acceptance of the installation.
  - 2. Field observations shall be performed by a Sales Representative employed full-time by the manufacturer and whose primary job description is to assist, inspect and approve membrane installations for the manufacturer.
  - 3. Provide observation reports from the Sales Representative indicating procedures followed, weather conditions and any discrepancies found during inspection.
  - 4. Provide a final report from the Sales Representative, certifying that the roofing system has been satisfactorily installed according to the project specifications, approved details and good general roofing practice.

### 3.9 SCHEDULES

- A. Base (Ply) Sheet:
  - 1. StressBase 80: 80 mil SBS (Styrene-Butadiene-Styrene) rubber modified roofing base sheet reinforced with a fiberglass scrim, performance requirements according to ASTM D 5147.
    - a. Tensile Strength, ASTM D 5147
      - 1) 2 in/min. @ 0 +/- 3.6 deg. F MD 100 lbf/in XD 100 lbf/in
      - 2) 50mm/min. @ -17.78 +/- 2 deg. C MD 17.5 kN/m XD 17.5 kN/m
    - b. Tear Strength, ASTM D 5147
      - 1) 2 in/min. @ 73.4 +/- 3.6 deg. F MD 110 lbf XD 100 lbf
      - 2) 50mm/min. @ 23 +/- 2 deg. C MD 489 N XD 444 N
    - c. Elongation at Maximum Tensile, ASTM D 5147

- 1) 2 in/min. @ 0 +/- 3.6 deg. F MD 4 % XD 4 %
- 2) 50mm/min@ -17.78 +/- 2 deg. C MD 4 % XD 4 %

d. Low Temperature Flexibility, ASTM D 5147, Passes -40 deg. F (-40 deg. C)

B. Thermoplastic/Modified Cap (Ply) Sheet:

1. KEE-Stone FB 60: 60 mil thermoplastic, ketone ethylene ester (KEE) roofing membrane with polyester scrim. ASTM D6754
  - a. Breaking Strength, ASTM D 751, Proc. B, strip
    - 1) 375 lbf. (1,668 N)
  - b. Tear Strength ASTM D 751
    - 1) 120 lbf. min. (534 N)
  - c. Elongation at Break (%), ASTM D 751, Proc. B, Strip
    - 1) 40.0%

C. Interply Adhesive (1):

1. Generic Type III Asphalt: Hot Bitumen, ASTM D 312, Type III steep asphalt having the following characteristics:
  - a. Softening Point 185 deg. F - 205 deg. F
  - b. Flash Point 500 deg. F
  - c. Penetration @ 77 deg. F 15-35 units
  - d. Ductility @ 77 deg. F 2.5 cmOr
2. Generic Type IV Asphalt: Hot Bitumen, ASTM D 312, Type IV special steep asphalt having the following characteristics:
  - a. Softening Point 210 deg. F - 225 deg. F
  - b. Flash Point 500 deg. F
  - c. Penetration @ 77 deg. F 15-25 units
  - d. Ductility @ 77 deg. F 1.5 cm

D. Thermoplastic Flashing Ply Adhesive:

1. KEE-Lock Foam: Dual component, single bead (ribbon applied) urethane insulation/membrane adhesive.
  - a. Tensile Strength (ASTM D 412) 250 psi
  - b. Density (ASTM D 1875) 8.5 lbs./gal.
  - c. Viscosity (ASTM D 2556) 22,000 - 60,000 cP
  - d. Peel Strength (ASTM D 903) 17 lb./in.
  - e. Flexibility (ASTM D 816) Pass @ -70deg. F (-56.7deg. C)

## KPC — ROOF SYSTEMS AND SERVICES

### E. Surfacing:

#### 1. Flashing Cap (Ply) Sheet:

- a. KEE-Stone FB 60 Flashing: 60 mil thermoplastic, ketone ethylene ester (KEE) roofing membrane with polyester scrim. ASTM D 6754.
  - 1) Breaking Strength, ASTM D 751, Proc. B, strip
    - a) 378 lbf
  - 2) Tear Strength ASTM D 751
    - a) 120 lbf. minimum.
  - 3) Elongation at Break (%), ASTM D 751, Proc. B, Strip
    - a) 40.0%

### F. Thermoplastic Interply Adhesive (2):

- 1. KEE-Lock Foam: Dual component, single bead (ribbon applied) urethane insulation/membrane adhesive.
  - a. Tensile Strength (ASTM D 412) 250 psi
  - b. Density (ASTM D 1875) 8.5 lbs./gal.
  - c. Viscosity (ASTM D 2556) 22,000 - 60,000 cP
  - d. Peel Strength (ASTM D 903) 17 lb./in.
  - e. Flexibility (ASTM D 816) Pass @ -70deg. F (-56.7deg. C)

END OF SECTION 075500.3



SECTION 075630.1 – FLUID APPLIED ROOFING SYSTEMS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This section describes the requirements for installing a liquid applied traffic bearing membrane. This membrane is suitable for heavy duty, waterproof, wear surfaces such as automobile parking decks, traffic ramps, play grounds, etc. This application is not intended for use over on grade concrete.

1.3 RELATED SECTIONS

- A. Cast-In-Place Concrete: Section 03300
- B. Flashing and Sheet Metal: Section 07600
- C. Drains, Vents, and Penetrations: Section 07700

1.4 SUBMITTALS

- A. Product Data: Submit manufacturer's standard submittal package including specification, installation instructions, and general information for each waterproofing material.
- B. Applicator Qualifications: Submit current "Qualified Applicator" certificate from the specified waterproofing manufacturer.
- C. Americans with Disabilities Act (ADA) Recommendations: Prior to installation, submit manufacturers data indicating that the specified waterproofing application conforms to the provisions of the ADA accessibility guidelines as published by the US Access Board, 1331 F St. NW, Suite 1000, Washington, DC 20004-1111.

1.5 QUALIFICATIONS

- A. Primary polyurethane elastomeric coating system shall be of:
  - 1. Single manufacturer. Manufacturer shall have a minimum of 10 years experience in the manufacture of materials of this type.

## KPC — ROOF SYSTEMS AND SERVICES

- B. Applicators shall have a minimum of 5 years experience in the application of waterproofing materials of the type specified. Applicator shall possess a current "Qualified Applicator" certificate from the specified waterproofing manufacturer.
- C. Pre-Bid Conference: 10 working days prior to bid opening there is to be a mandatory Pre-Bid Conference. Anyone not attending the Pre-Bid Conference will not be allowed to bid the project. All products considered an equal to the specified product or any changes in the scope of work installation or specifications must be presented at the Pre-Bid Conference. If a change in the specifications is accepted, it will be considered as an alternate and will be presented as a bid amendment issued 5 working days prior to the bid opening. No other changes to specification or bid documents will be accepted.
- D. Materials other than specified shall be submitted to the architect/owner for approval no later than ten days prior to bid date. In requesting prior approval, it shall be necessary to submit:
  - 1. A letter of certification, signed by an officer of the manufacturer, stating that the alternative material is equal to or better than the specified product.
  - 2. Independent laboratory test data giving physical property values in comparison to the specified material.
- E. Pre-Installation Conference: Just prior to commencement of the fluid application waterproofing system, meet at the site with a representative of the coating manufacturer, the waterproofing contractor, the general contractor, the architect and other parties affected by this section. Review methods and procedures, substrate conditions, scheduling and safety.
- F. The static coefficient shall exceed the minimum recommendations of the American Disability Act (ADA), for accessible routes, for wet and dry surfaces, and for leather and rubber heel materials.

### 1.6 DELIVERY, STORAGE AND HANDLING

- A. Store all coating materials in the original unopened containers at 50° to 80°F (10° to 27°C) until ready for use.
- B. Follow the special handling or storage requirements of the manufacturer for cold weather, hot weather, etc.
- C. Safety: Refer to all applicable data, including, but not limited to MSDS sheets, PDS sheets, Product labels and specific instructions for specific personal protection requirements.
- D. Ventilation: Provide adequate ventilation.
- E. Environmental requirements: Proceed with work of this section only when existing and forecasted weather conditions will permit the application to be performed in accordance with the manufacturer's recommendations.

### 1.7 WARRANTY

## KPC — ROOF SYSTEMS AND SERVICES

- A. The contractor shall guarantee that all work performed will be free from defects in materials and workmanship. Upon notice of defect in writing to the contractor within one year after completion of work, the contractor shall, at his own expense, make necessary repairs or replacements of the defective work in question.
- B. 10 year material warranty is available for commercial projects only. Contractor must be eligible for, and make application to, The Roofing Manufacturer, prior to the start of work under this section.

### PART 2 - PRODUCTS

#### 2.1 MANUFACTURERS

- A. Basis of Design: The Garland Company

#### 2.2 MATERIALS

- A. Primer: Dura-Walk Primer, two-component epoxy concrete primer.
  - 1. Alternative Sealer/Primer used for faster cure times: Dura-Walk FC Primer, two-component 100% solids Zero VOC epoxy concrete sealer/primer.
- B. Polyurethane Base Coating: Dura-Walk Base Coat, one-component polyurethane coating.
- C. Polyurethane Wear Coating: Dura-Walk Wear Coat, one-component polyurethane coating used to embed the non-slip aggregate.
- D. Polyurethane Top Coating: Dura-Walk Top Coat, one-component polyurethane coating.
- E. Flashing and Joint Reinforcing Fabric: Dura-Walk Polyester Tape. Neoprene sheet flashing and related materials as required for flashing drains, base angles, etc.
- F. Granule: Aggregate, a hard non-crushable, non-angular, rounded 16 mesh silica unless otherwise specified.
- G. Joint and Crack Sealant: Tuff-Stuff MS, single-component polyurethane hybrid joint sealant.
  - 1. Note: Allow additional material for rough or irregular surfaces add 2% - 3% for material loss during application.

### PART 3 - EXECUTION

- A. EXAMINATION
- B. Verify that substrate is ready to receive work; surface is clean, dry and free of substances that could affect bond.
- C. Do not begin work until concrete substrate has cured 28 days, minimum.

- D. Verify that the concrete meets the requirements of the coating manufacturer.
- E. Verify that all other work involved with this area, done under other sections, has been completed and accepted by the architect and general contractor prior to starting the waterproofing application.

### 3.2 PREPARATION

- A. Clean substrate to remove any and all surface contaminants. Concrete surfaces must be thoroughly clean, dry and free from any surface contaminants or cleaning residue. Acceptable methods of cleaning are sandblasting, shotblasting or mechanical grinding followed by the complete removal of any residue.
- B. Mask off all adjoining areas that are not to receive the fluid applied waterproofing.
- C. Provide a suitable workstation to mix the coating materials.
- D. The concrete surfaces shall be of sound structural grade (3000 psi compressive strength recommended), of adequate design and thickness, and shall have a steel troweled followed by a fine broom finish, free of fins, ridges, voids or air entrained holes.
- E. Concrete: Special attention should be given to smoothness of surface and freedom from contaminants including paint or previous coatings. Consult your Roofing Manufacturer representative for alternate procedures for coating over existing paint. Such procedures are highly dependent on specific job conditions. Curing compounds if used shall be removed by sandblasting or etching. In the event specifications are not met, the following corrective procedures are recommended.
  - 1. Surface Contaminants: Wipe up grease or oil with a solvent and absorbent sweeping material. Disposal of this material should be in accordance with local laws and codes. Wash with solvent-alkaline cleaners diluted one part cleaner and five parts water. Rinse thoroughly with clean water. If evidence of oil film remains as indicated by water "beading," etch surface with 10% solution muriatic acid. Agitate etch with stiff bristle broom; then rinse with clean water.
  - 2. Remove curing compounds by etching with 10% muriatic acid and sweeping, followed by clean water rinse. Allow to thoroughly dry before applying coating. Grinding or sandblasting can remove heavy deposits of contaminants.
  - 3. Any residual traces of asphalt stains must be sealed with Dura-Walk Primer to avoid staining of light colored top coats. Apply primer in two coats and allow a minimum of 48 hours cure time.
- F. Fins and Projections: Grind smooth.
- G. Rock Pockets and Depressions: Commercially available concrete patching compounds can be used provided they contain no bitumen based binders. Only those patching compounds utilizing a binder are recommended for patching. Neat cement sacking is NOT an acceptable surface preparation for coatings.
- H. The leveling grout (below) can also be used to fill rock pockets and depressions up to two inches (5 cm) in thickness.

1. Leveling Grout, Epoxy Sand: Use either a. or b.
  - a. Leveling Grout: Use 100% solids low viscosity epoxy mix with three to four volumes of fine, dry sand (70 mesh (.21) or finer). This epoxy is usually available from masonry supply firms as a patching compound. Three volumes sand provides a semi-fluid mix, and four volumes sand is a stiffer mix. Calculate volume of fill needed on the basis of sand only.
  - b. Epoxy Sand: Prime areas to be filled with Dura-Walk Primer and allow drying free of water. Usually ½ hour at 70°F (21°C) to two hours at 45°F (7°C) is adequate drying time. After primer is dry, mix Dura-Walk Primer and sand - one part A, one part B and two to three parts sand. (Two parts sand is semi-fluid and three parts sand is stiffer.) Use fine, dry sand 70 mesh (.21 mm) or finer. Do not thin with water.
2. Apply grout to level line by flat trowel and allow curing 48 hours before applying coating system.

### 3.3 INSTALLATION

- A. Technical Advice: The installation of this waterproofing membrane shall be accomplished in the presence of, or with the advice of the manufacturer's technical representative. Contact the nearest regional office for assistance.
- B. Concrete Primer: Apply one coat of Dura-Walk Primer by roller at the rate of 1/2 gallon per 100 square feet. Allow 4 hours drying time. Drying times vary depending on weather conditions such as temperature, humidity and air movement.
  1. Alternative Concrete Sealer/Primer: Apply one coat of Dura-Walk FC Primer to all surfaces to receive the fluid applied waterproofing, except areas previously caulked, flashed or fabric reinforced. Apply at a rate of 1/2 gallon per 100 sq. ft. and allowed to cure at least 2 hours, but no more than 72 hours before applying the basecoat.
- C. Detail Work: Install approved polyurethane caulking as required and tools the surface smooth. Install fabric reinforced flashing at all changes of plane using Dura-Walk Base Coat and polyester tape. Treat cracks in the surface with Dura-Walk Base Coat and Dura-Walk Polyester Tape
- D. Polyurethane Base Coat: Apply one coat of Dura Walk Base Coat polyurethane at a rate of 2.0 gallons per 100 sq. ft. (32 mils wet) to all areas to receive fluid applied waterproofing, including areas previously caulked, flashed or fabric reinforced. Allow the base coat to cure for at least 16-24 hours, but no more than 72 hours before applying the wear course.
- E. Polyurethane Aggregate Wear Course: Apply one coat of Dura-Walk Wear Coat polyurethane at a rate of 1.0 gallons per 100 sq. ft. (16 mils wet). While coating is still wet, broadcast aggregate at approximately 15 pounds per 100 sq. ft. size 16 mesh silica. Allow the wear course to cure for at least 16-24 hours, but no more than 72 hours before applying the finish coat.
- F. Ramps and Turn Radius: Apply one additional coat of Dura-Walk Wear Coat polyurethane at a rate of 1 gallon per 100 sq. ft. (16 mils wet) and immediately broadcast 20 pounds of aggregate

per 100 sq. ft. into the wet coating. Allow the additional wear course to cure for at least 16-24 hours, but no more than 72 hours before applying the finish coat.

- G. Finish Coat: Prior to installing the finish coat sweep or vacuum away all loose aggregate from the surface. Apply one coat of Dura-Walk Top Coat polyurethane at a rate of 1 gallon per 100 sq. ft. (16 mils wet).

### 3.4 FIELD QUALITY CONTROL

- A. The contractor for work under this section shall maintain a quality control program specifically to verify compliance with this specification. A daily log shall be kept to record actions in the field.
- B. Inspection: Provide manufacturer's field observations at start-up and at intervals of approximately 2-3 days per week until 90 percent completion. Provide a final inspection upon completion of the Work.
  - 1. Warranty shall be issued upon manufacturer's acceptance of the installation.
  - 2. Field observations shall be performed by a Sales Representative employed full-time by the manufacturer and whose primary job description is to assist, inspect and approve membrane installations for the manufacturer.
  - 3. Provide observation reports from the Sales Representative indicating procedures followed, weather conditions and any discrepancies found during inspection.
  - 4. Provide a final report from the Sales Representative, certifying that the roofing system has been satisfactorily installed according to the project specifications, approved details and good general roofing practice.
- C. Thickness: Minimum over all dry film thickness of the completed fluid applied waterproofing; excluding aggregate will average 42 mils. Thickness including aggregate will average approximately 60 mils. Thickness of Ramps and Turn Radius including aggregate will average approximately 90 mils.

### 3.5 SCHEDULES

- A. Primer: Dura-Walk Primer
  - 1. Weight per gallon
    - a. 9-12 lbs/gal
- B. Alternative Sealer/Primer used for faster cure times: two-component
  - 1. Solids by Weight ASTM D 2369
    - a. 100%
  - 2. Solids by Volume ASTM D 2697
    - a. 100%

## KPC — ROOF SYSTEMS AND SERVICES

3. VOC ASTM D 2369
  - a. 0 g/l
4. Flash Point ASTM D 56
  - a. Above 120°F (48.8°C)

### C. Polyurethane Base Coating: Dura-Walk Base Coat

1. Tensile Strength ASTM D 412
  - a.  $900 \pm 100$  psi
2. Hardness ASTM D 2240
  - a.  $65 \pm 5$  Shore A
3. Tear Resistance ASTM D 1004
  - a.  $150 \pm 25$  lbs./in. min. Die C
4. Weight per gallon
  - a.  $10.4 \pm 0.2$  lbs.
5. Adhesive Bond Strength on Primed Concrete
  - a. 195 psi Cohesive Failure
6. Cure Time @ 1 - 1.5 gal/sq. @ 77°F (25°C)
  - a. 16-24 hours
7. Solids by Weight ASTM D 1353
  - a.  $86 \pm 2\%$
8. VOC
  - a. 200 g/l
9. Flash Point ASTM D 56
  - a. Above 120°F (48.8°C)
10. Elongation ASTM D 412
  - a.  $500 \pm 100\%$

### D. Polyurethane Wear Coating: Dura-Walk Wear Coat

## KPC — ROOF SYSTEMS AND SERVICES

1. Tensile Strength ASTM D 412
    - a.  $3300 \pm 100$  psi
  2. Hardness ASTM D 2240
    - a.  $90 \pm 5$  Shore A
  3. Tear Resistance ASTM D 1004
    - a.  $300 \pm 25$  lbs./in. min. Die C
  4. Water Vapor Permeability ASTM E 96
    - a. 0.03 perm inches
  5. Solids by Weight ASTM D 1353
    - a.  $78 \pm 2\%$
  6. VOC
    - a. 250 g/l
  7. Flash Point ASTM D 56
    - a. Above 116°F (48.8°C)
- E. Polyurethane Top Coating: Dura-Walk Top Coat
1. Tensile Strength ASTM D 412
    - a.  $3300 \pm 300$  psi
  2. Hardness ASTM D 2240
    - a.  $90 \pm 5$  Shore A
  3. Tear Resistance ASTM D 1004
    - a.  $300 \pm 50$  lbs./in. min. Die C
  4. Water Vapor Permeability ASTM E 96
    - a. 0.1 perm inches
  5. Solids by Weight ASTM D 1353
    - a.  $78 \pm 2\%$
  6. VOC



KPC — ROOF SYSTEMS AND SERVICES

- a. 250 g/l
- 7. Flash Point ASTM D 56
  - a. Above 116°F (48.8°C)
- 8. Elongation ASTM D 412
  - a.  $200 \pm 50\%$
- F. Flashing and Joint Reinforcing Fabric: Dura-Walk Polyester Tape.
  - 1. Tensile Strength ASTM D 412
    - a. 60 lbs.
  - 2. Elongation ASTM D 412
    - a. Up to 40%
  - 3. Adhesion ASTM D 903
    - a. Same as Primer used
  - 4. Solvent Swell
    - a. None measurable
  - 5. Heat Shrinkage
    - a. 15-20 mins
- G. Granule: Aggregate, a hard non-crushable, non-angular, rounded 16 mesh silica unless otherwise specified.
- H. Joint and Crack Sealant: Tuff-Stuff MS, single-component polyurethane hybrid joint sealant.

END OF SECTION 075630.1

SECTION 075630.2 - MAINTENANCE OF MEMBRANE ROOFING ROOF RE-COATING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This section includes requirements for supplying labor, materials, tools, and equipment to complete the Work as shown on the Drawings Architectural Division as specified herein including, but not limited to, the following:
  - 1. Cleaner
  - 2. Primer
  - 3. Sealants
  - 4. Roof Coating

1.3 REFERENCES

- A. The following standards are applicable to this section:
  - 1. ASTM DC1549: Solar Reflectance
  - 2. ASTM C794 – 10: Standard Test Method for Adhesion-in-Peel of Elastomeric Joint Sealants
  - 3. ASTM D6083: Specification for Liquid Applied Acrylic Coating Used in Roof
  - 4. ASTM D2824 Specification for Aluminum-Pigmented Asphalt Roof Coatings, Nonfibered and Fibered without Asbestos
  - 5. UL Inc.: Class A Classification for use in roof coverings
  - 6. US Green Building Council (USGBC), Leadership in Energy and Environmental Design (LEED) - LEED Reference Guide, Version 4.0, and USGBC Project Calculation Spreadsheet. Web Site <http://www.usgbc.org>.

1.4 PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.
- B. Weather Condition Limitations: Do not apply roofing coating system during inclement weather or when a 40 percent chance of precipitation or greater is expected.

## KPC — ROOF SYSTEMS AND SERVICES

- C. Proceed with roof coating work only when existing and forecasted weather conditions will permit unit of work to be installed in accordance with manufacturer's recommendations and warranty requirements.
- D. Do not expose materials vulnerable to water or sun damage in quantities greater than can be weatherproofed during same day.
- E. When applying materials with spray equipment, take precautions to prevent over spray and/or solvents from damaging or defacing surrounding walls, building surfaces, vehicles or other property. Care should be taken to do the following:
  - 1. Close air intakes into the building.
  - 2. Have a dry chemical fire extinguisher available at the jobsite.
  - 3. Post and enforce "No Smoking" signs.
- F. Avoid inhaling spray mist; take precautions to ensure adequate ventilation.
- G. Protect completed roof sections from foot traffic for a period of at least 48 hours at 75 degrees F (24 degrees C) and 50 percent relative humidity or until fully cured.
- H. Take precautions to ensure that materials do not freeze.
- I. Minimum temperature for application is 40 degrees F (4 degrees C) and rising for solvent based materials and 50 degrees F (10 degrees C) and rising for water based.

