ADDENDUM NO. 1

November 9, 2026
8 Pages

TO: BIDDERS AND SUPPLIERS FOR:
Lopez Island Library Reroof
Lopez Island Library
2225 Fisherman Bay Rd.
Lopez Island, WA 98261

FROM: HKP ARCHITECTS
204 West Montgomery Street
Mount Vernon, WA 98273
Phone: (360) 336-2155

TO ALL BIDDERS AND SUPPLIERS:

THIS ADDENDUM SHALL BE ATTACHED TO THE INSIDE COVER OF THE PROJECT MANUAL AND BECOME A PART OF THE TERMS OF THE CONTRACT DOCUMENTS. ACKNOWLEDGE RECEIPT OF ADDENDUM ON THE BID FORM.

A. GENERAL COMMENTS

1. **Bids must be received prior to 1:00 p.m. local time on Friday, November 20, 2026** at Lopez Island Library, Community Room, 2225 Fisherman Bay Rd, Lopez Island, WA 98261.
2. The last day to submit Substitution Requests during bid is Tuesday, November 10, 2026, at 1:00pm (10 calendar days before Bid Opening).
3. The last day to submit written questions to the Architect is Friday, November 13, 2026, at 1:00pm (7 calendar days before Bid Opening). Email rwolfe@hkpa.com.
4. To be added to the Plan Holders List, email rwolfe@hkpa.com
5. The Asbestos Containing Material and Lead Based Paint Survey found Asbestos Containing Materials (ACMs) at window glazing compound only. Because the scope of this reroof project does not impact the windows, no asbestos remediation is anticipated.

B. PRE-BID WALKTHROUGH:

1. A non-mandatory Pre-Bid Walk-Through was held at Lopez Island Library on Wednesday, November 4 from approximately 11:45 am to 12:45 pm. The following individuals were in attendance:

NAME:	REPRESENTING:	PHONE:	EMAIL:
Cowboy Chris	Olympic Roofing	(206) 214-6969	cowboy@olympicroofingllc.com

NAME:	REPRESENTING:	PHONE:	EMAIL:
Darrin Evans	Snyder	(425) 686-0482	devans@snyder-builds.com
John Holt	Luna Roofing	(425) 500-4080	lunaroofing01@gmail.com
Matt Minahan	Signature Roof Service	(253) 653-6052	signatureroofservice@gmail.com
Chris Walters	Sound Roof Services	(425) 314-9795	chris@soundroofservices.com
Rob Hooper	Faber Construction	(360) 812-1514	robh@faberconstruction.com
Tyler Collins	SAFE Cover Roofing	(360) 623-9529	tyler@safecoverroofing.com
Austin Reese	Fly Guys Roofing	(360) 317-5027	office@flyguysroof.com

2. Issues noted at the Walk-Through:
   a. See attached Pre-Bid Walk-Through Agenda.
   b. It was noted that gutter sizing is per specification, not per Roof Drainage Calculations on Drawing Seet A0.21 (which are minimum sizes).
   c. FlyGuys Roofing mentioned the logistics of on-island construction with ferry access that is sometimes unreliable.

3. Questions from Walk-Through and Follow-Up Responses:

QUESTION: Will a scaffold tower be required at the front entrance to the Library?
RESPONSE: It is up to the Contractor to maintain safe ingress / egress at all exterior doors as indicated on the Site Plan (1/A1.10). The Contractor shall determine the means and methods to do so, with approval of the Owner.

QUESTION: I have my own contract that I typically use. How will contracting be handled?
RESPONSE: The Draft Owner-Contractor Agreement (AIA A101-2017) is included in the Project Manual following the General Conditions (Section 00 70 00). Final terms of agreement are to be negotiated between Owner and Contractor.

QUESTION: Buildings of this age typically have some plywood sheathing that needs to be replaced. How should we address that in our bids?
RESPONSE: Please see Allowance No. 1 in the project manual under Section 01 21 00 – 3.3.A, and the corresponding Unit Price No. 1 under Section 01 22 00 – 3.1.A. These need to be included in the bid with Bid Form Supplements "Allowance Form" and "Unit Prices Form."

QUESTION: How are permitting and inspections being handled?
RESPONSE: The building permit is currently in review by San Juan County and is anticipated to be issued this week. The Owner will be completing

payment for the Building Permit. Per General Conditions, § 13.4 Tests and Inspections, the Contractor shall make arrangements for inspections. It is anticipated that the Building Permit fees will cover the costs of all inspections. If additional inspections are assessed after the time of Bid, per General Conditions, § 13.4, the Owner shall bear costs of the tests, inspections, or approvals.

QUESTION: Will you (HKP Architects) be inspecting the project?
RESPONSE: No, but the Architect will make regular site visits to become generally familiar with the progress of construction. See General Conditions, § 4.2.2.

QUESTION: I run a roofing company and typically do residential projects or work sub to a General Contractor. Can I submit a bid for this project?
RESPONSE: See Bidder's Qualifications under Section 00 11 13 – 1.7 and other contractor requirements regarding bonds, insurance, and prevailing wages in the Project Manual.

QUESTION: Will there be a start deposit for this project?
RESPONSE: No. See Section 01 29 00 "Payment Procedures" in the project manual. Payment may be made for materials procured and stored but not yet installed, subject to terms set forth in that section.

QUESTION: Will exterior fascia moldings need to be replaced with the same profile?
RESPONSE: In the few locations where they need to be removed, yes. Please refer to details in Drawings and to Specification Section 06 20 13 "Exterior Finish Carpentry."

QUESTION: Have core samples been done on the low-slope roofs, and if so, are results available?
RESPONSE: For Roofs 11 and 12: The likely existing assembly is shown in Existing Building Drawings "Lopez Island Library Courtyard Addition" available on https://lopezlibrary.org/reroof
For Roofs 9 and 12: The layers of Roof Core 1 (Roof 9) and Roof Core 2 (Roof 12) are listed on pages 5 and 6 of Appendix A in the Limited Hazardous Materials Survey in the Project Manual (Spec Section 00 31 26). No thicknesses or exact materials are given.

QUESTION: The designated Contractor laydown area indicated on the site plan will be difficult to access from the work area due to existing landscaping. Is it possible for a dump truck to be located in different parking stalls as work progresses?
RESPONSE: ADA accessible parking spaces shall not be impacted by Contractor vehicles or materials. Typical Contractor-reserved spaces shall be as

shown. The Owner is open to working with the Contractor to review access to other parking spaces as requested if impacts to Library operations are minimal.

QUESTION: The self-adhering underlayment/temp roof (WIP 300HT) in the asphalt shingles spec is a very slick membrane – there are similar products that have walk grip which would assist install with pitch.

RESPONSE: To submit a substitution request, please use the Substitution Request Form provided in the Project Manual.

QUESTION: What is the self-adhering underlayment/temp roof at the mod-bit roof assemblies? It doesn't appear to be in the spec.

RESPONSE: See revised Specification Section 07 52 00 "Modified Bitumen Membrane Roofing" attached.

QUESTION: I have had trouble receiving timely payment for grant-funded projects in the past. How can we be sure of timely payment?

RESPONSE: The grant funding is a reimbursement grant. Owner has funds available and will be reimbursed by the grant, which should not delay contractor payment.

C. SPECIFICATIONS

GENERAL – ALL REPLACED SPECIFICATIONS

NOTE Revisions are summarized below. See attachments for full change in scope.

DIVISION 00

REPLACE	00 00 10 "Table of Contents"	Replace section in its entirety as attached herein. Revise the Project Manual contents per the attached revised section. Note Supplemental Conditions has been removed.
REPLACE	00 11 13 "Advertisement for Bids"	Replace section in its entirety as attached herein. Revised Section includes contact for questions during bidding and weblink for Bid Opening.
NOTE	00 43 14 "Bid Bond"	The provided form is a sample only. The Contactor must purchase this form from the AIA for inclusion with their bid as a Bid Supplement.
REVISE	General Conditions	Revise the General Conditions per the attached document titled "General Conditions Revisions."

ADD	Sample AIA Document A101-2017 Exhibit A Insurance and Bonds	Add Sample AIA Document A101-2017 Exhibit A Insurance and Bonds following the Draft AIA Document A101-2017 Standard Form of Agreement Between Owner and Contractor.

DIVISION 01

REPLACE	01 10 00 "Summary"	Replace section in its entirety as attached herein. Revised Section includes anticipated Project Schedule.
REPLACE	01 50 00 "Temporary Facilities and Controls"	Replace section in its entirety as attached herein. Revised Section includes details for contractor parking.

DIVISION 02

REMOVE	02 82 00 "Asbestos Remediation"	Remove this placeholder section in its entirety. No asbestos remediation is planned. See "A. General Comments."
ADD	02 83 00 "Lead in Construction"	Add section in its entirety as attached herein.

DIVISION 07

REPLACE	07 52 00 "Modified Bitumen Membrane Roofing"	Replace section in its entirety as attached herein. Revised Section includes flat stock rigid insulation, tapered insulation, and temp roof Basis of Design and execution.
REPLACE	07 62 00 "Sheet Metal Flashing and Trim"	Replace section in its entirety as attached herein. Revised Section includes information on soldered stainless steel flashings.

D. DRAWINGS

GENERAL – ALL DRAWINGS

NOTE The specified modified bitumen roofing system is a two-ply system consisting of a base sheet and surface sheet.

- All detail references to an "interply" layer are to be removed from the Drawings.
- All references to the "capsheet" shall be revised to read "surface sheet."
- All references to a "Self-Adhered Underlayment / Temp Roof" at the modified bitumen system shall be revised to read "Temp

Roof." Note a "Temp Roof" product has been added to specification Section 07 52 00 "Modified Bitumen Membrane Roofing."

GENERAL – ALL REPLACED DRAWINGS

NOTE Revisions are clouded and tagged "ADD1" in the attached revised sheets.

NOTE Revisions are summarized below. See attachments for full change in scope.

A2.20 – ROOF PLAN - DEMOLITION

REPLACE Replace sheet in its entirety.
Revisions include:

- Addition of second existing VTR to demolition roof plan
- Addition of Detail 3 "Enlarged Cupola Cricket Plan - Demolition"

A2.21 – ROOF PLAN

REPLACE Replace sheet in its entirety.
Revisions include:

- Addition of second existing VTR to roof plan
- Addition of Detail 4 "Enlarged Cupola Cricket Plan"

A4.30.1– ROOF DETAILS – STEEP SLOPE

REPLACE Replace sheet in its entirety.
Revisions include clarifications to exterior molding details.

A4.30.2– ROOF DETAILS – STEEP SLOPE

REPLACE Replace sheet in its entirety.
Additions include Details 5-8 showing work at the cupola cricket.

A4.31.1– ROOF DETAILS – LOW SLOPE

REPLACE Replace sheet in its entirety.
Revisions include sealant at the trim board in Detail 5.

E. WRITTEN QUESTIONS AND RESPONSES

QUESTION: What shingles are specified?
RESPONSE: Refer to Section 07 31 13 "Asphalt Shingles."

QUESTION: Is this a Prevailing Wage job?
RESPONSE: Refer to Section 00 73 43 "Prevailing Wages."

QUESTION: Are the decks sloped at the existing membrane sections?

RESPONSE: Please see "Roof Assemblies – Low Slope" on sheet A0.30 for notes on which decks slope vs. which are flat and will require tapered insulation.

QUESTION: Survey reports no asbestos detected in core sample, do they have detail of contents/layers of core sample from the wood substrate up?

RESPONSE: The layers of Roof Core 1 (Roof 9) and Roof Core 2 (Roof 12) are listed on pages 5 and 6 of Appendix A in the Asbestos Containing Material and Lead Based Paint Survey in the Project Manual (Spec Section 00 31 26). No thicknesses or exact materials are given.

QUESTION: Roof Insulation Spec and Attachment Method

- Drawings call for R-38 min above deck
- Assuming Polyiso, but please confirm type, facer, comprehensive strength, layer arrangement and attachment method

RESPONSE: See revised Specification Section 07 52 00 "Modified Bitumen Membrane Roofing" attached.

QUESTION: Custom Flashings: Type 304 Stainless – Confirm min gauge for stainless steel flashings/saddles

RESPONSE: See revised Specification Section 07 62 00 "Sheet Metal Flashing and Trim" attached. Soldered stainless steel flashings shall be fabricated from 26-gauge stainless steel.

QUESTION: Temp Roof Spec: Soprema Sopravap'r or Siplast vapor retarder in place of WIP 300HT adhered over the Densdeck prime roof board

RESPONSE: See revised Specification Section 07 52 00 "Modified Bitumen Membrane Roofing" attached.

QUESTION: Considering this is a winter project – utilizing a Sopralene stick with Hot Air welded seams is a much better waterproofing spec for an exposed vapor barrier

RESPONSE: See revised Specification Section 07 52 00 "Modified Bitumen Membrane Roofing" attached.

F. SUBSTITUTION REQUEST APPROVALS

1. No substitution requests have been received to date.

G. ATTACHMENTS

1. Plan Holders List, Updated November 9, 2029
2. Pre-Bid Walk-Through Agenda, November 4, 2026
3. Pre-Bid Walk-Through Sign-in Sheet, November 4, 2026
4. Specification Section 00 00 10 "Table of Contents" (revised)
5. Specification Section 00 11 13 "Advertisement for Bids" (revised)
6. General Conditions Revisions (Revisions to AIA Document A201-2017)

7. Sample AIA Document A101-2017 Exhibit A Insurance and Bonds
8. Specification Section 01 10 00 "Summary" (revised)
9. Specification Section 01 50 00 "Temporary Facilities and Controls" (revised)
10. Specification Section 02 83 00 "Lead in Construction" (new)
11. Specification Section 07 52 00 "Modified Bitumen Membrane Roofing" (revised)
12. Specification Section 07 62 00 "Sheet Metal Flashing and Trim" (revised)
13. Drawing Sheet A2.20 (Revised)
14. Drawing Sheet A2.21 (Revised)
15. Drawing Sheet A4.30.1 (Revised)
16. Drawing Sheet A4.30.2 (Revised)
17. Drawing Sheet A4.31.1 (Revised)

cc'd

Darren Hoerner, Library Director, Lopez Island Library

END OF ADDENDUM

PLAN HOLDERS LIST

UPDATED: Monday, November 9
PROJECT: Lopez Island Library Reroof
CLIENT: Lopez Island Library
HKP PROJECT NO.: 736

PROJECT LOCATION: Lopez Island Library
2225 Fisherman Bay Rd
Lopez Island, WA 98261

BID INFORMATION: https://lopezlibrary.org/reroof

QUESTIONS: Rebecca Wolfe, HKP Architects
rwolfe@hkpa.com
(360) 336-2155

PROJECT TEAM	
1. OWNER Lopez Island Library 2225 Fisherman Bay Rd. Lopez Island, WA 98261 https://lopezlibrary.org (360) 468-2265	Darren Hoerner, Library Director darren@lopezlibrary.org Ann Grech, Board of Trustees Chair agrech5@gmail.com
2. ARCHITECT HKP Architects 204 West Montgomery Street Mount Vernon, WA 98273 www.hkpa.com (360) 336-2155	Brian Poppe, Partner-in-Charge bpoppe@hkpa.com Christine Baldwin, Associate cbaldwin@hkpa.com Rebecca Wolfe, Project Architect rwolfe@hkpa.com Kelly Ray, Architectural Staff kray@hkpa.com
3. STRUCTURAL ENGINEER KingWorks Structural Engineers 600 Dupont Street, Suite B Bellingham, WA 98225 www.king-works.com (360) 714-8260	Jack King, Principal jack@kingworks-se.com

PLAN CENTERS	
1. Seattle Daily Journal of Commerce 83 Columbia Street, Suite 200 Seattle, WA 98104-1482 www.djc.com (206) 622-8272, fax (206) 622-8416 plans@djc.com	**2. Builders Exchange of Washington, Inc. (BXWA)** 2607 Wetmore Avenue Everett, WA 98201 www.bxwa.com 425-258-1303. fax 425-259-3832 production@bxwa.com
3. Western Construction Resources 2215 Midway Lane, Suite 208 Bellingham, WA 98226 www.wcrinc.com (360) 738-0370, fax (360) 738-0371 info@wcrinc.com	**4. Construction Bid Source** 300 South Main St, Suite 212 #1013 Holly Springs, NC 27540 www.constructionbidsource.com (866) 743-8243 contact@constructionbidsource.com

CONTRACTORS & SUPPLIERS	
1. Olympic Roofing www.olympicroofingllc.com (253) 878-5311	Cowboy Chris: cowboy@olympicroofingllc.com (206) 214-6969
2. Snyder snyder-builds.com (425) 402-1848	Darrin Evans: devans@snyder-builds.com (425) 686-0482 Jesse Till: jtill@snyder-builds.com
3. Luna Roofing lunaroofingwashington.com (425) 426-5760	John Holt: lunaroofing01@gmail.com (425) 500-4080
4. Signature Roof Service www.signatureroofservice.com (253) 236-8232	Matt Minahan: signatureroofservice@gmail.com (253) 653-6052
5. Sound Roof Services soundroofservices.com (206) 464-0441	Chris Walters: chris@soundroofservices.com (425) 314-9795
6. Faber Construction faberconstruction.com (360) 354-3500	Rob Hooper: robh@faberconstruction.com (360) 812-1514 Nicholas Fresch: nicholasf@faberconstruction.com

7.	**Fly Guys Roofing** flyguysroof.com (360) 317-5027	Austin Reese: office@flyguysroof.com
8.	**V&R Roofing** www.vrroofing.net (253) 328-5678	Robert Gerlach: robg@vrroofing.net (253) 576-5291
9.	**Wellman & Zuck** www.wellmanzuck.com (360) 671-3295	admin@wellmanzuck.com
10.	**Vitan Construction LLC** vitanconstruction.com (503) 575-ROOF	Alex Mikhats: alexm@vitanconstruction.com (971) 236-7807

PRE-BID MEETING AGENDA

DATE:	Wednesday, November 4, 2026, 11:45am
PROJECT:	Lopez Island Library Reroof
CLIENT:	Lopez Island Library
HKP PROJECT NO.:	736
MEETING FORMAT:	In-Person
LOCATION:	Lopez Island Library 2225 Fisherman Bay Rd Lopez Island, WA 98261
BID INFORMATION:	https://lopezlibrary.org/reroof

HELD BY:

Name	**Role**	**Representing**
Darren Hoerner	Library Director	Lopez Island Library
Rebecca Wolfe	Project Architect	HKP Architects (HKP)

A. GENERAL

1. Introductions
2. Sign-In Form on iPad
3. Plan Holders List
   a. Maintained by HKP Architects
   b. To be added, check "yes" on the sign-in form or email rwolfe@hkpa.com
   c. An updated Plan Holders List will be issued with each Addendum at minimum, and may be updated at more frequent intervals at the architect's discretion and posted to https://lopezlibrary.org/reroof
4. Walk-Through Rules
   a. Everyone must be signed in prior to entering the project site.
   b. Contractors are encouraged to participate in the group walkthrough and then continue their own site walk / review after the group walkthrough has ended.
   c. Contractor representatives are responsible for their own safety and safe viewing of existing conditions while on site.
   d. All questions shall be directed to HKP Architects only. Questions and Answers will be recorded in the following Addendum so all bidders may receive that information.

B. MEETING SCHEDULE

1. Sign-in, Introductions, & Comments
2. Interior Site Walk
3. Exterior/Roof Site Walk

C. BIDDING

1. Addenda
    a. Addendum #1: On or about Friday, 11/6/26
    b. Addendum #2: On or about Thursday, 11/12/26
    c. Addendum #3 (if required)
2. Cutoff for Contractor Questions: Friday, 11/13/26 at 1:00pm
3. Bid Form
    a. Bid Form includes Bid Form Supplements including Bid Bond Form, Allowance Form, and Unit Prices Form. Reference Section 00 41 13 "Bid Form" Article 1.9.
4. Bid Opening – see Section 00 11 13 "Advertisement for Bids" Article 1.2
    a. Bid Date: Friday, November 20, 2026.
    b. Bid Time: 1:00 p.m., local time.
    c. Location: Lopez Island Library, Community Room, 2225 Fisherman Bay Rd, Lopez Island, WA 98261.
    d. Online viewing of bid opening will be available, link forthcoming in Addendum #1.

D. PROJECT SCHEDULE

1. Schedule clarification, including anticipated NTP and grant funding deadlines to be issued in Addendum #1 in Section 01 10 00 "Summary".

E. GENERAL COMMENTS & SCOPE OF WORK

1. Contracts
    a. Draft Owner-Contractor Agreement (AIA A101-2017) is included in the Project Manual following the General Conditions. Final terms of agreement are to be negotiated between Owner and Contractor.
    b. This is a Prevailing Wage Project per specification Section 00 73 43 "Prevailing Wages."
    c. Work Hours: Reference Section 01 10 00 "Summary" for work restrictions.
    d. Per Section 01 10 00 "Summary", drug and background screening of personnel working on site is required.
2. Site
    a. Contractor Parking: Is available at Lopez Island Community Church, 91 Lopez Rd, Lopez Island, WA 98261 except for Sundays. Reference 01 10 00 "Summary" and 01 50 00 "Temporary Facilities and Controls" for additional Contractor parking information.
    b. Laydown area available in Library parking lot; see 1/A1.10 Site Plan
    c. Library will be operational during construction. Safe ingress and egress by the public and Library Staff shall be maintained at all times.
3. Building
    a. Existing Hazardous Materials have been identified; reference Section 00 31 26 "Existing Hazardous Material Information." Specification sections 02 82 00 "Asbestos Remediation" and 02 83 00 "Lead Remediation" are forthcoming in addenda.
    b. Demo of Existing Roofing: Down to sheathing
    c. Steep Slope Roofs: Asphalt Shingles

d. Low Slope Roofs: Mod-Bit Roofing
    i. Cold-adhesive applied, two-ply system. No torches are to be used.
e. Where existing exterior trim/molding must be removed, replacement finish carpentry is required. Refer to details and specifications.
f. Flashing, Gutters, and Downspouts: See drawings and specifications
g. Interior Repairs: At area of water damage in sunroom

F. BID QUESTIONS TO DATE

1. Q: What shingles are specified? A: Refer to Section 07 31 13 "Asphalt Shingles."
2. Q: Is this a Prevailing Wage job? A: Refer to Section 00 73 43 "Prevailing Wages."

