

Addendum # 2 Issue Date: July 9, 2014

Newport News Redevelopment & Housing Authority
Division of Purchasing
227 27<sup>th</sup> Street P.O. Box 797
Newport News, VA 23607

IFB#145-FIC-06-14 June 17, 2014

**Invitation for Bids** 

Phone: (757) 928-2623 Fax: (757) 245-2144

www.nnrha.com

Family Investment Center/Childs World Roof Replacement Bid Due Date and Time: No Change

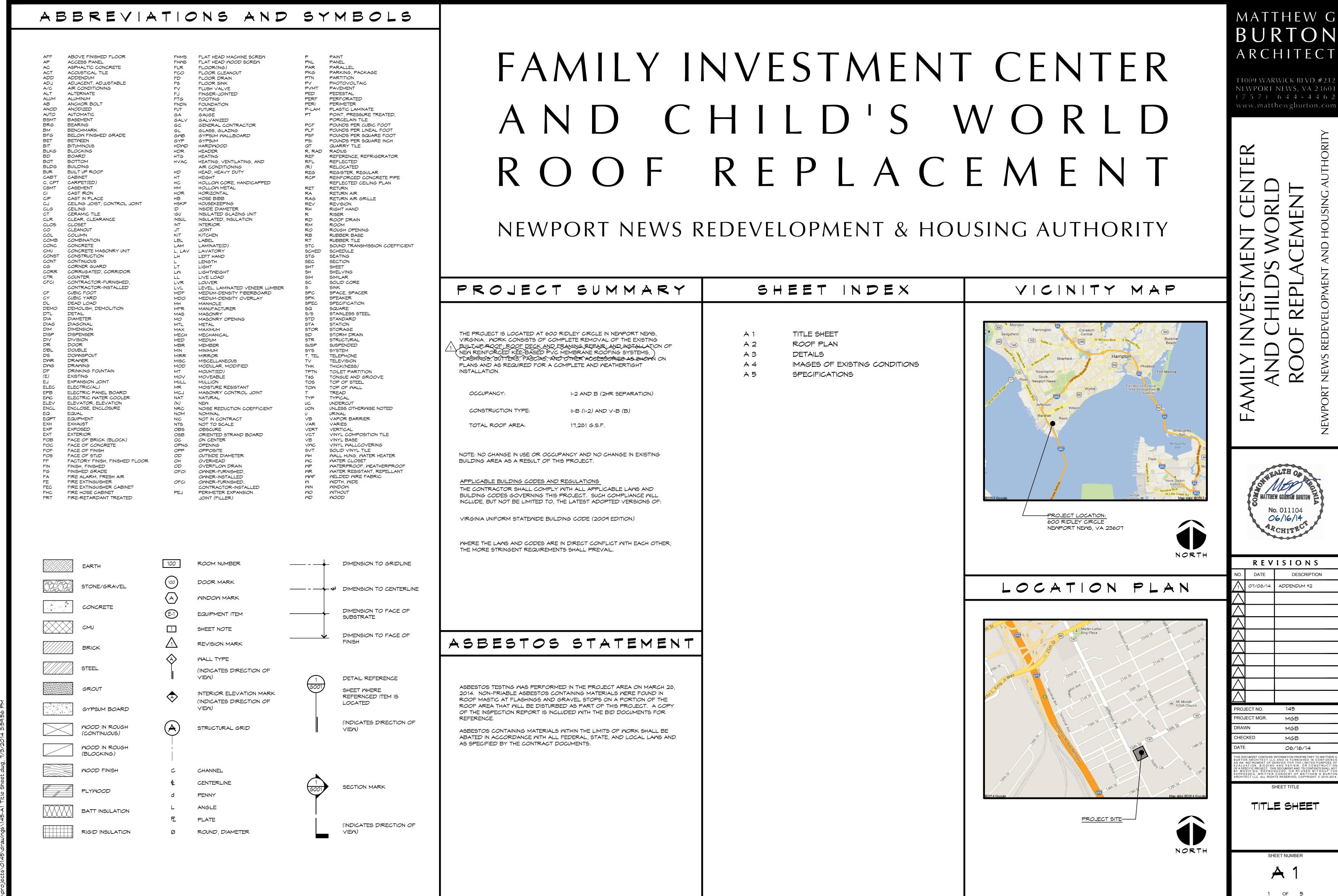
Invitation for Bids, subject to the conditions and instructions contained herein, will be received at the above office until the date and hour shown (local prevailing time) for furnishing the items or services described in the Invitation for Bid.

It is agreed and understood that this page will constitute addendum #2, and shall be made part of the original IFB document. Acknowledgement showing receipt and acceptance of the changes shall be returned with your submittal.

**Revised Plans** 

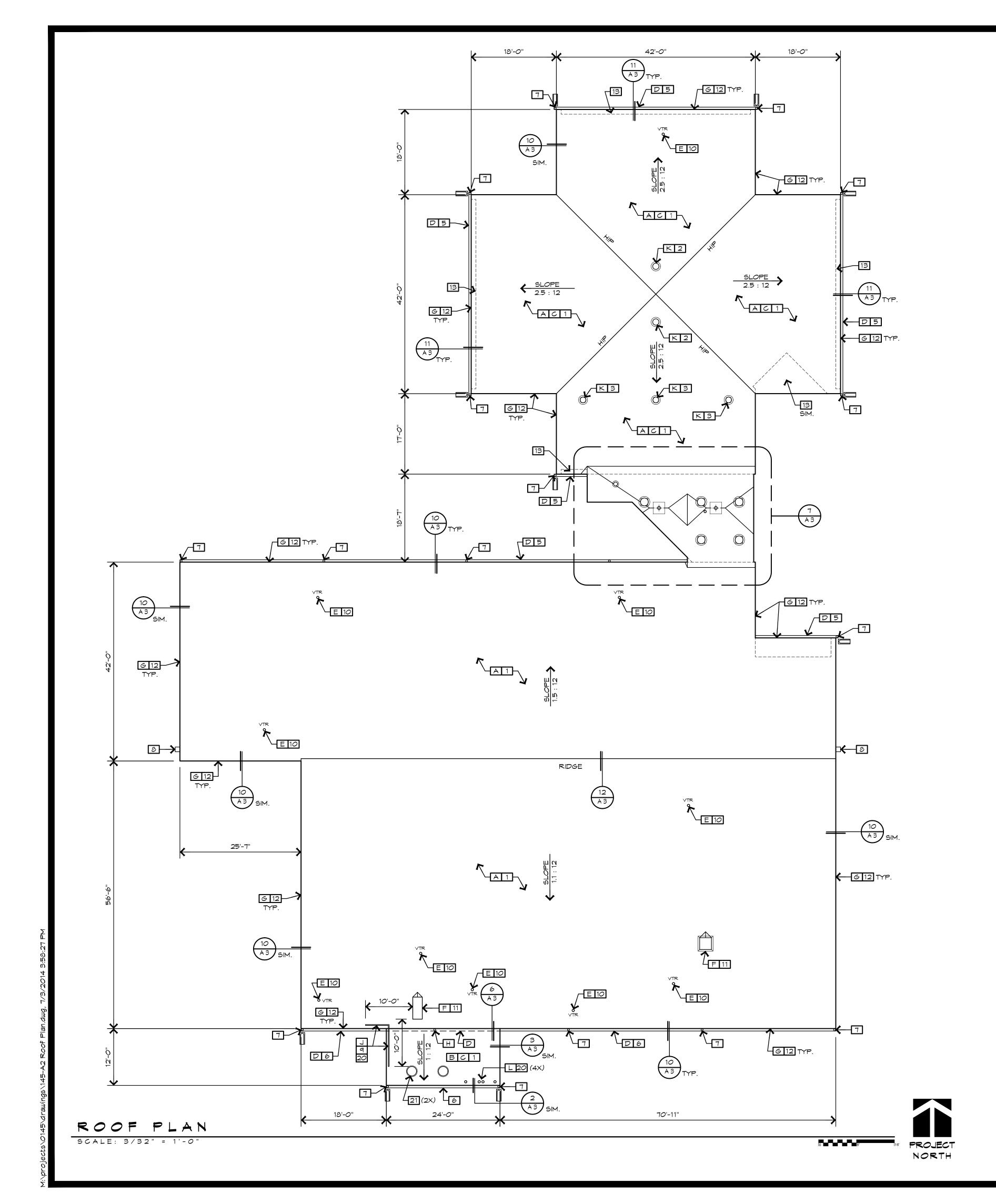
	Rina T. Dutton
Procurement Officer:	Nina T. Britton, Procurement Officer, 757-928-2623, <a href="mailto:nbritton@nnrha.org">nbritton@nnrha.org</a>
Company Name:	
Print Name:	Title:
Signature:	Date:

