

PROJECT MANUAL  
INCLUDING CONTRACT and SPECIFICATIONS  
for the  
**STRUCTURAL IMPROVEMENTS AND REROOFING**  
at  
**FARMINGTON COMMUNITY CENTER**  
Farmington, Maine

Owner:  
Town of Farmington  
153 Farmington Falls Road  
Farmington, ME 04938

Prepared By:  
Lincoln/Haney Engineering Associates, Inc.  
14 Maine Street, suite 301, Box 7  
Brunswick, Maine 04011

And  
Independent Roof Services  
569 Lawrence Road  
Pownal, Maine 04069

July 21, 2023

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## SECTION 1-A

### INSTRUCTION TO BIDDERS

1. Before submitting a bid, each bidder shall examine the Project Manual carefully and shall have attended the mandatory Pre-Bid Conference at 3:00 PM on August 22, 2023. Each bidder shall inform themselves prior to bidding as to existing conditions and limitations under which the Work is to be performed and shall include in their bid a sum to cover the cost of items necessary to perform the Work as set forth in the Project Manual. No allowance will be made to a bidder because of lack of such examination or knowledge. The submission of a bid will be considered as conclusive evidence that the bidder has made such an examination.
2. A bidder may be required to furnish evidence satisfactory to the Owner that they and their proposed subcontractors have sufficient means and experience in the types of work called for to assure completion of the Contract in the time required and in a satisfactory manner.
3. If any person contemplating submitting a bid for construction of the Work is in doubt as to the true meaning of any part of the Project Manual or finds discrepancies in or omissions from any part of the Project Manual, they may submit to the Owner's Representative a written request for interpretation thereof not later than three (3) days before bids will be opened.
4. Interpretation or correction to the Project Manual will be made only by Addendum and will be mailed, faxed, emailed, or delivered to each plan holder on record not later than two (2) days prior to the date of the bid opening. Failure of any bidder to receive any such addendum or interpretation shall not relieve the bidder from any obligations under the contract.
5. The Contractor shall provide all labor, equipment, and materials to perform the work unless specified herein to be provided by the Town of Farmington. The Contractor will be responsible for providing toilet facilities.
6. The Town of Farmington will supply electricity and water unless those utilities are required to be shut off for construction under this Contract.
7. The Contractor shall obtain the Building Permit and any other necessary permits unless specifically identified as provided by others within this Project Manual.
8. The Contractor shall comply with all applicable rules, regulations, and laws and in particular all OSHA standards for such work.
9. Contracts developed from this bid shall not be assigned, sublet, or transferred without the written consent of the Owner.
10. The Owner reserves the right to accept or reject any or all bids as may best serve the interest of the Owner.
11. The Owner is exempt from the payment of Federal Excise Taxes and Federal Transportation Tax on all shipments, as well as Maine State Sales and Use Taxes on items "...physically incorporated in real property ...". The bidder shall not include these taxes in their bid.
12. Each bid shall be submitted on the forms provided in the Bid Documents.
13. A bid that contains an escalation clause is considered invalid.

14. Each bid shall be valid for a period of thirty calendar days following the Project bid opening date and time.
15. Bidders shall include a Bid Bond or other approved bid security with the bid form submitted to the Owner when the bid form indicates such bid security is required. The bond value shall be 5% of the bid amount.
16. Bidders shall include the cost of Performance and Payment Bonds in the bid amount. Pursuant to 14 M.R.S.A., Section 871, Public Works Contractors' Surety Bond Law of 1971, subsection 3, the selected Contractor is required to provide these bonds before a contract can be executed.
17. Bidders shall acknowledge on the bid form all Addenda issued in a timely manner. The Engineer shall not issue Addenda affecting bidders less than 72 hours prior to the bid closing time. Addenda shall be issued to all companies who are registered holders of Bid Documents.

## SECTION 2-A

### NOTICE TO CONTRACTORS

Notice is hereby given that The Town of Farmington will accept sealed proposals for the Structural Improvements and Reroofing at the Farmington Community Center in Farmington, Maine in accordance with Drawings and Specifications prepared by Lincoln/Haney Engineering Associates, Inc., and described in general as:

#### **Structural Improvements and Reroofing at Farmington Community Center in Farmington, Maine**

Sealed bids will be received at the office of Matt Foster, CPRP, Director of Parks and Recreation, **Farmington Community Center, 127 Middle Street, Farmington, Maine, 04938, until 2:00 p.m on September 22, 2023**, at which time and place bids will be opened and read aloud. Bids received after that time will not be accepted. Bids shall be submitted in sealed envelopes, plainly marked with the title of the project. Interested parties are invited to attend.