G. SUBSTITUTION REQUESTS TO DATE

1. None

HKP architects

PRE-BID WALK-THROUGH SIGN-IN

PROJECT: LOPEZ ISLAND LIBRARY REROOF
OWNER: LOPEZ ISLAND LIBRARY
PROJECT LOCATION: 2225 FISHERMAN BAY RD.
LOPEZ ISLAND, WA 98261
MEETING DATE: 11:45AM WEDNESDAY, NOV. 4, 2026
MEETING TIME: SEE ABOVE
MEETING LOCATION: PROJECT LOCATION ABOVE

HELD BY: DARREN HOERNER, LIBRARY DIRECTOR
REBECCA WOLFE, HKP ARCHITECTS

	NAME	REPRESENTING	PHONE	EMAIL
1.	Cowboy Chris	Olympic Roofing	206-214-6969	cowboy@olympicroofingllc.com
2.	Darrin Evans	Snyder Roofing	425-686-0482	devans@snyder-builds.com
3.	JOHN HOLT	LUNA ROOFING	425-500-4080	LUNAROOFING01@GMAIL.COM
4.	Matt Minghan	Signature Roof service	253 653 6052	signatureRoofservice@gmail.com
5.	CHRIS WALTERS	SOUND ROOF SERVICES	425.314.9795	CHRIS@SOUNDROOFSERVICES.com
6.	Rob Hooper	FABER CONSTRUCTION	(360)812-1514	robh@faberconstruction.com
7.	Tyler Collins	SAFECover Roofing	360 6239529	Tyler@safecoverroofing.com
8.	Austin Reese	FlyGuys Roofing	360-317-5027	office@flyguysroof.com

NOTE: FOLLOWING SHEETS WERE BLANK

SECTION 00 01 10
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DIVISION 00 – CONTRACTUAL GROUP

ADD 1

00 01 01 Project Title Page
00 01 10 Table of Contents
00 01 15 List of Drawing Sheets
00 11 13 Advertisement for Bid
00 21 13 Instructions to Bidders
AIA Document A701™-2018, Instruction to Bidders
00 31 00 Available Project Information
00 31 26 Existing Hazardous Material Information
Asbestos Containing Material and Lead Based Paint Survey

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00 41 13 Bid Form
AIA Document A310™-2010, Bid Bond
00 43 21 Allowance Form
00 43 22 Unit Prices Form
00 61 13 Performance and Payment Bond

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AIA Document A201™-2017, General Conditions of the Contract for Construction
AIA Document A101™-2017, Draft Standard Form of Agreement between Owner and Contractor
AIA Document A101™-2017 Exhibit A, Insurance and Bonds
00 73 43 Prevailing Wages

DIVISION 01 - GENERAL REQUIREMENTS

01 10 00 Summary
01 21 00 Allowances
01 22 00 Unit Prices
01 25 00 Substitution Procedures
Substitution Request Form
01 26 00 Contract Modification Procedures
ASI Sample Form
CCD Sample Form
COP Sample Form
Change Order Sample Form
01 29 00 Payment Procedures
01 31 00 Project Management and Coordination
01 32 00 Construction Progress Documentation
01 32 33 Photographic Documentation
01 33 00 Submittal Procedures
01 40 00 Quality Requirements
01 41 00 Regulatory Requirements
01 42 00 References
01 50 00 Temporary Facilities and Controls
01 60 00 Product Requirements

01 73 00 Execution
01 74 19 Construction Waste Management and Disposal
01 77 00 Closeout Procedures
01 78 23 Operations and Maintenance Data
01 78 39 Project Record Documents

DIVISION 02 – DEMOLITION

ADD 1

02 41 19 Selective Demolition
02 83 00 Lead in Construction

DIVISION 03 – CONCRETE – NOT USED

DIVISION 04 – MASONRY – NOT USED

DIVISION 05 – METALS – NOT USED

DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES
06 10 00 Rough Carpentry
06 20 13 Exterior Finish Carpentry

DIVISION 07 - THERMAL AND MOISTURE PROTECTION
07 21 00 Thermal Insulation
07 26 00 Vapor Retarders
07 31 13 Asphalt Shingles
07 52 00 Modified Bituminous Membrane Roofing
07 62 00 Sheet Metal Flashing and Trim
07 92 00 Joint Sealants

DIVISION 08 – OPENINGS – NOT USED

DIVISION 09 – FINISHES
09 29 00 Gypsum Board
09 91 13 Exterior Painting
09 91 23 Interior Painting

DIVISION 10 – SPECIALTIES – NOT USED

DIVISION 11 – EQUIPMENT – NOT USED

DIVISION 12 – FURNISHINGS – NOT USED

DIVISION 13 – SPECIAL CONSTRUCTION – NOT USED

DIVISION 14 – CONVEYING EQUIPMENT – NOT USED

DIVISION 21 – FIRE SUPPRESSION – NOT USED

DIVISION 22 – PLUMBING – NOT USED

DIVISION 23 – HEATING, VENILATING, AND AIR CONDITIONING (HVAC) – 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 SECTION

SECTION 00 11 13
ADVERTISEMENT FOR BIDS

1.1 PROJECT INFORMATION

A. Notice to Bidders: Qualified bidders may submit bids for project as described in this Document. Submit bids according to the Instructions to Bidders.

B. Regulatory Requirements: The Contractor shall be familiar with, and shall comply with the following:
   1. RCW 9.18.120 through RCW 9.18.150, prohibiting suppression of competitive bidding.
   2. RCW 18.27, relating to Contractor's Registration, especially RCW 18.27.111, prohibiting contracts with unregistered contractors, and RCW 18.27.110, relating to issuance of building permits.
   3. RCW 36.32.240 through RCW 36.32.250, relating to competitive bidding on public works materials and supplies, and contractor's bond.
   4. RCW 39.04, relating to public works.
   5. RCW 39.06, relating to public works registration and licensing of contractors.
   6. RCW 39.08, relating to contractor's bonds.
   7. RCW 39.12 and RCW 49.46, relating to minimum and prevailing wages, resident employees, and penalties.
   8. RCW 49.12 and RCW 49.28, relating to hours of labor, and female and child labor.
   9. RCW 49.60, relating to discrimination.
   10. RCW 50.04, relating to unemployment of certain aliens.
   11. RCW 51.12, relating to workmen's compensation, and employment covered under State Industrial Insurance, especially RCW 51.12.050 and 51.12.070, relating to liability for payments into Industrial Insurance accident fund; and RCW 50.24.130, as to unemployment compensation contributions.
   12. RCW 60.28, relating to liens for labor, materials, taxes and retained percentage in connection with public works projects. All costs incurred as a result of compliance with Federal, State, and local rules and regulations shall be paid by the Contractor and all such costs, including taxes, permit, and other fees, shall be included in the respective bid item amounts.

C. Project Identification: Lopez Island Library Reroof, HKP Project No. 736.
   1. Project Location: 2225 Fisherman Bay Rd, Lopez Island, WA 98261.

D. Owner: Lopez Island Library.
   1. Owner's Representative: Darren Hoerner, Library Director.

E. Architect: HKP Architects, PLLC, 204 W. Montgomery Street, Mount Vernon, WA 98273, (360) 336-2155.
   1. Please direct questions regarding this project in writing via email to the Project Architect, Becca Wolfe, HKP Architects, PLLC, 204 W. Montgomery Street, Mount Vernon, WA 98273, (360) 336-2155, rwolfe@hkpa.com.

ADD 1

F. Project Description: Project consists of demolition of existing asphalt shingles, asphalt low slope roofing, and thermoplastic polyolefin roofing down to existing roof

sheathing. Demolition also includes removal of associated flashings, gutters, and downspouts. Project includes installation of asphalt shingles, modified bitumen low slope roofing assembly, associated flashings, downspouts and gutters and minor interior repairs.

1. Project cost range is anticipated to be between $665,000 and $735,000.

G. Construction Contract: Bids will be received for the following Work:
   1. General Contract (all trades).

1.2 BID SUBMITTAL AND OPENING

A. Owner will receive sealed lump sum bids until the bid time and date at the location given below. Owner will consider bids prepared in compliance with the Instructions to Bidders issued by Owner, and delivered as follows:
   1. Bid Date: Friday, November 20, 2026.
   2. Bid Time: 1:00 p.m., local time.
   3. Location: Lopez Island Library, Community Room, 2225 Fisherman Bay Rd, Lopez Island, WA 98261.

ADD 1

B. Bids will be thereafter publicly opened and read aloud. The Public Bid Opening may also be viewed online via Zoom; reference weblink, meeting ID and passcode below. We will strive to begin bid opening live streams within thirty minutes of the bid closing and appreciate your patience as we deploy the virtual viewing.
   1. Weblink: https://us02web.zoom.us/j/85933971940?pwd=BZqXcM5b7NgnSUK9ppJrNRgV1Dhll3.1
   2. Meeting ID: 859 3397 1940
   3. Passcode: 881144

1.3 BID SECURITY

A. Bid security shall be submitted with each bid in the amount of 5 percent of the bid amount. No bids may be withdrawn for a period of 60 days after opening of bids. Owner reserves the right to reject any and all bids and to waive informalities and irregularities.

1.4 PREBID MEETING

A. Prebid Meeting: A Prebid meeting for all bidders will be held at Lopez Island Library on Wednesday, November 4, 2026 at 11:45 a.m., local time. Prospective prime bidders are encouraged to attend. Attendance is not mandatory.

1.5 DOCUMENTS

A. Contractors may obtain electronic plans and specifications from the Owner's website, https://lopezlibrary.org/reroof/.

1.6 TIME OF COMPLETION AND LIQUIDATED DAMAGES

A. Successful bidder shall begin the Work on receipt of the Notice to Proceed and shall complete the Work within the Contract Time. Work is subject to liquidated damages.

1.7 BIDDER'S QUALIFICATIONS

A. Bidders must be properly licensed under the laws governing their respective trades and be able to obtain insurance and bonds required for the Work. A Performance Bond, separate Labor and Material Payment Bond, and Insurance in a form acceptable to Owner will be required of the successful Bidder.

END OF SECTION

Revise the General Conditions as follows:

ARTICLE 7 CHANGES IN THE WORK

REVISE Paragraph § 7.3 to read as follows:

§ 7.3 Construction Change Directives and Change Order Proposals

REVISE Paragraph § 7.3.3 to read as follows:

§ 7.3.3 If the Construction Change Directive or Change Order Proposal provides for an adjustment to the Contract Sum, the adjustment shall be based on one of the following methods:

.1 Fixed Price: On the basis of a fixed price as determined in paragraph § 7.3.4.

.2 Unit Prices: By application of unit prices to the quantities of the items involved as determined in paragraph § 7.3.5.

.3 Time and Materials: On the basis of time and material as determined in paragraph § 7.3.6.

.4 Fixed price method is default; Owner may direct otherwise: When Owner has requested Contractor to submit a Construction Change Directive or Change Order Proposal, Owner may direct Contractor as to which method in § 7.3.3 above to use when submitting its proposal. Otherwise, Contractor shall determine the value of the Work, or of a request for an equitable adjustment, on the basis of the fixed price method.

REVISE Paragraph § 7.3.4 to read as follows:

§ 7.3.4 Change Order Pricing – Fixed Price

Procedures: When the fixed price method is used to determine the value of any Work covered by a Change Order, or of a request for an equitable adjustment in the Contract Sum, the following procedures shall apply:

.1 Breakdown and itemization of details on COP: Contractor's Change Order Proposal, or request for adjustment in the Contract Sum, shall be accompanied by a complete itemization of the costs, including labor, material, subcontractor costs, and overhead and profit. The costs shall be itemized in the manner set forth below, and shall be submitted on breakdown sheets in a form approved by Owner.

.2 Use of industry standards in calculating costs: All costs shall be calculated based upon appropriate industry standard methods of calculating labor, material quantities, and equipment costs.

.3 Costs contingent on Owner's actions: If any of Contractor's pricing assumptions are contingent upon anticipated actions of Owner, Contractor shall clearly state them in the proposal or request for an equitable adjustment.

.4 Markups on additive and deductive Work: The cost of any additive or deductive changes in the Work shall be calculated as set forth below, except that overhead and profit shall not be included on deductive changes in the Work. Where a change in the Work involves additive and deductive work by the same Contractor or Subcontractor, small tools, overhead, profit, bond and insurance markups will apply to the net difference.

.5 Breakdown not required if change less than $1,000: If the total cost of the change in the Work or request for equitable adjustment does not exceed $1,000, Contractor shall not be required to submit a breakdown if the description of the change in the Work or request for equitable adjustment is sufficiently definitive for Owner to determine fair value.

.6 Breakdown required if change between $1,000 and $2,500: If the total cost of the change in the Work or request for equitable adjustment is between $1,000 and $2,500, Contractor may submit a breakdown in the following level of detail if the description of the change in the Work or if the request for equitable adjustment is sufficiently definitive to permit the Owner to determine fair value:

.1 lump sum labor;

.2 lump sum material;

.3 lump sum equipment usage;

.4 overhead and profit as set forth below; and

.5 insurance and bond costs as set forth below.

.7 Components of increased cost: Any request for adjustment of Contract Sum based upon the fixed price method shall include only the following items:

.1 Craft labor costs: These are the labor costs determined by multiplying the estimated or actual additional number of craft hours needed to perform the change in the Work by the hourly labor costs. Craft hours should cover direct labor, as well as indirect labor due to trade inefficiencies. The hourly costs shall be based on the following:

.1 Basic wages and benefits: Hourly rates and benefits as stated on the L&I approved “statement of intent to pay prevailing wages” or a higher amount if approved by the Owner. Direct supervision shall be a reasonable percentage not to exceed 15% of the cost of direct labor. No supervision markup shall be allowed for a working supervisor’s hours.

.2 Worker’s insurance: Direct contributions to the state of Washington for industrial insurance; medical aid; and supplemental pension, by the class and rates established by the L&I.

.3 Federal insurance: Direct contributions required by the Federal Insurance Compensation Act; Federal Unemployment Tax Act; and the State Unemployment Compensation Act.

.4 Travel allowance: Travel allowance and/or subsistence, if applicable, not exceeding those allowances established by regional labor union agreements, which are itemized and identified separately.

.5 Safety: Cost incurred due to the Washington Industrial Safety and Health Act, which shall be a reasonable percentage not to exceed 2% of the sum of the amounts calculated in .1 Basic wages and benefits, .2 Worker's insurance, and .3 Federal insurance above.

.2 Material costs: This is an itemization of the quantity and cost of materials needed to perform the change in the Work. Material costs shall be developed first from actual known costs, second from supplier quotations or if these are not available, from standard industry pricing guides. Material costs shall consider all available discounts. Freight costs, express charges, or special delivery charges, shall be itemized.

.3 Equipment costs: This is an itemization of the type of equipment and the estimated or actual length of time the construction equipment appropriate for the Work is or will be used on the change in the Work. Costs will be allowed for construction equipment only if used solely for the changed Work, or for additional rental costs actually incurred by the Contractor. Equipment charges shall be computed on the basis of actual invoice costs or if owned, from the current edition of one of the following sources:

.1 The National Electrical Contractors Association for equipment used on electrical work.

.2 The Mechanical Contractors Association of America for equipment used on mechanical work.

.3 The EquipmentWatch Fleet Manager Estimator Package (digital). The maximum rate for standby equipment shall not exceed that shown in the Associated General Contractors Washington State Department of Transportation (AGC WSDOT) Equipment Rental Agreement, current edition on the Contract execution date.
The EquipmentWatch Rental Rate Blue Book shall be used as a basis for establishing rental rates of equipment not listed in the above sources. The maximum rate for standby equipment shall not exceed that shown in the AGC WSDOT Equipment Rental Agreement, current edition on the Contract execution date. Contractor shall furnish EquipmentWatch Rental Rate Blue Book documentation.

.4 Allowance for small tools, expendables & consumable supplies: Small tools consist of tools which cost $250 or less and are normally furnished by the performing contractor. The maximum rate for small tools shall not exceed the following:

.1 3% for Contractor: For Contractor, 3% of direct labor costs.

.2 5% for Subcontractors: For Subcontractors, 5% of direct labor costs.

Expendables and consumables supplies directly associated with the change in Work must be itemized.

.5 Subcontractor costs: This is defined as payments Contractor makes to Subcontractors for changed Work performed by Subcontractors of any tier. The Subcontractors' cost of Work shall be calculated and itemized in the same manner as prescribed herein for Contractor.

.6 Allowance for overhead: This is defined as costs of any kind attributable to direct and indirect delay, acceleration, or impact, added to the total cost to Owner of any change in the Contract Sum. If the Contractor is compensated under Section § 8.4, the amount of such compensation shall be reduced by the amount Contractor is otherwise entitled to under this subsection "Allowance for overhead.". This allowance shall compensate Contractor for all noncraft labor, temporary construction facilities, field engineering, schedule updating, as-built drawings, home office cost, B&O taxes, office engineering, estimating costs, additional overhead because of extended time, and any other cost incidental to the change in the Work. It shall be strictly limited in all cases to a reasonable amount, mutually acceptable, or if none can be agreed upon to an amount not to exceed the rates below:

.1 Projects less than $3 million: For projects where the Contract Award Amount is under $3 million, the following shall apply:

.1 Contractor markup on Contractor Work: For Contractor, for any Work actually performed by Contractor's own forces, 16% of the first $50,000 of the cost, and 4% of the remaining cost, if any.

.2 Subcontractor markup for Subcontractor Work: For each Subcontractor (including lower tier subcontractors), for any Work actually performed by its own forces, 16% of the first $50,000 of the cost, and 4% of the remaining cost, if any.

.3 Contractor markup for Subcontractor Work: For Contractor, for any work performed by its Subcontractor(s) 6% of the first $50,000 of the amount due each Subcontractor, and 4% of the remaining amount if any.

.4 Subcontractor markup for lower tier Subcontractor Work: For each Subcontractor, for any Work performed by its Subcontractor(s) of any lower tier, 4% of the first $50,000 of the amount due the sub-Subcontractor, and 2% of the remaining amount if any.

.5 Basis of cost applicable for markup: The cost to which overhead is to be applied shall be developed in accordance with Section § 7.3.4.7.1 through § 7.3.4.7.5.

.7 Allowance for profit: Allowance for profit is an amount to be added to the cost of any change in contract sum, but not to the cost of change in Contract Time for which contractor has been compensated pursuant to the conditions set forth in Section § 8.4. It shall be limited to a reasonable amount, mutually acceptable, or if none can be agreed upon, to an amount not to exceed the rates below:

.1 Contractor / Subcontractor markup for self-performed Work: For Contractor or Subcontractor of any tier for work performed by their forces, 6% of the cost developed in accordance with Section § 7.3.4.7.1 through § 7.3.4.7.5.

.2 Contractor / Subcontractor markup for Work performed at lower tier: For Contractor or Subcontractor of any tier for work performed by a subcontractor of a lower tier, 4% of the subcontract cost developed in accordance with Section § 7.3.4.7.1 through § 7.3.4.7.8.

.8 Insurance and bond premiums: Cost of change in insurance or bond premium: This is defined as:

.1 Contractor's liability insurance: The cost of any changes in Contractor's liability insurance arising directly from execution of the Change Order; and

.2 Payment and Performance Bond: The cost of the additional premium for Contractor's bond arising directly from the changed Work.

The cost of any change in insurance or bond premium shall be added after overhead and allowance for profit are calculated in accordance with subparagraph f. and g above.

REVISE Paragraph § 7.3.5 to read as follows:

§ 7.3.5 Change Order Pricing – Unit Prices

.1 Content of Owner authorization: Whenever Owner authorizes Contractor to perform Work on a unit-price basis, Owner's authorization shall clearly state:

.1 Scope: Scope of work to be performed;

.2 Reimbursement basis: Type of reimbursement including pre-agreed rates for material quantities; and

.3 Reimbursement limit: Cost limit of reimbursement.

.2 Contractor responsibilities: Contractor shall:

.1 Cooperate with Owner and assist in monitoring the Work being performed. As requested by Owner, Contractor shall identify workers assigned to the Change Order Work and areas in which they are working;

.2 Leave access as appropriate for quantity measurement; and

.3 Not exceed any cost limit(s) without Owner's prior written approval.

.3 Cost breakdown consistent with Fixed Price requirements: Contractor shall submit costs in accordance with Section § 7.3.4 Change Order Pricing – Fixed Price and satisfy the following requirements:

.1 Unit prices must include overhead, profit, bond and insurance premiums: Unit prices shall include reimbursement for all direct and indirect costs of the Work, including overhead, profit, bond, and insurance costs; and

.2 Owner verification of quantities: Quantities must be supported by field measurement statements signed by Owner.

REVISE Section § 7.3.6 to read as follows:

§ 7.3.6 Change Order Pricing – Time-and-Material Prices

.1 Content of Owner authorization: Whenever Owner authorizes Contractor to perform Work on a time-and-material basis, Owner's authorization shall clearly state:

.1 Scope: Scope of Work to be performed;

.2 Reimbursement basis: Type of reimbursement including pre-agreed rates, if any, for material quantities or labor; and

.3 Reimbursement limit: Cost limit of reimbursement.

.2 Contractor responsibilities: Contractor shall:

.1 Identify workers assigned: Cooperate with Owner and assist in monitoring the Work being performed. As requested by Owner, identify workers assigned to the Change Order Work and areas in which they are working;

.2 Provide daily timesheets: Identify on daily time sheets all labor performed in accordance with this authorization. Submit copies of daily time sheets within 2 working days for Owner's review.