### 1.5 PRE-INSTALLATION CONFERENCE

- A. Convene a pre-roof coating conference approximately two weeks before scheduled commencement of roof coating system installation and associated work.
- B. Require attendance of installers of other work in and around roof coating which must precede or follow roof coating work including mechanical work, Architect, Owner, roof coating system manufacturer's representative.
- C. Objectives include:
  - 1. Review foreseeable methods and procedures related to roofing work, including set up and mobilization areas for stored material and work area.
  - 2. Tour representative areas of roofing substrates, inspect and discuss condition of substrate, roof drains, curbs, penetrations and other preparatory work.
  - 3. Review structural loading limitations of deck and inspect deck for loss of flatness and for required attachment.
  - 4. Review roofing system requirements, Drawings, Specifications and other Contract Documents.
  - 5. Review and finalize schedule related to roofing work and verify availability of materials, installer's personnel, equipment and facilities needed to make progress and avoid delays.
  - 6. Review required inspection, testing, certifying procedures.
  - 7. Review weather and forecasted weather conditions and procedures for coping with unfavorable conditions, including possibility of temporary roofing.

## KPC — ROOF SYSTEMS AND SERVICES

- D. Record conference including decisions and agreements reached. Furnish a copy of records to each party attending.

### 1.6 SUBMITTALS

- A. Product Data: Manufacturer's data sheets on each product to be used, including:
  - 1. Preparation instructions and recommendations.
  - 2. Storage and handling requirements and recommendations.
  - 3. Installation methods.
- B. Shop Drawings: Submit shop drawings including installation details of roofing, flashing, fastening, insulation and vapor barrier, including notation of roof slopes and fastening patterns of insulation and base modified bitumen membrane, prior to job start.
- C. Verification Samples: For each product specified, two samples, minimum size 6 inches (150 mm) square, representing actual product, and color.
- D. Manufacturer's Certificates: Certify products meet or exceed specified requirements.
- E. Closeout Submittals: Provide manufacturer's maintenance instructions that include recommendations for periodic inspection and maintenance of all completed roofing work. Provide product warranty executed by the manufacturer. Assist Owner in preparation and submittal of roof installation acceptance certification as may be necessary in connection with fire and extended coverage insurance on roofing and associated work.

### 1.7 QUALITY ASSURANCE

- A. Perform Work in accordance with NRCA Roofing and Waterproofing Manual.
- B. Manufacturer Qualifications: Manufacturer: Company specializing in manufacturing products specified in this section with documented ISO 9001 certification and minimum twelve years of experience.
- C. Installer Qualifications: Company specializing in performing Work of this section with minimum five years documented experience and a certified Pre-Approved Contractor by Roofing Manufacturer .
- D. Installer's Field Supervision: Maintain a full-time Supervisor/Foreman on job site during all phases of roofing work while roofing work is in progress.
- E. Product Certification: Provide manufacturer's certification that materials are manufactured in the United States and conform to requirements specified herein, are chemically and physically compatible with each other, and are suitable for inclusion within the total roof coating system specified herein.
- F. Source Limitations: Obtain all components of roof coating system from a single manufacturer. Secondary products that are required shall be recommended and approved in writing by the roof

## KPC — ROOF SYSTEMS AND SERVICES

coating system Manufacturer. Upon request of the Architect or Owner, submit Manufacturer's written approval of secondary components in list form, signed by an authorized agent of the Manufacturer.

### 1.8 DELIVERY, STORAGE, AND HANDLING

- A. Deliver and store products in manufacturer's unopened packaging with labels intact until ready for installation.
- B. Store all roof coating materials in a dry place, on pallets or raised platforms, out of direct exposure to the elements until time of application. Store materials at least 4 inches above ground level and covered with "breathable" tarpaulins.
- C. Stored in accordance with the instructions of the manufacturer prior to their application or installation. Store reinforcing fabrics on a clean flat surface. No wet or damaged materials will be used in the application.
- D. Store at room temperature wherever possible, until immediately prior to installing the coating. During winter, store materials in a heated location with a 50-degree F (10 degree C) minimum temperature, removed only as needed for immediate use. Keep materials away from open flame or welding sparks.
- E. Avoid stockpiling of materials on roofs without first obtaining acceptance from the Architect/Engineer.
  - 1. Coating storage shall be between the range of above 50-degree F (10 degree C) and below 90 degree F (32 degree C). Area of storage shall be constructed for flammable storage.

## PART 2 - PRODUCTS

### 2.1 MANUFACTURERS

- A. MANUFACTURERS
  - 1. Basis of Design: Garland Company, Inc. (The)
  - 2. Tremco Inc.
  - 3. Ecology Roofing Systems

### 2.2 MATERIALS

- A. Roof Coating: Silver-Shield
  - 1. Solvent-based, aluminized, fibered, asphalt roof coating, having the following properties:
    - a. Color: Silver
    - b. Non-Volatile (ASTM D6511): 60% min
    - c. Density at 77 degrees F (25 degrees C) (ASTM D1475): 8.7 lb./gal.

## KPC — ROOF SYSTEMS AND SERVICES

- d. Dry Time at 75 degrees F (24 degrees C) (ASTM D115): 12 hours
- e. Volatile Organic Content (VOC) (ASTM D3960/EPA Method 24): <400g/l max.
- f. Flash Point (ASTM D93): 100F min
- g. Initial Solar Reflectance (ASTM C1549): White roof coating: 61%
- h. Solar Reflective Index (SRI): 58

### B. Coating System Auxiliary Materials:

#### 1. Primer: Garla-Prime

- a. Single-coat asphalt cut back primer designed for bonding asphalt-based coatings to various substrates, having the following properties:

- 1) Color: Black
- 2) Non-Volatile (ASTM D2369): 47.6%
- 3) Flash Point (ASTM D93): 100 degrees F (37.7 degrees C)

#### 2. Sealants: Tuff-Stuff MS

- a. Standard grade, one- part moisture cure sealant consisting of polyurethane, and having the following properties:

- 1) Colors: Select your color
- 2) Solids Content by Volume (ASTM D2697-3): 95%
- 3) Tack free time: Approximately 1-2 hours
- 4) Cure time (ASTM C920): 7 days
- 5) Tensile Strength, die C (ASTM D412): 225 psi
- 6) Elongation (ASTM D412): 450% min

### C. Additional Materials:

#### 1. Cleaner:

- a. Refer to Section 3.2. E. Surface Cleaning

## PART 3 - EXECUTION

### 3.1 EXAMINATION

#### A. Identify existing coating and membrane roof system:

- 1. Existing coating and membrane roof system must be well adhered, intact, structurally sound, and sloped to promote positive drainage.

#### B. The installing contractor shall examine and determine that surfaces and conditions are ready to accept the Work of this section in accordance with published literature. Commencement of Work or any parts thereof shall mean installer acceptance of the substrate.

- 1. Do not install roof coating over saturated insulation

2. Do not install roof coating over saturated substrates
- C. As a requirement for meeting warranty conditions the existing roof system must be tested for leaks and moisture retention. It is the installing contractor's responsibility to verify the insulation and existing roof membrane is dry and leak free prior to installation of roof coating.
  1. Maintain a copy of moisture detection survey for reference and verification of substrate condition prior to installation of roof coating.
  2. Moisture detection survey includes:
    - a. Visual inspection
    - b. Comprehensive infra-red moisture survey
    - c. Core samples
    - d. Contact manufacturer for a complete list of alternative methods
- D. Do not perform Work in this section until a field adhesion test has been conducted by the contractor in accordance with Section "3.2.F. Adhesion Test".
- E. Verify skylights, drains, scuppers, gutters, penetrations, and structures located within area of Work are firmly secured and in good working condition prior to installation. Clean, repair, or replace as required in accordance with published literature prior to installation of roof coating.
- F. Verify existing substrate and assembly flashings are leak-free and watertight.
- G. Do not apply sealants or roof coatings until substrate and environmental conditions are in accordance with manufacturer published literature.

### 3.2 PREPARATION

- A. All surfaces must be sound, dry, clean, and free of oil, grease, dirt, excess mortar, frost, laitance, loose and flaking particles, or other contaminants.
- B. Existing roof membrane, insulation, and all substrates must be dry and in accordance with manufacturer published literature prior to installation of roof coating.
- C. Repair, removal, and replacement of wet insulation and /or defective roof substrate:
  1. Contact manufacturer technical support in the event of moisture detection.
- D. All areas must promote positive drainage.
  1. Contact manufacturer technical support or local sales representative for ponding area repair procedures.
- E. Surface Cleaning:
  1. Confirm local ordinances and jurisdiction restrictions prior to selecting from the following cleaning methods.
  2. Clean and prepare existing roof membrane taking caution not to inject water into roofing substrate.

3. Acceptable Methods of Cleaning

- a. Pressure washer with greater than 2000psi.
- b. Air lance with greater than 2000psi.
- c. Algae, mildew, or fungus:
  - 1) Treat with a tri-sodium phosphate (TSP) or equivalent non-filming detergent and water solution.
  - 2) Clear water rinse until all cleaning residue is removed.
- d. All substrate areas must be completely dry prior to primer or coating application.
- e. Refer to manufacturer published literature.

F. Adhesion Test:

- 1. An adhesion test must be completed prior to installation of roof coating.
  - a. Contact manufacturer for field adhesion test instructions.
  - b. Adhesion test results must be recorded and sent to manufacturer.
- 2. Contact manufacturer for required warranty compliance procedures.
- 3. Adhesion tests are required for all areas including, but are not limited to, the following:
  - a. Field of existing roofing membrane:
    - 1) Minimum number of tests: Two (2)
    - 2) One (1) test must be completed every 10,000 square feet.
    - 3) Areas of existing membrane roofing indicating worn substrates require additional testing.
  - b. Any change in existing roof membrane substrate
  - c. Any change in exiting roof coating
  - d. Existing roofing membranes installed in varying phases
  - e. Shaded areas
  - f. Areas indicating ponding water
- 4. Allow for roof coating to cure for a minimum of 72 hours prior to conducting adhesion test.
- 5. Coating adhesion must pass manufacturer's minimum of two (2) pounds per lineal inch when conducted in accordance with manufacturer's field adhesion test.
  - a. Contact manufacturer where adhesion is less than two (2) pounds per lineal inch.

3.3 INSTALLATION

- A. Ensure substrate is ready to receive roof coating in accordance with published literature.
- B. Roof coating may settle during storage. Mix roof coating prior to use with drill and mixer blade until consistent viscosity is achieved.



## KPC — ROOF SYSTEMS AND SERVICES

- C. Substrate temperature must be above 40 degrees F (5 degrees C) and rising and 5 degrees F (3 degrees C) above dew point temperature and rising.
  - 1. Application at temperatures lower than 50 degrees F (10 degrees C) and less than 35% relative humidity will typically result in a slower cure time.
- D. Primer:
  - 1. Garla-Prime: This roof primer is used for the Silver Shield roof coating systems.
- E. Detailing/Flashing:
  - 1. All detailing and flashings shall be completed prior to installation of roof coating and appropriate dry times of the detailing and flashings must be followed before the roof coating can be applied.
  - 2. All detailing and flashings shall be installed per manufacturer published literature.
  - 3. Loose or torn existing roof membrane seams:
    - a. Sealant:
      - 1) Secure existing roof membrane seams by generously applying sealant under torn or loose area using a stiff bristled brush or sealant knife, and firmly press loose roof membrane into sealant.
      - 2) Once existing roof membrane seam is fully bonded into sealant generously apply sealant on top of the existing roof membrane seam using stiff bristled brush or sealant knife until fully coated ensuring a smooth and continuous watertight finish.
  - 4. Roof parapets:
    - a. Sealant:
      - 1) Using a stiff bristled brush or sealant knife apply sealant at 1/8-inch-thick (125 wet mils) extending four (4) inches on horizontal surface and a minimum of eight (8) inches up vertical surface ensuring a smooth and continuous watertight finish.
  - 5. Pipe penetrations:
    - a. Sealant:
      - 1) Using a stiff bristled brush or sealant knife apply sealant at 1/8-inch-thick (125 wet mils) extending four (4) inches on horizontal and eight (8) inches up vertical surface ensuring a smooth and continuous watertight finish.
  - 6. Drains:
    - a. Sealant:
      - 1) Using a stiff bristled brush or sealant knife apply sealant at 1/8-inch-thick (125 wet mils) from the drain hole opening extending out a minimum of six

(6) inches continuously around the drain perimeter ensuring a smooth and continuous watertight finish.

F. Application of Roof Coating:

1. Single Coat: Silver Shield

- a. Apply roof coating at minimum gallons per square to achieve overall minimum dry thickness in accordance with the manufacturers data sheet requirements.
- b. Allow roof coating to dry.

2. Allow roof coating to dry.

3.4 FIELD QUALITY CONTROL

A. Limit traffic on roof coated surfaces for a minimum of two (2) days. Damage to surface by other trades shall not be the responsibility of the installing contractor.

B. Final Observation and Verification:

1. Final inspection of roof coating assembly shall be carried out by the Owner's representative, the contractor, or manufacturer as required by warranty.
2. Contact Manufacturer for warranty requirements.

3.5 CLEAN UP

A. Promptly as the work proceeds, and upon completion, clean up and remove from the premises all rubbish and surplus materials resulting from the foregoing work.

B. Clean soiled surfaces, spatters, and damage caused by work of this Section.

C. Check area drains to ensure cleanliness and proper function, and remove debris, equipment and excess material from the site.

END OF SECTION 075630.2

SECTION 075630.3 - FLUID APPLIED ROOFING RESTORATION FOR METAL ROOFING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Metal Surface Roof Restoration

1.3 RELATED SECTIONS

- A. Section 06100 - Rough Carpentry: Roof blocking installation and requirements.
- B. Section 07620 - Sheet Metal Flashing and Trim: Metal cap flashing and expansion joints.
- C. Section 07620 - Sheet Metal Flashing and Trim: Weather protection for base flashings.
- D. Section 07710 - Manufactured Roof Specialties: Counter flashing gravel stops, and fascia, scuppers, gutters and downspouts.
- E. Section 15430 - Plumbing Specialties: Piping vents and roof drains.

1.4 REFERENCES

- A. ASTM C 78 - Standard Test Method for Flexural Strength of Concrete.
- B. ASTM C 92 - Standard Test Methods for Sieve Analysis and Water Content of Refractory Materials.
- C. ASTM C 109 - Standard Test Method for Compressive Strength of Hydraulic Cement Mortars.
- D. ASTM C 920 - Standard Specification for Elastomeric Joint Sealants.
- E. ASTM C 1250 - Standard Test Method for Nonvolatile Content of Cold Liquid-Applied Elastomeric Waterproofing Membranes.
- F. ASTM D 5 - Standard Test Method for Penetration of Bituminous Materials.
- G. ASTM D 36 - Standard Test Method for Softening Point of Bitumen.
- H. ASTM D 43 - Standard Specification for Coal Tar Primer Used in Roofing, Dampproofing, and Waterproofing.

- I. ASTM D 71 - Standard Test Method for Relative Density of Solid Pitch and Asphalt.
- J. ASTM D 75 - Standard Practice for Sampling Aggregates.
- K. ASTM D 92 - Standard Test Method for Flash and Fire Points by Cleveland Open Cup Tester.
- L. ASTM D 93 - Standard Test Methods for Flash Point by Pensky-Martens Closed Cup Tester.
- M. ASTM D 113 - Standard Test Method for Ductility of Bituminous Materials.
- N. ASTM D 412 - Standard Test Methods for Vulcanized Rubber and Thermoplastic Elastomers-Tension.
- O. ASTM D 562 - Standard Test Method for Consistency of Paints Measuring Krebs Unit (KU) Viscosity Using a Stormer-Type Viscometer.
- P. ASTM D 624 - Standard Test Method for Tear Strength of Conventional Vulcanized Rubber and Thermoplastic Elastomers
- Q. ASTM D 816 - Standard Test Methods for Rubber Cements.
- R. ASTM D 1002 - Standard Test Method for Apparent Shear Strength of Single-Lap-Joint Adhesively Bonded Metal Specimens by Tension Loading (Metal-to-Metal).
- S. ASTM D 1370 - Standard Test Method for Contact Compatibility Between Asphaltic Materials (Oliensis Test).
- T. ASTM D 1475 - Standard Test Method For Density of Liquid Coatings, Inks, and Related Products.
- U. ASTM D 1863 - Standard Specification for Mineral Aggregate Used on Built-Up Roofs.
- V. ASTM D 1876 - Standard Test Method for Peel Resistance of Adhesives (T-Peel Test).
- W. ASTM D 2042 - Standard Test Method for Solubility of Asphalt Materials in Trichloroethylene.
- X. ASTM D 2196 - Standard Test Methods for Rheological Properties of Non-Newtonian Materials by Rotational (Brookfield type) Viscometer.
- Y. ASTM D 2240 - Standard Test Method for Rubber Property-Durometer Hardness.
- Z. ASTM D 2369 - Standard Test Method for Volatile Content of Coatings.
- AA. ASTM D 2939 - Standard Test Methods for Emulsified Bitumens Used as Protective Coatings.
- BB. ASTM D 3111 - Standard Test Method for Flexibility Determination of Hot-Melt Adhesives by Mandrel Bend Test Method.
- CC. ASTM D 3960 - Standard Practice for Determining Volatile Organic Compound (VOC) Content of Paints and Related Coatings.

## KPC — ROOF SYSTEMS AND SERVICES

- DD. ASTM D 4209 - Standard Practice for Determining Volatile and Nonvolatile Content of Cellulosics, Emulsions, Resin Solutions, Shellac, and Varnishes.
- EE. ASTM D 4212 - Standard Test Method for Viscosity by Dip-Type Viscosity Cups.
- FF. ASTM D 4402 - Standard Test Method for Viscosity Determination of Asphalt at Elevated Temperatures Using a Rotational Viscometer.
- GG. ASTM D 4479 - Standard Specification for Asphalt Roof Coatings - Asbestos-Free.
- HH. ASTM D 5040 - Standard Test Methods for Ash Content of Adhesives.
- II. ASTM D 5420 - Standard Test Method for Impact Resistance of Flat, Rigid Plastic Specimen by Means of a Striker Impacted by a Falling Weight (Gardner Impact).
- JJ. ASTM E 1980 - Standard Practice for Calculating Solar Reflectance Index of Horizontal and Low-Sloped Opaque Surfaces
- KK. ASTM G 21 - Standard Practice for Determining Resistance of Synthetic Polymeric Materials to Fungi.
- LL. SRI - Solar Reflectance Index calculated according to ASTM E 1980.
- MM. South Coast AQMD Standards.
- NN. SMACNA Architectural Sheet Metal Manual.
- OO. ANSI/SPRI ES-1 - Testing and Certification Listing of Shop Fabricated Edge Metal
- PP. National Roofing Contractors Association (NRCA) - Roofing and Waterproofing Manual.

### 1.5 SYSTEM DESCRIPTION

- A. Metal Surface Roof Restoration: Renovation work includes:
  - 1. Surface preparation: Remove loose flaking rust, dust, dirt, debris, secure all gaped panels and replace all loose fasteners with next size larger.
  - 2. Metal Flashings: Repair/Replace metal flashings, pitch pockets, etc.
  - 3. Primer: Spot prime rusted areas only. (For Revitalizer Metal and CPR systems only)
  - 4. Preparaton: Apply CPR Seam Sealer on seams, fasteners and around penetrations
  - 5. Base Coat: Apply CPR Base Coat over entire roof surface
  - 6. Top Coat: Apply CPR White over entire roof surface

### 1.6 SUBMITTALS

- A. Submit under provisions of Section 01300.
- B. Product Data: Manufacturer's data sheets on each product to be used, including:
  - 1. Preparation instructions and recommendations.

## KPC — ROOF SYSTEMS AND SERVICES

2. Storage and handling requirements and recommendations.
  3. Installation methods.
- C. Shop Drawings: Submit shop drawings including installation details of roofing, flashing, fastening, insulation and vapor barrier, including notation of roof slopes and fastening patterns of insulation and base modified bitumen membrane, prior to job start.
  - D. Verification Samples: For each product specified, two samples, minimum size 6 inches (150 mm) square, representing actual product, and color.
  - E. Manufacturer's Certificates: Certify products meet or exceed specified requirements.
  - F. Closeout Submittals: Provide manufacturer's maintenance instructions that include recommendations for periodic inspection and maintenance of all completed roofing work. Provide product warranty executed by the manufacturer. Assist Owner in preparation and submittal of roof installation acceptance certification as may be necessary in connection with fire and extended coverage insurance on roofing and associated work.

### 1.7 QUALITY ASSURANCE

- A. Perform Work in accordance with NRCA Roofing and Waterproofing Manual.
- B. Manufacturer Qualifications: Manufacturer: Company specializing in manufacturing products specified in this section with documented ISO 9001 certification and minimum twelve years and experience.
- C. Installer Qualifications: Company specializing in performing Work of this section with minimum five years documented experience and a certified Pre-Approved Contractor by Roofing Manufacturer .
- D. Installer's Field Supervision: Maintain a full-time Supervisor/Foreman on job site during all phases of roofing work while roofing work is in progress.
- E. Product Certification: Provide manufacturer's certification that materials are manufactured in the United States and conform to requirements specified herein, are chemically and physically compatible with each other, and are suitable for inclusion within the total roof system specified herein.
- F. Source Limitations: Obtain all components of roof system from a single manufacturer. Secondary products that are required shall be recommended and approved in writing by the roofing system Manufacturer. Upon request of the Architect or Owner, submit Manufacturer's written approval of secondary components in list form, signed by an authorized agent of the Manufacturer.

### 1.8 PRE-INSTALLATION CONFERENCE

- A. Convene a pre-roofing conference approximately two weeks before scheduled commencement of roofing system installation and associated work.