This form must be signed.



ARCHITECT

www.matthewgburton.con



## NEW WORK NOTES

NEW REINFORCED PVC SINGLE-PLY MEMBRANE ROOFING SYSTEM OVER NEW 1/2" DENS-DECK COVER BOARD, TYP. SEE 1

2 (N) 16" DIA. ALUMINUM GRAVITY ROOF VENT, SEE 4  $A^3$ 3 SAME AS NOTE 2, EXCEPT 15" DIA.

4 SAME AS NOTE 2, EXCEPT 20" DIA.

5 NEW 0.040" PREFINISHED ALUMINUM GUTTER AT ROOF EDGE, HANG

6 SAME AS NOTE 5, EXCEPT PITCHED 1/16" PER FOOT.

7 NOMINAL 3"X4" RECTANGULAR, SMOOTH DOWNSPOUT AT EXISTING DOWNSPOUT LOCATION. 0.032" PREFINISHED ALUMINUM, COLOR AS SELECTED BY ARCHITECT. PROVIDE ALL REQUIRED ELBOWS, FITTINGS, AND ANCHORS. TERMINATE INTO EXISTING BOOT OR WITH ELBOW ONTO PRECAST CONCRETE SPLASH BLOCK AS INDICATED.

8 EXISTING FASCIA-MOUNTED DEVICE TO REMAIN, TYP. REMOVE AND REATTACH TO WALL AS REQUIRED TO ACCOMMODATE NEW WORK.

9 (N) WELDED, 1-1/2" DIA. GALV. STEEL PIPE GUARDRAIL 42" HIGH ABOVE ROOF SURFACE WITH INTERMEDIATE RAIL AT 21". PROVIDE POSTS AT MAX 5'-O" OC. EQUALLY SPACED. WITH WELDED BASE PLATES AND ANCHORED THROUGH ROOF DECK INTO SOLID BLOCKING. PROVIDE MOUNTING TO RESIST A LOAD OF 50 PLF IN ANY DIRECTION OR A CONCENTRATED LOAD OF 200 LB AT ANY

(N) VENT THROUGH ROOF (VTR) FLASHING FOR FVC MEMBRANE ROOFING SYSTEMS, SEE 5

11 FLASH EXISTING EQUIPMENT CURB WITH ROOF MFR'S FLASHING SYSTEM. PROVIDE CRICKET ON UP-SLOPE SIDE OF CURB TO DIRECT WATER AROUND OBSTRUCTION. REINSTALL (E) EXHAUST FAN

12 REFACE EXISTING FASCIA, TYP. SEE  $\begin{pmatrix} 10 \\ A3 \end{pmatrix}$ 

13 REPLACE EXISTING SOFFIT WITH NEW, VENTED ALUMINUM SOFFIT, TYP. SEE 11

14 NEW ROOF DRAIN ASSEMBLY TO REPLACE EXISTING IN KIND. INSTALL AND FLASH INTO NEW ROOFING SYSTEM, TYP. SEE 

15 1/2" PER FOOT PERLITE TAPERS MECHANICALLY FASTENED TO EXISTING ROOF DECK. REVERSE EXISTING DECK SLOPE TO ACHIEVE APPROXIMATE SLOPE SHOWN FOR POSITIVE DRAINAGE, TYP.

16 1/8" PER FOOT PERLITE TAPERS MECHANICALLY FASTENED TO EXISTING ROOF DECK. ENHANCE EXISTING DECK SLOPE TO ACHIEVE APPROXIMATE SLOPE SHOWN FOR POSITIVE DRAINAGE, TYP.

17 EXTEND TAPERS BACK ONTO EXISTING ROOF UNTIL SLOPE MEETS EXISTING ROOF DECK, TYP. PROVIDE SIDE SLOPE TRANSITIONS NO GREATER THAN 3:12.

18 EXISTING GAS FLUE VENT TO REMAIN, REPLACE FLASHING COLLAR AND VENT CAP. FLASH INTO NEW ROOFING SYSTEM, TYP.

19 SQUARE OFF EXISTING 135-DEGREE CORNER AT FASCIA. PROVIDE NEW 2X FRAMING ANCHORED TO EXISTING WALL CONSTRUCTION COVER DECK AND FASCIA WITH 1/2" PLYWOOD (MATCH ADJACENT DECK THICKNESS) AND FINISH TO MATCH NEW ROOF, FASCIA, AND SOFFIT TREATMENT. SEE 11 SIM.

20 (N) PIPE FLASHING FOR PVC MEMBRANE ROOFING SYSTEMS, SEE

21 EXISTING BOILER FLUE VENT TO REMAIN, TYP. FLASH INTO NEW ROOFING SYSTEM.

22 BUILD UP EXISTING ROOF EDGE WITH 2X P.T. NAILER(5) AS REQUIRED TO ACCOMMODATE (N) TAPERS, TYP.

# LEGEND

DIRECTION OF ROOF SLOPE AS INDICATED

DIRECTION OF CRICKET SLOPE (2X ROOF SLOPE, UON)

ROOF DRAIN (RD)

GRAVITY VENT

VENT THROUGH ROOF (VTR)

(N) CONCRETE SPLASH BLOCK

## GENERAL NOTES

PRIOR TO COMMENCING WORK, BECOME THOROUGHLY FAMILIAR THE CONTRACT DOCUMENTS. DIMENSIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE. INSPECT AND VERIFY THE EXISTING CONDITIONS FOR COMPARISON WITH THE DRAWINGS AND SPECIFICATIONS. NO ALLOWANCE WILL BE MADE FOR MINOR VARIATIONS IN DIMENSIONS OR FOR ERRORS DUE TO UNFAMILIARITY WITH EXISTING FIELD CONDITIONS.