.3 Allow Owner to measure quantities: Leave access as appropriate for quantity measurement;

.4 Perform Work efficiently: Perform all Work in accordance with this section as efficiently as possible; and

.5 Not exceed Owner's cost limit: Not exceed any cost limit(s) without Owner's prior written approval.

.3 Cost breakdown consistent with Fixed Price requirements: Contractor shall submit costs in accordance with paragraph § 7.3.4 Change Order Pricing – Fixed Price and additional verification supported by:

.1 Timesheets: Labor detailed on daily time sheets; and

.2 Invoices: Invoices for material.

REVISE Revise Section Number § 7.3.4 to be § 7.3.7 as follows:

§ 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 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 as set forth in the Agreement, or if no such amount is set forth in the Agreement, a reasonable amount. 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 7.3.4 shall be limited to the following:

.1 Costs of labor, including applicable payroll taxes, fringe benefits required by agreement or custom, workers' compensation insurance, and other employee costs approved by the Architect;
.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, directly related to the change; and
.5 Costs of supervision and field office personnel directly attributable to the change.

REVISE Revise Section Number § 7.3.5 to be § 7.3.8 as follows:

§ 7.3.8 If the Contractor disagrees with the adjustment in the Contract Time, the Contractor may make a Claim in accordance with applicable provisions of Article 15.

REVISE Revise Section Number § 7.3.6 to be § 7.3.9 as follows:

§ 7.3.9 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.

REVISE Revise Section Number § 7.3.7 to be § 7.3.10 as follows:

§ 7.3.10 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.

REVISE Revise Section Number § 7.3.8 to be § 7.3.11 as follows:

§ 7.3.11 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.

REVISE Revise Section Number § 7.3.9 to be § 7.3.12 as follows:
§ 7.3.12 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.

REVISE Revise Section Number § 7.3.10 to be § 7.3.13 as follows:

§ 7.3.13 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.

ARTICLE 8 TIME

ADD Add the following to Section § 8.3.1:

Reference Section § 8.4 for the changes in Contract Time due to changes ordered in the Work.

ADD Add Section § 8.4 CHANGE IN THE CONTRACT TIME as follows:

§ 8.4 CHANGE IN THE CONTRACT TIME

.1 COP requests for Contract Time: The Contract Time shall only be changed by a Change Order. Contractor shall include any request for a change in the Contract Time in its Change Order Proposal.

.2 Time extension permitted if not Contractor's fault: If the time of Contractor's performance is changed due to an act of Force Majeure, or due to the fault or negligence of Owner or anyone for whose acts Owner is responsible, Contractor shall be entitled to make a request for an equitable adjustment in the Contract Time in accordance with the following procedure. No adjustment in the Contract Time shall be allowed to the extent Contractor's changed time of performance is due to the fault or negligence of Contractor, or anyone for whose acts Contractor is responsible.

.1 Notice and record keeping for Contract Time request: A request for an equitable adjustment in the Contract Time shall be based on written notice delivered within 7 Days of the occurrence of the event giving rise to the request. If Contractor believes it is entitled to adjustment of Contract Time, Contractor shall immediately notify Owner and begin to keep and maintain complete, accurate, and specific daily records. Contractor shall give Owner access to any such record and if requested, shall promptly furnish copies of such record to Owner.

.2 Timing and content of Contractor's Notice: Contractor shall not be entitled to an adjustment in the Contract Time for any events that occurred more than 7 Days before Contractor's written notice to

Owner. The written notice shall set forth, at a minimum, a description of: the event giving rise to the request for an equitable adjustment in the Contract Time; the nature of the impacts to Contractor and its Subcontractors of any tier, if any; and to the extent possible the amount of the adjustment in Contract Time requested. Failure to properly give such written notice shall, to the extent Owner's interests are prejudiced, constitute a waiver of Contractor's right to an equitable adjustment.

.3 Contractor to provide supplemental information: Within 30 Days of the occurrence of the event giving rise to the request, unless Owner agrees in writing to allow an additional period of time to ascertain more accurate data, Contractor shall supplement the written notice provided in accordance with § 8.4.2 with additional supporting data. Such additional data shall include, at a minimum: the amount of delay claimed, itemized in accordance with the procedure set forth herein; specific facts, circumstances, and analysis that confirms not only that Contractor suffered the delay claimed, but that the delay claimed was actually a result of the act, event, or condition complained of, and that the Contract Documents provide entitlement to an equitable adjustment in Contract Time for such act, event, or condition; and supporting documentation sufficiently detailed to permit an informed analysis of the request by Owner. Failure to provide such additional information and documentation within the time allowed or within the format required shall, to the extent Owner's interests are prejudiced, constitute a waiver of Contractor's right to an equitable adjustment.

.4 Contractor to proceed with Work as directed: Pending final resolution of any request in accordance with this paragraph, unless otherwise agreed in writing, Contractor shall proceed diligently with performance of the Work.

.3 Contractor to demonstrate impact on critical path of schedule: Any change in the Contract Time covered by a Change Order, or based on a request for an equitable adjustment in the Contract Time, shall be limited to the change in the critical path of Contractor's schedule attributable to the change of Work or event(s) giving rise to the request for equitable adjustment. Any Change Order Proposal or request for an adjustment in the Contract Time shall demonstrate the impact on the critical path of the schedule. Contractor shall be responsible for showing clearly on the Progress Schedule that the change or event: had a specific impact on the critical path, and except in case of concurrent delay, was the sole cause of such impact; and could not have been avoided by resequencing of the Work or other reasonable alternatives.

.4 Cost of change in Contract Time: Contractor may request compensation for the cost of a change in Contract Time in accordance with this paragraph, § 8.4.4, subject to the following conditions:

.1 Must be solely fault of Owner or A/E: The change in Contract Time shall solely be caused by the fault or negligence of Owner or A/E;

.2 Procedures: Contractor shall follow the procedure set forth in paragraph § 8.4.2;

.3 Demonstrate impact on critical path: Contractor shall establish the extent of the change in Contract Time in accordance with paragraph § 8.4.3; and

.4 Limitations on daily costs: The daily cost of any change in Contract Time shall be limited to the items below, less the amount of any change in the Contract Sum the Contractor may otherwise be entitled to pursuant to § 7.3.4.7.6 for any change in the Work that contributed to this change in Contract Time:

.1 Non-productive supervision or labor: cost of nonproductive field supervision or labor extended because of delay;

.2 Weekly meetings and indirect activities: cost of weekly meetings or similar indirect activities extended because of the delay;

.3 Temporary facilities or equipment rental: cost of temporary facilities or equipment rental extended because of the delay;

.4 Insurance premiums: cost of insurance extended because of the delay;

.5 Overhead: general and administrative overhead in an amount to be agreed upon, but not to exceed 3% of the Contract Award Amount divided by the originally specified Contract Time for each Day of the delay.

ARTICLE 9 PAYMENTS AND COMPLETION

REVISE Revise Section § 9.3.1.1 to read as follows:

§ 9.3.1.1 As provided in Section 7.3.12, 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.

END OF GENERAL CONDITIONS REVISIONS

AIA® Document A101® – 2017 Exhibit A

Insurance and Bonds

This Insurance and Bonds Exhibit is part of the Agreement, between the Owner and the Contractor, dated the _____ day of _____ in the year _____
(In words, indicate day, month and year.)

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

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

This document is intended to be used in conjunction with AIA Document A201®–2017, General Conditions of the Contract for Construction. Article 11 of A201®–2017 contains additional insurance provisions.

THE OWNER:
(Name, legal status and address)

THE CONTRACTOR:
(Name, legal status and address)

Sample

TABLE OF ARTICLES

A.1 GENERAL

A.2 OWNER'S INSURANCE

A.3 CONTRACTOR'S INSURANCE AND BONDS

A.4 SPECIAL TERMS AND CONDITIONS

ARTICLE A.1 GENERAL

The Owner and Contractor shall purchase and maintain insurance, and provide bonds, as set forth in this Exhibit. As used in this Exhibit, the term General Conditions refers to AIA Document A201™–2017, General Conditions of the Contract for Construction.

ARTICLE A.2 OWNER'S INSURANCE

§ A.2.1 General

Prior to commencement of the Work, the Owner shall secure the insurance, and provide evidence of the coverage, required under this Article A.2 and, upon the Contractor's request, provide a copy of the property insurance policy or policies required by Section A.2.3. The copy of the policy or policies provided shall contain all applicable conditions, definitions, exclusions, and endorsements.

§ A.2.2 Liability Insurance

The Owner shall be responsible for purchasing and maintaining the Owner's usual general liability insurance.

§ A.2.3 Required Property Insurance

§ A.2.3.1 Unless this obligation is placed on the Contractor pursuant to Section A.3.3.2.1, the Owner shall purchase and maintain, from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located, property insurance written on a builder's risk "all-risks" completed value or equivalent policy form and sufficient to cover the total value of the entire Project on a replacement cost basis. The Owner's

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property insurance coverage shall be no less than the amount of the initial Contract Sum, plus the value of subsequent Modifications and labor performed and materials or equipment supplied by others. The property insurance shall be maintained until Substantial Completion and thereafter as provided in Section A.2.3.1.3, unless otherwise provided in the Contract Documents or otherwise agreed in writing by the parties to this Agreement. This insurance shall include the interests of the Owner, Contractor, Subcontractors, and Sub-subcontractors in the Project as insureds. This insurance shall include the interests of mortgagees as loss payees.

§ A.2.3.1.1 Causes of Loss. The insurance required by this Section A.2.3.1 shall provide coverage for direct physical loss or damage, and shall not exclude the risks of fire, explosion, theft, vandalism, malicious mischief, collapse, earthquake, flood, or windstorm. The insurance shall also provide coverage for ensuing loss or resulting damage from error, omission, or deficiency in construction methods, design, specifications, workmanship, or materials. Sub-limits, if any, are as follows:
(Indicate below the cause of loss and any applicable sub-limit.)

Cause of Loss	Sub-Limit

§ A.2.3.1.2 Specific Required Coverages. The insurance required by this Section A.2.3.1 shall provide coverage for loss or damage to falsework and other temporary structures, and to building systems from testing and startup. The insurance shall also cover debris removal, including demolition occasioned by enforcement of any applicable legal requirements, and reasonable compensation for the Architect's and Contractor's services and expenses required as a result of such insured loss, including claim preparation expenses. Sub-limits, if any, are as follows:
(Indicate below type of coverage and any applicable sub-limit for specific required coverages.)

Coverage	Sub-Limit

§ A.2.3.1.3 Unless the parties agree otherwise, upon Substantial Completion, the Owner shall continue the insurance required by Section A.2.3.1 or, if necessary, replace the insurance policy required under Section A.2.3.1 with property insurance written for the total value of the Project that shall remain in effect until expiration of the period for correction of the Work set forth in Section 12.2.2 of the General Conditions.

§ A.2.3.1.4 Deductibles and Self-Insured Retentions. If the insurance required by this Section A.2.3 is subject to deductibles or self-insured retentions, the Owner shall be responsible for all loss not covered because of such deductibles or retentions.

§ A.2.3.2 Occupancy or Use Prior to Substantial Completion. The Owner's occupancy or use of any completed or partially completed portion of the Work prior to Substantial Completion shall not commence until the insurance company or companies providing the insurance under Section A.2.3.1 have consented in writing to the continuance of coverage. The Owner and the Contractor shall take no action with respect to partial occupancy or use that would cause cancellation, lapse, or reduction of insurance, unless they agree otherwise in writing.

§ A.2.3.3 Insurance for Existing Structures
If the Work involves remodeling an existing structure or constructing an addition to an existing structure, the Owner shall purchase and maintain, until the expiration of the period for correction of Work as set forth in Section 12.2.2 of the General Conditions, "all-risks" property insurance, on a replacement cost basis, protecting the existing structure against direct physical loss or damage from the causes of loss identified in Section A.2.3.1, notwithstanding the undertaking of the Work. The Owner shall be responsible for all co-insurance penalties.

§ A.2.4 Optional Extended Property Insurance.
The Owner shall purchase and maintain the insurance selected and described below.
(Select the types of insurance the Owner is required to purchase and maintain by placing an X in the box(es) next to the description(s) of selected insurance. For each type of insurance selected, indicate applicable limits of coverage or other conditions in the fill point below the selected item.)

Sample

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☐ **§ A.2.4.1 Loss of Use, Business Interruption, and Delay in Completion Insurance,** to reimburse the Owner for loss of use of the Owner's property, or the inability to conduct normal operations due to a covered cause of loss.

☐ **§ A.2.4.2 Ordinance or Law Insurance,** for the reasonable and necessary costs to satisfy the minimum requirements of the enforcement of any law or ordinance regulating the demolition, construction, repair, replacement or use of the Project.

☐ **§ A.2.4.3 Expediting Cost Insurance,** for the reasonable and necessary costs for the temporary repair of damage to insured property, and to expedite the permanent repair or replacement of the damaged property.

☐ **§ A.2.4.4 Extra Expense Insurance,** to provide reimbursement of the reasonable and necessary excess costs incurred during the period of restoration or repair of the damaged property that are over and above the total costs that would normally have been incurred during the same period of time had no loss or damage occurred.

☐ **§ A.2.4.5 Civil Authority Insurance,** for losses or costs arising from an order of a civil authority prohibiting access to the Project, provided such order is the direct result of physical damage covered under the required property insurance.

☐ **§ A.2.4.6 Ingress/Egress Insurance,** for loss due to the necessary interruption of the insured's business due to physical prevention of ingress to, or egress from, the Project as a direct result of physical damage.

☐ **§ A.2.4.7 Soft Costs Insurance,** to reimburse the Owner for costs due to the delay of completion of the Work, arising out of physical loss or damage covered by the required property insurance: including construction loan fees; leasing and marketing expenses; additional fees, including those of architects, engineers, consultants, attorneys and accountants, needed for the completion of the construction, repairs, or reconstruction; and carrying costs such as property taxes, building permits, additional interest on loans, realty taxes, and insurance premiums over and above normal expenses.

§ A.2.5 Other Optional Insurance.

The Owner shall purchase and maintain the insurance selected below.

(Select the types of insurance the Owner is required to purchase and maintain by placing an X in the box(es) next to the description(s) of selected insurance.)

☐ **§ A.2.5.1 Cyber Security Insurance** for loss to the Owner due to data security and privacy breach, including costs of investigating a potential or actual breach of confidential or private information. *(Indicate applicable limits of coverage or other conditions in the fill point below.)*

Sample

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☐ **§ A.2.5.2 Other Insurance**
(List below any other insurance coverage to be provided by the Owner and any applicable limits.)

Coverage	Limits

ARTICLE A.3 CONTRACTOR'S INSURANCE AND BONDS

§ A.3.1 General

§ A.3.1.1 Certificates of Insurance. The Contractor shall provide certificates of insurance acceptable to the Owner evidencing compliance with the requirements in this Article A.3 at the following times: (1) prior to commencement of the Work; (2) upon renewal or replacement of each required policy of insurance; and (3) upon the Owner's written request. An additional certificate evidencing continuation of commercial liability coverage, including coverage for completed operations, shall be submitted with the final Application for Payment and thereafter upon renewal or replacement of such coverage until the expiration of the periods required by Section A.3.2.1 and Section A.3.3.1. The certificates will show the Owner as an additional insured on the Contractor's Commercial General Liability and excess or umbrella liability policy or policies.

§ A.3.1.2 Deductibles and Self-Insured Retentions. The Contractor shall disclose to the Owner any deductible or self-insured retentions applicable to any insurance required to be provided by the Contractor.

§ A.3.1.3 Additional Insured Obligations. To the fullest extent permitted by law, the Contractor shall cause the commercial general liability coverage 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 for which loss occurs during completed operations. The additional insured coverage shall be primary and non-contributory to any of the Owner's general liability insurance policies and shall apply to both ongoing and completed operations. To the extent commercially available, the additional insured coverage shall be no less than that provided by Insurance Services Office, Inc. (ISO) forms CG 20 10 07 04, CG 20 37 07 04, and, with respect to the Architect and the Architect's consultants, CG 20 32 07 04.

§ A.3.2 Contractor's Required Insurance Coverage

§ A.3.2.1 The Contractor shall purchase and maintain the following types and limits of insurance from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located. The Contractor shall maintain the required insurance until the expiration of the period for correction of Work as set forth in Section 12.2.2 of the General Conditions, unless a different duration is stated below:
(If the Contractor is required to maintain insurance for a duration other than the expiration of the period for correction of Work, state the duration.)

§ A.3.2.2 Commercial General Liability

§ A.3.2.2.1 Commercial General Liability insurance for the Project written on an occurrence form with policy limits of not less than _____ ($__) each occurrence, _____ ($__) general aggregate, and _____ ($__) aggregate for products-completed operations hazard, providing coverage for claims including

.1 damages because of bodily injury, sickness or disease, including occupational sickness or disease, and death of any person;
.2 personal injury and advertising injury;
.3 damages because of physical damage to, or destruction of, tangible property, including the loss of use of such property;
.4 bodily injury or property damage arising out of completed operations; and
.5 the Contractor's indemnity obligations under Section 3.18 of the General Conditions.

Sample

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§ A.3.2.2.2 The Contractor's Commercial General Liability policy under this Section A.3.2.2 shall not contain an exclusion or restriction of coverage for the following:

.1 Claims by one insured against another insured, if the exclusion or restriction is based solely on the fact that the claimant is an insured, and there would otherwise be coverage for the claim.

.2 Claims for property damage to the Contractor's Work arising out of the products-completed operations hazard where the damaged Work or the Work out of which the damage arises was performed by a Subcontractor.

.3 Claims for bodily injury other than to employees of the insured.

.4 Claims for indemnity under Section 3.18 of the General Conditions arising out of injury to employees of the insured

.5 Claims or loss excluded under a prior work endorsement or other similar exclusionary language.

.6 Claims or loss due to physical damage under a prior injury endorsement or similar exclusionary language.

.7 Claims related to residential, multi-family, or other habitational projects, if the Work is to be performed on such a project.

.8 Claims related to roofing, if the Work involves roofing.

.9 Claims related to exterior insulation finish systems (EIFS), synthetic stucco or similar exterior coatings or surfaces, if the Work involves such coatings or surfaces.

.10 Claims related to earth subsidence or movement, where the work involves such hazards.

.11 Claims related to explosion, collapse, and underground hazards, where the Work involves such hazards.

§ A.3.2.3 Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Contractor, with policy limits of not less than _____ ($__) per accident, for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles along with any other statutorily required automobile coverage.

§ A.3.2.4 The Contractor may achieve the required limits and coverage for Commercial General Liability and Automobile Liability through a combination of primary and excess or umbrella liability insurance, provided such primary and excess or umbrella insurance policies result in the same or greater coverage as the coverages required under Section A.3.2.2 and A.3.2.3, and in no event shall any excess or umbrella liability insurance provide narrower coverage than the primary policy. The excess policy shall not require the exhaustion of the underlying limits only through the actual payment by the underlying insurers.

§ A.3.2.5 Workers' Compensation at statutory limits.

§ A.3.2.6 Employers' Liability with policy limits not less than _____ ($__) each accident, _____ ($__) each employee, and _____ ($__) policy limit.

§ A.3.2.7 Jones Act, and the Longshore & Harbor Workers' Compensation Act, as required, if the Work involves hazards arising from work on or near navigable waterways, including vessels and docks

§ A.3.2.8 If the Contractor is required to furnish professional services as part of the Work, the Contractor shall procure Professional Liability insurance covering performance of the professional services, with policy limits of not less than _____ ($__) per claim and _____ ($__) in the aggregate.

§ A.3.2.9 If the Work involves the transport, dissemination, use, or release of pollutants, the Contractor shall procure Pollution Liability insurance, with policy limits of not less than _____ ($__) per claim and _____ ($__) in the aggregate.

§ A.3.2.10 Coverage under Sections A.3.2.8 and A.3.2.9 may be procured through a Combined Professional Liability and Pollution Liability insurance policy, with combined policy limits of not less than _____ ($__) per claim and _____ ($__) in the aggregate.

§ A.3.2.11 Insurance for maritime liability risks associated with the operation of a vessel, if the Work requires such activities, with policy limits of not less than_____ ($__) per claim and_____ ($__) in the aggregate.

§ A.3.2.12 Insurance for the use or operation of manned or unmanned aircraft, if the Work requires such activities, with policy limits of not less than_____ ($__) per claim and_____ ($__) in the aggregate.

Sample

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§ A.3.3 Contractor's Other Insurance Coverage

§ A.3.3.1 Insurance selected and described in this Section A.3.3 shall be purchased from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located. The Contractor shall maintain the required insurance until the expiration of the period for correction of Work as set forth in Section 12.2.2 of the General Conditions, unless a different duration is stated below:

(If the Contractor is required to maintain any of the types of insurance selected below for a duration other than the expiration of the period for correction of Work, state the duration.)

§ A.3.3.2 The Contractor shall purchase and maintain the following types and limits of insurance in accordance with Section A.3.3.1.

(Select the types of insurance the Contractor is required to purchase and maintain by placing an X in the box(es) next to the description(s) of selected insurance. Where policy limits are provided, include the policy limit in the appropriate fill point.)

☐ **§ A.3.3.2.1** Property insurance of the same type and scope satisfying the requirements identified in Section A.2.3, which, if selected in this section A.3.3.2.1, relieves the Owner of the responsibility to purchase and maintain such insurance except insurance required by Section A.2.3.1.3 and Section A.2.3.3. The Contractor shall comply with all obligations of the Owner under Section A.2.3 except to the extent provided below. The Contractor shall disclose to the Owner the amount of any deductible, and the Owner shall be responsible for losses within the deductible. Upon request, the Contractor shall provide the Owner with a copy of the property insurance policy or policies required. The Owner shall adjust and settle the loss with the insurer and be the trustee of the proceeds of the property insurance in accordance with Article 11 of the General Conditions unless otherwise set forth below.