- B. Require attendance of installers of deck or substrate construction to receive roofing, installers of rooftop units and other work in and around roofing which must precede or follow roofing work including mechanical work, Architect, Owner, roofing system manufacturer's representative.
- C. Objectives include:
  - 1. Review foreseeable methods and procedures related to roofing work, including set up and mobilization areas for stored material and work area.
  - 2. Tour representative areas of roofing substrates, inspect and discuss condition of substrate, roof drains, curbs, penetrations and other preparatory work.
  - 3. Review structural loading limitations of deck and inspect deck for loss of flatness and for required attachment.
  - 4. Review roofing system requirements, Drawings, Specifications and other Contract Documents.
  - 5. Review and finalize schedule related to roofing work and verify availability of materials, installer's personnel, equipment and facilities needed to make progress and avoid delays.
  - 6. Review required inspection, testing, certifying procedures.
  - 7. Review weather and forecasted weather conditions and procedures for coping with unfavorable conditions, including possibility of temporary roofing.
- D. Record conference including decisions and agreements reached. Furnish a copy of records to each party attending.

#### 1.9 DELIVERY, STORAGE, AND HANDLING

- A. Deliver and store products in manufacturer's unopened packaging with labels intact until ready for installation.
- B. Store all roofing materials in a dry place, on pallets or raised platforms, out of direct exposure to the elements until time of application. Store materials at least 4 inches above ground level and covered with "breathable" tarpaulins.
- C. Stored in accordance with the instructions of the manufacturer prior to their application or installation. Store roll goods on end on a clean flat surface. No wet or damaged materials will be used in the application.
- D. Store at room temperature wherever possible, until immediately prior to installing the roll. During winter, store materials in a heated location with a 50 degree F (10 degree C) minimum temperature, removed only as needed for immediate use. Keep materials away from open flame or welding sparks.
- E. Avoid stockpiling of materials on roofs without first obtaining acceptance from the Architect/Engineer.
- F. Adhesive storage shall be between the range of above 50 degree F (10 degree C) and below 80 degree F (27 degree C). Area of storage shall be constructed for flammable storage.

#### 1.10 PROJECT CONDITIONS

## KPC — ROOF SYSTEMS AND SERVICES

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.
- B. Weather Condition Limitations: Do not apply roofing system during inclement weather or when a 40 percent chance of precipitation or greater is expected.
- C. Proceed with roofing work only when existing and forecasted weather conditions will permit unit of work to be installed in accordance with manufacturer's recommendations and warranty requirements.
- D. Do not expose materials vulnerable to water or sun damage in quantities greater than can be weatherproofed during same day.
- E. When applying materials with spray equipment, take precautions to prevent over spray and/or solvents from damaging or defacing surrounding walls, building surfaces, vehicles or other property. Care should be taken to do the following:
  - 1. Close air intakes into the building.
  - 2. Have a dry chemical fire extinguisher available at the jobsite.
  - 3. Post and enforce "No Smoking" signs.
- F. Avoid inhaling spray mist; take precautions to ensure adequate ventilation.
- G. Protect completed roof sections from foot traffic for a period of at least 48 hours at 75 degrees F (24 degrees C) and 50 percent relative humidity or until fully cured.
- H. Take precautions to ensure that materials do not freeze.
- I. Minimum temperature for application is 40 degrees F (4 degrees C) and rising for solvent based materials and 50 degrees F (10 degrees C) and rising for water based.

### 1.11 WARRANTY

- A. Upon completion of the work, provide the Manufacturer's written and signed limited labor and materials Warranty, warranting that, if a leak develops in the roof during the term of this warranty, due either to defective material or defective workmanship by the installing contractor, the manufacturer shall provide the Owner, at the Manufacturer's expense, with the labor and material necessary to return the defective area to a watertight condition.
  - 1. Warranty Period:
    - a. 10 years: 5 years from date of acceptance plus 5 additional years after required inspection by Roofing Manufacturer.
- B. Installer is to guarantee all work against defects in materials and workmanship for a period indicated following final acceptance of the Work.
  - 1. Warranty Period:



## KPC — ROOF SYSTEMS AND SERVICES

- a. 2 years from date of acceptance.

### PART 2 - PRODUCTS

#### 2.1 MANUFACTURERS

- A. Basis of Design: The Garland Company
- B. Tremco Inc.
- C. Ecology Roofing Systems

#### 2.2 ROOF RESTORATION SYSTEM FOR METAL SURFACE ROOFS

- A. Cold Applied CPR System:
  1. Primer: Rust-Go Primer:
  2. Coating: CPR Base Coat/ CPR White:
  3. Flashing: CPR Seam Sealer on seams and penetrations.
  4. Reinforcement: Apply base coat on seams and around penetrations only.
    - a. Grip Polyester Soft:
  5. Surfacing: None

#### 2.3 EDGE TREATMENT AND ROOF PENETRATION FLASHINGS

- A. Flashing Boot - Rubbertite Flashing Boot: Neoprene pipe boot for sealing single or multiple pipe penetrations adhered in approved adhesives as recommended and furnished by the membrane manufacturer.
- B. Vents and Breathers: Heavy gauge aluminum and fully insulated vent that allows moisture and air to escape but not enter the roof system as recommended and furnished by the membrane manufacturer.
- C. Pitch pans, Rain Collar 24 gauge stainless or 20oz (567gram) copper. All joints should be welded/soldered watertight. See details for design.
- D. Drain Flashings should be 4lb (1.8kg) sheet lead formed and rolled.
- E. Plumbing stacks should be 4lb (1.8kg) sheet lead formed and rolled.
- F. Liquid Flashing - Tuff-Flash: An asphaltic-polyurethane, low odor, liquid flashing material designed for specialized details unable to be waterproofed with typical modified membrane flashings.
  1. Tensile Strength, ASTM D 412: 400 psi
  2. Elongation, ASTM D 412: 300%

3. Density @77 degrees F 8.5 lb/gal typical
- G. Fabricated Flashings: Fabricated flashings and trim are specified in Section 07620.
  1. Fabricated flashings and trim shall conform to the detail requirements of SMACNA "Architectural Sheet Metal Manual" and/or the CDA Copper Development Association "Copper in Architecture - Handbook" as applicable.
- H. Manufactured Roof Specialties: Manufactured copings, fascia, gravel stops, control joints, expansion joints, joint covers and related flashings and trim are specified in Section 07710.
  1. Manufactured roof specialties shall conform to the detail requirements of SMACNA "Architectural Sheet Metal Manual" and/or the NRCA "Roofing and Waterproofing Manual" as applicable.

### PART 3 - EXECUTION

#### 3.1 EXAMINATION

- A. Do not begin installation until substrates have been properly prepared.
- B. Verify that work penetrating the roof deck, or which may otherwise affect the roofing, has been properly completed.
- C. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

#### 3.2 ROOF PREPARATION AND REPAIR

- A. General:
  1. Remove existing roof flashings from curbs and parapet walls down to the surface of the roof. Remove existing flashings at roof drains and roof penetrations.
  2. Remove all wet, deteriorated, blistered or delaminated roofing membrane or insulation and fill in any low spots occurring as a result of removal work to create a smooth, even surface for application of new roof membranes.
  3. Install new wood nailers as necessary to accommodate insulation/recovery board or new nailing patterns.
  4. When mechanically attached, the fastening pattern for the insulation/recovery board shall be as recommended by the specific product manufacturer.
  5. Re-roofing over coal tar pitch requires a mechanically attached recovery board or insulation and a base sheet prior to the application of roofing system.
  6. Existing roof surfaces shall be primed as necessary and allowed to dry prior to installing the roofing system.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

- C. Repair all defects such as deteriorated roof decks; replace saturated insulation board, replace loose or brittle membrane or membrane flashings. Verify that existing conditions meet the following requirements:
  - 1. Existing membrane is either fully adhered or that the membranes mechanical fasteners are secured and functional.
  - 2. Application of roofing materials over a brittle roof membrane is not recommended.
- D. Remove all loose dirt and foreign debris from the roof surface. Do not damage roof membrane in cleaning process.
- E. Clean and seal all parapet walls, gutters and coping caps, and repair any damaged metal where necessary. Seal watertight all fasteners, pipes, drains, vents, joints and penetrations where water could enter the building envelope.
- F. Clean the entire roof surface by removing all dirt, algae, paint, oil, talc, rust or foreign substance. Use a 10 percent solution of TSP (tri-sodium phosphate), Simple Green and warm water. Scrub heavily soiled areas with a brush. Rinse with fresh water to remove all TSP solution. Allow roof to dry thoroughly before continuing.
- G. Repair existing roof membrane as necessary to provide a sound substrate for the liquid membrane. All surface defects (cracks, blisters, tears) must be repaired with similar materials.
- H. Pre-Treatment of Known Growth - General Surfaces: Once areas of moss, mold, algae and other fungal growths or vegetation have been removed and surfaces have also been thoroughly cleaned, apply a biocide wash at a maximum spread rate of 0.2 gallons/square (0.08 liters/m), to guard against subsequent infection. Allow to dry onto absorbent surfaces before continuing with the application. On non-absorbent surfaces, allow to react before thoroughly rinsing to remove all traces of the solution.
- I. Power washing of metal roof surfaces to remove all loose rust or scale is mandatory before application. Use a high volume air broom or compressed air to remove residual dust rust perforations, etc. Deteriorated metal roof decks must be repaired or replaced prior to the application of the coating system.

### 3.3 INSTALLATION

- A. General Installation Requirements:
  - 1. Install in accordance with manufacturer's instructions. Apply to minimum coating thickness required by the manufacturer.
  - 2. Cooperate with manufacturer, inspection and test agencies engaged or required to perform services in connection with installing the roof system.
  - 3. Insurance/Code Compliance: Where required by code, install and test the roofing system to comply with governing regulation and specified insurance requirements.
  - 4. Protect work from spillage of roofing materials and prevent materials from entering or clogging drains and conductors. Replace or restore work damaged by installation of the roofing system.
  - 5. All primers must be top coated within 24 hours of application. Re-prime If more time passes after priming.

6. Keep roofing materials dry during application. Phased construction can be allowed as long as no, more than 7 days pass between coats excluding primers.
7. Coordinate counter flashing, cap flashings, expansion joints and similar work with work specified in other Sections under Related Work.
8. Coordinate roof accessories and miscellaneous sheet metal accessory items, including piping vents and other devices with work specified in other Sections under Related Work.

B. Metal Surface Roof Restoration: Renovation work includes:

1. Surface Preparation: Remove loose flaking rust, dust, dirt, debris, secure all gaped panels and replace all loose fasteners with next size larger.
  - a. Remove rust by the most rigorous method suitable for the particular project and as approved by Roofing Manufacturer.
  - b. Tighten all fasteners and verify that neoprene washers are in place.
  - c. Replace missing fasteners using oversize fasteners as necessary.
  - d. Seal all fastener heads by applying a heavy dab of compatible sealant to the tops and around of all fastener heads.
    - 1) CPR
2. Flashings: Repair/Replace metal flashings, pitch pockets, etc.
3. Primer:
  - a. Immediately after rust has been removed, apply Rust-Go Primer rust inhibitive primer over properly prepped rusted areas only at 1/4 gallon per 100 SF.
4. Reinforcement: Base coat and treatment of field seams and around penetrations:
  - a. Application of CPR Seam Sealer on field seams, flashings and around penetrations and CPR Base Coat on the entire roof:
    - 1) Verify that the surface to be coated is properly prepared.
    - 2) Restore the surface to a suitable condition if roof surface becomes contaminated with dirt, dust or other materials that will interfere with adhesion of the coatings.
    - 3) Apply materials at specified dry film thickness.
    - 4) Apply CPR Seam Sealer to field seams, fasteners and around penetrations as required.
    - 5) After positioning reinforcement to roll out, apply CPR Base Coat about 8 inches wide to surface where reinforcement ply is to be applied at 1.5 gallons per 100 SF.
    - 6) Do not apply too far ahead of fabric so coating does not dry before fabric can be embedded.
    - 7) Immediately roll a 6 inch width of reinforcement into wet coating.
    - 8) Use care to lay the fabric tight to the roof surface without air pockets, wrinkles, fishmouths, etc.
    - 9) After embedding reinforcement into the CPR Base Coat apply additional coating to completely saturate the fabric at 1.0 gallons per 100 SF.
    - 10) Apply saturation coat as soon as possible after embedding reinforcement.

- 11) Keep the application saturated with CPR Base Coat to prevent plucking or snagging of reinforcement.
- 12) Allow to dry for a minimum of 24 hours before applying finish coats.

5. Coating:

- a. Use special attention to coating flashings and other critical areas to build adequate membrane thickness.
- b. Use multiple coats on verticals to prevent sagging.
- c. Apply to Roofing Manufacturer 's minimum membrane thickness over the entire roof surface.
- d. Material: Apply CPR White in a uniform manner at 1.5 gallons per 100 SF over the entire roof surface.
- e. Use special attention to coating flashings and other critical areas to build adequate membrane thickness.
- f. Use multiple coats on verticals to prevent sagging.
- g. Apply to minimum recommended membrane thickness over the entire roof surface.

3.4 INSTALLATION EDGE TREATMENT AND ROOF PENETRATION FLASHING

- A. Fabricated Flashings: Fabricated flashings and trim are provided as specified in Section 07620.
  1. Fabricated flashings and trim shall conform to the detail requirements of SMACNA "Architectural Sheet Metal Manual" and/or the Copper Development Association "Copper in Architecture - Handbook" as applicable.
- B. Manufactured Roof Specialties: Manufactured copings, fascia, gravel stops, control joints, expansion joints, joint covers and related flashings and trim are provided as specified in Section 07710.
  1. Manufactured roof specialties shall conform to the detail requirements of SMACNA "Architectural Sheet Metal Manual" and/or the National Roofing Contractor's Association "Roofing and Waterproofing Manual" as applicable.

3.5 CLEANING

- A. Clean-up and remove daily from the site all wrappings, empty containers, paper, loose particles and other debris resulting from these operations.
- B. Remove asphalt markings from finished surfaces.
- C. Repair or replace defaced or disfigured finishes caused by Work of this section.

3.6 PROTECTION

- A. Provide traffic ways, erect barriers, fences, guards, rails, enclosures, chutes and the like to protect personnel, roofs and structures, vehicles and utilities.

## KPC — ROOF SYSTEMS AND SERVICES

- B. Protect exposed surfaces of finished walls with tarps to prevent damage.
- C. Plywood for traffic ways required for material movement over existing roofs shall be not less than 5/8 inch (16 mm) thick.
- D. In addition to the plywood listed above, an underlayment of minimum 1/2 inch (13 mm) recover board is required on new roofing.
- E. Special permission shall be obtained from the Manufacturer before any traffic shall be permitted over new roofing.

### 3.7 FIELD QUALITY CONTROL

- A. Require attendance of roofing materials manufacturers' representatives at site during installation of the roofing system.
- B. Inspection: Provide manufacturer's field observations at start-up and at intervals of approximately 2-3 days per week until 90 percent completion. Provide a final inspection upon completion of the Work.
  - 1. Warranty shall be issued upon manufacturer's acceptance of the installation.
  - 2. Field observations shall be performed by a Sales Representative employed full-time by the manufacturer and whose primary job description is to assist, inspect and approve membrane installations for the manufacturer.
  - 3. Provide observation reports from the Sales Representative indicating procedures followed, weather conditions and any discrepancies found during inspection.
  - 4. Provide a final report from the Sales Representative, certifying that the roofing system has been satisfactorily installed according to the project specifications, approved details and good general roofing practice.
- C. Correct defects or irregularities discovered during field inspection.

### 3.8 FINAL INSPECTION

- A. At completion of roofing installation and associated work, meet with Contractor, Architect, installer, installer of associated work, roofing system manufacturer's representative and others directly concerned with performance of roofing system.
- B. Walk roof surface areas, inspect perimeter building edges as well as flashing of roof penetrations, walls, curbs and other equipment. Identify all items requiring correction or completion and furnish copy of list to each party in attendance.
- C. If core cuts verify the presence of damp or wet materials, the installer shall be required to replace the damaged areas at his own expense.
- D. Repair or replace deteriorated or defective work found at time above inspection as required to a produce an installation that is free of damage and deterioration at time of Substantial Completion and according to warranty requirements.

- E. Architect upon completion of corrections.
- F. Following the final inspection, provide written notice of acceptance of the installation from the roofing system manufacturer.

### 3.9 PROTECTION

- A. Protect installed products until completion of project.
- B. Touch-up, repair or replace damaged products before Substantial Completion.

### 3.10 SCHEDULES

#### A. Coatings:

1. Coating: CPR White: Highly reflective multi- purpose, single-component solvent based SEBS, liquid waterproofing membrane.
  - a. Tensile Strength: ASTM D 412, 200 psi
  - b. Elongation: ASTM D 412, 200%
  - c. Density @ 77 degrees F (25 degrees C, ASTM D 1475) 9.0 lb./gal
  - d. Flash Point: ASTM D 93, 105 degrees F min. (40.6 degrees C)
  - e. Non-Volatile: ASTM D 1644, Typical 75%
  - f. VOC: 430 g/l
  - g. Reflectance: 0.77
  - h. Emittance: 0.86
  - i. SRI: 95
2. Coating: CPR Base Coat: Multi- purpose, single-component solvent based SEBS, liquid waterproofing membrane.
  - a. Tensile Strength: ASTM D 412, 200 psi
  - b. Elongation: ASTM D 412, 200%
  - c. Density @ 77 degrees F (25 degrees C, ASTM D 1475) 9.0 lb./gal
  - d. Flash Point: ASTM D 93, 105 degrees F min. (40.6 degrees C)
  - e. Non-Volatile: ASTM D 1644, Typical 75%
  - f. VOC: 400 g/l
3. Coating: CPR Seam Sealer BG: Brush grade multi- purpose, single-component solvent based SEBS, liquid waterproofing sealer for details on a metal roof system.
  - a. Tensile Strength: ASTM D 412, 200 psi
  - b. Elongation: ASTM D 412, 200%
  - c. Density @ 77 degrees F (25 degrees C, ASTM D 1475) 9.12 lb./gal
  - d. Flash Point: ASTM D 93, 105 degrees F min. (40.6 degrees C)
  - e. Non-Volatile: ASTM D 1644, Typical 75%
  - f. VOC: 420 g/l

KPC — ROOF SYSTEMS AND SERVICES

4. Coating: CPR Seam Sealer TG: Trowel grade multi- purpose, single-component solvent based SEBS, liquid waterproofing sealer for details on a metal roof system.
  - a. Tensile Strength: ASTM D 412, 600 psi
  - b. Elongation: ASTM D 412, 400%
  - c. Density @ 77 degrees F (25 degrees C, ASTM D 1475) 8.9 lb./gal
  - d. Flash Point: ASTM D 93, 105 degrees F min. (40.6 degrees C)
  - e. Non-Volatile: ASTM D 1644, Typical 60%
  - f. VOC: 300 g/l

END OF SECTION 075630.3



SECTION 075630.4 - FLUID APPLIED ROOFING RESTORATION  
FOR GRAVEL SURFACED MOD BIT OR BUR ROOFS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Built-Up, Gravel Surface Roof Restoration.

1.3 RELATED SECTIONS

- A. Section 06100 - Rough Carpentry: Roof blocking installation and requirements.
- B. Section 07620 - Sheet Metal Flashing and Trim: Metal cap flashing and expansion joints.
- C. Section 07620 - Sheet Metal Flashing and Trim: Weather protection for base flashings.
- D. Section 07710 - Manufactured Roof Specialties: Counter flashing gravel stops, and fascia, scuppers, gutters and downspouts.
- E. Section 15430 - Plumbing Specialties: Piping vents and roof drains.

1.4 REFERENCES

- A. ASTM C 78 - Standard Test Method for Flexural Strength of Concrete.
- B. ASTM C 92 - Standard Test Methods for Sieve Analysis and Water Content of Refractory Materials.
- C. ASTM C 109 - Standard Test Method for Compressive Strength of Hydraulic Cement Mortars.
- D. ASTM C 920 - Standard Specification for Elastomeric Joint Sealants.
- E. ASTM C 1250 - Standard Test Method for Nonvolatile Content of Cold Liquid-Applied Elastomeric Waterproofing Membranes.
- F. ASTM D 5 - Standard Test Method for Penetration of Bituminous Materials.
- G. ASTM D 36 - Standard Test Method for Softening Point of Bitumen.

## KPC — ROOF SYSTEMS AND SERVICES

- H. ASTM D 43 - Standard Specification for Coal Tar Primer Used in Roofing, Dampproofing, and Waterproofing.
- I. ASTM D 71 - Standard Test Method for Relative Density of Solid Pitch and Asphalt.
- J. ASTM D 75 - Standard Practice for Sampling Aggregates.
- K. ASTM D 92 - Standard Test Method for Flash and Fire Points by Cleveland Open Cup Tester.
- L. ASTM D 93 - Standard Test Methods for Flash Point by Pensky-Martens Closed Cup Tester.
- M. ASTM D 113 - Standard Test Method for Ductility of Bituminous Materials.
- N. ASTM D 412 - Standard Test Methods for Vulcanized Rubber and Thermoplastic Elastomers-Tension.
- O. ASTM D 562 - Standard Test Method for Consistency of Paints Measuring Krebs Unit (KU) Viscosity Using a Stormer-Type Viscometer.
- P. ASTM D 624 - Standard Test Method for Tear Strength of Conventional Vulcanized Rubber and Thermoplastic Elastomers
- Q. ASTM D 816 - Standard Test Methods for Rubber Cements.
- R. ASTM D 1002 - Standard Test Method for Apparent Shear Strength of Single-Lap-Joint Adhesively Bonded Metal Specimens by Tension Loading (Metal-to-Metal).
- S. ASTM D 1370 - Standard Test Method for Contact Compatibility Between Asphaltic Materials (Oliensis Test).
- T. ASTM D 1475 - Standard Test Method For Density of Liquid Coatings, Inks, and Related Products.
- U. ASTM D 1863 - Standard Specification for Mineral Aggregate Used on Built-Up Roofs.
- V. ASTM D 1876 - Standard Test Method for Peel Resistance of Adhesives (T-Peel Test).
- W. ASTM D 2042 - Standard Test Method for Solubility of Asphalt Materials in Trichloroethylene.
- X. ASTM D 2196 - Standard Test Methods for Rheological Properties of Non-Newtonian Materials by Rotational (Brookfield type) Viscometer.
- Y. ASTM D 2240 - Standard Test Method for Rubber Property-Durometer Hardness.
- Z. ASTM D 2369 - Standard Test Method for Volatile Content of Coatings.
- AA. ASTM D 2939 - Standard Test Methods for Emulsified Bitumens Used as Protective Coatings.
- BB. ASTM D 3111 - Standard Test Method for Flexibility Determination of Hot-Melt Adhesives by Mandrel Bend Test Method.