2. PROMPTLY NOTIFY THE ARCHITECT IN WRITING IF ANY SIGNIFICANT DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS ARE DISCOVERED PRIOR TO COMMENCING WORK IN THAT AREA.

3. DEMOLITION SHALL BE CAREFULLY AND NEATLY PERFORMED IN AN APPROVED MANNER. PROMPTLY NOTIFY THE ARCHITECT IN WRITING WHERE CUTTING INTO A STRUCTURAL PORTION OF THE BUILDING IS EITHER DESIRABLE OR NECESSARY FOR INSTALLATION OF THE NEW WORK SO THAT SATISFACTORY REINFORCEMENT MAY BE PROVIDED.

4. DEMOLITION WORK SHOWN ON DRAWINGS DOES NOT NECESSARILY DESCRIBE THE EXACT EXTENT OF ALL DEMOLITION REQUIRED. REMOVE OR RELOCATE EXISTING ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL WORK NECESSARY TO ALLOW FOR PLACEMENT OF THE NEW WORK AS SHOWN ON THE APPROVED

5. THE ARCHITECT RESERVES THE RIGHT TO EXAMINE ANY WORK PERFORMED ON THIS PROJECT AT ANY TIME TO DETERMINE CONFORMANCE WITH THE CONTRACT DOCUMENTS AS INTENDED AND AS INTERPRETED BY THE ARCHITECT.

6. REQUIRED MEANS OF EGRESS SHALL NOT BE BLOCKED AT ANY

7. ROOF DECK/SHEATHING SLOPES AS SHOWN ON PLAN ARE EXISTING UON. PROVIDE ADDITIONAL SLOPE WITH TAPERED INSULATION WHERE REQUIRED AND AS INDICATED.

8. WHERE DISSIMILAR METALS ARE IN DIRECT PHYSICAL CONTACT, PROVIDE ADEQUATE SEPARATION TO PREVENT GALVANIC CORROSION.

9. SIZES AND LOCATIONS OF EQUIPMENT, DEVICES, AND OTHER ROOFTOP FEATURES SHOWN ARE APPROXIMATE.

10. MAINTAIN THE BUILDING IN A MEATHERTIGHT CONDITION AT ALL TIMES UNTIL FINAL ACCEPTANCE OF THE WORK. NO PORTION OF THE BUILDING SHALL BE LEFT EXPOSED TO THE WEATHER OVERNIGHT OR FOR AN EXTENDED UNATTENDED PERIOD.

11. VERIFY PROPER OPERATION OF ALL GUTTER AND DOWNSPOUT SYSTEMS, INCLUDING CLEARING EXISTING DRAINS AS REQUIRED FOR PROPER OPERATION.

12. DISCONNECT, RECONNECT, AND/OR RELOCATE ALL EQUIPMENT, PIPING, CONDUIT, AND ACCESSORIES AS REQUIRED FOR COMPLETION OF THE WORK.

# DEMOLITION NOTES

A REMOVE (E) GRAVEL-SURFACED, BUILT-UP ROOFING SYSTEM, COMPLETE TO EXPOSE EXISTING WOOD ROOF DECK. DEMOLITION SHALL INCLUDE EXISTING FLASHINGS, COUNTERFLASHINGS, COPINGS GUTTERS, AND ACCESSORIES.

B REMOVE (E) SMOOTH-SURFACED, BUILT-UP ROOFING SYSTEM TO EXPOSE EXISTING WOOD ROOF DECK. DEMOLITION SHALL INCLUDE EXISTING FLASHINGS, COUNTERFLASHINGS, COPINGS, GUTTERS AND ACCESSORIES.

C CUT OUT ROTTED OR DAMAGED WOOD DECKING. PATCH DECKING WITH EQUIVALENT THICKNESS P.T. PLYWOOD.

D REMOVE (E) GUTTER SYSTEM AND DOWNSPOUTS, COMPLETE.

E REMOVE (E) VENT-THROUGH-ROOF (VTR) FLASHINGS COMPLETE. VENT STACK TO REMAIN.

F REMOVE (E) HVAC EQUIPMENT AS REQUIRED FOR ROOF DEMOLITION AND NEW ROOF INSTALLATION. REINSTALL EQUIPMENT ON NEW MORK, WHERE NOTED.

G REMOVE (E) ALUMINUM/VINYL FASCIA AND SOFFIT COVERING, TYP.

H REMOVE (E) DOWNSPOUT THROUGH EXISTING LOWER ROOF, COMPLETE. PATCH HOLE IN ROOF DECK.

J REMOVE (E) ANGLE IRON GUARDRAIL, COMPLETE.

K REMOVE (E) ROOFTOP GRAVITY VENT FOR REPLACEMENT WITH NEW. MODIFY ROOF DECK OPENING TO ACCOMMODATE NEW VENT

L REMOVE (E) PIPE FLASHINGS COMPLETE. (E) PVC VENT PIPING TO

# MATTHEW G BURTON ARCHITECT

11009 WARWICK BLVD.#21. NEWPORT NEWS, VA 23601 (757) 644-4462

www.matthewgburton.com

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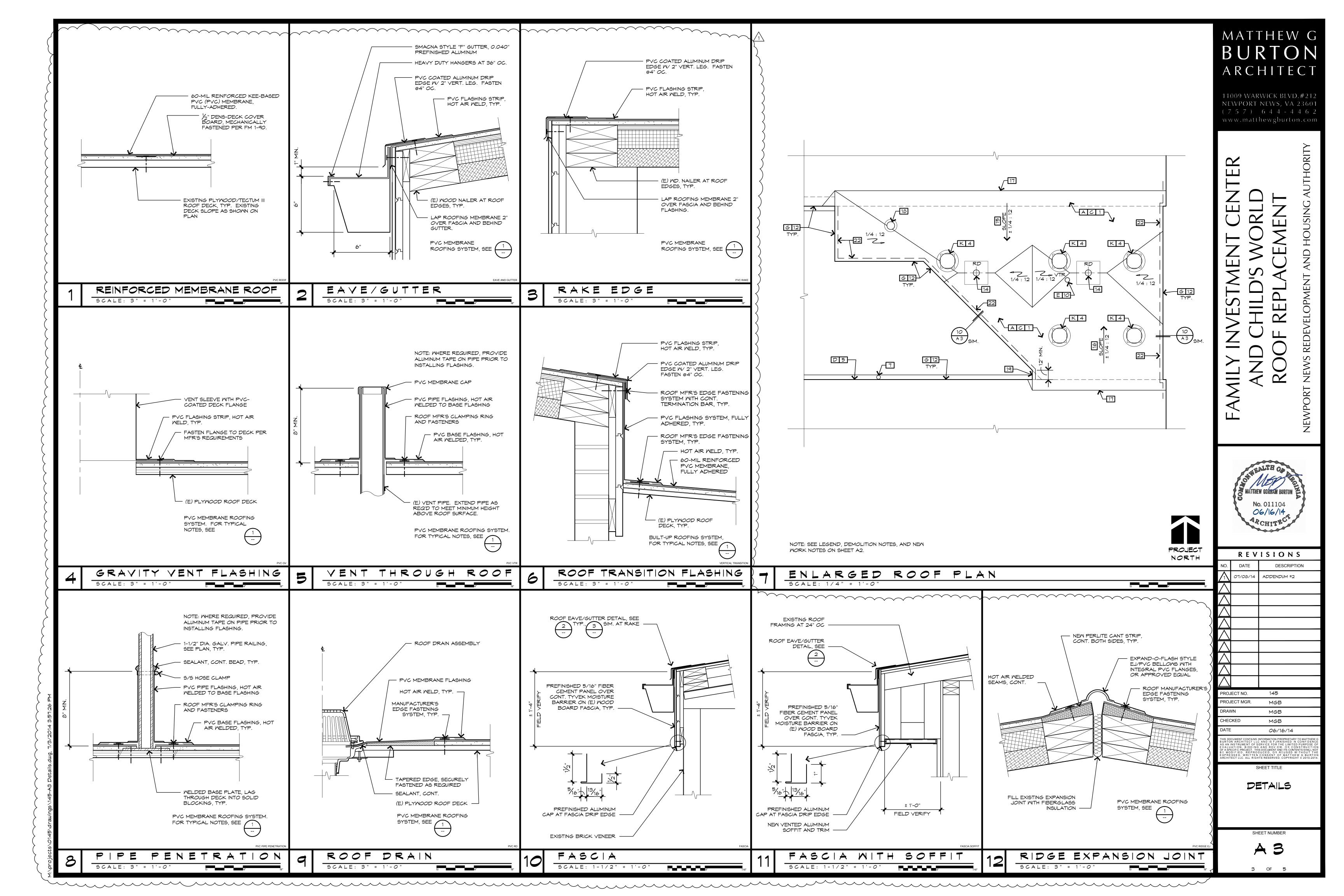
REVISIONS		
NO.	DATE	DESCRIPTION
1	07/08/14	ADDENDUM #2
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PROJ	JECT NO.	145
PROJ	JECT MGR.	MGB
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CHECKED		мбВ