(Where the Contractor's obligation to provide property insurance differs from the Owner's obligations as described under Section A.2.3, indicate such differences in the space below. Additionally, if a party other than the Owner will be responsible for adjusting and settling a loss with the insurer and acting as the trustee of the proceeds of property insurance in accordance with Article 11 of the General Conditions, indicate the responsible party below.)

☐ **§ A.3.3.2.2 Railroad Protective Liability Insurance,** with policy limits of not less than _____ ($__) per claim and _____ ($__) in the aggregate, for Work within fifty (50) feet of railroad property.

☐ **§ A.3.3.2.3 Asbestos Abatement Liability Insurance,** with policy limits of not less than _____ ($__) per claim and _____ ($__) in the aggregate, for liability arising from the encapsulation, removal, handling, storage, transportation, and disposal of asbestos-containing materials.

☐ **§ A.3.3.2.4** Insurance for physical damage to property while it is in storage and in transit to the construction site on an "all-risks" completed value form.

☐ **§ A.3.3.2.5** Property insurance on an "all-risks" completed value form, covering property owned by the Contractor and used on the Project, including scaffolding and other equipment.

☐ **§ A.3.3.2.6 Other Insurance**

(List below any other insurance coverage to be provided by the Contractor and any applicable limits.)

Coverage	Limits

Sample

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§ A.3.4 Performance Bond and Payment Bond

The Contractor shall provide surety bonds, from a company or companies lawfully authorized to issue surety bonds in the jurisdiction where the Project is located, as follows:
(Specify type and penal sum of bonds.)

Type	Penal Sum ($0.00)
Payment Bond	
Performance Bond	

Payment and Performance Bonds shall be AIA Document A312™, Payment Bond and Performance Bond, or contain provisions identical to AIA Document A312™, current as of the date of this Agreement.

ARTICLE A.4 SPECIAL TERMS AND CONDITIONS

Special terms and conditions that modify this Insurance and Bonds Exhibit, if any, are as follows:

Sample

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SECTION 01 10 00
SUMMARY

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:
1. Project information.
2. Work covered by Contract Documents.
3. Contractor's use of site and premises.
4. Coordination with occupants.
5. Work restrictions.
6. Specification and Drawing conventions.
7. Anticipated Project Schedule

B. Related Sections:
1. Section 01 50 00 "Temporary Facilities and Controls" for limitations and procedures governing temporary use of Owner's facilities.
2. Section 01 73 00 "Execution" for coordination of Owner-installed products.

C. Related Documents:
1. Drawings and general provisions of the Contract, including General and Supplemental Conditions and Division 01 Specification Sections, apply to this Section.

1.2 PROJECT INFORMATION

A. Project Identification: Lopez Island Library Reroof.
1. Project Location: 2225 Fisherman Bay Rd. Lopez Island, WA 98261.

B. Owner: Lopez Island Library.
1. Owner's Representative: Darren Hoerner.

C. Architect: HKP Architects, PLLC.
1. Architect's Representative: Becca Wolfe.

D. Architect's Consultants: Architect has retained the following design professionals, who have prepared designated portions of the Contract Documents:
1. Structural Engineer: Kingworks Structural Engineers.
a. Representative: Jack King.

E. Other Owner Consultants: Owner has retained the following design professionals who have prepared designated portions of the Contract Documents:
1. Limited Hazardous Materials Surveyor: ALL4 LLC has prepared the following portions of the Contract Documents:
a. Representative: Thomas Davis.
b. Scope of Service: Limited Hazardous Materials Survey and Report.
2. Limited Hazardous Materials Specification Writer: EHS International, Inc. has prepared the following portions of the Contract Documents:

a. Representative: Marcus Gladden.
b. Scope of Service: Hazardous Materials Specifications.

1.3 WORK COVERED BY CONTRACT DOCUMENTS

A. The Work of Project is defined by the Contract Documents and includes, but is not limited to, the following:
1. Removal and disposal of existing asphalt shingle roofing, asphalt flat roofing, and thermoplastic polyolefin roofing down to existing roof deck. Scope includes installation of new asphalt shingle roof and modified bitumen roofing, including insulation, coverboard, and associated flashings. Interior scope includes replacement of wall cavity insulation, vapor retarder, and gypsum wall board and other Work indicated in the Contract Documents.

B. Type of Contract:
1. Project will be constructed under a single prime contract.

1.4 CONTRACTOR'S USE OF SITE AND PREMISES

A. Restricted Use of Site: Contractor shall have limited use of Project site for construction operations as indicated on Drawings by the Contract limits and as indicated by requirements of this Section.

B. Limits on Use of Site: Limit use of Project site to Work in areas indicated. Do not disturb portions of Project site beyond areas in which the Work is indicated.
1. Limits on Use of Site: Confine construction operations to Work in areas indicated and laydown area indicated in drawings.
2. Driveways, Walkways and Entrances: Keep driveways, loading areas, and entrances serving premises clear and available to Owner, Owner's employees, and emergency vehicles at all times. Do not use these areas for parking or for storage of materials.
a. Schedule deliveries to minimize use of driveways and entrances by construction operations.
b. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.

C. Condition of Existing Building: Maintain portions of existing building affected by construction operations in a weathertight condition throughout construction period. Repair damage caused by construction operations.

D. Condition of Existing Grounds: Maintain portions of existing grounds, landscaping, and hardscaping affected by construction operations throughout construction period. Repair damage caused by construction operations.

1.5 COORDINATION WITH OCCUPANTS

A. Full Owner Occupancy: Owner will occupy Project site and existing building(s) during entire construction period. Cooperate with Owner during construction operations to minimize conflicts and facilitate Owner usage. Perform the Work so as

not to interfere with Owner's day-to-day operations. Maintain existing exits unless otherwise indicated.

1. Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities. Do not close or obstruct walkways, corridors, or other occupied or used facilities without written permission from Owner and approval of authorities having jurisdiction.
2. Notify Owner not less than 72 hours in advance of activities that will affect Owner's operations.

1.6 WORK RESTRICTIONS

A. Comply with restrictions on construction operations.
   1. Comply with limitations on use of public streets, work on public streets, rights of way, and other requirements of authorities having jurisdiction.

B. On-Site Work Hours: Limit work to between 7:00 a.m. to 6:00 p.m., Monday through Friday, unless otherwise indicated. Work hours may be modified to meet Project requirements if approved by Owner and authorities having jurisdiction.
   1. Weekend Hours: 7:00 a.m. to 6:00 p.m. or as regulated by authorities having jurisdictions. Contractors may park at Library on Sundays. Contractor parking on Saturdays shall comply with typical project Contractor parking requirements.
   2. Early Morning Hours: reference regulations by authorities having jurisdiction for restrictions on noisy work.
   3. Work in Existing Building: Coordinate with Owner.
   4. Hours for Utility Shutdowns: Coordinate with Owner.

C. On-Site Work Day Restrictions: Do not perform work resulting in utility shutdowns or resulting in noisy activity on-site during work black-out days as follows:
   1. None.

D. Existing Utility Interruptions: Do not interrupt utilities serving facilities occupied by Owner or others unless permitted under the following conditions and then only after arranging for temporary utility services according to requirements indicated:
   1. Notify Architect not less than 10 business days in advance of proposed utility interruptions.
   2. Obtain Architect's written permission before proceeding with utility interruptions.

E. Noise, Vibration, Dust, and Odors: Coordinate operations that may result in high levels of noise and vibration, dust, odors, or other disruption to Owner occupancy with Owner.
   1. Notify Architect not less than five business days in advance of proposed disruptive operations.
   2. Obtain Architect's written permission before proceeding with disruptive operations.

F. Smoking and Controlled Substance Restrictions: Use of tobacco products, alcoholic beverages, and other controlled substances on Project site is not permitted.

G. Employee Identification: Provide identification tags for Contractor personnel working on Project site. Require personnel to use identification tags at all times.

H. Employee Screening: Comply with Owner's requirements for drug and background screening of Contractor personnel working on Project site.
   1. Maintain list of approved screened personnel with Owner's representative.

1.7 SPECIFICATION AND DRAWING CONVENTIONS

A. Specification Content: The Specifications use certain conventions for the style of language and the intended meaning of certain terms, words, and phrases when used in particular situations. These conventions are as follows:

   1. Imperative mood and streamlined language are generally used in the Specifications. The words "shall," "shall be," or "shall comply with," depending on the context, are implied where a colon (:) is used within a sentence or phrase.
   2. Text Color: Text used in the Specifications, including units of measure, manufacturer and product names, and other text may appear in multiple colors or underlined as part of a hyperlink; no emphasis is implied by text with these characteristics.
   3. Hypertext: Text used in the Specifications may contain hyperlinks. Hyperlinks may allow for access to linked information that is not residing in the Specifications. Unless otherwise indicated, linked information is not part of the Contract Documents.
   4. Specification requirements are to be performed by Contractor unless specifically stated otherwise.

B. Division 00 Contracting Requirements: General provisions of the Contract, including General and Supplementary Conditions, apply to all Sections of the Specifications.

C. Division 01 General Requirements: Requirements of Sections in Division 01 apply to the Work of all Sections in the Specifications.

D. Drawing Coordination: Requirements for materials and products identified on Drawings are described in detail in the Specifications. One or more of the following are used on Drawings to identify materials and products:
   1. Terminology: Materials and products are identified by the typical generic terms used in the individual Specifications Sections.
   2. Abbreviations: Materials and products are identified by abbreviations scheduled on Drawings.
   3. Keynoting: Materials and products are identified by reference keynotes referencing products specified in this Project Manual.

ADD 1

1.8 ANTICIPATED PROJECT SCHEDULE

A. Project Schedule:
   1. Anticipated Notice of Award: On or about November 30, 2026
   2. Anticipated Notice to Proceed: On or about December 14, 2026
      a. Subject to timely action by Contractor

ADD 1

3. Substantial Completion: April 22, 2027
4. Final Completion: May 22, 2027

B. Anticipated Notice to Proceed:
1. Anticipated Notice to Proceed date is an approximation. The actual date may vary.
2. An extension of the Substantial Completion and Final Completion dates shall not be granted if Notice to Proceed is not issued after the date identified above through no fault of the Owner.

C. The Owner has a Washington State Department of Commerce grant which requires all Contractor invoices to be received and approved by June 16, 2027.

PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION (NOT USED)

END OF SECTION

SECTION 01 50 00
TEMPORARY FACILITIES AND CONTROLS

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes requirements for temporary utilities, support facilities, and security and protection facilities.

B. Related Sections:
1. Section 01 10 00 "Summary" for work restrictions and limitations on utility interruptions.

C. Related Documents:
1. Drawings and general provisions of the Contract, including General and Supplemental Conditions and Division 01 Specification Sections, apply to this Section.

1.2 USE CHARGES

A. Water and Sewer Service from Existing System: Water from Owner's existing water system is available for use without metering and without payment of use charges. Provide connections and extensions of services as required for construction operations.

B. Electric Power Service from Existing System: Electric power from Owner's existing system is available for use without metering and without payment of use charges. Provide connections and extensions of services as required for construction operations.

1.3 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 5 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.

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. 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 requirements for 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.

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.

G. Noise and Vibration Control Plan: Identify construction activities that may impact the occupancy and use of existing spaces within the building or adjacent existing buildings, whether occupied by others, or occupied by the Owner. Include the following:
   1. Methods used to meet the goals and requirements of the Owner.
   2. Location of construction devices on the site.
   3. Show compliance with the use and maintenance of quieted construction devices for the duration of the Project.
   4. Indicate activities that may disturb building occupants and that are planned to be performed during non-standard working hours as coordinated with the Owner.
   5. Identify during Project Meetings upcoming noise and vibration generating activities for advance coordination with the Owner.
   6. Indicate locations of sensitive areas or other areas requiring special attention as identified by Owner. Indicate means for complying with Owner's requirements.

1.4 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 the United States Access Board's ADA-ABA Accessibility Guidelines and ICC/ANSI A117.1.

1.5 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. Portable Chain-Link Fencing: Minimum 2-inch (50-mm), 0.148-inch- (3.8-mm-) thick, galvanized-steel, chain-link fabric fencing; minimum 6 feet (1.8 m) high with galvanized-steel pipe posts; minimum 2-3/8-inch- (60-mm-) OD line posts and 2-7/8-inch- (73-mm-) OD corner and pull posts, with 1-5/8-inch- (42-mm-) OD top and bottom rails. Provide galvanized-steel bases for supporting posts.

B. Dust-Control Adhesive-Surface Walk-Off Mats: Provide mats, minimum 36 by 60 inches (914 by 1524 mm).

2.2 TEMPORARY FACILITIES

A. On-Site Progress Meetings: Owner will provide conditioned interior space for OAC Construction Progress Meetings.

B. 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. 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 01 10 00 "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.

C. 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.
      b. Maintain negative air pressure within work area, using HEPA-equipped air-filtration units, starting with commencement of temporary partition construction, and continuing until removal of temporary partitions is complete.

   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.
   3. Perform daily construction cleanup and final cleanup using approved, HEPA-filter-equipped vacuum equipment.

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. Water Service: Connect to Owner's existing water service facilities. Clean and maintain water service facilities in a condition acceptable to Owner. At Substantial Completion, restore these facilities to condition existing before initial use.

C. Sanitary Facilities: Provide temporary toilets, wash facilities, safety shower and eyewash 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.
   1. Note location on site plan provided for Owner’s review and approval at Pre-Construction meeting.

D. Electric Power Service: Connect to Owner's existing electric power service. Maintain equipment in a condition acceptable to Owner.

3.4 SUPPORT FACILITIES INSTALLATION

A. Comply with the following:
   1. Provide construction for temporary field offices, shops, and sheds located within construction area or within 30 feet (9 m) of building lines that is noncombustible in accordance with ASTM E136. Comply with NFPA 241.

B. 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.

C. Parking: Provide temporary offsite parking areas for construction personnel. The Owner has coordinated temporary parking areas for construction personnel at a nearby church, Lopez Island Community Church, located at 91 Lopez Rd, Lopez Island, WA 98261. Parking at the Church on Sundays is not permitted.



D. Storage and Staging: Use designated areas of Project site] for storage and staging needs.

E. Waste Disposal Facilities: Comply with requirements specified in Section 01 74 19 "Construction Waste Management and Disposal."

F. Waste Disposal Facilities: Provide waste-collection containers in sizes adequate to handle waste from construction operations. Comply with requirements of authorities having jurisdiction. Comply with progress cleaning requirements in Section 01 73 00 "Execution."

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 01 10 00 "Summary."

C. 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.

D. 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.

E. Extent of Fence: As required to enclose entire Project site or portion determined sufficient to accommodate construction operations/ Barricades, Warning Signs, and Lights: Comply with requirements of authorities having jurisdiction for erecting structurally adequate barricades, including warning signs and lighting.

F. Temporary Egress: Provide temporary egress from existing occupied facilities as indicated and as required by authorities having jurisdiction. Provide signage directing occupants to temporary egress.

G. Covered Walkway: Erect protective, covered walkway for passage of individuals through or adjacent to Project site. Coordinate with entrance gates, other facilities, and obstructions. Comply with regulations of authorities having jurisdiction.
   1. Provide overhead decking, protective enclosure walls, handrails, barricades, warning signs, exit signs, lights, safe and well-drained walkways, and similar provisions for protection and safe passage.
   2. Paint and maintain appearance of walkway for duration of the Work.

3.6 MOISTURE AND MOLD CONTROL

A. Moisture and Mold Protection: Protect stored materials and installed Work in accordance with Moisture and Mold Protection Plan.

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 facilities. 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. At Substantial Completion, repair, renovate, and clean permanent facilities used during construction period. Comply with final cleaning requirements specified in Section 01 77 00 "Closeout Procedures."

END OF SECTION

SECTION 02 83 00
LEAD IN CONSTRUCTION

PART 1 - GENERAL

1.01 RELATED WORK DESCRIBED ELSEWHERE

A. The provisions and intent of the Contract, including the General Conditions, Special Conditions, and General Requirements, apply to work under this Section. Coordinate with the following sections, where included in the Contract Documents:
   1. Section 02 82 00 – Asbestos Abatement.

1.02 DESCRIPTION OF WORK

A. Provide labor, equipment, materials, controls, testing, handling, transportation, and disposal necessary to safely perform construction activities that disturb lead-containing painted building components associated with the Lopez Island Library reroofing and window work at 2225 Fisherman Bay Road, Lopez Island, Washington.

B. Refer to the September 11, 2026 ALL4 LLC Asbestos Containing Material and Lead Based Paint Survey – Lopez Island Library and the Contract Drawings to identify affected components and work limits. The survey evaluated visible and accessible exterior materials; it does not establish the absence of lead in concealed or untested coatings.

C. Refer to project bid set drawings Lopez Island Library Reroof by HKP Architects dated October 29, 2026 for the identification and locations of the materials within the anticipated project demolition scope

D. Survey paint-chip results include:
   1. PC-1: White trim paint between the older front-entry windows, 10,000 mg/kg (1.00% lead); designated lead-based paint.
   2. PC-2: White sill paint at the older front-entry window, 6,400 mg/kg (0.64% lead); designated lead-based paint.
   3. PC-3: Red trim paint below the front windows, 1,400 mg/kg (0.14% lead); lead-containing, below the lead-based paint definition.
   4. PC-4: Red paint at the office half-wall, 110 mg/kg (approximately 0.01% lead); lead-containing.
   5. PC-5: White paint on the front-entry railing, 57 mg/kg (approximately 0.01% lead); lead-containing.

E. Lead-containing coatings below the lead-based paint definition remain subject to applicable worker-exposure and environmental controls when disturbed. The survey results are not employee airborne-exposure measurements and do not establish a negative exposure assessment.

F. Coordinate removal or disturbance of painted window assemblies with Section 02 82 00. The glazing compound on the older front-entry windows contains asbestos; asbestos controls shall not be compromised by lead-related work.

G. This Section governs lead-safe construction activities and associated waste management. It does not require wholesale removal of painted coatings or constitute a separate lead hazard abatement scope unless expressly shown on the Contract Drawings.

1.03 CODES AND REGULATIONS

A. Comply with applicable federal, Washington State, and local requirements, including the following, as applicable to the work and waste stream:
   1. WAC 296-155-176 – Lead in Construction, including exposure assessment, interim protection, respiratory protection, hygiene, training, and medical surveillance provisions.
   2. Chapter 296-842 WAC – Respirators; and applicable Washington construction safety and hazard communication requirements.
   3. Chapter 173-303 WAC – Dangerous Waste Regulations, including waste designation, accumulation, transportation, and disposal.
   4. 40 CFR Parts 260–268, as applicable to federally regulated hazardous waste; and 49 CFR Parts 171–180, as applicable to transportation of regulated hazardous materials.
   5. 40 CFR Part 745, including renovation, repair, and painting requirements only where the work and facility are within the rule's applicability.

B. The Contractor shall determine applicable permits, notifications, worker qualifications, and waste requirements. Bulk paint-chip analytical results alone may not be sufficient to determine whether the resulting waste stream is classified as dangerous waste under WAC 173-303. Waste designation shall be based on the characteristics of the waste stream and applicable regulatory requirement

1.04 DEFINITIONS

A. Action Level: Employee airborne lead exposure of 30 micrograms per cubic meter (µg/m³), as an eight-hour time-weighted average (TWA), without regard to respirator use.

B. Permissible Exposure Limit (PEL): Employee airborne lead exposure of 50 µg/m³ as an eight-hour TWA, subject to applicable adjustment for work shifts exceeding eight hours.

C. Lead-Based Paint (LBP): Paint or other surface coating meeting the applicable regulatory definition, generally 0.5% lead by weight (5,000 mg/kg) or 1.0 mg/cm². The survey reported paint-chip concentrations by weight.

D. Lead-Containing Paint: Paint with detectable lead, including coatings below the lead-based paint definition.

E. Negative Exposure Assessment: An assessment meeting the applicable requirements of WAC 296-155-176, based on qualifying objective data or employee exposure monitoring; bulk paint testing alone is insufficient.

F. HEPA: High-efficiency particulate air filtration suitable for lead dust control and cleanup.

1.05 QUALITY ASSURANCE

A. The Contractor is responsible for worker exposure assessment, selection of protective measures, compliance, and prevention of migration of paint chips and lead-contaminated dust into occupied areas, adjacent properties, soil, and stormwater systems.

B. The Owner or Owner's Consultant may observe work and review documentation. Such observation does not relieve the Contractor of responsibility for means, methods, safety, and regulatory compliance.

1.06 SUBMITTALS

A. Submit a site-specific lead work plan before disturbance of lead-containing coatings for review by the Owner's representative. At a minimum, identify:
   1. Affected locations, work sequence, and methods for component removal, coating disturbance, and coordination with asbestos abatement.
   2. Dust suppression, containment, barriers, protection of occupied areas, and cleanup procedures, including controls for exterior work and stormwater.
   3. Lead exposure assessment approach, anticipated tasks, employee monitoring, interim protections where required, respiratory protection, and hygiene provisions.
   4. Personnel training and supervisory responsibilities; equipment and decontamination provisions appropriate to anticipated exposures.
   5. Waste segregation, designation and characterization approach, temporary storage, recycling or disposal destinations, and transportation documentation.

B. During work, maintain and provide upon request applicable exposure monitoring results, inspection records, waste-characterization results, and documentation of corrective actions. Notify the Owner promptly of uncontrolled dust releases, contamination of occupied areas, or other significant departures from the approved work plan.

C. At closeout, provide final waste disposal/recycling receipts and manifests where applicable, employee exposure monitoring summary, and certification that affected work areas were cleaned and visually inspected.

PART 2 - PRODUCTS

2.01 EQUIPMENT AND SUPPLIES

A. Provide equipment and materials appropriate to the work plan, including HEPA-filtered vacuums, wet-cleaning supplies, compatible dust suppression materials, protective barriers, ground protection, covered waste containers, labels, and worker protective equipment.