## KPC — ROOF SYSTEMS AND SERVICES

- CC. ASTM D 3960 - Standard Practice for Determining Volatile Organic Compound (VOC) Content of Paints and Related Coatings.
- DD. ASTM D 4209 - Standard Practice for Determining Volatile and Nonvolatile Content of Cellulosics, Emulsions, Resin Solutions, Shellac, and Varnishes.
- EE. ASTM D 4212 - Standard Test Method for Viscosity by Dip-Type Viscosity Cups.
- FF. ASTM D 4402 - Standard Test Method for Viscosity Determination of Asphalt at Elevated Temperatures Using a Rotational Viscometer.
- GG. ASTM D 4479 - Standard Specification for Asphalt Roof Coatings - Asbestos-Free.
- HH. ASTM D 5040 - Standard Test Methods for Ash Content of Adhesives.
- II. ASTM D 5420 - Standard Test Method for Impact Resistance of Flat, Rigid Plastic Specimen by Means of a Striker Impacted by a Falling Weight (Gardner Impact).
- JJ. ASTM E 1980 - Standard Practice for Calculating Solar Reflectance Index of Horizontal and Low-Sloped Opaque Surfaces
- KK. ASTM G 21 - Standard Practice for Determining Resistance of Synthetic Polymeric Materials to Fungi.
- LL. SRI - Solar Reflectance Index calculated according to ASTM E 1980.
- MM. South Coast AQMD Standards.
- NN. SMACNA Architectural Sheet Metal Manual.
- OO. ANSI/SPRI ES-1 - Testing and Certification Listing of Shop Fabricated Edge Metal
- PP. National Roofing Contractors Association (NRCA) - Roofing and Waterproofing Manual.

### 1.5 SUBMITTALS

- A. Submit under provisions of Section 01300.
- B. Product Data: Manufacturer's data sheets on each product to be used, including:
  - 1. Preparation instructions and recommendations.
  - 2. Storage and handling requirements and recommendations.
  - 3. Installation methods.
- C. Shop Drawings: Submit shop drawings including installation details of roofing, flashing, fastening, insulation and vapor barrier, including notation of roof slopes and fastening patterns of insulation and base modified bitumen membrane, prior to job start.
- D. Verification Samples: For each product specified, two samples, minimum size 6 inches (150 mm) square, representing actual product, and color.

## KPC — ROOF SYSTEMS AND SERVICES

- E. Manufacturer's Certificates: Certify products meet or exceed specified requirements.
- F. Closeout Submittals: Provide manufacturer's maintenance instructions that include recommendations for periodic inspection and maintenance of all completed roofing work. Provide product warranty executed by the manufacturer. Assist Owner in preparation and submittal of roof installation acceptance certification as may be necessary in connection with fire and extended coverage insurance on roofing and associated work.

### 1.6 QUALITY ASSURANCE

- A. Perform Work in accordance with NRCA Roofing and Waterproofing Manual.
- B. Manufacturer Qualifications: Manufacturer: Company specializing in manufacturing products specified in this section with documented ISO 9001 certification and minimum twelve years and experience.
- C. Installer Qualifications: Company specializing in performing Work of this section with minimum five years documented experience and a certified Pre-Approved Contractor by Roofing Manufacturer .
- D. Installer's Field Supervision: Maintain a full-time Supervisor/Foreman on job site during all phases of roofing work while roofing work is in progress.
- E. Product Certification: Provide manufacturer's certification that materials are manufactured in the United States and conform to requirements specified herein, are chemically and physically compatible with each other, and are suitable for inclusion within the total roof system specified herein.
- F. Source Limitations: Obtain all components of roof system from a single manufacturer. Secondary products that are required shall be recommended and approved in writing by the roofing system Manufacturer. Upon request of the Architect or Owner, submit Manufacturer's written approval of secondary components in list form, signed by an authorized agent of the Manufacturer.

### 1.7 PRE-INSTALLATION CONFERENCE

- A. Convene a pre-roofing conference approximately two weeks before scheduled commencement of roofing system installation and associated work.
- B. Require attendance of installers of deck or substrate construction to receive roofing, installers of rooftop units and other work in and around roofing which must precede or follow roofing work including mechanical work, Architect, Owner, roofing system manufacturer's representative.
- C. Objectives include:
  - 1. Review foreseeable methods and procedures related to roofing work, including set up and mobilization areas for stored material and work area.

## KPC — ROOF SYSTEMS AND SERVICES

2. Tour representative areas of roofing substrates, inspect and discuss condition of substrate, roof drains, curbs, penetrations and other preparatory work.
  3. Review structural loading limitations of deck and inspect deck for loss of flatness and for required attachment.
  4. Review roofing system requirements, Drawings, Specifications and other Contract Documents.
  5. Review and finalize schedule related to roofing work and verify availability of materials, installer's personnel, equipment and facilities needed to make progress and avoid delays.
  6. Review required inspection, testing, certifying procedures.
  7. Review weather and forecasted weather conditions and procedures for coping with unfavorable conditions, including possibility of temporary roofing.
- D. Record conference including decisions and agreements reached. Furnish a copy of records to each party attending.

### 1.8 DELIVERY, STORAGE, AND HANDLING

- A. Deliver and store products in manufacturer's unopened packaging with labels intact until ready for installation.
- B. Store all roofing materials in a dry place, on pallets or raised platforms, out of direct exposure to the elements until time of application. Store materials at least 4 inches above ground level and covered with "breathable" tarpaulins.
- C. Stored in accordance with the instructions of the manufacturer prior to their application or installation. Store roll goods on end on a clean flat surface. No wet or damaged materials will be used in the application.
- D. Store at room temperature wherever possible, until immediately prior to installing the roll. During winter, store materials in a heated location with a 50 degree F (10 degree C) minimum temperature, removed only as needed for immediate use. Keep materials away from open flame or welding sparks.
- E. Avoid stockpiling of materials on roofs without first obtaining acceptance from the Architect/Engineer.
- F. Adhesive storage shall be between the range of above 50 degree F (10 degree C) and below 80 degree F (27 degree C). Area of storage shall be constructed for flammable storage.

### 1.9 PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.
- B. Weather Condition Limitations: Do not apply roofing system during inclement weather or when a 40 percent chance of precipitation or greater is expected.

## KPC — ROOF SYSTEMS AND SERVICES

- C. Proceed with roofing work only when existing and forecasted weather conditions will permit unit of work to be installed in accordance with manufacturer's recommendations and warranty requirements.
- D. Do not expose materials vulnerable to water or sun damage in quantities greater than can be weatherproofed during same day.
- E. When applying materials with spray equipment, take precautions to prevent over spray and/or solvents from damaging or defacing surrounding walls, building surfaces, vehicles or other property. Care should be taken to do the following:
  - 1. Close air intakes into the building.
  - 2. Have a dry chemical fire extinguisher available at the jobsite.
  - 3. Post and enforce "No Smoking" signs.
- F. Avoid inhaling spray mist; take precautions to ensure adequate ventilation.
- G. Protect completed roof sections from foot traffic for a period of at least 48 hours at 75 degrees F (24 degrees C) and 50 percent relative humidity or until fully cured.
- H. Take precautions to ensure that materials do not freeze.
- I. Minimum temperature for application is 40 degrees F (4 degrees C) and rising for solvent based materials and 50 degrees F (10 degrees C) and rising for water based.

### 1.10 WARRANTY

- A. Upon completion of the work, provide the Manufacturer's written and signed limited labor and materials Warranty, warranting that, if a leak develops in the roof during the term of this warranty, due either to defective material or defective workmanship by the installing contractor, the manufacturer shall provide the Owner, at the Manufacturer's expense, with the labor and material necessary to return the defective area to a watertight condition.
  - 1. Warranty Period:
    - a. 10 years: 5 years from date of acceptance plus 5 additional years after required inspection by Roofing Manufacturer.
- B. Installer is to guarantee all work against defects in materials and workmanship for a period indicated following final acceptance of the Work.
  - 1. Warranty Period:
    - a. 2 years from date of acceptance.

## PART 2 - PRODUCTS

### 2.1 MANUFACTURERS

## KPC — ROOF SYSTEMS AND SERVICES

- A. Basis of Design: Garland Company, Inc. (The)
- B. Tremco Inc.
- C. Ecology Roofing Systems.

### 2.2 ROOF RESTORATION SYSTEM FOR BUILT-UP, GRAVEL SURFACE ROOFS

- A. Asphaltic System:
  - 1. Cold Applied Weatherscreen:
    - a. Primer: Garla-Prime:
    - b. Coating: Weatherscreen:
    - c. Flashings: Replace flashings
    - d. Surfacing: Gravel ASTM D 1863:
- B. Coal Tar Pitch System:
  - 1. Cold Applied Black Knight Cold:
    - a. Primer: Black-Knight Primer Primer.
    - b. Coating: Black-Knight Cold Cold.
    - c. Flashings: Replace flashings.
    - d. Surfacing: Gravel ASTM D 1863.

### 2.3 EDGE TREATMENT AND ROOF PENETRATION FLASHINGS

- A. Flashing Boot - Rubbertite Flashing Boot: Neoprene pipe boot for sealing single or multiple pipe penetrations adhered in approved adhesives as recommended and furnished by the membrane manufacturer.
- B. Vents and Breathers: Heavy gauge aluminum and fully insulated vent that allows moisture and air to escape but not enter the roof system as recommended and furnished by the membrane manufacturer.
- C. Pitch pans, Rain Collar 24 gauge stainless or 20oz (567gram) copper. All joints should be welded/soldered watertight. See details for design.
- D. Drain Flashings should be 4lb (1.8kg) sheet lead formed and rolled.
- E. Plumbing stacks should be 4lb (1.8kg) sheet lead formed and rolled.
- F. Liquid Flashing - Tuff-Flash: An asphaltic-polyurethane, low odor, liquid flashing material designed for specialized details unable to be waterproofed with typical modified membrane flashings.
  - 1. Tensile Strength, ASTM D 412: 400 psi
  - 2. Elongation, ASTM D 412: 300%

## KPC — ROOF SYSTEMS AND SERVICES

3. Density @77 degrees F 8.5 lb/gal typical
- G. Fabricated Flashings: Fabricated flashings and trim are specified in Section 07620.
  1. Fabricated flashings and trim shall conform to the detail requirements of SMACNA "Architectural Sheet Metal Manual" and/or the CDA Copper Development Association "Copper in Architecture - Handbook" as applicable.
- H. Manufactured Roof Specialties: Manufactured copings, fascia, gravel stops, control joints, expansion joints, joint covers and related flashings and trim are specified in Section 07710.
  1. Manufactured roof specialties shall conform to the detail requirements of SMACNA "Architectural Sheet Metal Manual" and/or the NRCA "Roofing and Waterproofing Manual" as applicable.

### PART 3 - EXECUTION

#### 3.1 EXAMINATION

- A. Do not begin installation until substrates have been properly prepared.
- B. Verify that work penetrating the roof deck, or which may otherwise affect the roofing, has been properly completed.
- C. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

#### 3.2 ROOF PREPARATION AND REPAIR

- A. General:
  1. Remove existing roof flashings from curbs and parapet walls down to the surface of the roof. Remove existing flashings at roof drains and roof penetrations.
  2. Remove all wet, deteriorated, blistered or delaminated roofing membrane or insulation and fill in any low spots occurring as a result of removal work to create a smooth, even surface for application of new roof membranes.
  3. Install new wood nailers as necessary to accommodate insulation/recovery board or new nailing patterns.
  4. When mechanically attached, the fastening pattern for the insulation/recovery board shall be as recommended by the specific product manufacturer.
  5. Re-roofing over coal tar pitch requires a mechanically attached recovery board or insulation and a base sheet prior to the application of roofing system.
  6. Existing roof surfaces shall be primed as necessary and allowed to dry prior to installing the roofing system.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.



- C. Repair all defects such as deteriorated roof decks; replace saturated insulation board, replace loose or brittle membrane or membrane flashings. Verify that existing conditions meet the following requirements:
  - 1. Existing membrane is either fully adhered or that the membranes mechanical fasteners are secured and functional.
  - 2. Application of roofing materials over a brittle roof membrane is not recommended.
- D. Remove all loose dirt and foreign debris from the roof surface. Do not damage roof membrane in cleaning process.
- E. Clean and seal all parapet walls, gutters and coping caps, and repair any damaged metal where necessary. Seal watertight all fasteners, pipes, drains, vents, joints and penetrations where water could enter the building envelope.
- F. Clean the entire roof surface by removing all dirt, algae, paint, oil, talc, rust or foreign substance. Use a 10 percent solution of TSP (tri-sodium phosphate), Simple Green and warm water. Scrub heavily soiled areas with a brush. Rinse with fresh water to remove all TSP solution. Allow roof to dry thoroughly before continuing.
- G. Repair existing roof membrane as necessary to provide a sound substrate for the liquid membrane. All surface defects (cracks, blisters, tears) must be repaired with similar materials.
- H. Pre-Treatment of Known Growth - General Surfaces: Once areas of moss, mold, algae and other fungal growths or vegetation have been removed and surfaces have also been thoroughly cleaned, apply a biocide wash at a maximum spread rate of 0.2 gallons/square (0.08 liters/m), to guard against subsequent infection. Allow to dry onto absorbent surfaces before continuing with the application. On non-absorbent surfaces, allow to react before thoroughly rinsing to remove all traces of the solution.

### 3.3 INSTALLATION

- A. General Installation Requirements:
  - 1. Install in accordance with manufacturer's instructions. Apply to minimum coating thickness required by the manufacturer.
  - 2. Cooperate with manufacturer, inspection and test agencies engaged or required to perform services in connection with installing the roof system.
  - 3. Insurance/Code Compliance: Where required by code, install and test the roofing system to comply with governing regulation and specified insurance requirements.
  - 4. Protect work from spillage of roofing materials and prevent materials from entering or clogging drains and conductors. Replace or restore work damaged by installation of the roofing system.
  - 5. All primers must be top coated within 24 hours of application. Re-prime If more time passes after priming.
  - 6. Keep roofing materials dry during application. Phased construction can be allowed as long as no, more than 7 days pass between coats excluding primers.
  - 7. Coordinate counter flashing, cap flashings, expansion joints and similar work with work specified in other Sections under Related Work.

## KPC — ROOF SYSTEMS AND SERVICES

8. Coordinate roof accessories and miscellaneous sheet metal accessory items, including piping vents and other devices with work specified in other Sections under Related Work.

### B. Built-Up, Gravel Surface Roof Restoration: Renovation work includes:

1. Surface Preparation: Remove gravel, dust, dirt, and debris.
  - a. Roof Repairs: Repair blisters, stressed or cracked membrane. Cut back, patch with primer/mastic/membrane.
2. Flashings:
  - a. Gravel Stop Edges: Cut back edges. Prime, coat with mastic, cover with membrane.
  - b. Parapets and Vertical Surfaces: Cut back and replace flashings. Prime, coat with mastic, cover with 2 plies of membrane.
    - 1) With brush or trowel grade flashing adhesive.
    - 2) Solidly adhere flashing membrane to substrate and nail using termination bar.
    - 3) Seal all vertical laps of flashing membrane with a three-course application of Flashing Bond and fiberglass mesh and aluminize.
    - 4) Seal junction of flashing membrane and roof with a three-course application of Flashing Bond and mesh.
    - 5) Base flashings should run 9 inches into the field of the roof and Cap flashings should run 12 inches into the field of the roof.
  - c. Metal Flashings: Repair/Replace metal flashings, pitch pockets, etc.
3. Primer: Prime entire roof surface at 1/2 gallon per 100 SF.
4. Coating: Flood coat/resurface entire roof surface at:
  - a. Cold process products, 6-8 gallons per 100 SF.
5. Surfacing: Resurface entire roof surface with gravel while coating is still wet.
6. Flashing Surfacing: Coat all flashings with 2 coats of Garla-Brite at 1/2 gallon per 100 SF.

### 3.4 INSTALLATION EDGE TREATMENT AND ROOF PENETRATION FLASHING

- A. Fabricated Flashings: Fabricated flashings and trim are provided as specified in Section 07620.
  1. Fabricated flashings and trim shall conform to the detail requirements of SMACNA "Architectural Sheet Metal Manual" and/or the Copper Development Association "Copper in Architecture - Handbook" as applicable.
- B. Manufactured Roof Specialties: Manufactured copings, fascia, gravel stops, control joints, expansion joints, joint covers and related flashings and trim are provided as specified in Section 07710.

1. Manufactured roof specialties shall conform to the detail requirements of SMACNA "Architectural Sheet Metal Manual" and/or the National Roofing Contractor's Association "Roofing and Waterproofing Manual" as applicable.

C. Metal Edge:

1. Inspect the nailers to assure proper attachment and configuration.
2. Run one ply over the edge. Assure coverage of all wood nailers. Fasten plies with ring shank nails at 8 inches (203 mm) o.c.
3. Install continuous cleat and fasten at 6 inches (152 mm) o.c.
4. Install new metal edge hooked to continuous cleat and set in bed of roof cement. Fasten flange to wood nailers every 3 inches (76 mm) o.c. staggered.
5. Prime metal edge at a rate of 100 square feet per gallon and allow to dry.
6. Strip in flange with base flashing ply covering entire flange in bitumen with 6 inches (152 mm) on to the field of roof. Assure ply laps do not coincide with metal laps.
7. Install a second ply of modified flashing ply in bitumen over the base flashing ply, 9 inches (228 mm) on to the field of the roof. Seal outside edge with rubberized cement.

3.5 CLEANING

- A. Clean-up and remove daily from the site all wrappings, empty containers, paper, loose particles and other debris resulting from these operations.
- B. Remove asphalt markings from finished surfaces.
- C. Repair or replace defaced or disfigured finishes caused by Work of this section.

3.6 PROTECTION

- A. Provide traffic ways, erect barriers, fences, guards, rails, enclosures, chutes and the like to protect personnel, roofs and structures, vehicles and utilities.
- B. Protect exposed surfaces of finished walls with tarps to prevent damage.
- C. Plywood for traffic ways required for material movement over existing roofs shall be not less than 5/8 inch (16 mm) thick.
- D. In addition to the plywood listed above, an underlayment of minimum 1/2 inch (13 mm) recover board is required on new roofing.
- E. Special permission shall be obtained from the Manufacturer before any traffic shall be permitted over new roofing.

3.7 FIELD QUALITY CONTROL

- A. Require attendance of roofing materials manufacturers' representatives at site during installation of the roofing system.

## KPC — ROOF SYSTEMS AND SERVICES

- B. Inspection: Provide manufacturer's field observations at start-up and at intervals of approximately 2-3 days per week until 90 percent completion. Provide a final inspection upon completion of the Work.
  - 1. Warranty shall be issued upon manufacturer's acceptance of the installation.
  - 2. Field observations shall be performed by a Sales Representative employed full-time by the manufacturer and whose primary job description is to assist, inspect and approve membrane installations for the manufacturer.
  - 3. Provide observation reports from the Sales Representative indicating procedures followed, weather conditions and any discrepancies found during inspection.
  - 4. Provide a final report from the Sales Representative, certifying that the roofing system has been satisfactorily installed according to the project specifications, approved details and good general roofing practice.
- C. Perform field inspection and [and testing] as required under provisions of Section 01410.
- D. Correct defects or irregularities discovered during field inspection.

### 3.8 FINAL INSPECTION

- A. At completion of roofing installation and associated work, meet with Contractor, Architect, installer, installer of associated work, roofing system manufacturer's representative and others directly concerned with performance of roofing system.
- B. Walk roof surface areas, inspect perimeter building edges as well as flashing of roof penetrations, walls, curbs and other equipment. Identify all items requiring correction or completion and furnish copy of list to each party in attendance.
- C. If core cuts verify the presence of damp or wet materials, the installer shall be required to replace the damaged areas at his own expense.
- D. Repair or replace deteriorated or defective work found at time above inspection as required to produce an installation that is free of damage and deterioration at time of Substantial Completion and according to warranty requirements.
- E. Architect upon completion of corrections.
- F. Following the final inspection, provide written notice of acceptance of the installation from the roofing system manufacturer.

### 3.9 PROTECTION

- A. Protect installed products until completion of project.
- B. Touch-up, repair or replace damaged products before Substantial Completion.

### 3.10 SCHEDULES

A. Primers:

1. Asphaltic Primer: Garla-Prime: Non-fibered, quick drying, asphalt based roof primer having the following characteristics:
  - a. Viscosity by Zahn Cup #2 ASTM D 4212: 18-21 sec
  - b. Flash Point: ASTM D 93 100 degrees F (37.70C)
  - c. Non-Volatile (ASTM D 2369): 47.6%
  - d. V.O.C. ASTM D 3960 470 g/l
2. Coal Tar Pitch Primer: Black-Knight Primer/ Black-Stallion Primer: Quick drying, coal tar roof primer and conditioner meeting ASTM D 43.
  - a. Density @ 77 degrees F (25 degrees C) 9.1 lbs./gal. (1.09 g/cm<sup>3</sup>)
  - b. Flash Point: (ASTM D 93) 105 degrees F (40 degrees C)
  - c. Non-Volatile (ASTM D 2369) 65-70%
  - d. Viscosity: Saybolt Furol 35-75 sec.
  - e. V.O.C. ASTM D 3960 Less than 350 g/l

B. Coatings:

1. Asphaltic Coating: Weatherscreen: heavy-bodied, rubberized, fiber reinforced, fire-rated restoration treatment.
  - a. Viscosity @ 77 degrees F (25 degrees C) Stormer, Special Blade: 20-25 sec.
  - b. Density @ 77 degrees F (25 degrees C) 9.1 lbs./gal. (1.10 g/cm<sup>3</sup>)
  - c. Non-Volatile, ASTM D 4479: Typical 75%
  - d. Asphalt Content, ASTM D 4479: 63% (by weight)
  - e. Flash Point, ASTM D 93: 105 degrees F (41 degrees C)
  - f. Uniformity, ASTM D 4479: Pass
  - g. Wet Film Thickness
    - 1) New Flood Coat @ 4-5 gal. (15-19 l): 64-80 mils (1,625.6 - 2,032 microns)
    - 2) Restoration @ 6-8 gal. (22.7-30.3 l): 96 - 128 mils (2,438.4 - 3,251.2 microns)
  - h. VOC: 250 g/l
2. Coal Tar Pitch Coating: Black-Knight Cold/ Black-Stallion Cold: Rubberized, polymer modified cold process roofing bitumen.
  - a. Non-Volatile Content ASTM D 4479 30%
  - b. Density ASTM D 1475 9.0lb./gal.
  - c. V.O.C. ASTM D 3960 Less than 270
  - d. Flash Point ASTM D 93 105 degrees F
  - e. Slope maximum 1:12
  - f. Reinforcement: No fabric reinforcement.