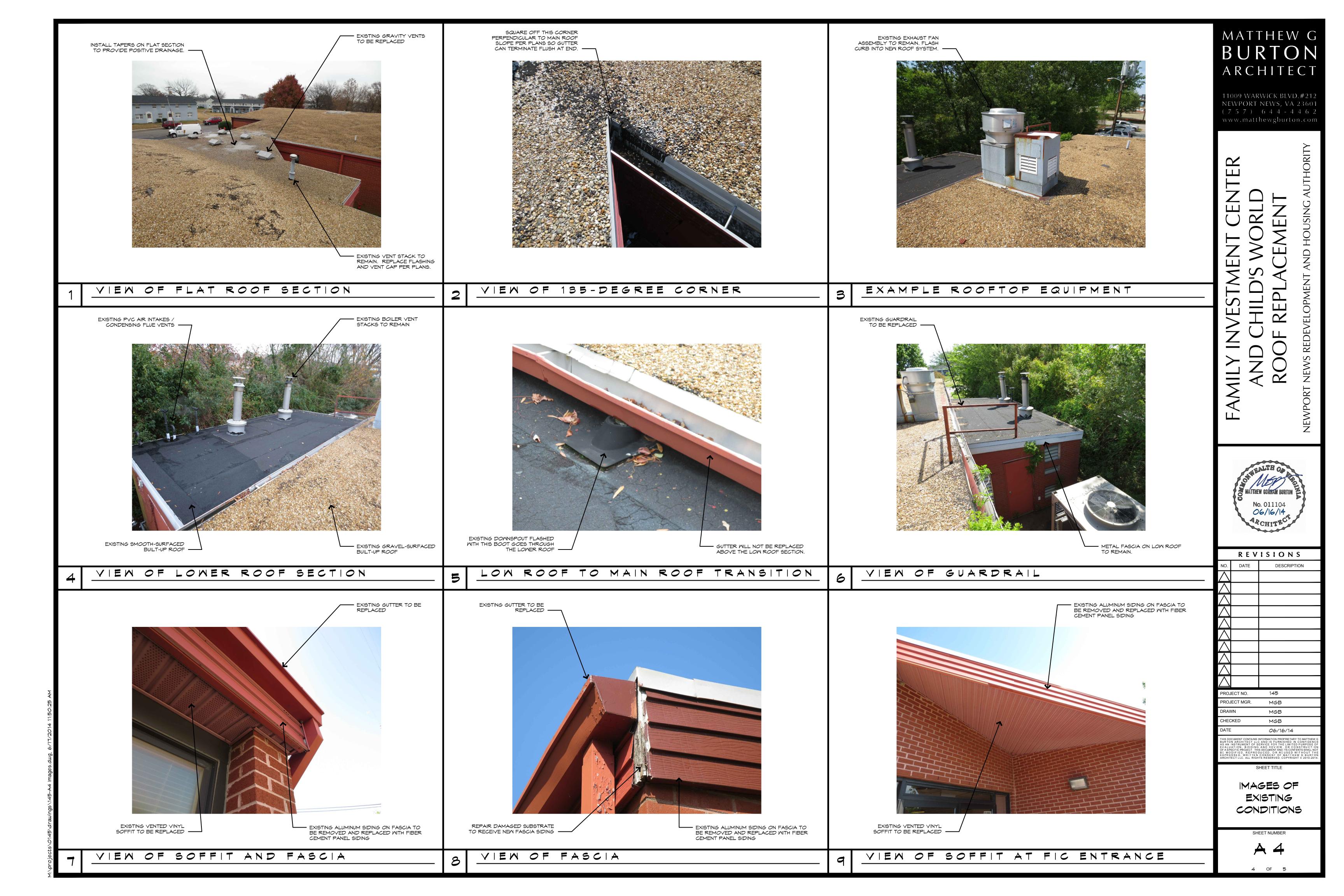
SHEET TITLE

06/16/14

ROOF PLAN

2 OF 5





- Refer to the bid documents for "General Conditions for Construction Contracts Public Housing Programs" (form HUD-5370, 11/06), published by the U.S. Department of Housing and Urban ` Development and other pertinent forms and documents.
- The Contractor shall obtain and pay for all necessary permits and coordinate all required inspections and approvals. Bids shall include all applicable federal, state, and local taxes
- The Contractor shall furnish all materials, labor, equipment, transportation, and services necessary for completion of the work. All means, methods, and the finished work shall comply with all applicable codes, laws, and other governing regulations.
- The Contractor shall maintain liability insurance to protect himself and hold the Owner and Architect harmless from any and all claims for damages for personal or bodily injury, death, or property damage for the duration of the contract.
- The Owner maintains the first right of salvage to all items and materials scheduled for demolition. Coordinate with the Owner any items to be salvaged prior to removal. Salvaged items shall be carefully removed and turned over to the Owner in pre-removal condition. All items not claimed by the Owner become the property of the Contractor upon removal from the installed location and shall be promptly removed from the Owner's property.
- 6. Smoking is prohibited within the project limits and inside the Owner's existing facilities.