B. Respirators, where required, shall be NIOSH-approved and selected under the Contractor's respiratory protection program in accordance with Chapter 296-842 WAC and WAC 296-155-176. Powered air-purifying respirators may be used where suitable and compliant with the required assigned protection factor.

C. Use containment and ventilation equipment appropriate to the task and exposure potential. Negative-pressure enclosures and supplied-air systems are not blanket requirements for exterior component removal; provide them where required by the selected method, exposure conditions, or applicable regulations.

PART 3 - EXECUTION

3.01 WORK AREA PREPARATION

A. Identify and delineate lead-disturbance areas before work. Restrict unauthorized access, post required signs, and protect building occupants, entrances, windows, ventilation intakes, landscaping, and pedestrian routes from paint chips and dust.

B. Install ground coverings, drop cloths, local barriers, and other collection controls appropriate to the work. Protect soil and storm drains from debris, dust, and wash water. Coordinate exterior access and phasing with ongoing library operations.

C. Provide washing and hygiene facilities and establish procedures to prevent transfer of lead contamination outside controlled work areas, as required by exposure conditions and WAC 296-155-176.

3.02 WORK PROCEDURES

A. Use work practices that minimize disturbance of coatings and generation of airborne lead. Utilize the intact removal painted components where feasible; do not assume that intact component removal eliminates lead exposure assessment obligations.

B. Use HEPA-equipped tools, wet methods, local capture, and other engineering controls appropriate to the activity. Do not use uncontrolled dry sanding, grinding, abrasive blasting, or open-flame burning of lead-containing coatings. Prohibit compressed-air cleaning unless specifically allowed by applicable regulation and effective capture controls.

C. Perform employee exposure assessment and monitoring in accordance with WAC 296-155-176. Provide applicable interim protections for tasks covered by the standard until the required exposure assessment supports modification of those protections. Do not use bulk paint concentration as a substitute for airborne exposure data.

D. Coordinate work on asbestos-containing glazing with Section 02 82 00. Where both asbestos and lead are present, employ controls that satisfy both specifications and applicable regulations.

E. Collect paint chips, debris, and dust promptly. Prevent migration to occupied portions of the library and uncontrolled discharge to soil, drains, or adjacent areas.

Manage cleaning liquids and spent consumables as potentially contaminated pending appropriate characterization.

F. Provide employee hygiene, protective clothing, respirator use, fit testing, medical evaluations, training, and medical surveillance when triggered by applicable requirements and exposure conditions.

3.03 SITE QUALITY CONTROL AND MONITORING

A. The Contractor shall conduct required personal airborne lead exposure monitoring using an appropriate validated analytical method and qualified laboratory. Area monitoring may supplement, but shall not replace, required employee exposure assessment.

B. Review results promptly, notify affected employees as required, and revise work controls if exposures or observed conditions indicate inadequate protection. Provide results to the Owner upon request.

C. The Owner or Owner’s Consultant may inspect controls and cleanliness. Stop affected work and correct deficiencies if visible debris migrates beyond the controlled area or if measures fail to protect building occupants and adjacent areas.

3.04 CLEANUP, WASTE CHARACTERIZATION, AND DISPOSAL

A. Maintain clean work areas throughout construction. At the end of each shift and upon completion, remove visible chips and dust using HEPA vacuuming and wet cleaning or equivalent effective methods. Do not use dry sweeping or uncontrolled compressed air.

B. Visually inspect affected surfaces, adjacent areas, and protected pathways for residual paint chips and dust before removing barriers and returning areas to normal use. Correct deficiencies and repeat cleaning as needed. Additional wipe or air clearance testing is required only where specified elsewhere in the Contract or by applicable regulation.

C. Characterize generated waste streams under Chapter 173-303 WAC based on knowledge of the waste and representative testing where needed. TCLP analysis may be used where appropriate, but is not automatically required for every painted component or waste stream. Account for applicable Washington State dangerous waste designation criteria.

D. Segregate and package wastes to prevent releases. Recycle or dispose of painted components and related waste at facilities authorized to accept the designated waste. Comply with applicable hazardous materials transportation and manifest requirements when triggered.

E. Provide disposal or recycling receipts identifying waste type, quantity, destination, and date; provide dangerous waste manifests and associated records where applicable.

END OF SECTION

SECTION 07 52 00
MODIFIED BITUMEN MEMBRANE ROOFING

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:
1. Roofing insulation.
2. Roofing coverboard.
3. Modified bitumen roofing membranes.
4. Miscellaneous accessories and materials.

B. Related Sections:
1. Section 06 10 00 “Rough Carpentry” for various wood blocking and miscellaneous wood at modified bitumen roofing.
2. Section 07 31 13 “Asphalt Shingles” for adjacent roofing materials.
3. Section 07 62 00 “Sheet Metal Flashing and Trim” for sheet metal flashing at asphalt shingle terminations and transitions.

C. Related Documents:
1. Drawings and general provisions of the Contract, including General and Supplemental Conditions and Division 01 Specification Sections, apply to this Section.

1.2 DEFINITIONS

A. Roofing Terminology: Refer to ASTM D 1079 for definitions of terms related to roofing work not otherwise defined in this Section.

1.3 PERFORMANCE REQUIREMENTS

A. General: Install a watertight, modified bituminous membrane roofing and base flashing system with compatible components that will not permit the passage of liquid water and will withstand wind loads, thermally induced movement, and exposure to weather without failure.

B. Wind Uplift: Mechanically attach coverboard in compliance with specified FM windstorm classification, enhancing fasteners at the perimeter and corners as required.
1. Roofing system shall comply with the following:
a. Windstorm Classification: Install mechanical fastening patterns in accordance with FM Class 1-75 requirements based on current code requirements for wind resistance, project location, and project specific conditions.

C. Exterior Fire-Test Exposure: UL Class C; complying with ASTM E 108, for application and slopes indicated.

1.4 SUBMITTALS

A. Product data, Roofing Systems: Submit the name of the manufacturer and specification numbers and product names of all materials proposed for each type of product specified. Include in submittal installation instructions and general recommendations for each principal roofing system product required. Include data substantiating that the materials comply with requirements, including certificates and delivery logs for bulk materials.

B. Shop Drawings: Include plans, sections, details, and attachments to other work, for the following:
   1. Base flashings, cants, and membrane terminations.
   2. Crickets layout, saddles, and tapered edge strips, including slopes.

C. Tear Off: Submit tear-off work plan. Submit dump receipts prior to completion of the job.

D. Installer Certificates: Signed by roofing system manufacturer certifying that Installer is approved, authorized, or licensed by manufacturer to install specified roofing system and is eligible to receive the standard roofing manufacturer's warranty. Provide to Owner within 10 days after bid opening.

E. Manufacturers: Provide primary products, including each type of roofing ply, sealant and flashings, as specified from one manufacturer. Provide secondary products which are acceptable to, and approved by, the manufacturer of the primary products.

F. Maintenance Data: Manufacturer’s printed recommendations for proper maintenance of the specified roof system including inspection frequencies, penetration addition policies, temporary repairs, and leak call procedures. Include in the maintenance manuals specified in Contract Closeout.

G. Warranty: Sample copy of standard roofing manufacturer's warranty stating obligations, remedies, limitations, and exclusions of warranty. Sample copy of installer’s warranty stating obligations, remedies, limitations, and exclusions of warranty.

1.5 QUALITY ASSURANCE

A. Single Installer Responsibility: A single installer (contractor) shall perform the work, including sheet metal work, as required by this specification; and shall be a firm specializing in roofing system work who has been in business under the same name and ownership for at least 5 years, capable of showing successful installations similar to the work required for this project.
   1. The roofing contractor shall be certified as an approved applicator contractor by the manufacturer of the roofing system. Evidence of said certification shall be written to the owner and signed by the manufacturer and provide to owner within 10 days after bid opening.

B. Owner: Notify Owner, Architect, and Roofing Consultant 24 hours (one full working day) prior to commencement of work. The owner may provide special inspection of the roofing application. Such inspection will not relieve the contractor of responsibility for proper completion of the work.

C. Manufacturers: Provide and install primary products, including each type of roofing ply, and flashings, as specified from one manufacturer. Provide secondary products, which are acceptable to, and approved by, the manufacturer of the primary products. Install in accordance with manufacturer's instructions.

D. Pre-roofing conference: Prior to the installation of the roofing system, meet at the project site with the roofing contractor, the Owner, Architect, Roofing Consultant, and other entities interested in the performance of the roofing system. Review the requirements (contract documents), submittals, proposed installation schedule, location and storage of materials, requirements for inspections and testing or certifications, forecasted weather conditions, governing regulations, insurance requirements, proposed installation procedures, and any other items that may be required for completion of the project. If meeting ends with substantial disagreement between parties, determine how disagreement will be resolved, and set date for reconvened meeting.

1.6 WARRANTY

A. Standard Roofing Manufacturer's Warranty: Submit a written warranty, without monetary limitation, signed by roofing system manufacturer agreeing to promptly repair roof leaks from defects in materials or workmanship for the warranty period listed below. Warranty shall cover work in this Section, including membrane roofing, base flashing, substrate board, fasteners, and flashing, and flashing.
   1. Warranty Period: 20 years.

B. Special Project Warranty: Submit roofing Installer's warranty, signed by Installer, covering Work of this Section, including membrane roofing, base flashing, substrate board, fasteners, and flashing, if any, for the following warranty period:
   1. Warranty Period: 2 years from date of Substantial Completion.

1.7 DEMOLITION

A. Owner will occupy the building during the roof replacement project. Coordinate demolition with the architect and owner.

B. Do not throw any debris or material from above grade areas to grade. Construct chutes or use other methods to remove debris safely to on-grade disposal collection areas or containers. Provide containers for debris. Do not use owner’s dumpsters or recycle bins.

C. Regulatory Requirements:
   1. Comply with governing EPA and PSAPCA notification regulations before starting demolition. Comply with hauling and disposal regulations of authority having jurisdiction.

2. Products in or on the existing roof assemblies do contain asbestos. Test results are available from the Owner. Conform to WISHA and Puget Sound Clean Air Agency (PSCAA) regulations related to removal and disposal of any asbestos containing materials.

D. Maintain existing utilities in service and protect them against damage during demolition operations.
1. Coordinate any interruption of existing utilities with the architect and owner. Provide temporary services during interruptions to existing utilities, as acceptable to the owner and governing authorities.
2. Provide not less than seventy-two (72) hours notice to owner if shutdown of service is required during changeover.

1.8 PRODUCT DELIVERY, STORAGE, AND HANDLING

A. Delivery: Material shall be delivered in the manufacturer's original sealed and labeled containers and in quantities sufficient to allow continuity of application.

B. Storage: Obtain permission of the Engineer for roof top storage. If roof top storage of materials is used, do not exceed the allowable load for the structure or 25 psf. Materials shall be stored out of direct exposure to the elements. Roll goods shall be stored on end for built-up roof products, on side for single ply roof products, or as appropriate, on a clean, flat surface. Material shall be protected against moisture so as not to allow moisture to penetrate the cover or condensation to occur beneath the cover.

C. Handling: Material shall be handled in such a manner as to preclude damage and contamination with moisture or foreign matter.

D. Do not leave unused felts and other sheet materials on the roof overnight or when roofing work is not in progress unless protected from weather and moisture and unless maintained at a temperature exceeding 50 deg F (10 deg C).

E. Deliver and store liquid materials in their original undamaged containers in a clean, dry, protected location and within the temperature range required by roofing system manufacturer.

F. Protect insulation, substrate board, and roofing materials from physical damage and from deterioration by sunlight, moisture, soiling, and other sources. Store in a dry location. Comply with manufacturer's written instructions for handling, storing, and protecting during installation.

1.9 PROJECT CONDITIONS

A. At ambient temperatures of 40 deg F or less, including wind chill, precautions must be taken to ensure that cements and adhesives maintain the minimum acceptable temperature at the point of application as recommended by the roofing materials manufacturer.

B. Roof deck shall be clean and dry and accepted by the roofing manufacturer before any roofing work proceeds. Roofing shall not proceed during precipitation, nor when moisture from dew is present, or if precipitation or other moisture source is expected.

C. Protection against staining and mechanical damage shall be provided for adjacent surfaces as required during application of roofing.

D. Dust and fumes inside the building created by construction operations, including vibrations, will be problematic for existing interior equipment and building occupants. The contractor is responsible for maintaining the building interior in a dust and dirt free condition. Prior to commencement of work, the contractor shall survey the building interior with the architect and owner and make all necessary protections to prevent dust, debris, and fumes from entering the building.
   1. During the construction period, charcoal filters approved by the owner and architect must be placed over all outside air intakes.
   2. Materials and equipment that emit fumes such as exhaust and adhesives, must be placed in a location that minimizes vapors from entering the building and be removed from the site at the earliest opportunity.
   3. Coordinate temporary mechanical unit shut down and start up with the owner and architect as required to minimize fume intake into the buildings.

PART 2 - PRODUCTS

2.1 ROOFING MATERIALS

A. Roof Assembly: SBS or APP Modified Built-up Roofing to consist of the following acceptable system assembly or approved:

ADD 1

	Option #1: Siplast	Option #2: Soprema
Existing Roof Deck	Plywood deck (contractor to verify)	same
Temp Roof	Paradiene 20 SA, SBS ply sheet, glass reinforced, self-adhered with all laps hot air welded with leister gun.	Sopralene Stick, SBS modified bitumen base ply, self-adhered with all laps hot air welded with leister gun.
Rigid Insulation	Flat Stock H-Shield CG by Hunter Panels or approved. Polyisocyanurate insulation to achieve listed thermal values. Mechanically fasten top layer of flat stock insulation with approved screws and plates, providing minimum penetration of 1” through the underside of the roof sheathing.	
Tapered Insulation (where	Tapered H-Shield CG by Hunter Panels or approved. Tapered polyisocyanurate. Fully adhered all tapered insulation layers above	

ADD 1

indicated in Drawings)	flat stock insulation in low-rise foam adhesive. (Reference drawings for finish slopes).	
Substrate Board	1/4" DensDeck Prime mechanically attached with screws and plates.	same
Base Sheet	Paradiene 20, SBS ply sheet, glass reinforced, applied in cold adhesive with all seams hot air welded	Elastophene Sanded 3.0, SBS ply sheet, fiberglass reinforced, applied in cold adhesive with all seams hot air welded
Surface Sheet	Paradiene 30 FR, SBS granulated capsheet, glass reinforced, applied in cold adhesive with seams hot air welded. Color to match new asphalt shingles.	Sopralene 250 FR GR, SBS granulated capsheet, glass and polyester reinforced, applied in cold adhesive with seams hot air welded. Color to match new asphalt shingles.
Flashing Ply Sheet	Paradiene 20 SA, self-adhered SBS ply sheet, self-adhered to a primed substrate with seams hot air welded	Sopralene Stick, self-adhered SBS ply sheet, self-adhered to a primed substrate with seams hot air welded
Flashing Surface Sheet	Parafor 30, SBS granulated capsheet, applied in cold adhesive (or asphalt roofing cement) with all seams hot air welded. Color to be selected from manufacturer's full range.	Sopralene 250 FR GR, SBS granulated capsheet, glass and polyester reinforced, applied in cold adhesive (or asphalt roofing cement) with all seams hot air welded. Color to be selected from manufacturer's full range.

2.2 MISCELLANEOUS PRODUCTS

A. Cold Adhesive: Cold adhesive shall be a blend of special adhesive asphalts and safe, high-flash, quick drying solvents, type as approved by manufacturer.

B. Siplast: PA-311 M Adhesive. Use adhesive recommended by the manufacturer for application of the flashing surface sheet.

C. Soprema: FM Adhesive "VOC" Use adhesive recommended by the manufacturer for application of the flashing surface sheet.

D. Asphalt Roofing Cement: Plastic cement approved by the manufacturer.

E. Sealant to be a moisture cured product, such as Chem Link M-1, or equivalent.

F. Mechanical Fasteners for Securing Substrate Board to Wood Deck: Corrosion resistant screws and 3" disks as approved by insulation materials manufacturer, Buildex Roof Grip #14 size, or approved.

G. Fasteners for Securing Top of the Baseflashing Membrane: 1" Simplex annular shank nails with square head caps, or approved. Where penetrating into steel substrates, use approved screws and plates.

H. Provide 4#/sf lead flashing and caps for soil stacks and conduit penetrations. Pre-prime with asphalt primer and set in cold adhesive as detailed in manufacturer's instructions. Where soil stacks exceed height of lead flashing, provide a boot, 2 wraps of self-adhesive uncured EPDM batten seam cover strip, stainless steel clamping ring at the top edge, and sealant.

I. Provide 4 lb/sf lead flashing for drain sumps. Pre-prime with asphalt primer and set in cold adhesive as detailed in manufacturer's instructions.

J. Asphalt primer to be ASTM D-4173, or as approved by the system manufacturer.

K. Cants: Johns-Manville, “FesCant Plus”, “US Intec Inc, “Permalite Cant Strip”, or approved, cant strip, 1 ½”x48” with 4” face (3” high) and corner cut-outs.

L. Liquid Applied Flashing Membrane (at locations shown on the drawings):
1. Primer: As recommended by the manufacturer.
2. Membrane: Derbigum Derbiflash, Siplast Parapro 123, or Soprema Alsan RS.
3. Reinforcement Fleece: 165 gram fleece, or as recommended by the manufacturer. All systems are to have reinforcing fleece.

2.3 TAPERED EDGE STRIPS

A. Johns-Manville, "Tapered Fesco Board", "US Intec Inc., "Tapered Permalite", or approved. Slope as required.

2.4 SUBSTRATE BOARD

A. DensDeck Prime Roof Board or approved.
1. Thickness: 1/4 inch.
2. Composition: Fiberglass mat-faced gypsum with nonasphaltic, highly filled proprietary heat-cured coating on one side.
3. Size: Nominal 4 feet by 8 feet.
4. Edges: Square.

ADD 1

2.5 RIGID INSULATION

A. Flat Stock and Tapered Roof Insulation: Rigid closed cell polyisocyanurate foam insulation with premium performance coated all glass facers, 48" x 96". Provide 2 ½ inch continuous flat stock base layer. Tapered insulation shall provide a minimum ¼ inch per foot finished slope unless otherwise depicted in the architectural drawings. Minimum edge thickness of tapered insulation shall be ¼ inch. Maximum thickness of any single layer shall be 2 ½ inch. ASTM C 1289, Type II, Class 2, Grade 2, (20 psi).
1. Verify insulation required by membrane manufacturer for system warranty applications.

PART 3 - EXECUTION

3.1 DEMOLITION

A. Remove the existing roof assembly, including roof membrane down to the existing wood deck and dispose.

B. Loosen, remove, and legally dispose of all existing membrane flashings, cants, sheet metal flashing, counterflashing, copings, and overflow scuppers from curbs, parapets, and sidewall conditions, unless otherwise indicated in the project drawings.

C. Clean and prime all roof drains. Wire brush all rust and asphalt from the drain bowl and flange. Check all drains for cracks and damage. Remove all broken fasteners. Prime the entire surface of the drain bowl and flange.

D. Broom clean all substrates of dust, debris, and other substances detrimental to the new roofing following preparation work on all roof surfaces.

3.2 PREPARATION

A. General: All surfaces shall be swept clean prior to commencement of roofing.

B. All existing flashing and baseflashing membrane shall be removed, including locations shown on the roof plan, prior to installation of substrate board.

C. Do not begin placement of the roofing system until the roofing manufacturer’s representative has examined surfaces to receive the roofing system and has determined that the surfaces are acceptable.

D. Remove water or any other substance that would interfere with bonding of the roofing system.

3.3 GENERAL INSTALLATION REQUIREMENTS

A. Install SBS and APP modified built-up roofing system according to roofing system manufacturer's written instructions and applicable recommendations of NRCA/ARMA's "Quality Control Recommendations for Polymer Modified Bitumen Roofing."
   1. Install roofing system according to applicable specification plates of NRCA's "The NRCA Roofing and Waterproofing Manual."

B. Start installation of modified built-up membrane roofing in presence of roofing system manufacturer's technical personnel.

C. Cant Strips: Install and secure preformed 45-degree cant strips at junctures of modified built-up membrane roofing system with vertical surfaces or angle changes greater than 45 degrees.

D. Coordinate installing roofing system components so wood decking, substrate board, or base ply of the roofing assembly are not exposed to precipitation or left exposed at the end of the workday or when rain is forecast.

E. There are to be no torches used for the installation of the modified bitumen roofing system.

ADD 1

3.4 TAPERED INSULATION INSTALLATION FOR CRICKETS AND PRIMARY SLOPE (WHERE DEPICTED IN THE ARCHITECTURAL DRAWINGS)

A. Install with long joints in continuous straight lines, perpendicular to roof slopes with end joints staggered between rows. Tightly butt boards together. Offset joints between layers. Loose lay per project uplift requirements with screws and plates, achieving a minimum 3/4 inch penetration through the underside of the roof deck.

3.5 SUBSTRATE BOARD INSTALLATION

A. Install substrate board with long joints in continuous straight lines, perpendicular to roof slopes with end joints staggered between rows and joints offset from underlying insulation layer. Tightly butt substrate boards together. Mechanically attach substrate board with minimum 12 fasteners and disks per 4 foot by 8 foot board, or provide fastening pattern that shows compliance with specified windstorm classification. Enhance perimeter and corner fastening patterns as required.

3.6 APPLICATION - ROOFING MEMBRANE

A. General: Application shall be in accordance with roofing system manufacturer's instructions and the following requirements. Should the manufacturer's and these specifications conflict, use the more stringent requirements.

B. Roofing Membrane
   1. All layers including base and surface sheet and shall be laid free of wrinkles, creases, or fishmouths and shall be laid at right angles to the slope of the deck. Sheets shall be laid directly behind the cold adhesive applicator and broomed in or rolled with a weighted roller, per the manufacturer. All side and end laps to be a minimum of 3 inches. Lap seams in the base sheet, and cap sheet shall not coincide with each other. Courses shall be staggered sufficiently to prevent stacked laps.