C. Surfacing:

## KPC — ROOF SYSTEMS AND SERVICES

### 1. Surfacing: Gravel ASTM D 1863:

- a. Pea gravel.

### D. Flashings:

#### 1. Base Flashings:

- a. StressBase 80: 80 mil SBS (Styrene-Butadiene-Styrene) rubber modified roofing base sheet reinforced with a fiberglass scrim, performance requirements according to ASTM D 5147.

##### 1) Tensile Strength, ASTM D 5147

- a) 2 in/min. @ 0 +/- 3.6 deg. F MD 100 lbf/in XD 100 lbf/in
- b) 50 mm/min. @ -17.78 +/- 2 deg. C MD 17.5 kN/m XD 17.5 kN/m

##### 2) Tear Strength, ASTM D 5147

- a) 2 in/min. @ 73.4 +/- 3.6 deg. F MD 110 lbf XD 100 lbf
- b) 50 mm/min. @ 23 +/- 2 deg. C MD 489 N XD 444 N

##### 3) Elongation at Maximum Tensile, ASTM D 5147

- a) 2 in/min. @ 0 +/- 3.6 deg. F MD 4 % XD 4 %
- b) 50 mm/min. @ -17.78 +/- 2 deg. C MD 4 % XD 4 %

##### 4) Low Temperature Flexibility, ASTM D 5147

- a) Passes -40 deg. F (-40 deg. C)

#### 2. Cap Flashings:

- a. VersiPly Mineral: 145 mil SBS (Styrene-Butadiene-Styrene) mineral surfaced, rubber modified roofing membrane with dual fiberglass reinforced scrim. ASTM D6163, Type III Grade S

##### 1) Tensile Strength, ASTM D 5147

- a) 2 in/min. @ 73.4 +/- 3.6 deg. F MD 220 lbf/in XD 220 lbf/in
- b) 50 mm/min. @ 23 +/- 2 deg. C MD 38.5 kN/m XD 38.5 kN/m

##### 2) Tear Strength, ASTM D 5147

- a) 2 in/min. @ 73.4 +/- 3.6 deg. F MD 300 lbf XD 300 lbf
- b) 50 mm/min. @ 23 +/- 2 deg. C MD 1335 N XD 1335 N

##### 3) Elongation at Maximum Tensile, ASTM D 5147

- a) 2 in/min. @ 73.4 +/- 3.6 deg. F MD 4.5% XD 4.5%
- b) 50 mm/min. @ 23 +/- 2 deg. C MD 4.5% XD 4.5%

4) Low Temperature Flexibility, ASTM D 5147

- a) Passes -30 deg. F (-34 deg. C)

E. Flashings Surfacing:

1. Garla-Brite: Solvent-based, aluminized, non-fibered, asphalt roof coating, having the following properties:

- a. Color: Silver
- b. Non-Volatile (ASTM D2824): 45% min
- c. Density at 77 degrees F (25 degrees C) (ASTM D1475): 8.5 lb./gal.
- d. Dry Time at 75 degrees F (24 degrees C) (ASTM D115): 12 hours
- e. Volatile Organic Content (VOC) (ASTM D3960/EPA Method 24): <500g/l max.
- f. Flash Point (ASTM D93): 103F min
- g. Initial Solar Reflectance (ASTM C1549): White roof coating: 74%
- h. Solar Reflective Index (SRI): 77

END OF SECTION 075630.4

SECTION 075630.5 – FLUID APPLIED ROOFING RESTORATION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Single Ply Roof Restoration
- B. Smooth Surface or Mineral Modified Roof

1.3 REFERENCES

- A. ASTM D 93 - Standard Test Methods for Flash Point by Pensky-Martens Closed Cup Tester.
- B. ASTM D 412 - Standard Test Methods for Vulcanized Rubber and Thermoplastic Elastomers-Tension.
- C. ASTM D 522 – Standard Test Methods for Mandrel Bend Test of Attached Organic Coatings
- D. ASTM D 562 - Standard Test Method for Consistency of Paints Measuring Krebs Unit (KU) Viscosity Using a Stormer-Type Viscometer.
- E. ASTM D 570 – Standard Test Method for Water Absorption of Plastics
- F. ASTM D 624 - Standard Test Method for Tear Strength of Conventional Vulcanized Rubber and Thermoplastic Elastomers
- G. ASTM D 1002 - Standard Test Method for Apparent Shear Strength of Single-Lap-Joint Adhesively Bonded Metal Specimens by Tension Loading (Metal-to-Metal).
- H. ASTM D 1475 - Standard Test Method For Density of Liquid Coatings, Inks, and Related Products.
- I. ASTM D 1876 - Standard Test Method for Peel Resistance of Adhesives (T-Peel Test).
- J. ASTM D 2196 - Standard Test Methods for Rheological Properties of Non-Newtonian Materials by Rotational (Brookfield type) Viscometer.
- K. ASTM D 2240 - Standard Test Method for Rubber Property-Durometer Hardness.
- L. ASTM D 2369 - Standard Test Method for Volatile Content of Coatings.



## KPC — ROOF SYSTEMS AND SERVICES

- M. ASTM D 3960 - Standard Practice for Determining Volatile Organic Compound (VOC) Content of Paints and Related Coatings.
- N. ASTM D 4073 – Standard Test Method for Tensile-Tear Strength of Bituminous Roofing Membranes
- O. ASTM D 4212 - Standard Test Method for Viscosity by Dip-Type Viscosity Cups.
- P. ASTM D 5420 - Standard Test Method for Impact Resistance of Flat, Rigid Plastic Specimen by Means of a Striker Impacted by a Falling Weight (Gardner Impact).
- Q. ASTM D 5602 – Standard Test Method for Static Puncture Resistance of Roofing Membrane Specimens
- R. ASTM D 5635 – Standard Test Method for Dynamic Puncture Resistance of Roofing Membrane Specimens
- S. ASTM D 7897 – Standard Practice for Laboratory Soiling and Weathering of Roofing Materials to Simulate Effects of Natural Exposure on Solar Reflectance and Thermal Emittance
- T. ASTM E 1980 - Standard Practice for Calculating Solar Reflectance Index of Horizontal and Low-Sloped Opaque Surfaces
- U. ASTM G 21 - Standard Practice for Determining Resistance of Synthetic Polymeric Materials to Fungi.
- V. South Coast AQMD Standards.
- W. SMACNA Architectural Sheet Metal Manual.
- X. ANSI/SPRI ES-1 - Testing and Certification Listing of Shop Fabricated Edge Metal
- Y. National Roofing Contractors Association (NRCA) - Roofing and Waterproofing Manual.
- Z. ASTM C 92 - Standard Test Methods for Sieve Analysis and Water Content of Refractory Materials.
- AA. ASTM C 920 - Standard Specification for Elastomeric Joint Sealants.
- BB. ASTM C 1250 - Standard Test Method for Nonvolatile Content of Cold Liquid-Applied Elastomeric Waterproofing Membranes.
- CC. ASTM D 5 - Standard Test Method for Penetration of Bituminous Materials.
- DD. ASTM D 36 - Standard Test Method for Softening Point of Bitumen.
- EE. ASTM D 71 - Standard Test Method for Relative Density of Solid Pitch and Asphalt.
- FF. ASTM D 75 - Standard Practice for Sampling Aggregates.
- GG. ASTM D 92 - Standard Test Method for Flash and Fire Points by Cleveland Open Cup Tester.

- HH. ASTM D 93 - Standard Test Methods for Flash Point by Pensky-Martens Closed Cup Tester.
- II. ASTM D 113 - Standard Test Method for Ductility of Bituminous Materials.
- JJ. ASTM D 412 - Standard Test Methods for Vulcanized Rubber and Thermoplastic Elastomers-Tension.
- KK. ASTM D 522 – Standard Test Method for Mandrel Bend Test of Attached Organic Coatings
- LL. ASTM D 562 - Standard Test Method for Consistency of Paints Measuring Krebs Unit (KU) Viscosity Using a Stormer-Type Viscometer.
- MM. ASTM D 570 – Standard Test Method for Water Absorption of Plastics
- NN. ASTM D 624 - Standard Test Method for Tear Strength of Conventional Vulcanized Rubber and Thermoplastic Elastomers
- OO. ASTM D 816 - Standard Test Methods for Rubber Cements.
- PP. ASTM D 1370 - Standard Test Method for Contact Compatibility Between Asphaltic Materials (Oliensis Test).
- QQ. ASTM D 1475 - Standard Test Method For Density of Liquid Coatings, Inks, and Related Products.
- RR. ASTM D 1863 - Standard Specification for Mineral Aggregate Used on Built-Up Roofs.
- SS. ASTM D 1876 - Standard Test Method for Peel Resistance of Adhesives (T-Peel Test).
- TT. ASTM D 2042 - Standard Test Method for Solubility of Asphalt Materials in Trichloroethylene.
- UU. ASTM D 2196 - Standard Test Methods for Rheological Properties of Non-Newtonian Materials by Rotational (Brookfield type) Viscometer.
- VV. ASTM D 2240 - Standard Test Method for Rubber Property-Durometer Hardness.
- WW. ASTM D 2369 - Standard Test Method for Volatile Content of Coatings.
- XX. ASTM D 3111 - Standard Test Method for Flexibility Determination of Hot-Melt Adhesives by Mandrel Bend Test Method.
- YY. ASTM D 3960 - Standard Practice for Determining Volatile Organic Compound (VOC) Content of Paints and Related Coatings.
- ZZ. ASTM D 4073 – Standard Test Method for Tensile-Tear Strength of Bituminous Roofing Membranes
- AAA. ASTM D 4209 - Standard Practice for Determining Volatile and Nonvolatile Content of Cellulosics, Emulsions, Resin Solutions, Shellac, and Varnishes.
- BBB. ASTM D 4212 - Standard Test Method for Viscosity by Dip-Type Viscosity Cups.

CCC. ASTM D 4402 - Standard Test Method for Viscosity Determination of Asphalt at Elevated

#### 1.4 SYSTEM DESCRIPTION

A. Single Ply Roof Restoration Renovation: work includes:

1. Surface preparation: Remove membrane chalking, dust, dirt, and debris.
2. Fascia Edges: Inspect and make repairs to membrane
3. Parapets and Vertical Surfaces: Inspect and make repairs to any splits or membrane deterioration.
4. Metal Flashings: Repair/Replace metal flashings, pitch pockets, etc.
5. Roof Repairs: Repair blisters, stressed or cracked membrane. Cut back, patch with new membrane
6. Install Base Coat over seams, flashings and around penetrations / let cure / install second base coat over entire roof surface and flashings. Let cure, and top coat flashings and entire roof surface.

B. Smooth or Mineral Modified Surface Roof Restoration: Renovation work includes:

1. Surface preparation: Remove dirt, and debris.
2. Fascia Edges: Cut back edges. Prime, coat with mastic, cover with fabric.
3. Parapets and Vertical Surfaces: Repair or replace flashing membrane as needed.
4. Metal Flashings: Repair/Replace metal flashings, pitch pockets, etc.
5. Roof Repairs: Repair blisters, stressed, deteriorated or cracked membrane.
6. Primer: Prime over new asphaltic materials only.
7. Install base coating and fabric reinforcement on flashings and entire roof surface. Let cure, and top coat flashings and entire roof surface.

#### 1.5 SUBMITTALS

A. Submit under provisions of Section 01300.

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

1. Preparation instructions and recommendations.
2. Storage and handling requirements and recommendations.
3. Installation methods.

C. Shop Drawings: Submit shop drawings including installation details of roofing, flashing, fastening, insulation and vapor barrier, including notation of roof slopes and fastening patterns of insulation and base modified bitumen membrane, prior to job start.

D. Verification Samples: For each product specified, two samples, minimum size 6 inches (150 mm) square, representing actual product, and color.

E. Manufacturer's Certificates: Certify products meet or exceed specified requirements.

F. Closeout Submittals: Provide manufacturer's maintenance instructions that include recommendations for periodic inspection and maintenance of all completed roofing work.

Provide product warranty executed by the manufacturer. Assist Owner in preparation and submittal of roof installation acceptance certification as may be necessary in connection with fire and extended coverage insurance on roofing and associated work.

1.6 QUALITY ASSURANCE

- A. Perform Work in accordance with NRCA Roofing and Waterproofing Manual.
- B. Manufacturer Qualifications: Manufacturer: Company specializing in manufacturing products specified in this section with documented ISO 9001 certification and minimum twelve years and experience.
- C. Installer Qualifications: Company specializing in performing Work of this section with minimum five years documented experience and a certified Pre-Approved Contractor by Roofing Manufacturer .
- D. Installer's Field Supervision: Maintain a full-time Supervisor/Foreman on job site during all phases of roofing work while roofing work is in progress.
- E. Product Certification: Provide manufacturer's certification that materials are manufactured in the United States and conform to requirements specified herein, are chemically and physically compatible with each other, and are suitable for inclusion within the total roof system specified herein.
- F. Source Limitations: Obtain all components of roof system from a single manufacturer. Secondary products that are required shall be recommended and approved in writing by the roofing system Manufacturer. Upon request of the Architect or Owner, submit Manufacturer's written approval of secondary components in list form, signed by an authorized agent of the Manufacturer.
- G. PRE-INSTALLATION CONFERENCE
- H. Convene a pre-roofing conference approximately two weeks before scheduled commencement of roofing system installation and associated work.
- I. Require attendance of installers of deck or substrate construction to receive roofing, installers of rooftop units and other work in and around roofing which must precede or follow roofing work including mechanical work, Architect, Owner, roofing system manufacturer's representative.
- J. Objectives include:
  - 1. Review foreseeable methods and procedures related to roofing work, including set up and mobilization areas for stored material and work area.
  - 2. Tour representative areas of roofing substrates, inspect and discuss condition of substrate, roof drains, curbs, penetrations and other preparatory work.
  - 3. Review structural loading limitations of deck and inspect deck for loss of flatness and for required attachment.
  - 4. Review roofing system requirements, Drawings, Specifications and other Contract Documents.

## KPC — ROOF SYSTEMS AND SERVICES

5. Review and finalize schedule related to roofing work and verify availability of materials, installer's personnel, equipment and facilities needed to make progress and avoid delays.
  6. Review required inspection, testing, certifying procedures.
  7. Review weather and forecasted weather conditions and procedures for coping with unfavorable conditions, including possibility of temporary roofing.
- K. Record conference including decisions and agreements reached. Furnish a copy of records to each party attending.

### 1.7 DELIVERY, STORAGE, AND HANDLING

- A. Deliver and store products in manufacturer's unopened packaging with labels intact until ready for installation.
- B. Store all roofing materials in a dry place, on pallets or raised platforms, out of direct exposure to the elements until time of application. Store materials at least 4 inches above ground level and covered with "breathable" tarpaulins.
- C. Stored in accordance with the instructions of the manufacturer prior to their application or installation. Store roll goods on end on a clean flat surface. No wet or damaged materials will be used in the application.
- D. Avoid stockpiling of materials on roofs without first obtaining acceptance from the Architect/Engineer.
- E. Storage temperatures should be between 60°F to 80°F (15.6° to 26.7°C) and not exceed 110°F (43.3°C). Indoor ventilated storage is recommended. Ensure jobsite storage is in a shaded and ventilated area. Do not store in direct sunlight. Keep materials away from open flame or welding sparks.

### 1.8 PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.
- B. Weather Condition Limitations: Do not apply products during inclement weather or when precipitation is expected.
- C. Proceed with roofing work only when existing and forecasted weather conditions will permit unit of work to be installed in accordance with manufacturer's recommendations and warranty requirements.
- D. Do not expose materials vulnerable to water or sun damage in quantities greater than can be weatherproofed during same day.
- E. When applying materials with spray equipment, take precautions to prevent over spray and/or solvents from damaging or defacing surrounding walls, building surfaces, vehicles or other property. Care should be taken to do the following:

## KPC — ROOF SYSTEMS AND SERVICES

1. Close air intakes into the building.
  2. Have a dry chemical fire extinguisher available at the jobsite.
  3. Post and enforce "No Smoking" signs.
- F. Avoid inhaling spray mist; take precautions to ensure adequate ventilation.
- G. Protect completed roof sections from foot traffic for a period of at least 48 hours at 75 degrees F (24 degrees C) and 50 percent relative humidity or until fully cured.
- H. Take precautions to ensure that materials do not freeze.
- I. Minimum temperature for application is 50°F (10°C) and rising.

### 1.9 WARRANTY

- A. Upon completion of the work, provide the Manufacturer's written and signed limited labor and materials Warranty, warranting that, if a leak develops in the roof during the term of this warranty, due either to defective material or defective workmanship by the installing contractor, the manufacturer shall provide the Owner, at the Manufacturer's expense, with the labor and material necessary to return the defective area to a watertight condition.
1. Single Ply Restoration Warranty Period:
    - a. 10 years: 5 years from date of acceptance plus 5 additional years after required inspection by Roofing Manufacturer.
  2. Smooth or Mineral Modified Roof Restoration Warranty Period:
    - a. 15 years: 5 years from date of acceptance plus 5 additional years and another 5 additional years after required inspections by Manufacturer.
- B. Installer is to guarantee all work against defects in materials and workmanship for a period indicated following final acceptance of the Work.
1. Warranty Period:
    - a. 2 years from date of acceptance.

## PART 2 - PRODUCTS

### 2.1 MANUFACTURERS

- A. Basis of Design: The Garland Company
- B. Tremco Inc.
- C. Ecology Roofing Systems.

2.2 ROOF RESTORATION SYSTEM FOR SINGLE PLY ROOFS

A. White-Knight Plus/White-Stallion Plus System:

1. Primer: None.
2. Base Coating: White-Knight Plus/White-Stallion Plus Base or White-Knight Plus/White-Stallion Plus or White-Knight Plus Base WC or White-Knight Plus WC
3. Coating: White-Knight Plus/White-Stallion Plus Base or White-Knight Plus/White-Stallion Plus or White-Knight Plus WC
4. Flashing: Repair or replace as needed. White-Knight Plus/White-Stallion Plus Base or White-Knight Plus/White-Stallion Plus, White-Knight Plus Base WC or White-Knight Plus WC
5. Reinforcement: Grip Polyester Soft or Ulti-Mat fiberglass
6. Surfacing: None.

2.3 ROOF RESTORATION SYSTEM FOR SMOOTH OR MINERAL MODIFIED SURFACE ROOFS

A. White-Knight Plus/White-Stallion Plus System:

1. Primer: Garla-Block on new asphaltic materials only
2. Base Coating: White-Knight Plus/White-Stallion Plus Base & White-Knight Plus/White-Stallion Plus
3. Coating: White-Knight Plus/White-Stallion Plus Base & White-Knight Plus/White-Stallion Plus
4. Flashing: Repair or replace as needed. White-Knight Plus/White-Stallion Plus Base & White-Knight Plus/White-Stallion Plus
5. Reinforcement: Grip Polyester Soft or Ulti-Mat fiberglass
6. Surfacing: None.

2.4 EDGE TREATMENT AND ROOF PENETRATION FLASHINGS

- A. Flashing Boot - Rubbertite Flashing Boot: Neoprene pipe boot for sealing single or multiple pipe penetrations adhered in approved adhesives as recommended and furnished by the membrane manufacturer.
- B. Vents and Breathers: Heavy gauge aluminum and fully insulated vent that allows moisture and air to escape but not enter the roof system as recommended and furnished by the membrane manufacturer.
- C. Pitch pans, Rain Collar 24 gauge stainless or 20oz (567gram) copper. All joints should be welded/soldered watertight. See details for design.
- D. Drain Flashings should be 4lb (1.8kg) sheet lead formed and rolled.
- E. Plumbing stacks should be 4lb (1.8kg) sheet lead formed and rolled.
- F. Liquid Flashing – Coating: White-Knight Plus/White-Stallion Plus or White-Knight Plus/White-Stallion Plus Base; White-Knight Plus Base WC or White-Knight Plus WC

- G. Fabricated Flashings: Fabricated flashings and trim are specified in Section 07620.
  - 1. Fabricated flashings and trim shall conform to the detail requirements of SMACNA "Architectural Sheet Metal Manual" and/or the CDA Copper Development Association "Copper in Architecture - Handbook" as applicable.
- H. Manufactured Roof Specialties: Manufactured copings, fascia, gravel stops, control joints, expansion joints, joint covers and related flashings and trim are specified in Section 07710.
  - 1. Manufactured roof specialties shall conform to the detail requirements of SMACNA "Architectural Sheet Metal Manual" and/or the NRCA "Roofing and Waterproofing Manual" as applicable.

### PART 3 - EXECUTION

#### 3.1 EXAMINATION

- A. Do not begin installation until substrates have been properly prepared.
- B. Verify that work penetrating the roof deck, or which may otherwise affect the roofing, has been properly completed.
- C. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

#### 3.2 ROOF PREPARATION AND REPAIR

- A. General: All necessary field and flashing repairs must be done according to good construction practices, including the removal of all wet insulation and defective materials as identified through a moisture detection survey such as an infrared scan and replacement with like-materials.
  - 1. Remove existing roof flashings from curbs and parapet walls down to the surface of the roof. Remove existing flashings at roof drains and roof penetrations.
  - 2. Remove all wet, deteriorated, blistered or delaminated roofing membrane or insulation and fill in any low spots occurring as a result of removal work to create a smooth, even surface for application of new roof membranes.
  - 3. Install new wood nailers as necessary to accommodate insulation/recovery board or new nailing patterns.
  - 4. When mechanically attached, the fastening pattern for the insulation/recovery board shall be as recommended by the specific product manufacturer.
  - 5. Existing roof surfaces shall be primed as necessary and allowed to dry prior to installing the roofing system.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.