**A MANDATORY PRE-BID conference will be held at Farmington Community Center, 127 Middle Street, Farmington, Maine on Tuesday, August 22, 2023, at 3:00 p.m.**

Bid documents, in PDF form, may be obtained by email from Lincoln/Haney Engineering Associates, Inc. Send requests to [tgabryszewski@lincolnhaney.com](mailto:tgabryszewski@lincolnhaney.com).

Scope of work: Remove approximately 8800 sf of existing roofing, insulation, ceilings, wood rafters, trusses, and wood roof deck to install new open-web, steel joists, steel deck, insulation, and EPDM roofing, as well as reinforce three existing steel trusses. As a bid alternate, replace three steel trusses with joist girders in lieu of reinforcing them.

A bid security is required for this project.

Performance and Payment Bonds are required for this project.

The Contractor must be prepared to complete the entire construction no later than October 25, 2024.

The Town of Farmington reserves the right to reject any or all bids, to waive any irregularity in the bids and in the bidding, to accept any bid that it may deem to be in its best interest, to negotiate the Contract Price with any bidder and to omit any item or items deemed advisable for its best interest.

END OF SECTION

**SECTION 2-B1**

**BID FORM**

To: Town of Farmington, hereinafter called "Owner"

A. The undersigned, having carefully examined the Form of Contract, General Conditions, Plans and Specifications, and Project Manual dated May 24, 2023 and July 21, 2023 prepared by Lincoln/Haney Engineering Associates, Inc., titled:

**Structural Improvements and Reroofing at Farmington Community Center**

and having visited the site and examined the conditions affecting the Work, hereby proposes and agrees to furnish all labor, materials, and equipment necessary for and reasonably incidental to the construction and completion of the Work for the sums stated below:

B. BASE BID: Construction as delineated in contract documents:

\_\_\_\_\_ DOLLARS (\$\_\_\_\_\_).

BID ALTERNATE 1: In lieu of reinforcing existing steel trusses named Trusses A (2 trusses) and Truss B (1 truss), remove Trusses A and Truss B, and provide and install three new joist girders:

\_\_\_\_\_ DOLLARS (\$\_\_\_\_\_).

This is a \_\_\_\_ DEDUCTION from or \_\_\_\_ INCREASE to the BASE BID (check one).

C. The undersigned agrees, if awarded the Contract, to complete the entire work provided to be done under the Contract on or before October 25, 2024 with Substantial Completion on or before October 11, 2024. For each calendar day after October 25, 2024 that the project remains uncompleted, \$750.00 shall be charged as liquidated damages.

D. Bid security is required on this project. The Bidder shall include a satisfactory Bid Bond or a certified or cashier's check for 5% of the bid amount with this completed bid form submitted to the Owner.

E. The undersigned understands and agrees to comply with and be bound by Instructions to Bidders issued for this Work.

F. The undersigned acknowledges receipt of Addenda numbers: \_\_\_\_\_.

G. The undersigned agrees, if this Proposal is accepted, to sign a Contract and deliver it, along with Affidavits of all insurance specified, within twelve (12) days after the date of notification of such acceptance, except if the 12th day falls on a holiday, a Saturday or Sunday, then the conditions will be fulfilled if the required documents are received before 12:00 o'clock noon on the day following the holiday, or the Monday following the Saturday or Sunday.

BIDDER: \_\_\_\_\_

By: \_\_\_\_\_

(CORPORATE SEAL)

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

\_\_\_\_\_

Bid dated this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

**END OF SECTION**



**SECTION 2-C1**

**CONTRACTOR BID BOND**

WE, THE UNDERSIGNED, (1) \_\_\_\_\_  
\_\_\_\_\_, (2) \_\_\_\_\_

AS PRINCIPAL, AND (3) \_\_\_\_\_

AS SURETY, ARE HEREBY HELD AND FIRMLY BOUND UNTO THE TOWN OF FARMINGTON  
IN THE PENAL SUM

OF (4) \_\_\_\_\_ FOR THE PAYMENT OF WHICH, WELL  
AND TRULY TO BE MADE, WE HEREBY JOINTLY AND SEVERALLY BIND OURSELVES, OUR  
HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS, SIGNED THIS

(5) \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_\_.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH THAT WHEREAS THE  
PRINCIPAL HAS SUBMITTED TO (6) OWNER \_\_\_\_\_

\_\_\_\_\_ TO A CERTAIN PROPOSAL, ATTACHED HERETO AND HEREBY MADE A PART HEREOF,  
TO ENTER INTO A CONTRACT IN WRITING, FOR THE CONSTRUCTION OF (7) \_\_\_\_\_