C. Baseflashings
   1. The flashing ply sheet reinforcing shall be lapped a minimum of three (3) inches to itself and shall extend a minimum of four (4) inches beyond the toe of the cant and up the parapet wall, under the metal counterflashing, or wrapping the top of the wall to one (1) inch below the nailer on the outside face.
   2. The flashing cap sheet shall be lapped a minimum of three (3) inches to itself and shall extend a minimum of six (6) inches onto the heavyweight cap sheet surface. Lap seams in the reinforcing layer shall not coincide with lap seams in the cap sheet flashing layer, or laps seams in the field cap sheet layer. The reinforcing sheet shall be self-adhered and mechanically attached to the wall

at the leading edge. The flashing cap sheet shall be applied in asphalt roofing cement over the reinforcing layer and mechanically attached to the wall at the leading edge. All seams shall be welded with hot air leisters. All surfaced flashing sheets shall be cut off the end of the roll and applied vertically, always working to selvedge.

D. Miscellaneous Items
1. Prime metal flanges as required with a uniform coating of asphalt primer. All flanges shall be set in a smooth, even bed of asphalt cement.
2. Use 4 lb/sf lead for flashings. Pre-prime with asphalt primer and set in mastic as detailed in the manufacturer's instructions. Field solder conduit flashings as necessary. Provide a boot at the top of lead flashings on conduit; 2 wraps of self-adhesive uncured EPDM batten seam cover strip, stainless steel clamping ring at the top edge, and sealant at the top.
3. Install 4 lb/sf lead for flashing at cast iron drains. Pre-prime with asphalt primer and set in mastic as detailed in the manufacturer's instructions.
4. Overnight seals: Exercise care that moisture does not enter beneath completed section of the roof. Temporarily seal loose edges of the membrane daily and when weather is threatening. Night seals can be built using plastic cement and roofing felts and constructed to withstand protracted periods of service. Night seals must be completely removed, all felts employed removed, prior to the resumption of roofing.
5. All exposed cap sheet edges at waste stacks, vent stacks, etc., shall be caulked with sealant, tooled into the joint.
6. Raise conduit penetrations, insulated pipes, soil stacks, vents, and curbs (including skylight curb) as necessary to obtain 8 inch minimum height above the finished roof surface. Include rewiring and duct extension as necessary to raise or extend conduit or ducts.
7. Place conduit lying on the roof on new pressure treated wood blocking placed on protection pad at a maximum of 8 feet on center. Adhere traffic pad to block, and not to roofing.
8. Electrical and mechanical work to be performed by journeyman worker experienced and trained in work performed to the building code.
9. Verify all drain lines and downspouts are functional prior to the start of work. Contractor to be responsible to ensure drains are free draining upon completion of roofing work.
10. Secure top of baseflashing with 1” ribbed shank Simplex Large Head roofing nails at 8” o.c.
11. Liquid Applied Flashing Membrane:
    a. Apply primer direct in one step utilizing a brush or paint roller. Do not allow ponding.
    b. Allow primer to cure for a minimum of twelve (12) hours, or as recommended by the manufacturer. Exposure of the primer in excess of five (5) days or premature exposure to moisture may require removal and application of new primer.
    c. Mix resin components per manufacturer’s recommendations.
        1) Once the mix is ready, apply liberally to the prepared surface with a roller using a broad, even stroke.

d. Install membrane flashing system in accordance with the manufacturer's requirements / recommendations. Provide system with base flashing, counter flashing, and all other flashings required for a complete watertight system.
e. Flashings shall extend a minimum of eight inches (8”) above finished membrane level and a minimum of six inches (6”) onto horizontal deck surface.
f. Fleece sections shall overlap each other a minimum of two inches (2”).
g. Prime walls, curbs, etc. with 2-component polyurethane primer. Follow manufacturer’s written instructions for primer cure.
h. Work wet membrane to avoid any blisters, openings, or lifting at corners, junctions, and transitions. Assure full resin saturation of fleece.

12. Modified bitumen roofing membrane lapping onto stainless steel transition flashings:
    a. Terminate modified bitumen membrane edges with 8" wide continuous strip of reinforced fluid applied membrane. Embed granules into horizontal surfaces of reinforced fluid applied membrane.

ADD 1

3.7 FIELD QUALITY CONTROL

A. Final Roof Inspection: Arrange for roofing system manufacturer's technical personnel to inspect roofing installation on completion and submit report to the Engineer.
    1. Notify the Architect two (2) working days in advance of the date and time of inspection.

3.8 PROTECTION

A. The Contractor shall protect system from all other contractors and activities during and after completion. Any damage to the system shall be repaired by contractor prior to acceptance.

3.9 CLEAN-UP

A. The Contractor shall remove all masking, protection, equipment, materials, and debris from the work and storage areas and leave those areas in an undamaged and acceptable condition.

END OF SECTION

SECTION 07 62 00
SHEET METAL FLASHING AND TRIM

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:
1. Formed roof-drainage sheet metal fabrications.
2. Formed low-slope roof sheet metal fabrications.
3. Formed steep-slope roof sheet metal fabrications.
4. Formed wall sheet metal fabrications.

B. Related Sections:
1. Section 06 10 00 "Rough Carpentry" for wood nailers, curbs, and blocking.
2. Section 07 31 13 “Asphalt Shingles” for asphalt shingles and related construction.
3. Section 07 52 00 “Modified Bitumen Membrane Roofing” for low-slope roofing and related construction.

C. Related Documents
1. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 COORDINATION

A. Coordinate sheet metal flashing and trim layout and seams with sizes and locations of penetrations to be flashed, and joints and seams in adjacent materials.

B. Coordinate sheet metal flashing and trim installation with adjoining roofing and wall materials, joints, and seams to provide leakproof, secure, and noncorrosive installation.

1.3 ACTION SUBMITTALS

A. Product Data: For each of the following
1. Stainless Steel metal sheet.
2. Solder.
3. Self-Adhering Membrane materials.

B. Shop Drawings: For sheet metal flashing and trim.
1. Include plans, elevations, sections, and attachment details. Use of the Bid Documents as the basis for Shop Drawings is not acceptable and will result in the Submittal being returned without review.
2. Detail fabrication and installation layouts, expansion-joint locations, and keyed details. Distinguish between shop- and field-assembled Work.
3. Include identification of material, thickness, weight, and finish for each item and location in Project.
4. Include details for forming, including profiles, shapes, seams, and dimensions.

5. Include details for joining, supporting, and securing, including layout and spacing of fasteners, cleats, clips, and other attachments. Include pattern of seams.
6. Include details of termination points and assemblies.
7. Include details of roof-penetration flashing.
8. Include details of edge conditions, including eaves, ridges, valleys, rakes, crickets, flashings, and counterflashings.
9. Include details of special conditions.
10. Include details of connections to adjoining work.
11. Detail formed flashing and trim at scale of not less than 3 inches per 12 inches.

C. Samples: For each exposed product and for each color and texture specified, 12 inches long by actual width.

1.4 INFORMATIONAL SUBMITTALS

A. Qualification Data: For fabricator.

B. Product Certificates: For each type of coping and roof edge flashing that is ANSI/SPRI/FM 4435/ES-1 tested.

C. Product Test Reports: For each product, for tests performed by a qualified testing agency.

D. Evaluation Reports: For copings and roof edge flashing, from ICC-ES showing compliance with ANSI/SPRI/FM 4435/ES-1.

E. Sample Warranty: For special warranty.

1.5 CLOSEOUT SUBMITTALS

A. Maintenance Data: For sheet metal flashing and trim, and its accessories, to include in maintenance manuals.

B. Special warranty.

1.6 QUALITY ASSURANCE

A. Fabricator Qualifications: Employs skilled workers who custom fabricate sheet metal flashing and trim similar to that required for this Project and whose products have a record of successful in-service performance.
1. For copings and roof edge flashings that are ANSI/SPRI/FM 4435/ES-1 tested, shop shall be listed as able to fabricate required details as tested and approved.

1.7 DELIVERY, STORAGE, AND HANDLING

A. Do not store sheet metal flashing and trim materials in contact with other materials that might cause staining, denting, or other surface damage.

1. Store sheet metal flashing and trim materials away from uncured concrete and masonry.
2. Protect stored sheet metal flashing and trim from contact with water.

B. Protect strippable protective covering on sheet metal flashing and trim from exposure to sunlight and high humidity, except to extent necessary for period of sheet metal flashing and trim installation.

1.8 WARRANTY

A. Special Warranty on Finishes: Manufacturer agrees to repair finish or replace sheet metal flashing and trim that shows evidence of deterioration of factory-applied finishes within specified warranty period.
1. Exposed Panel Finish: Deterioration includes, but is not limited to, the following:
a. Color fading more than 5 Delta E units when tested in accordance with ASTM D2244.
b. Chalking in excess of a No. 8 rating when tested in accordance with ASTM D4214.
c. Cracking, checking, peeling, or failure of paint to adhere to bare metal.
2. Finish Warranty Period: 20 years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Sheet metal flashing and trim assemblies, including cleats, anchors, and fasteners, shall withstand wind loads, structural movement, thermally induced movement, and exposure to weather without failure due to defective manufacture, fabrication, installation, or other defects in construction. Completed sheet metal flashing and trim shall not rattle, leak, or loosen, and shall remain watertight.

B. Sheet Metal Standard for Flashing and Trim: Comply with SMACNA's "Architectural Sheet Metal Manual" requirements for dimensions and profiles shown unless more stringent requirements are indicated.

C. SPRI Wind Design Standard: Manufacture and install roof edge flashings tested in accordance with ANSI/SPRI/FM 4435/ES-1 and capable of resisting the following design pressure:
1. Design Pressure: As indicated on Drawings.

D. Thermal Movements: Allow for thermal movements from ambient and surface temperature changes to prevent buckling, opening of joints, overstressing of components, failure of joint sealants, failure of connections, and other detrimental effects. Base calculations on surface temperatures of materials due to both solar heat gain and nighttime-sky heat loss.
1. Temperature Change: 120 deg F, ambient; 180 deg F, material surfaces.

2.2 SHEET METALS

A. Protect mechanical and other finishes on exposed surfaces from damage by applying strippable, temporary protective film before shipping.

B. Stainless Steel Sheet: ASTM A240/A240M, Type 304, dead soft, fully annealed; with smooth, flat surface.
   1. Finish: ASTM A480/A480M, No. 4.
      a. Surface Preparation: Remove tool and die marks and stretch lines, or blend into finish.

C. Metallic-Coated Steel Sheet: Provide zinc-coated (galvanized) steel sheet in accordance with ASTM A653/A653M, G90 coating designation; prepainted by coil-coating process to comply with ASTM A755/A755M.
   1. Surface: Smooth, flat.
   2. Exposed Coil-Coated Finish:
      a. Two-Coat Fluoropolymer: AAMA 621. Fluoropolymer finish containing not less than 70 percent polyvinylidene fluoride (PVDF) resin by weight in color coat. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions for seacoast and severe environments.
   3. Color: As selected by Architect from manufacturer's full range.
   4. Concealed Finish: Pretreat with manufacturer's standard white or light-colored acrylic or polyester backer finish, consisting of prime coat and wash coat with minimum total dry film thickness of 0.5 mil.

2.3 UNDERLAYMENT MATERIALS

A. Self-Adhering Underlayment: Reference Section 07 31 13 “Asphalt Shingles.”

B. Self-Adhering Membrane: Minimum 30 mils thick, consisting of a slip-resistant polyethylene- or polypropylene-film top surface laminated to a layer of butyl- or SBS-modified asphalt adhesive, with release-paper backing; specifically designed to withstand high metal temperatures beneath metal roofing or metal flashings. Provide primer in accordance with manufacturer's written instructions.
   1. Basis of Design: Henry Blueskin SA LT
      a. Sizes:
         1) Width: As shown in drawings.
      b. Source Limitations: Obtain Self-Adhering Membrane from single source from single manufacturer.
      c. Low-Temperature Flexibility: ASTM D1970/D1970M; passes after testing at minus 20 deg F or lower.
      d. Product shall be compatible with Self-Adhering Underlayment, Asphalt Roofing, and Modified Bitumen Roofing and shall permit all specified asphalt and modified bitumen roofing warranties.

2.4 MISCELLANEOUS MATERIALS

A. Provide materials and types of fasteners, solder, protective coatings, sealants, and other miscellaneous items as required for complete sheet metal flashing and trim

installation and as recommended by manufacturer of primary sheet metal unless otherwise indicated.

B. Fasteners: Wood screws, annular threaded nails, self-tapping screws, self-locking rivets and bolts, and other suitable fasteners designed to withstand design loads and recommended by manufacturer of primary sheet metal.
   1. General: Blind fasteners or self-drilling screws, gasketed, with hex-washer head.
      a. Exposed Fasteners: Heads matching color of sheet metal using plastic caps or factory-applied coating. Provide metal-backed EPDM or PVC sealing washers under heads of exposed fasteners bearing on weather side of metal.
      b. Blind Fasteners: High-strength aluminum or stainless steel rivets suitable for metal being fastened.
      c. Spikes and Ferrules: Same material as gutter; with spike with ferrule matching internal gutter width.
   2. Fasteners for Zinc-Coated (Galvanized) Steel Sheet: Series 300 stainless steel or hot-dip galvanized steel in accordance with ASTM A153/A153M or ASTM F2329.

C. Solder:
   1. For Stainless Steel: ASTM B32, Grade Sn60, with acid flux of type recommended by stainless steel sheet manufacturer.

D. Sealant Tape: Reference Section 07 92 00 “Joint Sealants.”

E. Elastomeric Sealant: Reference Section 07 92 00 “Joint Sealants.”

F. Butyl Sealant: Reference Section 07 92 00 “Joint Sealants.”

2.5 FABRICATION, GENERAL

A. Custom fabricate sheet metal flashing and trim to comply with details indicated and recommendations in cited sheet metal standard that apply to design, dimensions, geometry, metal thickness, and other characteristics of item required.
   1. Fabricate sheet metal flashing and trim in shop to greatest extent possible.
   2. Fabricate sheet metal flashing and trim in thickness or weight needed to comply with performance requirements, but not less than that specified for each application and metal.
   3. Verify shapes and dimensions of surfaces to be covered and obtain field measurements for accurate fit before shop fabrication.
   4. Form sheet metal flashing and trim to fit substrates without excessive oil-canning, buckling, and tool marks; true to line, levels, and slopes; and with exposed edges folded back to form hems.
   5. Conceal fasteners and expansion provisions where possible. Do not use exposed fasteners on faces exposed to view.

B. Fabrication Tolerances:
   1. Fabricate sheet metal flashing and trim that is capable of installation to a tolerance of 1/4 inch in 20 feet on slope and location lines indicated on

Drawings and within 1/8-inch offset of adjoining faces and of alignment of matching profiles.

C. Expansion Provisions: Form metal for thermal expansion of exposed flashing and trim.
   1. Form expansion joints of intermeshing hooked flanges, not less than 1 inch deep, filled with butyl sealant concealed within joints.
   2. Use lapped expansion joints only where indicated on Drawings.

D. Sealant Joints: Where movable, nonexpansion-type joints are required, form metal in accordance with cited sheet metal standard to provide for proper installation of elastomeric sealant.

E. Fabricate cleats and attachment devices from same material as accessory being anchored or from compatible, noncorrosive metal.

F. Fabricate cleats and attachment devices of sizes as recommended by cited sheet metal standard for application, but not less than thickness of metal being secured.

G. Seams:
   1. Fabricate nonmoving seams with flat-lock seams. Tin edges to be seamed, form seams, and solder.
   2. Fabricate nonmoving seams with flat-lock seams. Form seams and seal with elastomeric sealant unless otherwise recommended by sealant manufacturer for intended use. Rivet joints where necessary for strength.

H. Do not use graphite pencils to mark metal surfaces.

2.6 ROOF-DRAINAGE SHEET METAL FABRICATIONS

A. Hanging Gutters:
   1. Fabricate to cross section required, complete with end pieces, outlet tubes, and other accessories as required.
   2. Fabricate in length as required for continuous gutters across one eave length.
   3. Furnish flat-stock gutter brackets and gutter spacers and straps fabricated from same metal as gutters, of size recommended by cited sheet metal standard, but with thickness not less than 18-gauge.
   4. Fabricate expansion joints, expansion-joint covers, and gutter accessories from same metal as gutters.
   5. Gutter Profile: Half round in accordance with cited sheet metal standard.
   6. Gutter Size: 7-inch wide by 3-1/2-inches in height.
   7. Expansion Joints: Install per SMACNA.
   8. Accessories: Wire-ball downspout strainer.
   9. Gutters with Girth up to 15 Inches: Fabricate from the following materials:
      a. Metallic-Coated Steel Sheet: 22-gauge.

B. Downspouts: Fabricate round downspouts to dimensions indicated on Drawings, complete with mitered elbows. Furnish with metal hangers from same material as downspouts and anchors.

1. Fabricated Hanger Style: Fig. 1-35J in accordance with SMACNA's "Architectural Sheet Metal Manual."
2. Fabricate from the following materials:
   a. Metallic-Coated Steel Sheet: 18-gauge.

C. Splash Pans: Fabricate to dimensions and shape as shown in Drawings and from the following materials:
1. Metallic-Coated Steel Sheet: 24-gauge.

2.7 LOW-SLOPE ROOF SHEET METAL FABRICATIONS

A. Roof Edge Flashing: Fabricate in minimum 96-inch- long, but not exceeding 12-foot-long sections.
1. Joint Style: Overlapped, 4 inches wide.
2. Fabricate from the following materials:
   a. Metallic-Coated Steel Sheet: 24-gauge.

B. Roof and Roof-to-Wall Transition, Roof-to-Roof Edge-Flashing and Fascia Flashing Transition: Fabricate from the following materials:
1. Metallic-Coated Steel Sheet: 24-gauge.

C. Base Flashing: Fabricate from the following materials:
1. Metallic-Coated Steel Sheet: 24-gauge.

D. Counterflashing: Fabricate from the following materials:
1. Metallic-Coated Steel Sheet: 24-gauge.

E. Flashing Receivers: Fabricate from the following materials:
1. Metallic-Coated Steel Sheet: 24-gauge.

2.8 STEEP-SLOPE ROOF SHEET METAL FABRICATIONS

A. Apron, Step, Cricket, and Backer Flashing: Fabricate from the following materials:
1. Metallic-Coated Steel Sheet: 24-gauge.

B. Valley Flashing: Fabricate from the following materials:
1. Metallic-Coated Steel Sheet: 24-gauge.

C. Drip Edges: Fabricate from the following materials:
1. Metallic-Coated Steel Sheet: 24-gauge.

D. Eave, Rake, Vent Baffle Flashing: Fabricate from the following materials:
1. Metallic-Coated Steel Sheet: 24-gauge.

E. Counterflashing: Fabricate from the following materials:
1. Metallic-Coated Steel Sheet: 24-gauge.

F. Flashing Receivers: Fabricate from the following materials:
1. Metallic-Coated Steel Sheet: 24-gauge.

2.9 WALL SHEET METAL FABRICATIONS

A. Opening Flashings in Frame Construction: Fabricate sill and similar flashings to extend 4 inches beyond wall openings. Form sill flashing with 2-inch- high, end dams. Fabricate from the following materials:
   1. Metallic-Coated Steel Sheet: 24-gauge.

B. Reglets: Fabricate from the following materials:
   1. Metallic-Coated Steel Sheet: 24-gauge.

ADD 1

2.10 SOLDERED STAINLESS STEEL FLASHINGS

A. Saddle, Transition, and Others:
   1. Fabricate from the following materials: Stainless steel, with all seams and joints fully soldered.
   2. Thickness: 26 gauge
   3. Fabricate in one piece with all seams soldered. Segmenting fully-soldered flashings with sealed, lapped seams is not permitted.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates, areas, and conditions, with installer present, for compliance with requirements for installation tolerances, substrate, and other conditions affecting performance of the Work.
   1. Verify compliance with requirements for installation tolerances of substrates.
   2. Verify that substrate is sound, dry, smooth, clean, sloped for drainage, and securely anchored.
   3. Verify that air- or water-resistant barriers, self-adhering membranes, and/or underlayments have been installed over sheathing or backing substrate to prevent air infiltration or water penetration.

B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION OF SELF-ADHERING MEMBRANE

A. Self-Adhering Membrane:
   1. Install self-adhering membrane wrinkle free.
   2. Prime substrate if recommended by manufacturer.
   3. Comply with temperature restrictions of manufacturer for installation; use primer for installing self-adhering membrane at low temperatures.
   4. Apply in shingle fashion to shed water, with laps of not less than 3 inches.
   5. Roll laps and edges with roller.
   6. Cover self-adhering membrane within 14 days.

3.3 INSTALLATION, GENERAL

A. Install sheet metal flashing and trim to comply with details indicated and recommendations of cited sheet metal standard that apply to installation characteristics required unless otherwise indicated on Drawings.
   1. Install fasteners, solder, protective coatings, separators, sealants, and other miscellaneous items as required to complete sheet metal flashing and trim system.
   2. Install sheet metal flashing and trim true to line, levels, and slopes. Provide uniform, neat seams with minimum exposure of solder and sealant.
   3. Anchor sheet metal flashing and trim and other components of the Work securely in place, with provisions for thermal and structural movement.
   4. Install sheet metal flashing and trim to fit substrates and to result in watertight performance.
   5. Install continuous cleats with fasteners spaced not more than 12 inches o.c.
   6. Install exposed sheet metal flashing and trim with limited oil-canning, and free of buckling and tool marks.
   7. Do not field cut sheet metal flashing and trim by torch.
   8. Do not use graphite pencils to mark metal surfaces.