- C. Confirm local water run-off ordinances and restrictions prior to cleaning roof. Clean the entire roof surface by removing all dirt, algae, paint, oil, talc, rust or foreign substance. Use a 10 percent solution of TSP (tri-sodium phosphate), Simple Green and warm water. Scrub heavily soiled areas with a brush. Power wash roof thoroughly with an industrial surface cleaner equipped with one piece balanced spray rotating jets for streak free close contact cleaning. Rinse with fresh water to completely remove all TSP solution. Allow roof to dry thoroughly before continuing.
- D. Repair all defects such as deteriorated roof decks; replace saturated insulation board, replace loose or brittle membrane or membrane flashings. Verify that exiting conditions meet the following requirements:
  - 1. Existing membrane is either fully adhered or that the membranes mechanical fasteners are secured and functional.
  - 2. Application of roofing materials over a brittle roof membrane is not recommended.
- E. Remove all loose dirt and foreign debris from the roof surface. Do not damage roof membrane in cleaning process.
- F. Clean the entire roof surface by removing all dirt, algae, paint, oil, talc, rust or foreign substance. Use a 10 percent solution of TSP (tri-sodium phosphate), Simple Green and warm water. Scrub heavily soiled areas with a brush. Rinse with fresh water to remove all TSP solution. Allow roof to dry thoroughly before continuing.
- G. Repair existing roof membrane as necessary to provide a sound substrate for the fluid-applied membrane. All surface defects (cracks, blisters, tears) must be repaired with similar materials.
- H. All single-ply seams must be checked and any loose seams must be resealed, or if necessary, replaced with new single-ply material (ensure coating adhesion to any new single-ply material is sufficient) .
- I. Significantly wrinkled single ply membrane areas must be cut out and replaced to ensure a smooth substrate.
- J. Repair any single ply membrane that has shrunk and is tenting at walls.
- K. Remove any walkway pads and make necessary repair with new single ply membrane.
- L. Clean and seal all parapet walls, gutters and coping caps, and repair any damaged metal where necessary. Seal watertight all fasteners, pipes, drains, vents, joints and penetrations where water could enter the building envelope.
- M. Pre-Treatment of Known Growth - General Surfaces: Once areas of moss, mold, algae and other fungal growths or vegetation have been removed and surfaces have also been thoroughly cleaned, apply a biocide wash at a maximum spread rate of 0.2 gallons/square (0.08 liters/m), to guard against subsequent infection. Allow to dry onto absorbent surfaces before continuing with the application. On non-absorbent surfaces, allow to react before thoroughly rinsing to remove all traces of the solution.

### 3.3 INSTALLATION

A. General Installation Requirements:

1. Install in accordance with manufacturer's instructions. Apply to minimum coating thickness required by the manufacturer.
2. Adequate coating thickness is essential to performance. If the applicator is unfamiliar in gauging application rates, we suggest that a controllable area be measured and the specified material be applied. In all cases, all minimum specified material must be applied and proper minimum dry film thicknesses must be achieved. Care must be taken to ensure that all areas completed including all flashings, roof penetrations, etc. are coated sufficiently to ensure a watertight seal.
3. Cooperate with manufacturer, inspection and test agencies engaged or required to perform services in connection with installing the roof system.
4. Insurance/Code Compliance: Where required by code, install and test the roofing system to comply with governing regulation and specified insurance requirements.
5. Protect work from spillage of roofing materials and prevent materials from entering or clogging drains and conductors. Replace or restore work damaged by installation of the roofing system.
6. All primers must be top coated within 24 hours of application. Re-prime if more time passes after priming.
7. All subsequent layers of coating must be installed within 48 hours of underlying coating. If over 48 hours, solvent wipe coating surface with acetone, let dry and apply coating immediately.
8. Coordinate counter flashing, cap flashings, expansion joints and similar work with work specified in other Sections under Related Work.
9. Coordinate roof accessories and miscellaneous sheet metal accessory items, including piping vents and other devices with work specified in other Sections under Related Work.

B. Single Ply Roof Restoration Renovation: work includes:

1. Surface preparation: Remove membrane chalking, dust, dirt, and debris.
2. Fascia Edges: Inspect and make repairs to membrane.
3. Parapets and Vertical Surfaces: Inspect and make repairs to any splits or membrane deterioration.
4. Metal Flashings: Repair/Replace metal flashings, pitch pockets, etc.
5. Roof Repairs: Repair blisters, stressed or cracked membrane, wrinkles and tenting.
6. Application of White-Knight Plus Base on field seams, flashings and around penetrations.
  - a. Verify that the surface to be coated is properly prepared.
  - b. Restore the surface to a suitable condition if roof surface becomes contaminated with dirt, dust or other materials that will interfere with adhesion of the coatings.
  - c. Apply base coating at minimum 8 inch wide stripe over all seams, flashings and around penetrations at 2.0 gallons per 100 SF.
  - d. Allow to dry for a minimum of 24 hours before applying finish coats.
  - e. On vertical surfaces to achieve proper application rate cut application into two coats to avoid sagging and runs of coating.
7. Application of White-Knight Plus Base and Reinforcement (only required in areas that hold water, around drains, on loose/damaged seams or over existing roof membrane repairs):

- a. Apply reinforcement to field seams and penetrations as required.
- b. After positioning reinforcement to roll out, apply base coating in about 8 inches wide to surface where reinforcement ply is to be applied at 3.0 gallons per 100 SF.
- c. Do not apply the base coating too far ahead of fabric so coating does not dry before fabric can be embedded.
- d. Immediately roll a 6 inch width of reinforcement into wet coating and completely saturate surface ensuring full encapsulation of fabric without pinholes, voids, openings or vertical fibers.
- e. Use care to lay the fabric tight to the roof surface without air pockets, wrinkles, fishmouths, etc.
- f. After embedding reinforcement apply additional coating to completely saturate the fabric by immediately rolling over reinforcement surface with a roller.
- g. Apply saturation coat as soon as possible after embedding reinforcement into the coating.
- h. Keep the application saturated with coating to prevent plucking or snagging of reinforcement.
- i. Allow to dry for a minimum of 24 hours before applying finish coats.

8. Application of Base Coat

- a. Apply a base coating of White-Knight Plus Base or White-Knight Plus in a uniform manner at minimum application rate of 1.5 gal. /100 sq. ft. over the entire roof surface, including all flashings. Use a ¼” notched squeegee to spread coating and roller apply for uniform minimum coverage. Allow to cure thoroughly, but no more than 72 hours.

9. Application of Top Coat

- a. Apply a top coating of White-Knight Plus/White-Stallion Plus Base or White-Knight Plus/White-Stallion Plus or White-Knight Plus Base WC in a perpendicular direction over the base coat at 1.0 gal./100 sq. ft.

C. Smooth Surface or Mineral Modified Roof Restoration: Renovation work includes:

1. Surface preparation: Remove dirt, and debris.
2. Fascia Edges: Cut back edges. Prime, coat with mastic, cover with membrane.
3. Parapets and Vertical Surfaces: Cut back and replace damaged flashing membrane as required.
4. Metal Flashings: Repair/Replace metal flashings, pitch pockets, etc.
5. Roof Repairs: Repair blisters, holes, cuts, cracks, splits or other surface defects. Loose or damaged modified bitumen laps must be resealed/repaired
6. Primer: Prime new asphaltic materials only at a rate of 0.5 gallons per 100 SF.
7. Application of White-Knight Plus/White-Stallion Plus Base or White-Knight Plus/White-Stallion Plus and Reinforcement:
  - a. Apply a bead of Green Lock XL Sealant into all MB side and end laps to reduce the height of the overlap helping to eliminate voids and tenting under fabric reinforcement
  - b. On field surfaces run fabric reinforcement parallel to the low edge using a shingling method up the slope with minimum 3 inch fabric laps.

- c. After positioning reinforcement to roll out, apply White-Knight Plus Base about 40 inches wide to surface where reinforcement ply is to be applied at a rate of 3.0 gallons per 100 SF over smooth modified bitumen or 4.0 gallons per 100 SF over granule modified bitumen.
- d. Use a notched squeegee to spread coating and roller apply with ¾" nap roller to obtain uniform coverage.
- e. Do not apply coating too far ahead of fabric so coating does not dry before fabric can be embedded.
- f. Immediately roll reinforcement into wet coating.
- g. Ensure roller is fully saturated with coating and backroll over the reinforcement surface to fully saturate.
- h. Use care to lay the fabric tight to the roof surface without air pockets, wrinkles, fishmouths, etc.
- i. Lap adjacent rolls of reinforcement 3 inches and end laps 6 inches.
- j. Allow to dry, but no more than 72 hours before applying top coat.

8. Application of Top Coat

- a. Apply top coat of White-Knight Plus/White-Stallion Plus Base or White-Knight Plus/White-Stallion Plus at 2.0 gallon per 100 SF to clean and dry reinforced base coat application.

9. Liquid Flashings:

- a. All flashings are coated in the same manner as the field prior to field application.
- b. Vertical liquid flashings shall run a minimum of 4" onto the horizontal surface

3.4 INSTALLATION EDGE TREATMENT AND ROOF PENETRATION FLASHING

A. Fabricated Flashings: Fabricated flashings and trim are provided as specified in Section 07620.

- 1. Fabricated flashings and trim shall conform to the detail requirements of SMACNA "Architectural Sheet Metal Manual" and/or the Copper Development Association "Copper in Architecture - Handbook" as applicable.

B. Manufactured Roof Specialties: Manufactured copings, fascia, gravel stops, control joints, expansion joints, joint covers and related flashings and trim are provided as specified in Section 07710.

- 1. Manufactured roof specialties shall conform to the detail requirements of SMACNA "Architectural Sheet Metal Manual" and/or the National Roofing Contractor's Association "Roofing and Waterproofing Manual" as applicable.

3.5 CLEANING

A. Clean-up and remove daily from the site all wrappings, empty containers, paper, loose particles and other debris resulting from these operations.

B. Remove asphalt markings from finished surfaces.

## KPC — ROOF SYSTEMS AND SERVICES

- C. Repair or replace defaced or disfigured finishes caused by Work of this section.

### 3.6 PROTECTION

- A. Provide traffic ways, erect barriers, fences, guards, rails, enclosures, chutes and the like to protect personnel, roofs and structures, vehicles and utilities.
- B. Protect exposed surfaces of finished walls with tarps to prevent damage.
- C. Plywood for traffic ways required for material movement over existing roofs shall be not less than 5/8 inch (16 mm) thick.
- D. In addition to the plywood listed above, an underlayment of minimum 1/2 inch (13 mm) recover board is required on new roofing.
- E. Special permission shall be obtained from the Manufacturer before any traffic shall be permitted over new roofing.

### 3.7 FIELD QUALITY CONTROL

- A. Require attendance of roofing materials manufacturers' representatives at site during installation of the roofing system.
- B. Inspection: Provide manufacturer's field observations at start-up and at intervals of approximately 2-3 days per week until 90 percent completion. Provide a final inspection upon completion of the Work.
  - 1. Warranty shall be issued upon manufacturer's acceptance of the installation.
  - 2. Field observations shall be performed by a Sales Representative employed full-time by the manufacturer and whose primary job description is to assist, inspect and approve membrane installations for the manufacturer.
  - 3. Provide observation reports from the Sales Representative indicating procedures followed, weather conditions and any discrepancies found during inspection.
  - 4. Provide a final report from the Sales Representative, certifying that the roofing system has been satisfactorily installed according to the project specifications, approved details and good general roofing practice.
- C. Perform field inspection and [and testing] as required under provisions of Section 01410.
- D. Correct defects or irregularities discovered during field inspection.

### 3.8 FINAL INSPECTION

- A. At completion of roofing installation and associated work, meet with Contractor, Architect, installer, installer of associated work, roofing system manufacturer's representative and others directly concerned with performance of roofing system.

## KPC — ROOF SYSTEMS AND SERVICES

- B. Walk roof surface areas, inspect perimeter building edges as well as flashing of roof penetrations, walls, curbs and other equipment. Identify all items requiring correction or completion and furnish copy of list to each party in attendance.
- C. If core cuts verify the presence of damp or wet materials, the installer shall be required to replace the damaged areas at his own expense.
- D. Repair or replace deteriorated or defective work found at time above inspection as required to produce an installation that is free of damage and deterioration at time of Substantial Completion and according to warranty requirements.
- E. Advise architect upon completion of corrections.
- F. Following the final inspection, provide written notice of acceptance of the installation from the roofing system manufacturer.

### 3.9 PROTECTION

- A. Protect installed products until completion of project.
- B. Touch-up, repair or replace damaged products before Substantial Completion.

### 3.10 SCHEDULES

- A. Base Coatings:
  - 1. White-Knight Plus Base: White-Knight Plus/ White-Stallion Plus Base: Highly reflective multi-purpose, single-component, moisture-triggered aliphatic urethane, liquid waterproofing membrane.
    - a. Tensile Strength: ASTM D 412, 2100 psi
    - b. Tear Resistance: ASTM D 624, 160 lbs./in
    - c. Elongation: ASTM D 412, 320%
    - d. Density @ 77° F (25° C, ASTM D 2939) 10.4 lb./gal (1.2 g/m<sup>3</sup>)
    - e. Flash Point: ASTM D 93, 110°F min. (43°C)
    - f. Non-Volatile: ASTM D 75, Typical 83%
    - g. Viscosity @ 77° F (25° C); Brookfield RVT, #4 Spindle 10 rpm 9200 cP
    - h. Wet Film Thickness @ 2 gal./100 sq. ft. (0.82 l/m<sup>2</sup>)
    - i. VOC: 225 g/l
    - j. Reflectance: 0.87
    - k. Emittance: 0.89
    - l. SRI: 110
- B. Reinforcement/Base Coat
  - 1. Grip Polyester Soft: Strong, elastic polyester reinforcing fabric.
- C. Coating:

1. White-Knight Plus: Highly reflective multi- purpose, single-component, moisture-triggered aliphatic urethane, liquid waterproofing membrane.
  - a. Tensile Strength: ASTM D 412, 2100 psi
  - b. Tear Resistance: ASTM D 624, 160 lbs./in
  - c. Elongation: ASTM D 412, 320%
  - d. Density @ 77° F (25° C, ASTM D 2939) 10.4 lb./gal (1.2 g/m3)
  - e. Flash Point: ASTM D 93, 110°F min. (43°C)
  - f. Non-Volatile: ASTM D 75, Typical 83%
  - g. Viscosity @ 77° F (25° C); Brookfield RVT, #4 Spindle 10 rpm9200 cP
  - h. Wet Film Thickness@ 2 gal./100 sq. ft. (0.82 l/m2)
  - i. VOC: 225 g/l
  - j. Reflectance: 0.87
  - k. Emittance: 0.89
  - l. SRI: 110

D. Flashings

1. White-Knight Plus Base: White-Knight Plus/ White-Stallion Plus Base: Highly reflective multi-purpose, single-component, moisture-triggered aliphatic urethane, liquid waterproofing membrane.
  - a. Tensile Strength: ASTM D 412, 2100 psi
  - b. Tear Resistance: ASTM D 624, 160 lbs./in
  - c. Elongation: ASTM D 412, 320%
  - d. Density @ 77° F (25° C, ASTM D 2939) 10.4 lb./gal (1.2 g/m3)
  - e. Flash Point: ASTM D 93, 110°F min. (43°C)
  - f. Non-Volatile: ASTM D 75, Typical 83%
  - g. Viscosity @ 77° F (25° C); Brookfield RVT, #4 Spindle 10 rpm9200 cP
  - h. Wet Film Thickness@ 2 gal./100 sq. ft. (0.82 l/m2)
  - i. VOC: 225 g/l
  - j. Reflectance: 0.87
  - k. Emittance: 0.89
  - l. SRI: 110
2. White-Knight Plus: Highly reflective multi- purpose, single-component, moisture-triggered aliphatic urethane, liquid waterproofing membrane.
  - a. Tensile Strength: ASTM D 412, 2100 psi
  - b. Tear Resistance: ASTM D 624, 160 lbs./in
  - c. Elongation: ASTM D 412, 320%
  - d. Density @ 77° F (25° C, ASTM D 2939) 10.4 lb./gal (1.2 g/m3)
  - e. Flash Point: ASTM D 93, 110°F min. (43°C)
  - f. Non-Volatile: ASTM D 75, Typical 83%
  - g. Viscosity @ 77° F (25° C); Brookfield RVT, #4 Spindle 10 rpm9200 cP
  - h. Wet Film Thickness@ 2 gal./100 sq. ft. (0.82 l/m2)
  - i. VOC: 225 g/l
  - j. Reflectance: 0.87
  - k. Emittance: 0.89
  - l. SRI: 110

KPC — ROOF SYSTEMS AND SERVICES

END OF SECTION 075630.5



SECTION 075630.6 – FLUID APPLIED ROOFING RESTORATION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Smooth Surface or Mineral Modified Roof Restoration

1.3 REFERENCES

- A. ASTM C 92 - Standard Test Methods for Sieve Analysis and Water Content of Refractory Materials.
- B. ASTM C 920 - Standard Specification for Elastomeric Joint Sealants.
- C. ASTM C 1250 - Standard Test Method for Nonvolatile Content of Cold Liquid-Applied Elastomeric Waterproofing Membranes.
- D. ASTM D 5 - Standard Test Method for Penetration of Bituminous Materials.
- E. ASTM D 36 - Standard Test Method for Softening Point of Bitumen.
- F. ASTM D 71 - Standard Test Method for Relative Density of Solid Pitch and Asphalt.
- G. ASTM D 75 - Standard Practice for Sampling Aggregates.
- H. ASTM D 92 - Standard Test Method for Flash and Fire Points by Cleveland Open Cup Tester.
- I. ASTM D 93 - Standard Test Methods for Flash Point by Pensky-Martens Closed Cup Tester.
- J. ASTM D 113 - Standard Test Method for Ductility of Bituminous Materials.
- K. ASTM D 412 - Standard Test Methods for Vulcanized Rubber and Thermoplastic Elastomers-Tension.
- L. ASTM D 522 – Standard Test Method for Mandrel Bend Test of Attached Organic Coatings
- M. ASTM D 562 - Standard Test Method for Consistency of Paints Measuring Krebs Unit (KU) Viscosity Using a Stormer-Type Viscometer.
- N. ASTM D 570 – Standard Test Method for Water Absorption of Plastics

## KPC — ROOF SYSTEMS AND SERVICES

- O. ASTM D 624 - Standard Test Method for Tear Strength of Conventional Vulcanized Rubber and Thermoplastic Elastomers
- P. ASTM D 816 - Standard Test Methods for Rubber Cements.
- Q. ASTM D 1370 - Standard Test Method for Contact Compatibility Between Asphaltic Materials (Oliensis Test).
- R. ASTM D 1475 - Standard Test Method For Density of Liquid Coatings, Inks, and Related Products.
- S. ASTM D 1863 - Standard Specification for Mineral Aggregate Used on Built-Up Roofs.
- T. ASTM D 1876 - Standard Test Method for Peel Resistance of Adhesives (T-Peel Test).
- U. ASTM D 2042 - Standard Test Method for Solubility of Asphalt Materials in Trichloroethylene.
- V. ASTM D 2196 - Standard Test Methods for Rheological Properties of Non-Newtonian Materials by Rotational (Brookfield type) Viscometer.
- W. ASTM D 2240 - Standard Test Method for Rubber Property-Durometer Hardness.
- X. ASTM D 2369 - Standard Test Method for Volatile Content of Coatings.
- Y. ASTM D 3111 - Standard Test Method for Flexibility Determination of Hot-Melt Adhesives by Mandrel Bend Test Method.
- Z. ASTM D 3960 - Standard Practice for Determining Volatile Organic Compound (VOC) Content of Paints and Related Coatings.
- AA. ASTM D 4073 – Standard Test Method for Tensile-Tear Strength of Bituminous Roofing Membranes
- BB. ASTM D 4209 - Standard Practice for Determining Volatile and Nonvolatile Content of Cellulosics, Emulsions, Resin Solutions, Shellac, and Varnishes.
- CC. ASTM D 4212 - Standard Test Method for Viscosity by Dip-Type Viscosity Cups.
- DD. ASTM D 4402 - Standard Test Method for Viscosity Determination of Asphalt at Elevated Temperatures Using a Rotational Viscometer.
- EE. ASTM D 4479 - Standard Specification for Asphalt Roof Coatings - Asbestos-Free.
- FF. ASTM D 5420 - Standard Test Method for Impact Resistance of Flat, Rigid Plastic Specimen by Means of a Striker Impacted by a Falling Weight (Gardner Impact).
- GG. ASTM D 5602 – Standard Test Method for Static Puncture Resistance of Roofing Membrane Specimens
- HH. ASTM D 5635 – Standard Test Method for Dynamic Puncture Resistance of Roofing Membrane Specimens

- II. ASTM D 7379 – Standard Test Methods for Strength of Modified Bitumen Sheet Material Laps Using Cold Process Adhesive
- JJ. ASTM E 1980 - Standard Practice for Calculating Solar Reflectance Index of Horizontal and Low-Sloped Opaque Surfaces
- KK. ASTM G 21 - Standard Practice for Determining Resistance of Synthetic Polymeric Materials to Fungi.
- LL. SRI - Solar Reflectance Index calculated according to ASTM E 1980.
- MM. South Coast AQMD Standards.
- NN. SMACNA Architectural Sheet Metal Manual.
- OO. ANSI/SPRI ES-1 - Testing and Certification Listing of Shop Fabricated Edge Metal
- PP. National Roofing Contractors Association (NRCA) - Roofing and Waterproofing Manual.

#### 1.4 SYSTEM DESCRIPTION

- A. Smooth or Mineral Modified Surface Roof Restoration: Renovation work includes:
  - 1. Surface preparation: Remove dirt, and debris.
  - 2. Fascia Edges: Cut back edges. Prime, coat with mastic, cover with fabric.
  - 3. Parapets and Vertical Surfaces: Cut back and replace fabric base flashings. Prime, coat with mastic, cover with fabric.
  - 4. Metal Flashings: Repair/Replace metal flashings, pitch pockets, etc.
  - 5. Roof Repairs: Repair blisters, stressed or cracked membrane. Cut back, patch with primer/mastic/membrane.
  - 6. Primer: Prime over new asphaltic materials only.
  - 7. Install Base Coat and fabric reinforcement on flashings and entire roof surface. Let cure, and top coat flashings and entire roof surface.

#### 1.5 SUBMITTALS

- A. Submit under provisions of Section 01300.
- B. Product Data: Manufacturer's data sheets on each product to be used, including:
  - 1. Preparation instructions and recommendations.
  - 2. Storage and handling requirements and recommendations.
  - 3. Installation methods.
- C. Shop Drawings: Submit shop drawings including installation details of roofing, flashing, fastening, insulation and vapor barrier, including notation of roof slopes and fastening patterns of insulation and base modified bitumen membrane, prior to job start.