NOW THEREFORE:

- (a) IF SAID PROPOSAL SHALL BE REJECTED, OR, IN THE ALTERNATE,
- (b) IF SAID PROPOSAL SHALL BE ACCEPTED AND THE PRINCIPAL SHALL EXECUTE AND DELIVER A CONTRACT IN THE FORM OF CONTRACT ATTACHED HERETO (PROPERLY COMPLETED IN ACCORDANCE WITH SAID PROPOSAL) AND SHALL FURNISH A BOND FOR HIS FAITHFUL PERFORMANCE OF SAID CONTRACT, AND FOR THE PAYMENT OF ALL PERSONS PERFORMING LABOR OR FURNISHING MATERIAL IN CONNECTION THEREWITH, AND SHALL IN ALL OTHER RESPECTS PERFORM THE AGREEMENT CREATED BY THE ACCEPTANCE OF SAID PROPOSAL, THEN THIS OBLIGATION SHALL BE VOID. OTHERWISE THE SAME SHALL REMAIN IN FORCE AND EFFECT: IT BEING EXPRESSLY UNDERSTOOD AND AGREED THAT THE LIABILITY OF THE SURETY FOR ANY AND ALL CLAIMS HEREUNDER SHALL, IN NO EVENT, EXCEED  
Structural Improvements and Reroofing at Farmington Community Center



THE PENAL AMOUNT OF THIS OBLIGATION AS HEREIN STATED.

THE SURETY, FOR VALUE RECEIVED HEREBY STIPULATES AND AGREES THAT THE OBLIGATION OF SAID SURETY AND ITS BONDS SHALL BE IN NO WAY IMPAIRED OR AFFECTED BY ANY EXTENSION OF THE TIME WITHIN WHICH THE PRINCIPAL MAY ACCEPT SUCH PROPOSAL AND SAID SURETY DOES HEREBY WAIVE NOTICE OF ANY SUCH EXTENSION.

IN WITNESS WHEREOF, THE PRINCIPAL AND THE SURETY HAVE HEREUNTO SET THEIR HANDS AND SEALS, AND SUCH OF THEM AS ARE CORPORATIONS HAVE CAUSED THEIR CORPORATE SEALS TO BE HERETO AFFIXED AND THESE PRESENTS TO BE SIGNED BY THEIR PROPER OFFICERS, THE DAY AND YEAR FIRST SET ABOVE.

SIGNED AND SEALED THIS (5) \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

CONTRACTOR: (8) \_\_\_\_\_  
(9) \_\_\_\_\_  
(1) \_\_\_\_\_  
(10) \_\_\_\_\_

SURETY: (8) \_\_\_\_\_  
(9) \_\_\_\_\_  
(3) \_\_\_\_\_  
(10) \_\_\_\_\_

Legend

- (1) Name of contractor
- (2) A corporation, a partnership, or an individual, as the case may be.
- (3) Name of surety
- (4) 5% of the bid amount
- (5) Same date as that of contract
- (6) Owner shall be Town of Farmington
- (7) Name of project as designated in the contract documents
- (8) Signature
- (9) Printed name and title
- (10) Company address

If contractor is partnership, all partners should execute bond. A power of attorney document together with a statement that it still is in full force and effect shall be provided by the person executing this bond. Bond must be countersigned by a resident Maine agent.

SECTION 2-C2

CONTRACTOR PERFORMANCE BOND

WE, THE UNDERSIGNED, (1) \_\_\_\_\_

\_\_\_\_\_, (2) \_\_\_\_\_

OF (3) \_\_\_\_\_ AND STATE OF \_\_\_\_\_

AS PRINCIPAL, AND (4) \_\_\_\_\_

A CORPORATION DULY ORGANIZED UNDER THE LAWS OF THE STATE OF \_\_\_\_\_

AND HAVING A USUAL PLACE OF BUSINESS IN \_\_\_\_\_ AS SURETY,

ARE HELD AND FIRMLY BOUND UNTO (5) TOWN OF FARMINGTON

IN THE SUM OF (6) \_\_\_\_\_ DOLLARS

(\$ \_\_\_\_\_), TO BE PAID SAID (5) \_\_\_\_\_

OR HIS SUCCESSORS IN OFFICE, FOR WHICH PAYMENT WELL AND TRULY TO BE

MADE, PRINCIPAL AND SURETY BIND THEMSELVES, THEIR HEIRS, EXECUTORS AND

ADMINISTRATORS, SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY BY THESE

PRESENTS.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT IF THE PRINCIPAL SHALL

PROMPTLY AND FAITHFULLY PERFORM THE CONTRACT ENTERED INTO ON THE

(7) \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_\_ FOR THE CONSTRUCTION OF

(8) \_\_\_\_\_

THEN THIS OBLIGATION SHALL BE NULL AND VOID. OTHERWISE, IT SHALL REMAIN

IN FULL FORCE AND EFFECT, IT BEING EXPRESSLY UNDERSTOOD AND AGREED THAT THE

LIABILITY OF THE SURETY FOR ANY AND ALL CLAIMS HEREUNDER SHALL, IN NO EVENT,

EXCEED THE AMOUNT OF THIS OBLIGATION AS HEREIN STATED.