B. Metal Protection: Where dissimilar metals contact each other, or where metal contacts pressure-treated wood or other corrosive substrates, protect against galvanic action or corrosion by painting contact surfaces with bituminous coating or by other permanent separation as recommended by sheet metal manufacturer or cited sheet metal standard.
   1. Coat concealed side of stainless steel sheet metal flashing and trim with bituminous coating where flashing and trim contact wood, ferrous metal, or cementitious construction.
   2. Self-Adhering Membrane: Where installing sheet metal flashing and trim directly on cementitious or wood substrates, install self-adhering membrane.

C. Expansion Provisions: Provide for thermal expansion of exposed flashing and trim.
   1. Space movement joints at maximum of 10 feet with no joints within 24 inches of corner or intersection.
   2. Form expansion joints of intermeshing hooked flanges, not less than 1 inch deep, filled with sealant concealed within joints.
   3. Use lapped expansion joints only where indicated on Drawings.

D. Fasteners: Use fastener sizes that penetrate wood blocking or sheathing not less than 1-1/4 inches for nails and not less than 3/4 inch for wood screws.

E. Conceal fasteners and expansion provisions where possible in exposed work and locate to minimize possibility of leakage. Cover and seal fasteners and anchors as required for a tight installation.

F. Seal joints as required for watertight construction.
   1. Use sealant-filled joints unless otherwise indicated.
      a. Form joints to completely conceal sealant.
      b. When ambient temperature at time of installation is between 40 and 70 deg F, set joint members for 50 percent movement each way.

c. Adjust setting proportionately for installation at higher ambient temperatures.
1) Do not install sealant-type joints at temperatures below 40 deg F.

2. Prepare joints and apply sealants to comply with requirements in Section 07 92 00 "Joint Sealants."

G. Soldered Joints: Clean surfaces to be soldered, removing oils and foreign matter.
1. Pretin edges of sheets with solder to width of 1-1/2 inches; however, reduce pretinning where pretinned surface would show in completed Work.
2. Do not solder metallic-coated steel sheet.
3. Do not use torches for soldering.
4. Heat surfaces to receive solder, and flow solder into joint.
a. Fill joint completely.
b. Completely remove flux and spatter from exposed surfaces.
5. Stainless Steel Soldering:
a. Tin edges of uncoated sheets, using solder for stainless steel and acid flux.
b. Promptly remove acid-flux residue from metal after tinning and soldering.
c. Comply with solder manufacturer's recommended methods for cleaning and neutralization.

3.4 INSTALLATION OF ROOF-DRAINAGE SYSTEM

A. Install sheet metal roof-drainage items to produce complete roof-drainage system in accordance with cited sheet metal standard unless otherwise indicated. Coordinate installation of roof perimeter flashing with installation of roof-drainage system.

B. Hanging Gutters:
1. Join sections with joints sealed with sealant.
2. Provide for thermal expansion.
3. Attach gutters at eave or fascia to firmly anchor them in position.
4. Provide end closures and seal watertight with sealant.
5. Slope to downspouts.
6. Fasten gutter spacers to front and back of gutter.
7. Anchor and loosely lock back edge of gutter to continuous cleat.
8. Anchor gutter with straps spaced not more than 36 inches apart to roof deck unless otherwise indicated, and loosely lock to front gutter bead.
9. Install gutter with expansion joints at locations indicated on Drawings, but not exceeding, 50 feet apart. Install expansion-joint caps.

C. Downspouts:
1. Join sections with 1-1/2-inch telescoping joints.
2. Provide hangers with fasteners designed to hold downspouts securely to walls.
3. Locate hangers at top and bottom and at approximately 60 inches o.c.
4. Connect downspouts to underground drainage system where connection exists. Where underground drainage system does not exist, or where

dispersing onto roof provide elbows at base of downspout to direct water away from building.

D. Splash Pans:
1. Install where downspouts discharge on low-slope roofs.
2. Set in asphalt roofing cement or elastomeric sealant compatible with the substrate.

3.5 INSTALLATION OF ROOF FLASHINGS

A. Install sheet metal flashing and trim to comply with performance requirements and cited sheet metal standard.
1. Provide concealed fasteners where possible, and set units true to line, levels, and slopes.
2. Install work with laps, joints, and seams that are permanently watertight and weather resistant.

B. Roof Edge Flashing:
1. Install roof edge flashings in accordance with ANSI/SPRI/FM 4435/ES-1.

C. Pipe or Post Counterflashing: Install counterflashing umbrella with close-fitting collar with top edge flared for elastomeric sealant, extending minimum of 4 inches over base flashing. Install stainless steel draw band and tighten.

D. Counterflashing: Coordinate installation of counterflashing with installation of base flashing.
1. Insert counterflashing in reglets or receivers and fit tightly to base flashing.
2. Extend counterflashing 4 inches over base flashing.
3. Lap counterflashing joints minimum of 4 inches.
4. Secure in waterproof manner by means of interlocking folded seam or blind rivets and sealant unless otherwise indicated.

3.6 INSTALLATION OF WALL FLASHINGS

A. Install sheet metal wall flashing to intercept and exclude penetrating moisture in accordance with cited sheet metal standard unless otherwise indicated. Coordinate installation of wall flashing with installation of wall-opening components such as windows, doors, and louvers.

3.7 INSTALLATION TOLERANCES

A. Installation Tolerances: Shim and align sheet metal flashing and trim within installed tolerance of 1/4 inch in 20 feet on slope and location lines indicated on Drawings and within 1/8-inch offset of adjoining faces and of alignment of matching profiles.

3.8 CLEANING

A. Clean exposed metal surfaces of substances that interfere with uniform oxidation and weathering.

B. Clean and neutralize flux materials. Clean off excess solder.

C. Clean off excess sealants.

3.9 PROTECTION

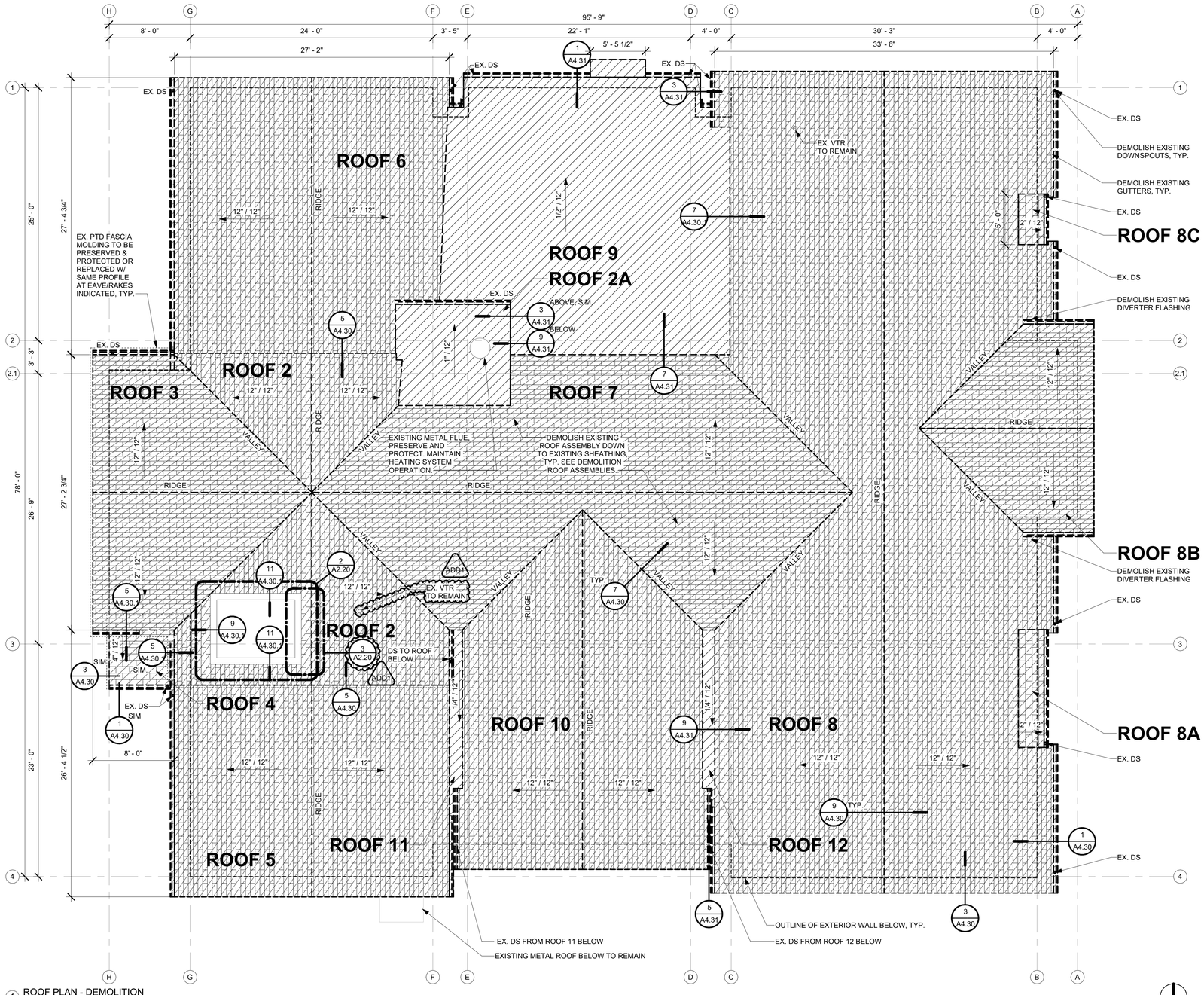
A. Remove temporary protective coverings and strippable films as sheet metal flashing and trim are installed unless otherwise indicated in manufacturer's written installation instructions.

B. On completion of sheet metal flashing and trim installation, remove unused materials and clean finished surfaces as recommended in writing by sheet metal flashing and trim manufacturer.

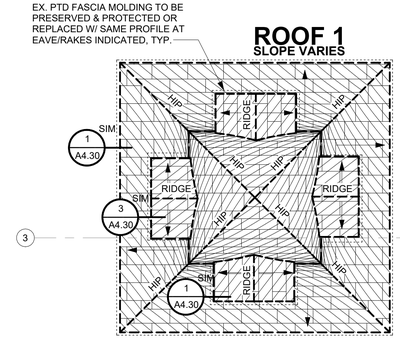
C. Maintain sheet metal flashing and trim in clean condition during construction.

D. Replace sheet metal flashing and trim that have been damaged or that have deteriorated beyond successful repair by finish touchup or similar minor repair procedures, as determined by Architect.

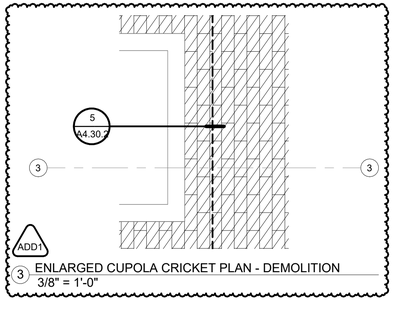
END OF SECTION



1 ROOF PLAN - DEMOLITION
3/16" = 1'-0"



2 ENLARGED CUPOLA ROOF PLAN - DEMOLITION
3/8" = 1'-0"



3 ENLARGED CUPOLA CRICKET PLAN - DEMOLITION
3/8" = 1'-0"

DEMOLITION LEGEND

	EXISTING, TO REMAIN. NO WORK, TYP.
	CONTRACTOR TO DEMOLISH
	CONTRACTOR TO TEMPORARILY REMOVE PRESERVE AND PROTECT FOR RE-INSTALL

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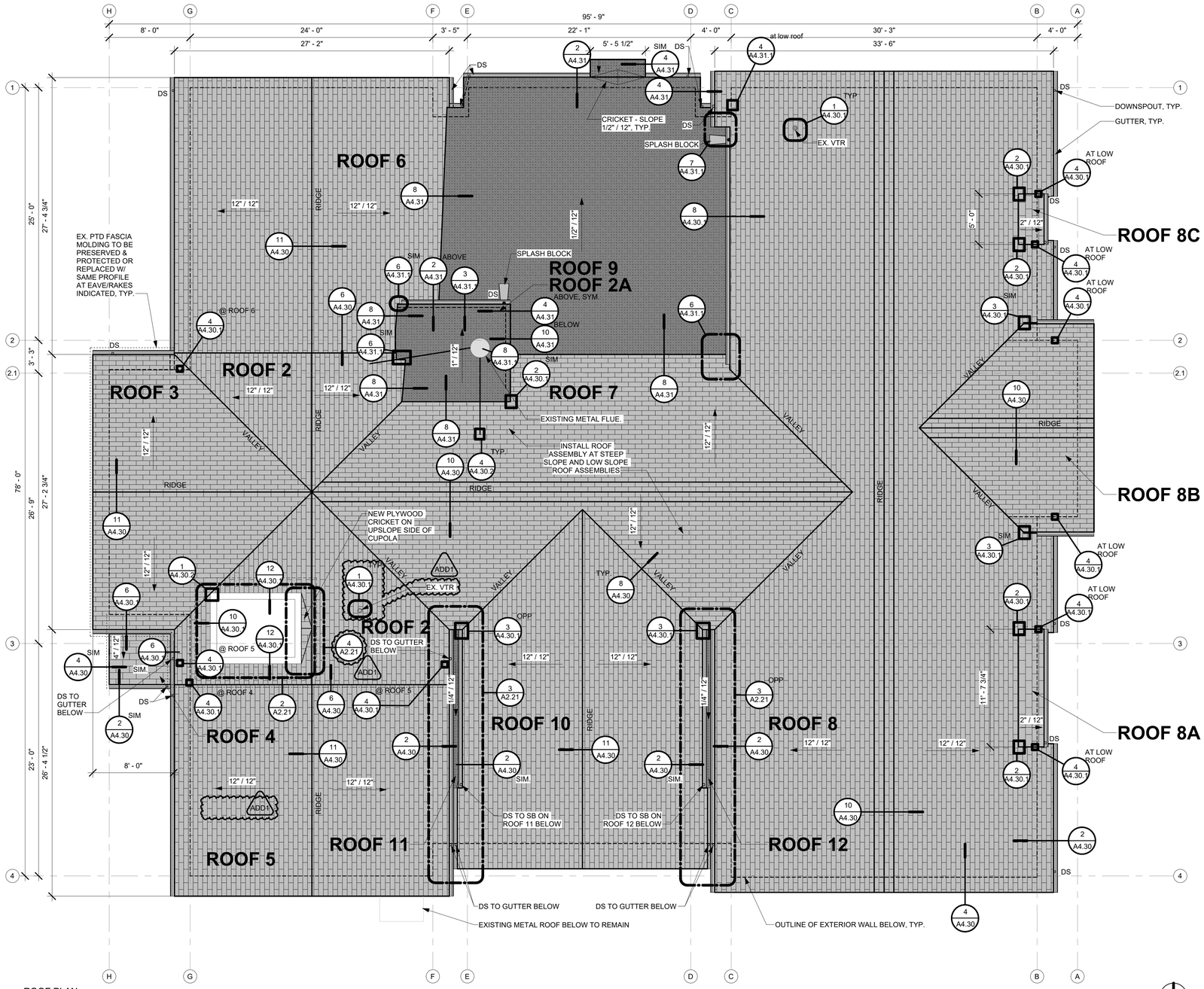
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Sheet Contents:
ROOF PLAN - DEMOLITION

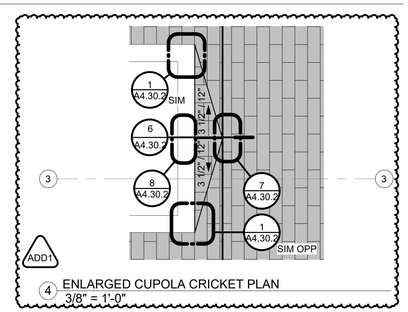
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Rev.	Date
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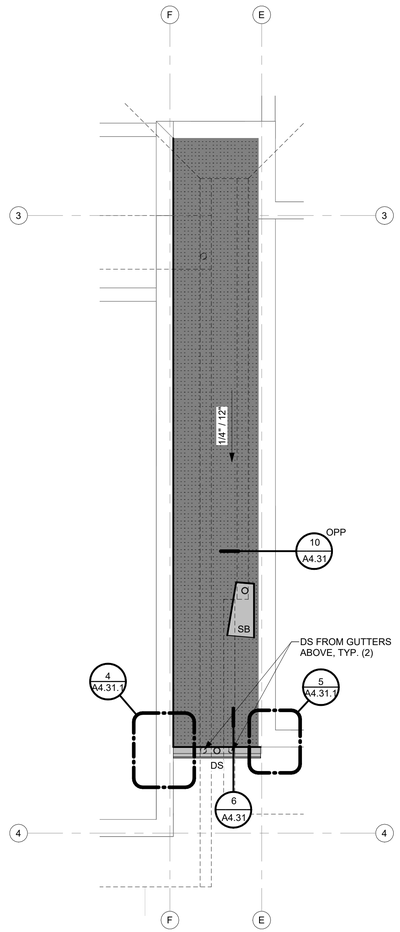
Drawn By: KR, RW
Checked: CB, BP
Date: 10/29/2026
Job No.: 736
Sheet No.: A2.20



1 ROOF PLAN
3/16" = 1'-0"



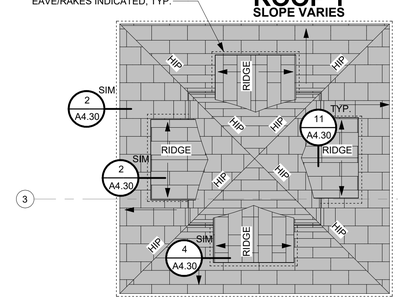
4 ENLARGED CUPOLA CRICKET PLAN
3/8" = 1'-0"



3 ENLARGED ROOF 11 PLAN
3/8" = 1'-0"

EX. PTD FASCIA MOLDING TO BE PRESERVED & PROTECTED OR REPLACED W/ SAME PROFILE AT EAVE/RAKES INDICATED, TYP.

ROOF 1
SLOPE VARIES



2 ENLARGED CUPOLA ROOF PLAN
3/8" = 1'-0"

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Sheet Contents:
ROOF PLAN

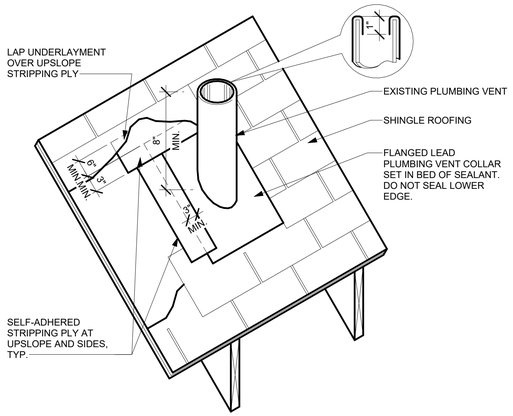
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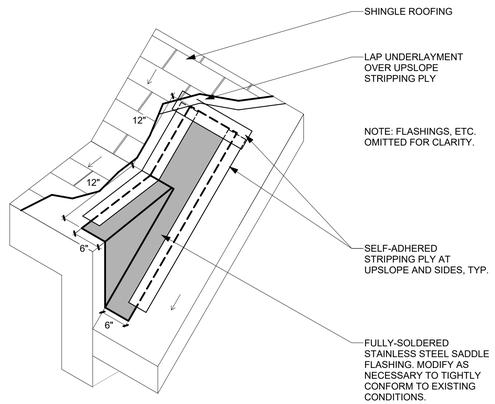
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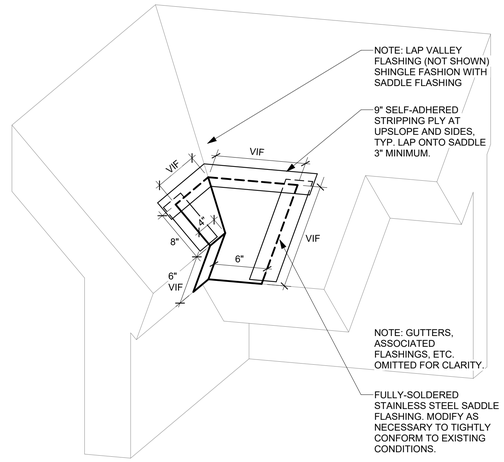
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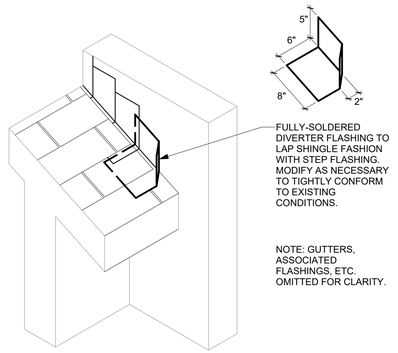
1 TYPICAL PLUMBING VENT DETAIL
NTS