## KPC — ROOF SYSTEMS AND SERVICES

- D. Verification Samples: For each product specified, two samples, minimum size 6 inches (150 mm) square, representing actual product, and color.
- E. Manufacturer's Certificates: Certify products meet or exceed specified requirements.
- F. Closeout Submittals: Provide manufacturer's maintenance instructions that include recommendations for periodic inspection and maintenance of all completed roofing work. Provide product warranty executed by the manufacturer. Assist Owner in preparation and submittal of roof installation acceptance certification as may be necessary in connection with fire and extended coverage insurance on roofing and associated work.

### 1.6 QUALITY ASSURANCE

- A. Perform Work in accordance with NRCA Roofing and Waterproofing Manual.
- B. Manufacturer Qualifications: Manufacturer: Company specializing in manufacturing products specified in this section with documented ISO 9001 certification and minimum twelve years and experience.
- C. Installer Qualifications: Company specializing in performing Work of this section with minimum five years documented experience and a certified Pre-Approved Contractor by Roofing Manufacturer.
- D. Installer's Field Supervision: Maintain a full-time Supervisor/Foreman on job site during all phases of roofing work while roofing work is in progress.
- E. Product Certification: Provide manufacturer's certification that materials are manufactured in the United States and conform to requirements specified herein, are chemically and physically compatible with each other, and are suitable for inclusion within the total roof system specified herein.
- F. Source Limitations: Obtain all components of roof system from a single manufacturer. Secondary products that are required shall be recommended and approved in writing by the roofing system Manufacturer. Upon request of the Architect or Owner, submit Manufacturer's written approval of secondary components in list form, signed by an authorized agent of the Manufacturer.

### 1.7 PRE-INSTALLATION CONFERENCE

- A. Convene a pre-roofing conference approximately two weeks before scheduled commencement of roofing system installation and associated work.
- B. Require attendance of installers of deck or substrate construction to receive roofing, installers of rooftop units and other work in and around roofing which must precede or follow roofing work including mechanical work, Architect, Owner, roofing system manufacturer's representative.
- C. Objectives include:

## KPC — ROOF SYSTEMS AND SERVICES

1. Review foreseeable methods and procedures related to roofing work, including set up and mobilization areas for stored material and work area.
  2. Tour representative areas of roofing substrates, inspect and discuss condition of substrate, roof drains, curbs, penetrations and other preparatory work.
  3. Review structural loading limitations of deck and inspect deck for loss of flatness and for required attachment.
  4. Review roofing system requirements, Drawings, Specifications and other Contract Documents.
  5. Review and finalize schedule related to roofing work and verify availability of materials, installer's personnel, equipment and facilities needed to make progress and avoid delays.
  6. Review required inspection, testing, certifying procedures.
  7. Review weather and forecasted weather conditions and procedures for coping with unfavorable conditions, including possibility of temporary roofing.
- D. Record conference including decisions and agreements reached. Furnish a copy of records to each party attending.

### 1.8 DELIVERY, STORAGE, AND HANDLING

- A. Deliver and store products in manufacturer's unopened packaging with labels intact until ready for installation.
- B. Store all roofing materials in a dry place, on pallets or raised platforms, out of direct exposure to the elements until time of application. Store materials at least 4 inches above ground level and covered with "breathable" tarpaulins.
- C. Stored in accordance with the instructions of the manufacturer prior to their application or installation. Store roll goods on end on a clean flat surface. No wet or damaged materials will be used in the application.
- D. Store at room temperature wherever possible, until immediately prior to installing the roll. During winter, store materials in a heated location with a 50 degree F (10 degree C) minimum temperature, removed only as needed for immediate use. Keep materials away from open flame or welding sparks.
- E. Avoid stockpiling of materials on roofs without first obtaining acceptance from the Architect/Engineer.
- F. Adhesive storage shall be between the range of above 50 degree F (10 degree C) and below 80 degree F (27 degree C). Area of storage shall be constructed for flammable storage.

### 1.9 PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.
- B. Weather Condition Limitations: Do not apply roofing system during inclement weather or when precipitation is expected.

## KPC — ROOF SYSTEMS AND SERVICES

- C. Proceed with roofing work only when existing and forecasted weather conditions will permit unit of work to be installed in accordance with manufacturer's recommendations and warranty requirements.
- D. Do not expose materials vulnerable to water or sun damage in quantities greater than can be weatherproofed during same day.
- E. When applying materials with spray equipment, take precautions to prevent over spray and/or solvents from damaging or defacing surrounding walls, building surfaces, vehicles or other property. Care should be taken to do the following:
  - 1. Close air intakes into the building.
  - 2. Have a dry chemical fire extinguisher available at the jobsite.
  - 3. Post and enforce "No Smoking" signs.
- F. Avoid inhaling spray mist; take precautions to ensure adequate ventilation.
- G. Protect completed roof sections from foot traffic for a period of at least 48 hours at 75 degrees F (24 degrees C) and 50 percent relative humidity or until fully cured.
- H. Take precautions to ensure that materials do not freeze.
- I. Minimum temperature for application is 50 degrees F (10 degrees C) and rising

### 1.10 WARRANTY

- A. Upon completion of the work, provide the Manufacturer's written and signed limited labor and materials Warranty, warranting that, if a leak develops in the roof during the term of this warranty, due either to defective material or defective workmanship by the installing contractor, the manufacturer shall provide the Owner, at the Manufacturer's expense, with the labor and material necessary to return the defective area to a watertight condition.
  - 1. Warranty Period:
    - a. 20 years: 5 years from date of acceptance plus 15 additional years after 5 year inspections by Roofing Manufacturer.
      - 1) Upon completion of the work, provide the Manufacturer's written and signed limited labor and materials Warranty, warranting that, if a leak develops in the roof during the term of this warranty, due either to defective material or defective workmanship by the installing contractor, the manufacturer shall provide the Owner, at the Manufacturer's expense, with the labor and material necessary to return the defective area to a watertight condition.
- B. Installer is to guarantee all work against defects in materials and workmanship for a period indicated following final acceptance of the Work.
  - 1. Warranty Period:
    - a. 2 years from date of acceptance.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Basis of Design: The Garland Company
- B. Tremco Inc.
- C. Ecology Roofing Systems.

2.2 ROOF RESTORATION SYSTEM FOR SMOOTH OR MINERAL MODIFIED SURFACE ROOFS

- A. LiquiTec System:
  - 1. Primer: Garla-Block on new asphaltic materials only
  - 2. Coating: LiquiTec Base & LiquiTec
  - 3. Flashing: Repair or replace as needed.
  - 4. Reinforcement: Grip Polyester Soft
  - 5. Surfacing: None.

2.3 EDGE TREATMENT AND ROOF PENETRATION FLASHINGS

- A. Flashing Boot - Rubbertite Flashing Boot: Neoprene pipe boot for sealing single or multiple pipe penetrations adhered in approved adhesives as recommended and furnished by the membrane manufacturer.
- B. Vents and Breathers: Heavy gauge aluminum and fully insulated vent that allows moisture and air to escape but not enter the roof system as recommended and furnished by the membrane manufacturer.
- C. Pitch pans, Rain Collar 24 gauge stainless or 20oz (567gram) copper. All joints should be welded/soldered watertight. See details for design.
- D. Drain Flashings should be 4lb (1.8kg) sheet lead formed and rolled.
- E. Plumbing stacks should be 4lb (1.8kg) sheet lead formed and rolled.
- F. Liquid Flashing - Coating: LiquiTec: Multi-purpose, 100% solids, two-part, fast-cure, polyurea
- G. Fabricated Flashings: Fabricated flashings and trim are specified in Section 07620.
  - 1. Fabricated flashings and trim shall conform to the detail requirements of SMACNA "Architectural Sheet Metal Manual" and/or the CDA Copper Development Association "Copper in Architecture - Handbook" as applicable.
- H. Manufactured Roof Specialties: Manufactured copings, fascia, gravel stops, control joints, expansion joints, joint covers and related flashings and trim are specified in Section 07710.

## KPC — ROOF SYSTEMS AND SERVICES

1. Manufactured roof specialties shall conform to the detail requirements of SMACNA "Architectural Sheet Metal Manual" and/or the NRCA "Roofing and Waterproofing Manual" as applicable.

### PART 3 - EXECUTION

#### 3.1 EXAMINATION

- A. Do not begin installation until substrates have been properly prepared.
- B. Verify that work penetrating the roof deck, or which may otherwise affect the roofing, has been properly completed.
- C. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

#### 3.2 ROOF PREPARATION AND REPAIR

- A. General: All necessary field and flashing repairs must be done according to good construction practices, including the removal of all wet insulation and defective materials as identified through a moisture detection survey such as an infrared scan and replacement with like-materials.
  1. Remove existing roof flashings from curbs and parapet walls down to the surface of the roof. Remove existing flashings at roof drains and roof penetrations.
  2. Remove all wet, deteriorated, blistered or delaminated roofing membrane or insulation and fill in any low spots occurring as a result of removal work to create a smooth, even surface for application of new roof membranes.
  3. Install new wood nailers as necessary to accommodate insulation/recovery board or new nailing patterns.
  4. When mechanically attached, the fastening pattern for the insulation/recovery board shall be as recommended by the specific product manufacturer.
  5. Re-roofing over coal tar pitch requires a mechanically attached recovery board or insulation and a base sheet prior to the application of roofing system.
  6. Existing roof surfaces shall be primed as necessary and allowed to dry prior to installing the fluid-applied roofing system.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
- C. Repair all defects such as deteriorated roof decks; replace saturated insulation board, replace loose or brittle membrane or membrane flashings. Verify that exiting conditions meet the following requirements:
  1. Existing membrane is either fully adhered or that the membranes mechanical fasteners are secured and functional.
  2. Application of roofing materials over a brittle roof membrane is not recommended.



- D. Remove all loose dirt and foreign debris from the roof surface. Do not damage roof membrane in cleaning process.
- E. Clean and seal all parapet walls, gutters and coping caps, and repair any damaged metal where necessary. Seal watertight all fasteners, pipes, drains, vents, joints and penetrations where water could enter the building envelope.
- F. Clean the entire roof surface by removing all dirt, algae, paint, oil, talc, rust or foreign substance. Use a 10 percent solution of TSP (tri-sodium phosphate), Simple Green and warm water. Scrub heavily soiled areas with a brush. Rinse with fresh water to remove all TSP solution. Allow roof to dry thoroughly before continuing.
- G. Repair existing roof membrane as necessary to provide a sound substrate for the liquid membrane. All surface defects (cracks, blisters, tears) must be repaired with similar materials.
- H. Pre-Treatment of Known Growth - General Surfaces: Once areas of moss, mold, algae and other fungal growths or vegetation have been removed and surfaces have also been thoroughly cleaned, apply a biocide wash at a maximum spread rate of 0.2 gallons/square (0.08 liters/m), to guard against subsequent infection. Allow to dry onto absorbent surfaces before continuing with the application. On non-absorbent surfaces, allow to react before thoroughly rinsing to remove all traces of the solution.

### 3.3 INSTALLATION

- A. General Installation Requirements:
  - 1. Install in accordance with manufacturer's instructions. Apply to minimum coating thickness required by the manufacturer.
  - 2. Cooperate with manufacturer, inspection and test agencies engaged or required to perform services in connection with installing the roof system.
  - 3. Insurance/Code Compliance: Where required by code, install and test the roofing system to comply with governing regulation and specified insurance requirements.
  - 4. Protect work from spillage of roofing materials and prevent materials from entering or clogging drains and conductors. Replace or restore work damaged by installation of the roofing system.
  - 5. All primers must be top coated within 24 hours of application. Re-prime if more time passes after priming.
  - 6. Keep roofing materials dry during application.
  - 7. Coordinate counter flashing, cap flashings, expansion joints and similar work with work specified in other Sections under Related Work.
  - 8. Coordinate roof accessories and miscellaneous sheet metal accessory items, including piping vents and other devices with work specified in other Sections under Related Work.
- B. Smooth Surface or Mineral Modified Roof Restoration: Renovation work includes:
  - 1. Surface preparation: Remove dirt, and debris.
  - 2. Fascia Edges: Cut back edges. Prime, coat with mastic, cover with membrane.
  - 3. Parapets and Vertical Surfaces: Cut back and replace fabric base flashings. Prime, coat with mastic, cover with fabric.
  - 4. Metal Flashings: Repair/Replace metal flashings, pitch pockets, etc.

5. Roof Repairs: Repair blisters, holes, cuts, cracks, splits or other surface defects. Loose or damaged modified bitumen laps must be resealed/repaired
6. Primer: Prime new asphaltic materials only at a rate of 0.5 gallons per 100 SF.
7. Coating Mixing Procedure:
  - a. Mix Part A liquid for one minute using an electric heavy duty power drill and Jiffy mixer blade.
  - b. Slowly pour contents of Part B jug, located inside the Part A pail, into the Part A container and mix the two components together for two minutes moving the Jiffy blade from top to bottom and along the sides to ensure the product is thoroughly mixed.
  - c. Always mix entire kit contents together as packaged. Do not break down into smaller quantities.
8. Application of LiquiTec Base and Reinforcement:
  - a. Apply a bead of Green Lock XL Sealant into all MB side and end laps to reduce the height of the overlap helping to eliminate voids and tenting under fabric reinforcement
  - b. On field surfaces run fabric reinforcement parallel to the low edge using a shingling method up the slope with minimum 3 inch fabric laps.
  - c. After positioning reinforcement to roll out, apply coating about 40 inches wide to surface where reinforcement ply is to be applied at a rate of 3.0 gallons per 100 SF over smooth modified bitumen or 4.0 gallons per 100 SF over granule modified bitumen.
  - d. Use a notched squeegee to spread coating and roller apply with ¾" nap roller to obtain uniform coverage.
  - e. Do not apply coating too far ahead of fabric so coating does not dry before fabric can be embedded.
  - f. Immediately roll reinforcement into wet coating.
  - g. Ensure roller is fully saturated with coating and backroll over the reinforcement surface to fully saturate.
  - h. Use care to lay the fabric tight to the roof surface without air pockets, wrinkles, fishmouths, etc.
  - i. Lap adjacent rolls of reinforcement 3 inches and end laps 6 inches.
  - j. Allow to dry, but no more than 72 hours before applying top coat.
9. Application of Finish Coat
  - a. Apply top coat at 2.0 gallon per 100 SF to clean and dry reinforced base coat application.
10. Liquid Flashings:
  - a. All flashings are coated in the same manner as the field prior to field application.
  - b. Vertical liquid flashings shall run a minimum of 4" onto the horizontal surface
  - c. At the drain flashing lift strainer and clamp ring. Remove all asphalt and debris from drain bowl to ensure a clean substrate for coating application.
11. (Optional): Application of Non-Skid Surface for Walkways

## KPC — ROOF SYSTEMS AND SERVICES

- a. Apply LiquiTec at a minimum of 1.0 gal./100 sq. ft. (0.41 l/m<sup>2</sup>) to dry top coat within 72 hours of its application.
- b. Broadcast dry roofing granules or 20-40 mesh silica sand into wet coating and immediately back-roll to set.

### 3.4 INSTALLATION EDGE TREATMENT AND ROOF PENETRATION FLASHING

- A. Fabricated Flashings: Fabricated flashings and trim are provided as specified in Section 07620.
  1. Fabricated flashings and trim shall conform to the detail requirements of SMACNA "Architectural Sheet Metal Manual" and/or the Copper Development Association "Copper in Architecture - Handbook" as applicable.
- B. Manufactured Roof Specialties: Manufactured copings, fascia, gravel stops, control joints, expansion joints, joint covers and related flashings and trim are provided as specified in Section 07710.
  1. Manufactured roof specialties shall conform to the detail requirements of SMACNA "Architectural Sheet Metal Manual" and/or the National Roofing Contractor's Association "Roofing and Waterproofing Manual" as applicable.
- C. Metal Edge:
  1. Inspect the nailers to assure proper attachment and configuration.
  2. Run one ply over the edge. Assure coverage of all wood nailers. Fasten plies with ring shank nails at 8 inches (203 mm) o.c.
  3. Install continuous cleat and fasten at 6 inches (152 mm) o.c.
  4. Install new metal edge hooked to continuous cleat and set in bed of roof cement. Fasten flange to wood nailers every 3 inches (76 mm) o.c. staggered.
  5. Prime metal edge at a rate of 100 square feet per gallon and allow to dry.
  6. Strip in flange with base flashing ply covering entire flange in bitumen with 6 inches (152 mm) on to the field of roof. Assure ply laps do not coincide with metal laps.
  7. Install a second ply of modified flashing ply in bitumen over the base flashing ply, 9 inches (228 mm) on to the field of the roof. Seal outside edge with rubberized cement.

### 3.5 CLEANING

- A. Clean-up and remove daily from the site all wrappings, empty containers, paper, loose particles and other debris resulting from these operations.
- B. Remove asphalt markings from finished surfaces.
- C. Repair or replace defaced or disfigured finishes caused by Work of this section.

### 3.6 PROTECTION

- A. Provide traffic ways, erect barriers, fences, guards, rails, enclosures, chutes and the like to protect personnel, roofs and structures, vehicles and utilities.

## KPC — ROOF SYSTEMS AND SERVICES

- B. Protect exposed surfaces of finished walls with tarps to prevent damage.
- C. Plywood for traffic ways required for material movement over existing roofs shall be not less than 5/8 inch (16 mm) thick.
- D. In addition to the plywood listed above, an underlayment of minimum 1/2 inch (13 mm) recover board is required on new roofing.
- E. Special permission shall be obtained from the Manufacturer before any traffic shall be permitted over new roofing.

### 3.7 FIELD QUALITY CONTROL

- A. Require attendance of roofing materials manufacturers' representatives at site during installation of the roofing system.
- B. Inspection: Provide manufacturer's field observations at start-up and at intervals of approximately 2-3 days per week until 90 percent completion. Provide a final inspection upon completion of the Work.
  - 1. Warranty shall be issued upon manufacturer's acceptance of the installation.
  - 2. Field observations shall be performed by a Sales Representative employed full-time by the manufacturer and whose primary job description is to assist, inspect and approve membrane installations for the manufacturer.
  - 3. Provide observation reports from the Sales Representative indicating procedures followed, weather conditions and any discrepancies found during inspection.
  - 4. Provide a final report from the Sales Representative, certifying that the roofing system has been satisfactorily installed according to the project specifications, approved details and good general roofing practice.
- C. Correct defects or irregularities discovered during field inspection.

### 3.8 FINAL INSPECTION

- A. At completion of roofing installation and associated work, meet with Contractor, Architect, installer, installer of associated work, roofing system manufacturer's representative and others directly concerned with performance of roofing system.
- B. Walk roof surface areas, inspect perimeter building edges as well as flashing of roof penetrations, walls, curbs and other equipment. Identify all items requiring correction or completion and furnish copy of list to each party in attendance.
- C. If core cuts verify the presence of damp or wet materials, the installer shall be required to replace the damaged areas at his own expense.
- D. Repair or replace deteriorated or defective work found at time above inspection as required to a produce an installation that is free of damage and deterioration at time of Substantial Completion and according to warranty requirements.

## KPC — ROOF SYSTEMS AND SERVICES

- E. Architect upon completion of corrections.
- F. Following the final inspection, provide written notice of acceptance of the installation from the roofing system manufacturer.

### 3.9 PROTECTION

- A. Protect installed products until completion of project.
- B. Touch-up, repair or replace damaged products before Substantial Completion.