#### SECTION 01 25 00 - SUBSTITUTION PROCEDURES

- Substitution Request: submitted to the Architect in writing, indicating the product to be substituted and reason for substitution. Substitution requests shall include a detailed comparison showing that the substitute product is equal to or better than the specified product, and cost comparison data. ubstitution requests shall be submitted individually for consideration
- Architect's Action: If necessary, Architect will request additional information within seven days of receipt of a request for substitution. Architect will notify Contractor of acceptance or rejection within 15 days of receipt, or seven days of receipt of additional information. The cost for professional services of the Architect required as the result of any proposed substitution shall be considered in the review and approval process. The cost of such additional professional services shall be paid by the Owner and deducted from the Contract Sum by Change Order
- The Architect will consider requests from General Contractors for substitution of specified products
- A. Sufficient quantities of the specified product are not available within the scheduled timeframe for the project. The Contractor's failure to place orders or award subcontracts in a timely manner so as to ensure delivery without delaying completion of the work shall not establish cause for
- B. Delays beyond the Contractor's control, such as labor disputes or natural acts which may preclude the procurement and delivery of materials or products for the purposes of the project.
- C. Other reasons the Architect may deem as beneficial to the Owner.
- Substitutions for convenience of the Contractor are not permitted.

#### SECTION 01 26 00 - CONTRACT MODIFICATION PROCEDURES

- Minor Changes in the Work: issued by the Architect in writing, without adjustment to the contract sum
- Owner-Initiated Change Proposal Requests: Issued by Architect in writing for the Contractor's use in performing the work and for preparation of a Change Order Proposal (PCO) as described below
- Contractor-Initiated Change Proposals (PCO): Submit to Architect in writing in Owner's standard format. PCO's shall include a description of the work, a detailed breakdown of costs, and other backup documentation as may be requested by the Architect. Work performed by Subcontractors shall be detailed as appropriate. Costs for extended home office overhead are not allowed.
- Change Orders: Owner's standard format, issued by Architect for Contractor's acceptance and Owner's Approval. A change order becomes part of the construction contract only after it is signed by

#### SECTION 01 29 00 - PAYMENT PROCEDURES

- Schedule of Values: provide in CSI format on form HUD-51000 (07/97) "Schedule of Amounts for Contract Payments" as published by the U.S. Department of Housing and Urban Development. Provide sufficient detail for the Architect and the Owner to accurately determine the level of completion of the work. Submit to Architect for approval no later than seven days prior to first application for payment.
- Applications for Payment: provide on form HUD-51001 (03/92) "Periodic Estimate for Partial Payment". Submit applications no more often than on a monthly basis. Quantity of original, signed and notarized copies for each application will be determined by the Owner, but shall not be less than

### SECTION 01 31 00 - PROJECT MANAGEMENT AND COORDINATION

- Requests for Information (RFIs): The General Contractor shall submit RFIs to the Architect via email with a copy to the Owner. The subject line shall include the RFI number and the project name. RFIs shall be numbered consecutively as they are issued. Allow seven days for Architect's response for each RFI. The Architect will respond to the RFI directly by email. Sketches or other separate documentation required to answer the RFI will be attached to the response in PDF format.
- Access to an online filesharing service will be provided for use as a repository for project documents Access shall be restricted to project personnel and shall include the Architect, his subconsultants, the Owner, agents of the owner, and subcontractors. The Contractor is responsible for keeping all documents on the site current during construction and through the project warranty period
- Schedule and conduct project meetings, including a preconstruction conference, and periodic progress meetings as required by project conditions.

### SECTION 01 33 00 - SUBMITTAL PROCEDURES

- Electronic copies of the Contract Drawings in PDF format will be provided by Architect for
- Processing Time (from Architect's receipt of submittals): initial review: 15 days; resubmittal review: 15 days; sequential review: 21 days; concurrent consultant review: 15 days.
- Provide submittals for review by the Architect and the Owner where indicated in individual specification sections. Provide submittals via email as PDF files or upload PDF files directly to project's online fileshare with email notification to Architect. Where certificates and/or certifications are required as part of the submittal, include the signature of the entity bearing responsibility for the certification. Delegated-design submittals shall bear the signature and professional seal of a design professional licensed in the State where the project site is located.
- Contractor's Review: All submittals shall be marked with Contractor's approval stamp before submitting to Architect. Submittals without Contractor's approval will be considered incomplete
- Architect's Action: submittals will be stamped with an action stamp and returned to Contractor. Incomplete submittals will be returned without review. Submittals not required by the construction documents may not be reviewed and may be discarded.
- A copy of all approved submittals shall be kept on the project site at all times during construction.

## SECTION 014000 - QUALITY REQUIREMENTS

- Structural Special Inspections: Engage a special inspector/qualified testing agency to conduct materials testing and inspection as required on the Statement of Special Inspections prepared for the project. The special inspector and testing agency shall be approved by the Architect and the Owner.
- Provide other tests and inspections conducted by the same special inspector/qualified testing agency as required to maintain quality control, as may be required by authorities having jurisdiction, as ndicated in individual specification sections.
- Provide required quality-control services including retesting and reinspecting for construction that
- Repair and protect finished surfaces that are damaged as a result of testing an inspection

### SECTION 01 50 00 - TEMPORARY FACILITIES AND CONTROLS

- Provide temporary facilities and controls required for performance of the work and to give complete protection to the building occupants at all times.
- The Owner will provide access to water and electricity for the Contractor's use for the benefit of the
- Provide voice communication and email access at the project site.
- The Owner will provide space for Contractor's parking, materials storage, and toilet facilities.
- Provide temporary field offices, storage sheds, and fabrication areas as required to perform of the

- Provide first-aid and fire protection, and other temporary services as required by, and in accordance
- Provide temporary lighting at locations and levels of adequacy as required to complete the work in a
- 8. Provide an approved fire extinguisher at each roof level and in each storage location.
- 9. Flammable and combustible liquids shall only be used in well ventilated areas and shall be stored in an area clear of vegetation, waste materials, and other combustibles. Smoking shall be prohibited in storage areas and shall be posted as such. Leaking storage vessels shall be immediately repaired or taken out of service. Spills shall be cleaned up and disposed of properly.
- 10. Materials susceptible to spontaneous combustion shall be stored in a listed disposal container. Internal-combsution powered equipment shall be used such that the exhaust does not discharge against combustible materials. Exhaust shall be piped to the building exterior. Equipment shall not

12. Provide other required facilities and controls, including traffic controls; site safety and security

controls; enclosures; scaffolding; and other miscellaneous construction aids required for completion

#### SECTION 01 60 00 - PRODUCT REQUIREMENTS

be refueled while in operation.

- Use means and methods that will prevent damage, deterioration, and loss, including theft. Store products to allow for inspection and measurement or counting of units.
- Manufacturer's disclaimers and limitations on product warranties do not relieve Contractor of obligations under requirements of the Contract Documents. For special warranties, prepare a written document that contains appropriate terms and identification, ready for execution.
- Where multiple products are named, provide one of the listed products. Where the drawings or specifications indicate a "basis of design" product, provide the named product or submit any product that offers the same performance characteristics as the design basis product. Follow the submittal procedure required for substitution requests to demonstrate that the proposed product satisfies the
- Where product finishes are not specified, the Architect will select select color, gloss, pattern, density, or texture from the manufacturer's product line including both standard and premium items

#### SECTION 01 73 00 - EXECUTION

- Coordinate and schedule all work with the approval of the Owner and perform the work in a manner designed to minimize disruptions of normal building operations to the greatest extent possible.
- Keep installed work clean. Demoliton and construction debris shall not be left on the roof at any time. Clean project site and work areas daily and remove debris from the project site without delay. Remove debris from enclosed spaces prior to concealing. Salvage or recycle demolition and construction waste where practicable. Waste materials not salvaged or recycled shall be removed
- 3. Start equipment and operating components to confirm proper operation. Adjust equipment for proper

from the Owner's property and legally disposed of in a landfill.