THE SURETY, FOR VALUE RECEIVED HEREBY STIPULATES AND AGREES THAT

OBLIGATION OF SAID SURETY AND ITS BONDS SHALL BE IN NO WAY IMPAIRED OR

AFFECTED BY ANY EXTENSION OF THE TIME WHICH (5)\_\_\_\_\_

\_\_\_\_\_ MAY ACCEPT DURING THE PERFORMANCE OF THE

CONTRACT AND SAID SURETY DOES HEREBY WAIVE NOTICE OF ANY SUCH EXTENSION.

SIGNED AND SEALED THIS (7) \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_\_.

CONTRACTOR: (9)\_\_\_\_\_

(10)\_\_\_\_\_

(1)\_\_\_\_\_

(11)\_\_\_\_\_

SURETY: (9)\_\_\_\_\_

(10)\_\_\_\_\_

(4)\_\_\_\_\_

(11)\_\_\_\_\_

Legend

- (1)Contractor company name.
- (2)A corporation, a partnership, or an individual, as the case may be.
- (3)Municipality.
- (4)Name of surety.
- (5)Town of Farmington
- (6)Contract price.
- (7)Same date as that of contract.
- (8)Name of project as designated in the contract documents.
- (9)Signature
- (10)Printed name and title.
- (11)Company address

If contractor is partnership, all partners should execute bond. A power of attorney document, together with a statement that it still is in full force and effect shall be provided by the person executing this bond.

SECTION 2-C3

CONTRACTOR PAYMENT BOND

WE, THE UNDERSIGNED, (1) \_\_\_\_\_  
\_\_\_\_\_  
(2) \_\_\_\_\_  
OF (3) \_\_\_\_\_ AND STATE OF \_\_\_\_\_  
AS PRINCIPAL AND (4) \_\_\_\_\_  
A CORPORATION DULY ORGANIZED UNDER THE LAWS OF THE STATE OF \_\_\_\_\_  
AND HAVING A USUAL PLACE OF BUSINESS IN \_\_\_\_\_ AS SURETY, ARE  
HELD AND FIRMLY BOUND UNTO (5) TOWN OF FARMINGTON IN THE SUM  
OF (6) \_\_\_\_\_ DOLLARS, (\$ \_\_\_\_\_) FOR THE USE  
AND BENEFIT OF CLAIMANTS\* AS HEREIN BELOW DEFINED, FOR THE PAYMENT  
WHEREOF PRINCIPAL AND SURETY BIND THEMSELVES, THEIR HEIRS, EXECUTORS AND  
ADMINISTRATORS, SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY BY THESE  
PRESENTS.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT IF THE PRINCIPAL SHALL  
PROMPTLY SATISFY ALL CLAIMS AND DEMANDS INCURRED FOR ALL LABOR AND  
MATERIALS, USED OR REQUIRED BY THE PRINCIPAL IN CONNECTION WITH THE WORK  
DESCRIBED IN THE CONTRACT ENTERED INTO ON THE (7) \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 20\_\_\_\_ FOR THE CONSTRUCTION OF (8) \_\_\_\_\_

\_\_\_\_\_

AND SHALL FULLY REIMBURSE THE OBLIGEE FOR ALL OUTLAY AND EXPENSE WHICH  
SAID OBLIGEE MAY INCUR IN MAKING GOOD ANY DEFAULT OF SAID PRINCIPAL, THEN  
THIS OBLIGATION SHALL BE NULL AND VOID. OTHERWISE, IT SHALL REMAIN IN FULL  
FORCE AND EFFECT, IT BEING EXPRESSLY UNDERSTOOD AND AGREED THAT THE

LIABILITY OF THE SURETY FOR ANY AND ALL CLAIMS HEREUNDER SHALL, IN NO EVENT, EXCEED THE AMOUNT OF THIS OBLIGATION AS HEREIN STATED.