### 3.10 SCHEDULES

#### A. Primers:

- 1. Garla-Block Primer: copolymer sealant that prevent staining and degradation of surface coatings when installed over smooth or granulated asphalt, coal tar modified bitumen, or smooth asphalt BUR membranes.
  - a. Non-Volatile Solids % by Weight, ASTM 3960: 28-32 %
  - b. Non-Volatile Solids % by Volume, ASTM 3960: 25-28 %
  - c. pH: 8-10
  - d. Wet Film Thickness @ 1 gal./100 sq. ft.: 16 mils (microns 406.4)
  - e. Flash Point PMCC: None
  - f. Drying Time, Touch @ 70 degrees F (21.1 degrees C) /50% R.H.: 1-2 hrs.
  - g. Viscosity @ 77 degrees F (25 degrees C) Brookfield RVT, #4 Spindle; 20 rpm, ASTM 2196: 3000-5000 cPs
  - h. VOC: 30 g/l max

#### B. Coatings:

- 1. Base Coating: LiquiTec Base: Multi-purpose, 100% solids, two-part, fast-cure, polyurea liquid waterproofing membrane having the following characteristics:
  - a. Elongation, ASTM D 412: 433%
  - b. Tensile Strength, ASTM D 412: 2300 psi
  - c. Tear Resistance, ASTM D 624: 449 lbs./in
  - d. Low Temperature Flexibility, ASTM D522: -60°F (-51.1°C)
  - e. Hardness, ASTM D2240 (Shore A): 80
  - f. Dynamic Impact Resistance (Fully Reinforced System): ASTM D5635, 37 joules
  - g. Static Puncture Resistance (Fully Reinforced System): ASTM D5602, 20 kg
  - h. Tensile-Tear Resistance (Fully Reinforced System): ASTM D4073,
  - i. Tensile Load Strain (Fully Reinforced System): ASTM D4073,
  - j. Toughness: 140 lb-in.
  - k. Dry Film Thickness (Fully Reinforced System), 80-88 mils
  - l. Lap Shear Strength (MB Seam with coating): ASTM D7379, 231 lbf/in.
  - m. Density @ 77° F (25° C, ASTM D 2939) 9.6 lb./gal (1.2 g/m3)
  - n. Flash Point: ASTM D 93, 110°F min. (43°C)
  - o. VOC: 0 g/l

- p. Microbial Resistance: ASTM G21, No Microbial Growth
- 2. Reinforcement/Base Coat
  - a. Grip Polyester Soft: Strong, elastic polyester reinforcing fabric.
- 3. Coating: LiquiTec: Multi-purpose, 100% solids, two-part, fast-cure, polyurea liquid waterproofing membrane having the following characteristics:
  - a. Elongation, ASTM D 412: 433%
  - b. Tensile Strength, ASTM D 412: 2300 psi
  - c. Tear Resistance, ASTM D 624: 449 lbs./in
  - d. Low Temperature Flexibility, ASTM D522: -60°F (-51.1°C)
  - e. Hardness, ASTM D2240 (Shore A): 80
  - f. Dynamic Impact Resistance (Fully Reinforced System): ASTM D5635, 37 joules
  - g. Static Puncture Resistance (Fully Reinforced System): ASTM D5602, 20 kg
  - h. Tensile-Tear Resistance (Fully Reinforced System): ASTM D4073,
  - i. Tensile Load Strain (Fully Reinforced System): ASTM D4073,
  - j. Toughness: 140 lb-in.
  - k. Dry Film Thickness (Fully Reinforced System), 80-88 mils
  - l. Lap Shear Strength (MB Seam with coating): ASTM D7379, 231 lbf/in.
  - m. Density @ 77° F (25° C, ASTM D 2939) 9.6 lb./gal (1.2 g/m3)
  - n. Flash Point: ASTM D 93, 110°F min. (43°C)
  - o. VOC: 0 g/l
  - p. Microbial Resistance: ASTM G21, No Microbial Growth
  - q. Initial Reflectance: 0.84
  - r. Initial Emittance: 0.88
  - s. Initial SRI: 105

C. Flashings

- 1. Base Coating: LiquiTec Base: Multi-purpose, 100% solids, two-part, fast-cure, polyurea liquid waterproofing membrane having the following characteristics:
  - a. Elongation, ASTM D 412: 433%
  - b. Tensile Strength, ASTM D 412: 2300 psi
  - c. Tear Resistance, ASTM D 624: 449 lbs./in
  - d. Low Temperature Flexibility, ASTM D522: -60°F (-51.1°C)
  - e. Hardness, ASTM D2240 (Shore A): 80
  - f. Dynamic Impact Resistance (Fully Reinforced System): ASTM D5635, 37 joules
  - g. Static Puncture Resistance (Fully Reinforced System): ASTM D5602, 20 kg
  - h. Tensile-Tear Resistance (Fully Reinforced System): ASTM D4073,
  - i. Tensile Load Strain (Fully Reinforced System): ASTM D4073,
  - j. Toughness: 140 lb-in.
  - k. Dry Film Thickness (Fully Reinforced System), 80-88 mils
  - l. Lap Shear Strength (MB Seam with coating): ASTM D7379, 231 lbf/in.
  - m. Density @ 77° F (25° C, ASTM D 2939) 9.6 lb./gal (1.2 g/m3)
  - n. Flash Point: ASTM D 93, 110°F min. (43°C)
  - o. VOC: 0 g/l
  - p. Microbial Resistance: ASTM G21, No Microbial Growth

2. Coating: LiquiTec: Multi-purpose, 100% solids, two-part, fast-cure, polyurea liquid waterproofing membrane having the following characteristics:
  - a. Elongation, ASTM D 412: 433%
  - b. Tensile Strength, ASTM D 412: 2300 psi
  - c. Tear Resistance, ASTM D 624: 449 lbs./in
  - d. Low Temperature Flexibility, ASTM D522: -60°F (-51.1°C)
  - e. Hardness, ASTM D2240 (Shore A): 80
  - f. Dynamic Impact Resistance (Fully Reinforced System): ASTM D5635, 37 joules
  - g. Static Puncture Resistance (Fully Reinforced System): ASTM D5602, 20 kg
  - h. Tensile-Tear Resistance (Fully Reinforced System): ASTM D4073,
  - i. Tensile Load Strain (Fully Reinforced System): ASTM D4073,
  - j. Toughness: 140 lb-in.
  - k. Dry Film Thickness (Fully Reinforced System), 80-88 mils
  - l. Lap Shear Strength (MB Seam with coating): ASTM D7379, 231 lbf/in.
  - m. Density @ 77° F (25° C, ASTM D 2939) 9.6 lb./gal (1.2 g/m<sup>3</sup>)
  - n. Flash Point: ASTM D 93, 110°F min. (43°C)
  - o. VOC: 0 g/l
  - p. Microbial Resistance: ASTM G21, No Microbial Growth
  - q. Initial Reflectance: 0.84 (LiquiTec)
  - r. Initial Emittance: 0.88 (LiquiTec)
  - s. Initial SRI: 105 (LiquiTec)

END OF SECTION 075630.6

SECTION 076200 - EDGE METAL, SHEET METAL FLASHING AND TRIM

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Provide all labor, equipment, and materials to fabricate and install the following.
  - 1. Edge strip and flashing
  - 2. Fascia, scuppers, and trim
  - 3. Coping cap at parapets
  - 4. Expansion joint and area divider covers
  - 5. Fascia and edge material
  - 6. Gutters, scuppers and down spouts
- B. Related Sections:
  - 1. Division 07 Section Common Work Results for Thermal and Moisture Protection
- C. Related Work Specified Elsewhere:
  - 1. Division 06 Section - Rough Carpentry
  - 2. Division 07 Section - Modified Bituminous Membrane Roofing
  - 3. Division 07 Section - Built Up Roofing
  - 4. Division 07 Section - Roof Accessories
  - 5. Division 07 Section - Joint Sealants
  - 6. Division 07 Section - Manufactured Metal Roof Panels
  - 7. Division 07 Section - Manufactured Metal Wall Panels

1.3 REFERENCES

- A. American Society for Testing and Materials (ASTM)
  - 1. ASTM A653 Standard Specification for Steel Sheet, Zinc-Coated (galvanized) or Zinc-Iron Alloy-Coated (galvannealed) by the Hot-Dip Process.
  - 2. ASTM A792 Standard Specification for Steel Sheet, 55% Aluminum-Zinc Alloy Coated by the Hot-Dip Process.
  - 3. ASTM B209 Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate.
  - 4. ASTM B221 Standard Specification for Aluminum and Aluminum-Alloy Extruded Bars, Rods, Wire, Profiles, and Tubes.



## KPC — ROOF SYSTEMS AND SERVICES

5. ASTM D692 Standard Specification for Coarse Aggregate for Bituminous Paving Mixtures.
  - B. American National Standards Institute and Single Ply Roofing Institute (ANSI/SPRI)
    1. ANSI/SPRI ES-1 Testing and Certification Listing of Shop Fabricated Edge Metal
  - C. Warnock Hersey International, Inc., Middleton, WI (WH)
  - D. Factory Mutual Research Corporation (FMRC)
    1. FM 1-49 Loss Prevention Data Sheet
  - E. Underwriters Laboratories (UL)
  - F. Sheet Metal and Air Conditioning Contractors National Association (SMACNA)
    1. 1993 Edition Architectural Sheet Metal Manual
  - G. National Roofing Contractors Association (NRCA)
    1. Roofing and Waterproofing Manual
  - H. American Society of Civil Engineers (ASCE)
    1. ASCE 7 Minimum Design Loads for Buildings and Other Structures
- 1.4 SUBMITTALS FOR REVIEW
- A. Product Data:
    1. Provide manufacturer's specification data sheets for each product.
    2. Metal material characteristics and installation recommendations.
    3. Submit color chart prior to material ordering and/or fabrication so that equivalent colors to those specified can be approved.
  - B. Samples: Submit two (2) samples, illustrating typical metal edge, coping, gutters, fascia extenders for material and finish.
  - C. Shop Drawings
    1. For manufactured and ANSI/SPRI ES-1 compliant shop fabricated gravel stops, fascia, scuppers, and all other sheet metal fabrications.
    2. Indicate material profile, jointing details, fastening methods, flashing, terminations, and installation details.
    3. Indicate type, gauge and finish of metal
  - D. Specimen Warranty: Provide an unexecuted copy of the warranty specified for this Project, identifying the terms and conditions required of the Manufacturer and the Owner.

1.5 SUBMITTALS FOR INFORMATION

- A. Design Loads: Any material submitted as equal to the specified material must be accompanied by a report signed and sealed by a professional engineer licensed in the state in which the installation is to take place. This report shall show that the submitted equal meets the wind uplift and perimeter attachment requirements according to ASCE 7 and that the submitted equal edge metal system is compliant with the ANSI/SPRI ES-1 standard. Substitution requests submitted without licensed engineer approval will be rejected for non-conformance.
- B. Factory Mutual Research Corporation's (FMRC) wind uplift resistance classification: The roof perimeter flashing shall conform to the requirements as defined by the FMRC Loss Prevention Data Sheet 1-49.
- C. A letter from the manufacturing company certifying that the materials furnished for this project are the same as represented in tests and supporting data.
- D. Mill production reports certifying that the steel thicknesses are within allowable tolerances of the nominal or minimum thickness or gauge specified.
- E. Certification of work progress inspection. Refer to Quality Assurance Article below.
- F. Certifications.
  - 1. Submit roof manufacturer's certification that metal fasteners furnished are acceptable to roof manufacturer.
  - 2. Submit roof manufacturer's certification that metal furnished is acceptable to roofing manufacturer as a component of roofing system and is eligible for roof manufacturer's system warranty.

1.6 CONTRACT CLOSEOUT SUBMITTALS

- A. General: Comply with Requirements of Section 01 78 00 – Closeout Submittals
- B. Special Project Warranty: Provide specified warranty for the Project, executed by the authorized agent of the Manufacturer.
- C. Roofing Maintenance Instructions. Provide a manual of manufacturer's recommendations for maintenance of installed roofing systems.
- D. Insurance Certification: Assist Owner in preparation and submittal of roof installation acceptance certification as may be necessary in connection with fire and extended coverage insurance on roofing and associated work.

1.7 QUALITY ASSURANCE

- A. Engage an experienced roofing contractor specializing in sheet metal flashing work with a minimum of five (5) years experience.

## KPC — ROOF SYSTEMS AND SERVICES

- B. Maintain a full-time supervisor/foreman who is on the job-site at all times during installation. Foreman must have a minimum of five (5) years experience with the installation of similar system to that specified.
- C. Source Limitation: Obtain components from a single manufacturer. Secondary products which cannot be supplied by the specified manufacturer shall be approved in writing by the primary manufacturer prior to bidding.
- D. Upon request fabricator/installer shall submit work experience and evidence of financial responsibility. The Owner's representative reserves the right to inspect fabrication facilities in determining qualifications.

### 1.8 DELIVERY, STORAGE, AND HANDLING

- A. Deliver materials in manufacturer's original, unopened containers or packages with labels intact and legible.
- B. Stack pre-formed and pre-finished material to prevent twisting, bending, or abrasion, and to provide ventilation. Slope metal sheets to ensure drainage.
- C. Prevent contact with materials which may cause discoloration or staining.

### 1.9 PROJECT CONDITIONS

- A. Determine that work of other trades will not hamper or conflict with necessary fabrication and storage requirements for pre-formed metal edge system.

### 1.10 DESIGN AND PERFORMANCE CRITERIA

- A. Thermal expansion and contraction:
  - 1. Completed metal edge flashing system, shall be capable of withstanding expansion and contraction of components caused by changes in temperature without buckling, producing excess stress on structure, anchors or fasteners, or reducing performance ability.

### 1.11 WARRANTIES

- A. Owner shall receive one (1) warranty from manufacturer of roofing materials covering all of the following criteria. Multiple warranties are not acceptable.
  - 1. Pre-finished metal material shall require a written thirty (30)- year non-prorated warranty covering fade, chalking and film integrity. The material shall not show a color change greater than 5 NBS color units per ASTM D2244 or chalking excess of 8 units per ASTM D659. If either occurs material shall be replaced per warranty, at no cost to the Owner.
  - 2. Changes: Changes or alterations in the edge metal system without prior written consent from the manufacturer shall render the system unacceptable for a warranty.

3. Warranty shall commence on date of substantial completion or final payment, whichever is agreed by contract.
4. The Contractor shall provide the Owner with a notarized written warranty assuring that all sheet metal work including caulking and fasteners to be watertight and secure for a period of two years from the date of final acceptance of the building. Warranty shall include all materials and workmanship required to repair any leaks that develop, and make good any damage to other work or equipment caused by such leaks or the repairs thereof.
5. Installing roofing contractor shall be responsible for the installation of the edge metal system in general accordance with the membrane manufacturer's recommendations.
6. Installing contractor shall certify that the edge metal system has been installed per the manufacturer's printed details and specifications.
7. One manufacturer shall provide a single warranty for all accessory metal for flashings, metal edges and copings, along with the warranty for metal roof areas, membrane roof areas, and any transitions between two different material types.

## PART 2 - PRODUCTS

### 2.1 PRODUCTS, GENERAL

- A. Basis of Design: Materials, manufacturer's product designations, and/or manufacturer's names specified herein shall be regarded as the minimum standard of quality required for work of this Section. Comply with all manufacturer and contractor/fabricator quality and performance criteria specified in Part 1.
- B. Substitutions: Products proposed as equal to the products specified in this Section shall be submitted in accordance with Bidding Requirements and Division 01 provisions.
  1. Proposals shall be accompanied by a copy of the manufacturer's standard specification section.
  2. Include a list of three (3) projects of similar type and extent, located within a one hundred mile radius from the location of the project. In addition, the three projects must be at least five (5) years old and be available for inspection by the Architect, Owner or Owner's Representative.
  3. Equivalency of performance criteria, warranty terms, submittal procedures, and contractual terms will constitute the basis of acceptance.
  4. The Owner's decision regarding substitutions will be considered final. Unauthorized substitutions will be rejected.

### 2.2 ACCEPTABLE MANUFACTURERS

- A. The Garland Company (Basis-of-Design)
- B. Tremco Inc
- C. Ecology Roofing Systems

2.3 MATERIALS

- A. General: Product designations for the materials used in this section shall be based on performance characteristics of the R-Mer\_ metal edge system manufactured by The Garland Company, Cleveland, OH, and shall form the basis of the contract documents.
- B. Materials: Minimum gauge of steel or thickness of Aluminum to be specified in accordance with Architectural Sheet Metal Manual, Sheet Metal and Air Conditioning Contractor’s National Association, Inc. recommendations.
- C. R-Mer Force Flash-less Snap-On Fascia Cover and Splice Plate
  - 1. Zinc-coated steel, ASTM A653, coating designation G-90, in thickness of 24 gauge, 22 gauge or 20 gauge, 36” to 48” by coil length, chemically treated, commercial or lock-forming quality
  - 2. Aluminum, ASTM B209, alloy 3105-H14, in thickness of .040” nom. or .050” nom.
- D. R-Mer Force Flash-less Snap-On Fascia Extruded Base Anchor
  - 1. Base Anchor and Anchor Splice Plates: 6005A-T61 extruded aluminum
  - 2. Compression Seal for top of anchor: TPE thermoplastic elastomer.
  - 3. Sealant for Flange: Green-Lock Sealant XL: Single-component high performance 100% solids, interior and exterior polyether joint sealant
- E. R-Mer Edge Coping Cap Cover and Splice Plate
  - 1. Zinc-coated steel, ASTM A653, coating designation G-90, in thickness of 24 gauge, 22 gauge or 20 gauge, 36” to 48” by coil length, chemically treated, commercial or lock-forming quality.
  - 2. Aluminum, ASTM B209, alloy 3105-H14, in thickness of .040” nom. or .050” nom.
- F. R-Mer Edge Coping Chairs
  - 1. Zinc-coated steel, ASTM A653, coating designation G-90, in thickness of 0.0635 nom./ 16 gauge, 36” to 48” by coil length, chemically treated, commercial or lock-forming quality.
- G. Finishes
  - 1. Exposed surfaces for coated panels:
    - a. Steel Finishes: fluorocarbon finish. Epoxy primer baked both sides, .2-.25 mils thickness as approved by finish coat manufacturer. Weathering finish as referred by National Coil Coaters Association (NCCA).

PROPERTY	TEST METHOD	FLUOROCARBON*
Pencil Hardness	ASTM D3363 NCCA II-2	HB-H
Bend	ASTM D-4145 NCCA II-19	O-T

## KPC — ROOF SYSTEMS AND SERVICES

Cross-Hatch Adhesion	ASTM D3359	no loss of adhesion
Gloss (60° angle)	ASTM D523	25+/-5%
Reverse	ASTM D2794	no cracking or loss of Impact adhesion
Nominal Thickness	ASTM D1005	
Primer		0.2 mils
Topcoat		0.7 mils min
Clear Coat (optional, only to be used with 22 gauge steel)		0.3 mils

\*Subject to minimum quantity requirements

- b. Color shall be as specified
2. Exposed and unexposed surfaces for mill finish flashing, fascia, and coping cap, shall be as shipped from the mil

### 2.4 RELATED MATERIALS AND ACCESSORIES

- A. Metal Primer: Zinc chromate type.
- B. Plastic Cement: ASTM D 4586
- C. Sealant: Specified in Section 07900 or on drawings.
- D. Underlayment: ASTM D2178, No 15 asphalt saturated roofing felt.
- E. Self-Adhering Underlayment, one of the following:
  1. 60 mil minimum transition strip
  2. 45 mil high temperature underlayment with cross laminated polymer surface
- F. Slip Sheet: Rosin sized building paper.
- G. Fasteners:
  1. Corrosion resistant screw fastener as recommended by metal manufacturer. Finish exposed fasteners same as flashing metal.
  2. Fastening shall conform to Factory Mutual requirements or as stated on section details, whichever is more stringent.
- H. Gutter and Downspout Anchorage Devices: Material as specified for system

PART 3 - EXECUTION

3.1 PROTECTION

- A. Isolate metal products from dissimilar metals, masonry or concrete with bituminous paint, tape, or slip sheet. Use gasketed fasteners where required to prevent corrosive reactions.

3.2 GENERAL

- A. Secure fascia to wood nailers at the bottom edge with a continuous cleat.
- B. Fastening of metal to walls and wood blocking shall comply with building code standards.
- C. All accessories or other items essential to the completeness of sheet metal installation, whether specifically indicated or not, shall be provided and of the same material as item to which applied.
- D. Allow sufficient clearances for expansion and contraction of linear metal components. Secure metal using fasteners as required by the system. Exposed face fastening will be rejected.

3.3 INSPECTION

- A. Verify that curbs are solidly set and nailing strips located.
- B. Perform field measurements prior to fabrication.
- C. Coordinate work with work of other trades.
- D. Verify that substrate is dry, clean and free of foreign matter.
- E. Commencement of installation shall be considered acceptance of existing conditions.

3.4 MANUFACTURED SHEET METAL SYSTEMS

- A. Furnish and install manufactured fascia and coping cap systems in strict accordance with manufacturer's printed instructions.
- B. Provide factory-fabricated accessories including, but not limited to, fascia extenders, miters, scuppers, joint covers, etc. refer to Source limitation provision in Part 1.

3.5 SHOP-FABRICATED SHEET METAL

- A. Metal work shall be shop fabricated to configurations and forms in accordance with recognized sheet metal practices.
- B. Hem exposed edges.

- C. Angle bottom edges of exposed vertical surfaces to form drip.
- D. Lap corners with adjoining pieces fastened and set in sealant.
- E. Form joints for gravel stop fascia system, coping cap with a 3/8" opening between sections. Back the opening with an internal drainage plate formed to the profile of fascia piece.
- F. Install sheet metal to comply with referenced ANSI/SPRI, SMACNA and NRCA standards.
- G. FLASHING MEMBRANE INSTALLATION
- H. Pre-Manufactured Flash-less Snap-On Metal Edge System:
  - 1. Position base ply of the Built-Up and/or Modified Roofing membrane over the roof edge covering nailers completely, fastening eight (8) inches on center. Install membrane and cap sheet with proper material and procedure according to manufacturer's recommendations. Cap sheet shall stop at the edge of the roof and shall not turn over the edge of the nailer.
  - 2. Prior to installing the base anchor, assure a level plane is present. If not, shim the roof edge surface as required.
  - 3. Extruded base anchor: Apply two 1/4" beads of Green-Lock Sealant XL or equal on the bottom surface of the top flange of the extruded anchor.
  - 4. Set the extruded anchor on the edge and face fasten through pre-punched slots every 18 inches o.c. for 5.75 inch face fascia, and 18 inches o.c. staggered for any fascia size greater than 5.75 inches. Begin fastening 6 inches from ends.
  - 5. Install Green-Lock Sealant XL or equal at the ends of the base frame to prevent water from running between base anchor joints.
  - 6. Install compression seals every 40 inches on center in the slots located at the top of the extruded anchor.
  - 7. Install fascia cover setting the top flange over the top flange and compression seals of the base anchor. Assure compression seals are in place during this process. Beginning on one end and working towards the opposite end, press downward firmly (do not rotate) until "snap" occurs and cover is engaged along entire length of miter.
  - 8. Install splice plate at each end of the base anchor and fascia cover prior to the installation of the next adjacent ten foot piece.
- I. Snap-On Coping Cap Detail
  - 1. Install Miters first.
  - 2. Position base flashing of the Built-Up and/or Modified Roofing membrane over the wall edge covering nailers completely, fastening eight (8) inches on center. Install membrane and cap sheet with proper material and procedure according to manufacturer's recommendations.
  - 3. Install minimum sixteen (16) gauge, sixteen (16) inch long by specified width anchor chair at distance specified by the manufacturer or their representative.
  - 4. Install six (6) inch wide splice plate by centering over sixteen (16) inch long by specified width anchor chair. Apply two beads of sealant to either side of the splice plate's center. Approximately two (2) inches from the coping cap joint. Install Coping Cap by hooking outside hem of coping on outside face of anchor chair. Press downward on inside edge of coping until "snap" occurs and hem is engaged on the entire chair.



## KPC — ROOF SYSTEMS AND SERVICES

### 3.6 CLEANING

- A. Clean installed work in accordance with the manufacturer's instructions.
- B. Replace damaged work than cannot be restored by normal cleaning methods.
- C. CONSTRUCTION WASTE MANAGEMENT
- D. Remove and properly dispose of waste products generated. Comply with requirements of authorities having jurisdiction.

### 3.7 FINAL INSPECTION

- A. At completion of installation and associated work, meet with Contractor, Architect, installer, installer of associated work, Owner, roofing system manufacturer's representative, and other representatives directly concerned with performance of roofing system.
- B. Inspect work and flashing of roof penetrations, walls, curbs, and other equipment. List all items requiring correction or completion and furnish copy of list to each party in attendance.
- C. Repair or replace deteriorated or defective work found at time above inspection as required to a produce an installation which is free of damage and deterioration at time of Substantial Completion and according to warranty requirements.
- D. Notify the Owner upon completion of corrections.
- E. Following the final inspection, provide written notice of acceptance of the installation from the roofing system manufacturer.
- F. Immediately correct roof leakage during construction. If the Contractor does not respond within twenty-four (24) hours, the Owner will exercise rights to correct the Work under the terms of the Conditions of the Contract.

END OF SECTION 076200