- Provide final protection and maintain conditions to ensure completed work is not damaged.
- Repair or remove and replace defective construction. Restore damaged substrates and finishes. Restore permanent facilities used during construction to their specified condition. Remove and replace damaged surfaces if not repaired without visible evidence of repair.

#### SECTION 01 77 00 - CLOSEOUT PROCEDURES

- Substantial Completion: Before requesting inspection, provide the following: Contractor's list of incomplete items (punch list); warranties, maintenance service agreements, and similar closeout documents; releases, occupancy permits, and operating certificates; project Record Documents; tools, spare parts, and extra materials; final changeover of locks; test/adjust/balance report; final cleaning and touchup performed.
- Final Completion: Before requesting final inspection, provide the following: final Application for Payment; list of incomplete items (punch list) endorsed by Architect as completed or otherwise resolved for acceptance; all other final closeout documents.
- Final Cleaning: Clean each surface or unit to condition expected in an average commercial building cleaning and maintenance program.

#### SECTION 01 78 23 - OPERATION AND MAINTENANCE DATA

- Provide Operation and Maintenance Data as PDF electronic files with composite electronic index on CD-ROM. Include a complete electronically linked operation and maintenance directory and
- Product Maintenance Manuals: Source information, product information, maintenance procedures, repair materials and sources, and warranties and bonds.
- Systems and Equipment Maintenance Manuals: Source information, manufacturers' maintenance documentation, maintenance procedures, maintenance and service schedules, spare parts list and source information, maintenance service contracts, and warranties and bonds.

### SECTION 01 78 39 - PROJECT RECORD DRAWINGS

The Contractor shall keep regularly updated as-built drawings of the work during construction in the form of neatly-marked, red-lined drawings indicating all differences, changes, and the actual locations of concealed work as installed. Provide PDF electronic files of scanned as-built drawings for review by the Architect. Make corrections indicated and provide a final submittal of PDF electronic files of scanned as-built drawings.

### **DIVISION 2: EXISTING CONDITIONS**

### SECTION 02 41 19 - SELECTIVE STRUCTURE DEMOLITION

- The Owner will occupy the building during roof replacement work.
- Utility services and mechanical systems shall be maintained and operational to occupied portions of the building. Minimize interruption of existing utility services and mechanical/electrical systems in occupied areas. Schedule service interruptions with Owner at least 72 hours in advance of
- Remove refrigerant from cooling equipment to be demolished according to 40 CFR 82.
- Cutting and Patching: Provide temporary support for existing construction. Protect in-place construction and adjacent occupied areas. Use hand or small power tools for cutting. Cut holes and slots neatly to minimum size required. Temporarily cover openings when not in use. Patch surfaces with durable seams that are as invisible as practicable. Restore exposed finishes.
- 5. Demolish and remove portions of the building or structure as indicated on the drawings and as required to install new work. Items that are to be removed and reinstalled in the finished work shall be cleaned, repaired, crated, stored until they are reinstalled. Existing construction to remain shall be
- Perform demolition activities to minimize interference with adjacent facilities. No demolition or
- construction waste shall be allowed to remain on the roof surface at any time. Remove debris from
- The use of explosives on the Owner's property is prohibited.
- 8. Confirm items to be salvaged for the Owner. Materials not claimed by the Owner shall be demolished and removed from the project site. Salvage or recycle demolished materials to the extent practicable. Materials that are not salvaged or recycled shall be disposed of in an EPA-approved landfill.

### SECTION 02 82 00 - ASBESTOS-CONTAINING MATERIALS ABATEMENT

- Provide all local, state, and federal permits, as appropriate for this project, prior to starting work. All permits, notifications, patent restrictions or requirements, whether specified in these specifications or not, are the sole responsibility of the Contractor performing the work described in this Section. If during the course of the contract, the Contractor is found to be out of compliance with the project specifications, the Contractor will stop all work until any deficiencies in performance of this work are corrected. Standby time required to resolve any violations shall be at the Contractor's expense. Likewise the Contractor will pay for any project delay that his violation causes the Owner.
- All work shall conform to the requirements of the U. S. Environmental Protection Agency (EPA), U. S. Department of Labor - Occupational Safety and Health Administration (OSHA) and applicable State regulations relating to asbestos. The EPA and OSHA regulations shall be posted at the job site for the duration of the work; posting shall be in a location clearly visible to employees and others in the
- An asbestos survey has been completed and is provided with the bid documents for reference purposes. Location and estimated quantities of asbestos-containing materials (ACM) are as shown in the report and as follows. Descriptions match locations as identified in the asbestos survey:
- A. Vent Flashing B. Base Flashing
- 32 LF. C. Gravel Stop
- 4. Remove the above-listed materials as identified in the survey and any other ACM that are discovered

6 EA.

and will be disturbed as as part of this project. All asbestos abatement work shall be performed by Commonwealth of Virginia Licensed Asbestos Abatement Supervisors and Workers trained, qualified, and knowledgeable in the techniques of abatement, handling, and disposal of ACMs and materials. contaminated by asbestos, in accordance with pertinent local, state, and federal regulations. The Abatement Contractor's superintendent shall be on the job each day during removal and shall be a Commonwealth of Virginia Licensed Asbestos Abatement Supervisor.

#### **DIVISION 3: CONCRETE (Division Not Used)**

#### **DIVISION 4: MASONRY (Division Not Used)**

## **DIVISION 5: METALS**

#### SECTION 05 50 00 - METAL FABRICATIONS

- Furnish and install all necessary miscellaneous metal items, fasteners, and accessories required to
- Steel shapes and plates shall be formed from ASTM A36 carbon steel.
- 3. Welding shall be performed by certified welders in accordance with AWS D1.1.

#### **DIVISION 6: WOOD AND PLASTICS**

#### SECTION 06 10 00 - MISCELLANEOUS ROUGH CARPENTRY

- Lumber: SPIB No. 2 or better unless otherwise noted; S4S; Maximum moisture content: 19 percent Panel Products: APA Structural I Rated Sheathing, Exposure 1.
- Treat lumber and panel products for use on roof or as roof deck in accordance with AWPA U1 Category UC3A. Treatment process: Type MCQ - Micronized Copper Quarternary.