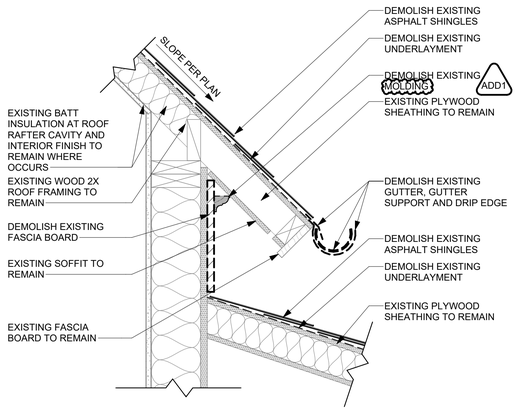
2 TYPICAL SADDLE FLASHING AT SLOPE TRANSITION
NTS



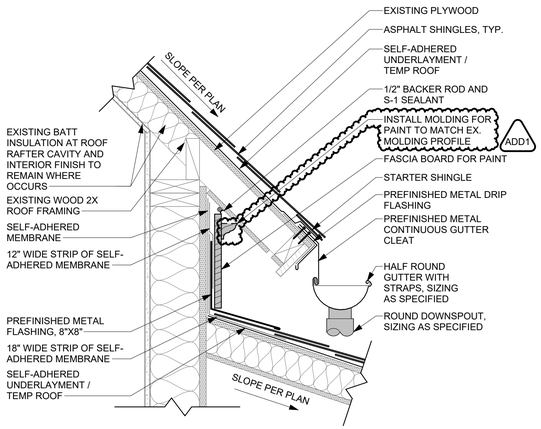
3 STAINLESS STEEL SADDLE FLASHING AT SHINGLE ROOF TRANSITION
NTS



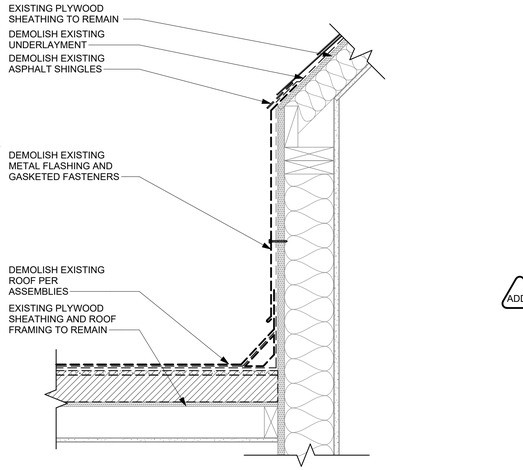
4 DIVERTER FLASHING @ SHINGLES
NTS



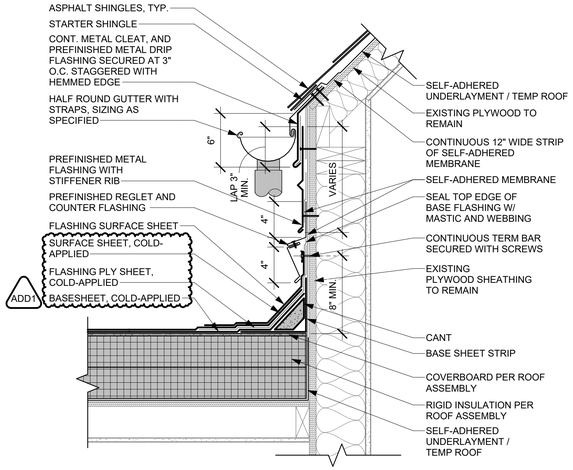
5 STEEP SLOPE EAVE TO ROOF 4 - DEMOLITION
1 1/2" = 1'-0"



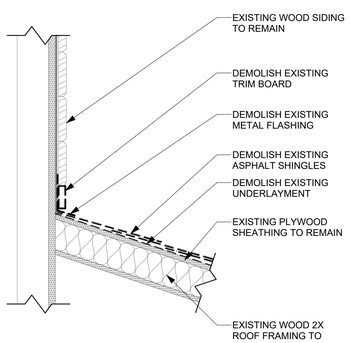
6 STEEP SLOPE EAVE TO ROOF 4
1 1/2" = 1'-0"



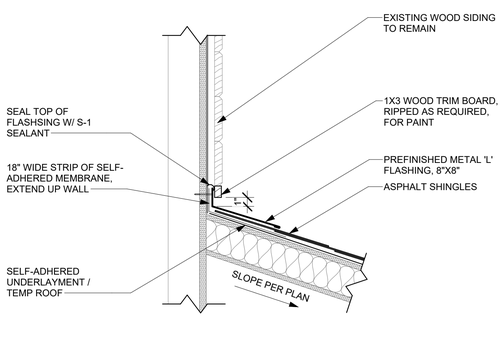
7 STEEP SLOPE TO LOW SLOPE - ROOF 9 TO 8 - DEMOLITION
1 1/2" = 1'-0"



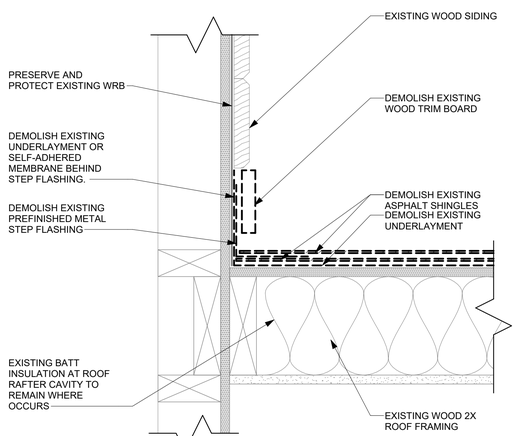
8 STEEP SLOPE TO LOW SLOPE - ROOF 9 TO 8
1 1/2" = 1'-0"



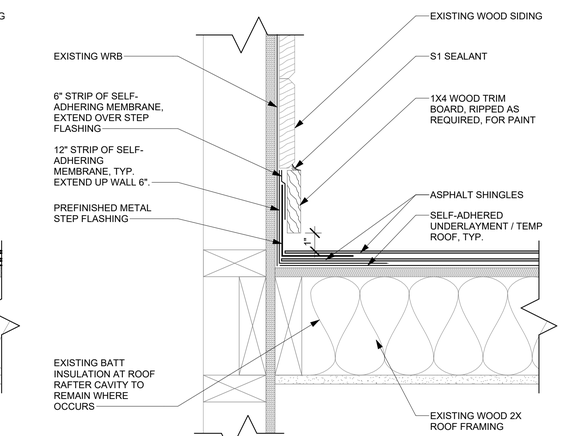
9 STEEP SLOPE ROOF TO WALL @ CUPOLA - DEMOLITION
1 1/2" = 1'-0"



10 STEEP SLOPE ROOF TO WALL @ CUPOLA
1 1/2" = 1'-0"



11 ROOF TO WALL @ CUPOLA - DEMOLITION
3" = 1'-0"



12 ROOF TO WALL @ CUPOLA
3" = 1'-0"

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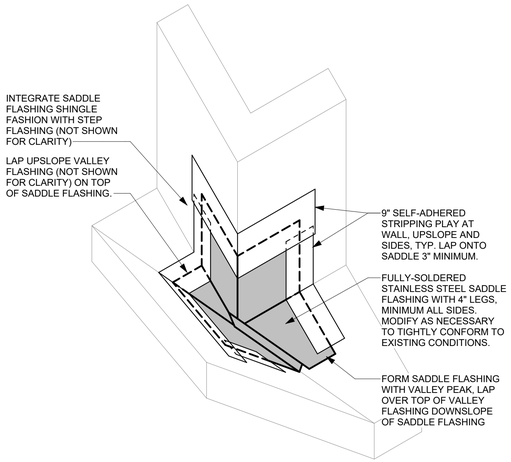
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ROOF DETAILS - STEEP SLOPE

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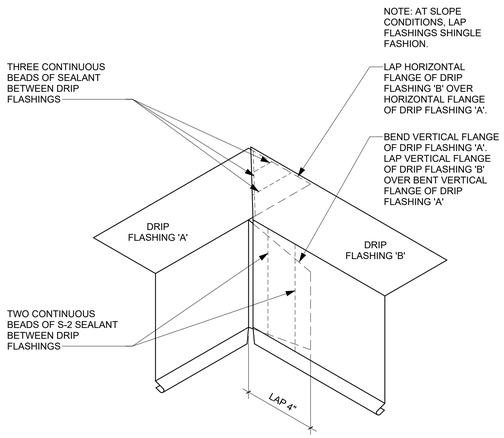
Rev.	Date
BSR	10/29/2026
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Checked: BP
Date: 10/29/2026
Job No.: 736
Sheet No.:

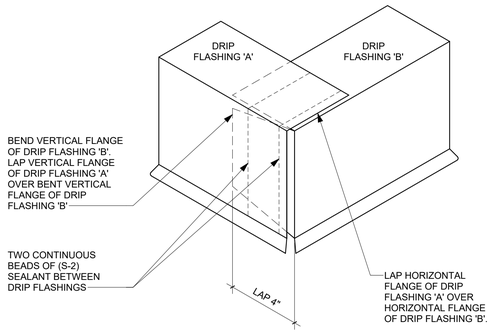
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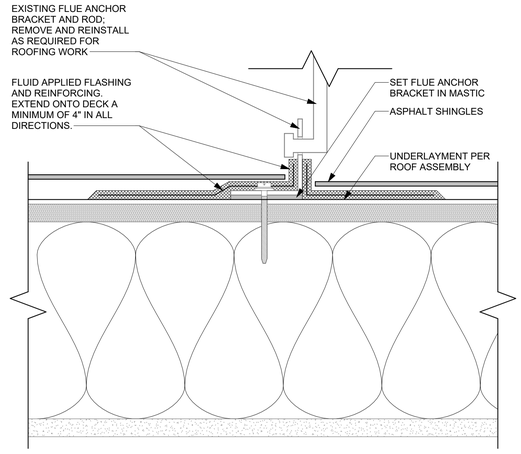
1 SOLDERED FLASHING AT CUPOLA VALLEY
NTS



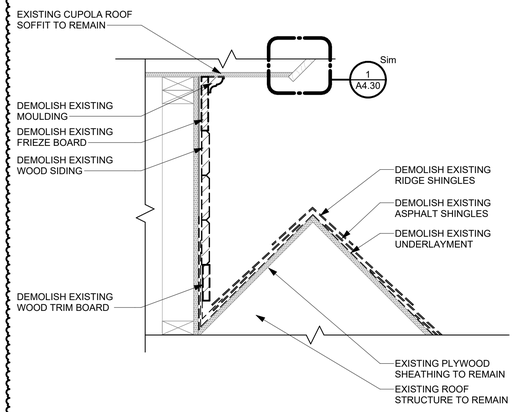
2 TYPICAL FLASHING INSIDE CORNER
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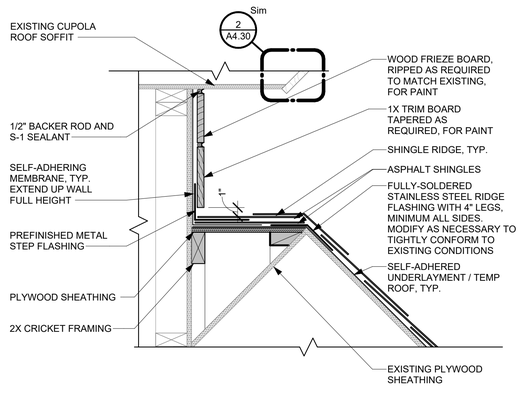
3 TYPICAL FLASHING OUTISDE CORNER
NTS



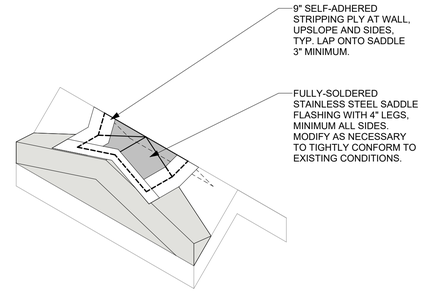
4 FURNACE FLUE ATTACHMENT DETAIL
6" = 1'-0"



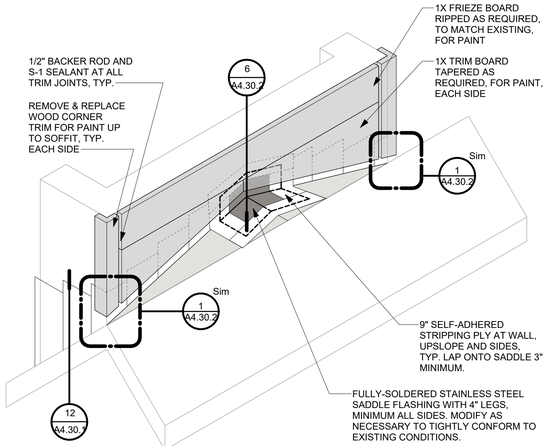
5 CUPOLA CRICKET - DEMOLITION
1 1/2" = 1'-0"



6 CUPOLA CRICKET
1 1/2" = 1'-0"



7 CUPOLA CRICKET - RIDGE TO RIDGE FLASHING
NTS



8 CUPOLA CRICKET TO WALL FLASHING
1" = 1'-0"

ADD1

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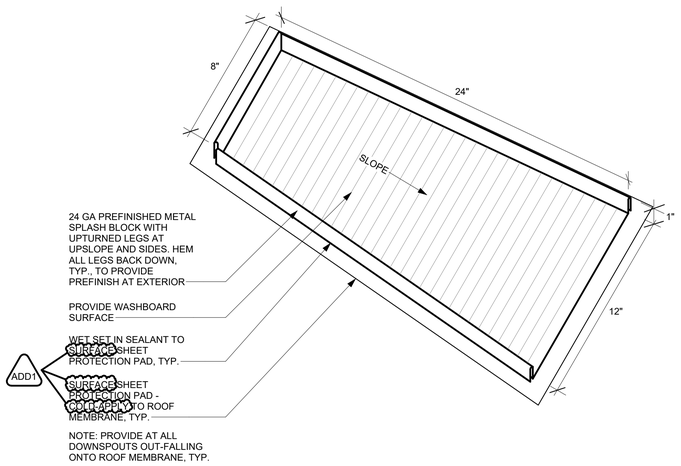
Sheet Contents:
ROOF DETAILS - STEEP SLOPE

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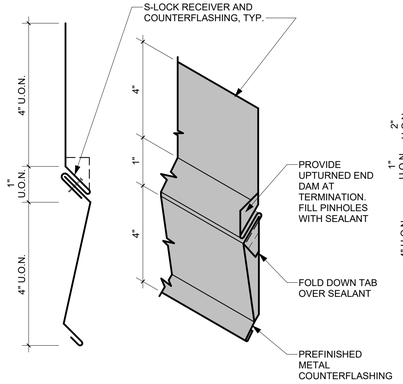
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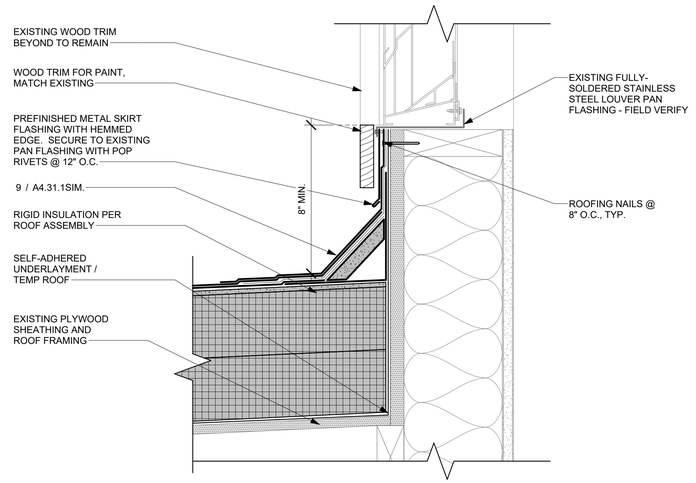
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Job No.: 736
Sheet No.:

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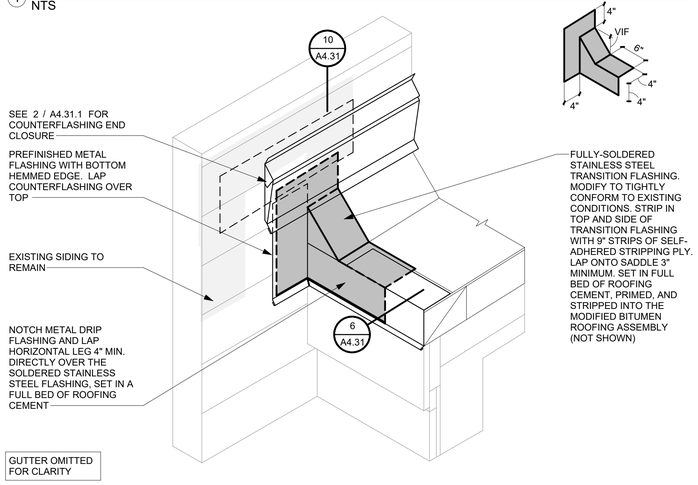


1 TYPICAL SPLASH BLOCK
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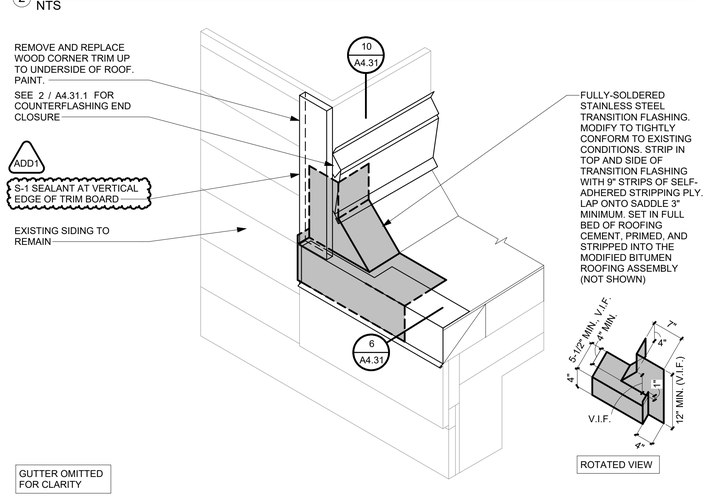




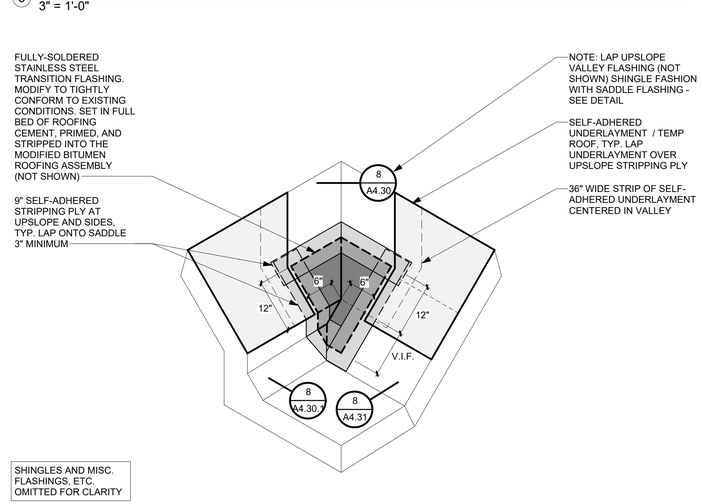
3 LOW SLOPE ROOF-TO-WALL AT LOUVER
3" = 1'-0"



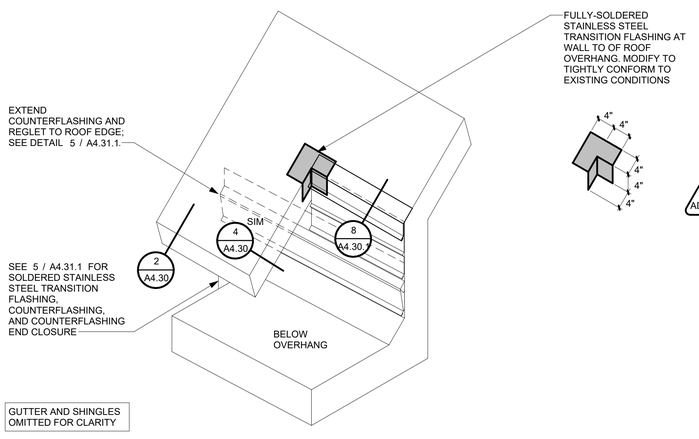
4 TRANSITION FLASHING AT ROOF 11 & 12 GUTTER TO RISING WALL - 'T' INTERSECTION
NTS



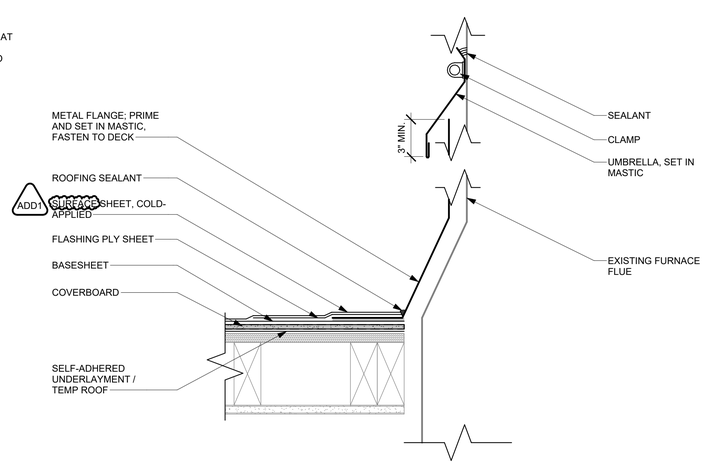
5 TRANSITION FLASHING AT ROOF 11 & 12 GUTTER TO RISING WALL - OUTSIDE CORNER
NTS



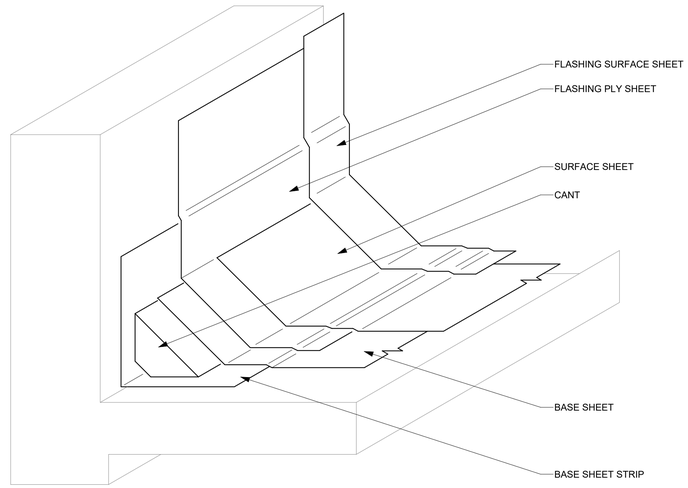
6 ROOF 8-TO-ROOF 9 TRANSITION FLASHING AT C-2.1
NTS



7 ROOF 8-TO-ROOF 9 TRANSITION FLASHING AT C-1
NTS



8 FURNACE FLUE DETAIL
3" = 1'-0"



9 TYPICAL MODIFIED BITUMEN ROOF TO WALL TRANSITION
NTS

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