#### **DIVISION 7: THERMAL AND MOISTURE PROTECTION**

#### SECTION 07 46 00 - ALUMINUM SIDING

- Submittals for Review: Indicate materials, profiles, sizes, fastening methods, surface texture, finishes, colors, and accessories.
- Project Conditions: Do not install siding on wet or frozen substrate or at temperatures below 40
- Vented Aluminum Soffit: 3105-type aluminum alloy sheet, 0.024" thick, formed to profile, with
- two-step polyester coating meeting AAMA 1402, color as selected by architect. Profile: 12" T-4, fully vented, smooth finish.
- 5. Trim: Manufacturer's matching trim pieces as required for a complete and finished installation.
- Fasteners: Type recommended by siding manufacturer; stainless steel. Install siding, trim, and accessories aligned, level, and plumb and in accordance with manufacturer's instructions. Lock each soffit panel into preceding panel. Cut panels with clean, smooth edges to provide maximum 1/8 inch gaps. Fasten at maximum 16 inches on center with fasteners through

#### slotted hole in flange. Locate fasteners in center of hole. Do not drive fasteners tight; allow for thermal movement. Install trim at internal and external corners and where soffit abuts dissimilar material or stops with edge exposed. Apply joint sealer between soffit trim and adjacent surfaces to ensure

#### SECTION 07 46 46 - MINERAL-FIBER CEMENT SIDING

- Submittals for Review:
- A. Product Data: Indicate profiles, sizes, fastening methods, surface texture, and finish.
- B. Samples: Manufacturer's sample set with range of available colors and finishes. Mineral-Fiber Cement Siding: ASTM C1186, Grade II, Type A; formulated from portland cement,
- ground sand, cellulose fibers, additives, and water; formed under pressure to required profile. Fire hazard classification: Class A, tested to ASTM E84. Finish: Factory-applied color finish. Color as selected by architect from manufacturer's color pallette. Panel siding:48 inches wide x maximum practicable length. Thickness: 5/16 inch. Surface texture:
- 4. Trim: Color-matched, prefinished metal outside corner trim. Other profiles as shown on drawings.
- Fasteners: Type recommended by siding manufacturer; stainless steel. 6. Install in accordance with manufacturer's instructions.
- Install fascia panels horizontally with edges and ends over firm bearing. Cut butted end joints plumb and fit tight. Cut panels to fit at perimeter and around penetrations with maximum 1/4 inch gaps. Smooth cut edges. Install corners, closures, and other trim. Fasten panels at maximum 12 inches on

center in orderly fastening pattern. Apply joint sealer in joints and at adjacent surfaces.

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termination, and special details; and fastener types and locations.

- SECTION 07 54 00 THERMOPLASTIC MEMBRANE ROOFING (KEE-BASED PVC)
- Owner will occupy portions of building immediately below reroofing area.
- Construction loads on roof: Not to exceed 20psf. Design roofing system to resist minimum wind loads in accordance with ASCE 7; local building code requirements; or FM 1-28, whichever is most stringent.
- Submittals
- A. Shop Drawings: Indicate: Setting plan for insulation; roof slopes; layout of seams; Base flashing,
- B. Product Data: Manufacturer's product specifications, installation instructions, and general recommendations for each product
- C. Warranty: Sample warranty form.
- D. Certificates of Compliance: Certification from an independent testing laboratory that roofing system meets fire hazard and windstorm classification requirements.

## Quality Assurance:

- A. FM 1-90 Windstorm Resistance and MH Hail Resistance, tested to FM 4470.
- B. Perimeter flashings: In accordance with FM 1-49.

C. Class A Fire Hazard Classification, tested to ASTM E108.

- Pre-Installation Conference: Convene at site prior to beginning work. Attendance: Architect, Contractor, Owner's Representative roofing applicator, roofing manufacturer's representative, and related trades. Review and discuss: Contract Documents, roofing system manufacturer's literature, project conditions, scheduling, and other matters affecting application. Tour representative areas of roofing substrates; discuss substrate construction, related work, work conditions, and materials
- Store materials, other than membrane, in protected, dry area, between 60 and 80 degrees F until
- used; provide proper ventilation. Protect sheet goods from damage and wetting. Project Conditions: Do not apply roofing to damp or frozen substrate. Do not apply roofing during inclement weather or at temperatures below 40 degrees F, or above 100 degrees F or if freezing weather is anticipated within 24 hours after application. Do not use frozen materials.
- Warranties: Furnish manufacturer's 20-year "no dollar limit" warranty providing coverage against water leakage through roofing system. Make repairs to roofing system required due to defects in materials or workmanship resulting in water leakage into or through roofing system. Include cost of labor and materials necessary to make required repairs. Cover all roofing system components including roofing membrane, membrane and metal flashings, roof insulation, and preflashed accessories. Warranty shall be transferable to subsequent building owners during warranty period. Include coverage for wind speeds up to 100 MPH
- A. Rigid Insulation: Type: ASTM C728, rigid expanded perlite. Provide board tapered to 1/4 inch per
- B. Cover Board: ASTM C1177; 48 inches wide x 1/2 inch thick, maximum practical length, square
- . Roof Membrane: ASTM D6754, Ketone Ethylene Ester Based PVC Sheet Roofing, ultraviolet resistant, polyester or fiberglass reinforced. Maximum sheet size permitted by application and job conditions; Thickness: 60 mils plus fleece backing; Color: As selected by Architect from Manufacturer's full range.

- D. Flashing Sheet: Manufacturer's standard PVC/KEE flashing sheet, color to match membrane. E. Accessories: By manufacturer of roofing system, including adhesives, tapes, solvents, sealants, water cutoff mastic, and prefabricated pipe flashings.
- Fasteners: Hot-dip galvanized or fluoropolymer coated steel, approved by FM and roofing system manufacturer, type and length suited to project conditions, with galvanized steel plates where
- Nailers and Curbs: Preservative treated wood, specified in Section 06 10 00. Nailers: 4 inch nominal face dimension x required thickness.
- H. Metal Counterflashings: Specified in Section 07 62 00.
- I. Metal Flashings: Minimum 24 gauge sheet metal laminated with PVC membrane. Preparation: Remove projections that could puncture membrane from substrate. Clean substrate of loose and foreign material, oil, and grease. Complete roof penetrations and preparation for drains,
- flashings, and other penetrations prior to beginning roofing. Protect adjacent and underlying surfaces Installation: Install roofing system in accordance with roofing system manufacturer's instructions, NRCA Manual, and approved Shop Drawings.
- A. Perlite Tapers: Apply tapers with joints staggered in adjacent rows. Offset joints from those in the existing roof deck. Mechanically fasten to substrate in manufacturer's recommended fastening pattern. Fit tapers to other boards and at perimeter and around penetrations with maximum 3/8
- Cover Board: Apply panels with long edges continuous and perpendicular to direction of insulation tapers and/or roof deck. Stagger end joints in adjacent rows. Offset joints from those in insulation tapers and/or roof deck. Locate ends over solid bearing. Mechanically fasten to substrate in FM manufacturer's recommended fastening pattern. Fit panels to other panels and at perimeter and around penetrations with maximum 3/8 inch voids.
- PVC/KEE Membrane: Position sheets without stretching; minimize wrinkles. Allow membrane to relax before proceeding. Provide minimum 5-1/2 inch lap at joints between adjacent sheets. Splice sheets by heat welding method. Bond membrane to substrate with full adhesive bed. Fasten membrane at perimeter with fasteners at manufacturer's recommended spacing and in accordance with ASCE 7 and FM for wind load requirements.
- Daily Seal: Ensure that water does not flow beneath completed sections of roof. Temporarily seal loose edge of membrane with night seal when weather is threatening. When work is resumed, pull sheet free before continuing installation.
- Flashings: Construct in accordance with roofing system manufacturer's standard details. Use longest practical length flashing to minimize joints. Complete splice between flashing and main roof sheet before bonding flashing to vertical surface. Extend splice 3 inches beyond fasteners that attach membrane to horizontal surface. Adhere flashing to substrate with full bed of adhesive. Fasten top of flashing per manufacturer's recommended spacing, under metal flashing. Flash pipes and ven'ts with premolded pipe flashings.

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- SECTION 07 62 00 SHEET METAL FLASHING AND TRIM Shop Drawings: Show locations, types and thicknesses of metal, profiles, dimensions, fastening methods, provisions for expansion and contraction, and joint details.
- A. Aluminum Sheet: ASTM B209, alloy 3003, temper H14, 0.032" thick unless noted otherwise. Finish: Polyester enamel coating; Color: as selected by architect.

B. Fasteners: Hot-dip galvanized steel, or stainless steel, with neoprene gasketed washers where

Joint Sealers: per Section 07 92 00.

4. Fabricate components in accordance with SMACNA Architectural Sheet Metal Manual.

- A. Gutters: SMACNA Style F.
- B. Downspouts: Rectangular. C. Fabricate end caps, downspout outlets and headers, straps, brackets, and downspout strainers in profile to suit gutters and downspouts. Pop rivet and seal joints at prefinished metal. Fabricate corners in single units with minimum 18 inch long legs. Fabricate vertical faces with bottom edge formed outward 1/4 inch and hemmed to form drip. Form sections accurate to size and shape,
- Provide for thermal expansion and contraction in sheet metal: A. Gutters: Place expansion joints at maximum 50 feet on center. Locate expansion joints between

square and free from distortion and defects

downspouts; prevent water flow over joint.

- B. Other sheet metal: Provide expansion joints in sheet metal exceeding 15 feet in running length. Place expansion joints at 10 feet on center maximum and maximum 2 feet from corners and
- C. Joint width: Consistent with types and sizes of materials, minimum width 1/4 inch.
- E. Fabricate expansion joints in metal copings, edge flashings, and gravel stops with backing and cover plates formed to flashing profile, minimum 8 inches long. F. Unless otherwise indicated, provide minimum 3/4 inch wide flat lock seams; lap in direction of
- Fabricate cleats and starter strips of same material as sheet metal.
- A. Install flashing and sheet metal as indicated and in accordance with SMACNA Architectural Sheet
- B. Install cleats and starter strips before starting installation of sheet metal. Fasten at 6 inches on C. Expansion Joints in Metal Copings, Edge Flashings, and Gravel Stops: Center backing plate between flashing pieces at end joints. Apply two continuous beads of joint sealer between backing plate and flashing sections at each end. Install flashing pieces with 1/2 inch expansion
- space at abutting ends; apply sealer to expansion space. Apply two continuous beads of joint sealer between cover plate and flashing sections at each end.
- D. Secure flashings with concealed fasteners where possible. E. Apply plastic cement between metal and bituminous flashings.
- F. Fit flashings tight, with square corners and surfaces true and straight.
- G. Seam and seal field joints.
- H. Separate dissimilar metals with bituminous coating or non-absorptive gaskets. I. Gutters: Secure with straps spaced maximum 36 inches on center and within 12 inches of ends.

J. Downspouts: Secure with straps spaced maximum 8 feet on center and within 2 feet of ends and

elbows. Flash downspouts into gutters and conductor heads and fasten. Flash upper sections into

lower sections minimum 2 inches at joints; fasten sections together. K. Apply joint sealers in accordance with Section 07 92 00.

# L. Clean sheet metal; remove slag, flux, stains, spots, and minor abrasions without etching surfaces.

- SECTION 07 72 00 ROOF ACCESSORIES
- Submittals for Review: Manufacturer's literature including description of materials, finishes, operation, Gravity air vents: Greenheck GRSF or approved equal (www.greenheck.com). Size as indicated, with integrál deck flange, removable hood, and insect screen. Instăll in accordance with manufacturer's

written instructions.

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Preformed Flashing Sleeves: Fabricated exhaust vent and vent flashing designed for use with PVC/KEE roofing system.

Roof drains: Replace existing in kind.

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- SECTION 07 92 00 JOINT SEALANTS Submittals: Indicate sealers, primers, backup materials, bond breakers, and accessories proposed
- Do not apply sealers at temperatures below 40 degrees F unless approved by sealer manufacturer.
- Furnish manufacturer's 10 year warranty providing coverage for exterior sealers and accessories that fail to provide air and water tight seal, exhibit loss of adhesion or cohesion, or do not cure. A. Type 1: ASTM C920, Grade NS, two component polyurethane type, non sag; as recommended

by roofing manufacturer for use on PVC/KEE membrane roofing systems. Color: as selected. Mix multiple component sealers in accordance with manufacturer's instructions. Mix with

absorbing, non staining, resilient, compatible with sealer and primer, recommended by sealer

mechanical mixer; prevent air entrainment and overheating. Continue mixing until color is uniform. B. Primers, Bondbreakers, and Solvents: As recommended by sealer manufacturer. C. Joint Backing: ASTM C1330, closed cell polyethylene foam, preformed round joint filler, non

manufacturer for each sealer type. Size: Minimum 1.25 times joint width.

Remove loose and foreign matter that could impair adhesion. If surface has been subject to chemical contamination, contact sealer manufacturer for recommendation. Clean and prime joints in accordance with manufacturer's instructions. Protect adjacent surfaces with masking tape or protective coverings. Apply products in accordance with manufacturer's instructions. Install joint backing to maintain required sealer dimensions. Compress backing approximately 25 percent without puncturing skin. Do not twist or stretch. Fill joints full without air pockets, embedded materials, ridges, and sags. Tool sealer to smooth profile. Apply sealer within manufacturer's recommended temperature range. Remove masking tape and protective coverings after sealer has cured. Clean adjacent surfaces.

## **DIVISION 8: DOORS AND WINDOWS (Division Not Used)**

DIVISION 9: FINISHES (Division Not Used)

<u>DIVISION 10: SPECIALTIES</u> (Division Not Used)

DIVISION 11: EQUIPMENT (Division Not Used)

DIVISION 12: FURNISHINGS (Division Not Used)

**DIVISION 14: CONVEYING SYSTEMS (Division Not Used)** 

DIVISION 13: SPECIAL CONSTRUCTION (Division Not Used)

DIVISION 21: FIRE SUPPRESSION (Division Not Used)

<u>DIVISION 28: ELECTRONIC SAFETY AND SECURITY</u> (Division Not Used)

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

DIVISION 26: ELECTRICAL (Division Not Used)

**DIVISION 22: PLUMBING (Division Not Used)** 

<u>DIVISION 27: COMMUNICATIONS</u> (Division Not Used)

**END OF SPECIFCIATIONS** 

11009 WARWICK BLVD.#21 NEWPORT NEWS, VA 23601 7 5 7 ) 6 4 4 - 4 4 6 2

MATTHEW G

www.matthewgburton.com



DATE DESCRIPTION 07/08/14 ADDENDUM #2 PROJECT NO. 145 PROJECT MGR MGB **PRAWN** MGB CHECKED MGB

REVISIONS

SHEET TITLE SPECIFICATIONS

06/16/14

SHEET NUMBEF

5 OF 5