THE SURETY, FOR VALUE RECEIVED HEREBY STIPULATES AND AGREES THAT THE OBLIGATION OF SAID SURETY SHALL BE IN NO WAY IMPAIRED OR AFFECTED BY ANY EXTENSION OF THE TIME WHICH THE OBLIGEE MAY ACCEPT DURING THE PERFORMANCE OF THE CONTRACT AND SAID SURETY DOES HEREBY WAIVE NOTICE OF ANY SUCH EXTENSION.

SIGNED AND SEALED THIS (7) \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_.

CONTRACTOR: (9) \_\_\_\_\_

(10) \_\_\_\_\_

(1) \_\_\_\_\_

(11) \_\_\_\_\_

SURETY: (9) \_\_\_\_\_

(10) \_\_\_\_\_

(4) \_\_\_\_\_

(11) \_\_\_\_\_

Legend

- (1) Name of contractor.
- (2) A corporation, a partnership, or an individual, as the case may be.
- (3) Municipality.
- (4) Name of surety.
- (5) Town of Farmington
- (6) Contract price.
- (7) Same date as that of contract.
- (8) Name of project as designated in the contract documents.
- (9) Signature.
- (10) Printed name and title.
- (11) Company address.

If contractor is partnership, all partners should execute bond. A power of attorney document, together with a statement that it still is in full force and effect shall be provided by the person executing this bond. Bond must be countersigned by a Resident Maine Agent.

\* A claimant is defined as one having a direct contract with the principal or with a subcontractor of the principal for labor, material, or both, used or reasonably required for use in the performance of the contract.

**SECTION 2-E**

**CONTRACT AGREEMENT**

THIS AGREEMENT made the \_\_\_\_\_ day of \_\_\_\_\_ 2023 by and between the Town of Farmington, a municipal corporation with a principal office at 153 Farmington Falls Road, Farmington, Maine (“Owner”) and \_\_\_\_\_ doing business as a \_\_\_\_\_, with principal office at \_\_\_\_\_, (“Contractor”).

**WITNESSETH:**

That for and in consideration of the payments and agreements hereinafter mentioned:

1. The CONTRACTOR will commence the complete construction of:  

STRUCTURAL IMPROVEMENTS AND REROOFING FARMINGTON  
COMMUNITY CENTER, FARMINGTON, MAINE
2. The CONTRACTOR will furnish all of the material, supplies, tools, equipment, labor and other services necessary for the construction and completion of the PROJECT described herein.
3. The CONTRACTOR will commence the work required by the CONTRACT DOCUMENTS after issuance of the NOTICE TO PROCEED and will substantially complete the project on or before **OCTOBER 11, 2024** and will fully complete the project by **OCTOBER 25, 2024**. For each calendar day after October 25, 2024 that the project remains uncompleted \$750.00 shall be charged as liquidated damages.
4. The OWNER agrees to pay the CONTRACTOR for the completion of the WORK as defined by the CONTRACT DOCUMENTS, subject to additions and deductions provided by approved Change Orders, as follows:  

\_\_\_\_\_ (\_\_\_\_\_).
5. The CONTRACTOR shall furnish the OWNER the appropriate contract bonds at in the amount of 100% of the contract amount.
6. The term “CONTRACT DOCUMENTS” means and includes the following:
  - a. Project Manual prepared by Lincoln/Haney Engineering Associates
  - b. Proposal Form completed by the Bidder
  - c. Drawings prepared by Lincoln Haney Engineering Associates
  - d. Drawings prepared by Independent Roof Services
  - e. All addenda issued
  - f. Notice of Award/Notice to Proceed
  - g. Approved Change Orders

7. To the fullest extent permitted by law, CONTRACTOR shall indemnify and hold harmless OWNER, its elected officials, officers, employees, agents, and volunteers against all claims, suits, actions, costs, expenses, (including, but not limited to, reasonable attorney's fees of OWNER Counsel and counsel retained by OWNER, expert fees, litigation costs, and investigation costs), damages, judgments, or decrees arising from the work or the provision of services undertaken pursuant to this Contract by Contractor, or by any of Contractor's subcontractors, any person employed under Contractor, or under any subcontractor, or in any capacity, except when the injury or loss is caused by the sole negligence or intentional wrongdoing of OWNER. CONTRACTOR shall also, at CONTRACTOR's own expense, defend the OWNER, its elected officials, officers, employees, agents, and volunteers, against any claim, suit, action or proceeding brought against OWNER, its elected officials, officers, employees, agents, and volunteers, arising from the work or the provision of services undertaken pursuant to this contract by CONTRACTOR, or any of CONTRACTOR's subcontractors, any person employed under CONTRACTOR, or under any subcontractor, or in any capacity. The provisions of this paragraph are intended to be interpreted as broadly as permitted by applicable law. This provision shall survive the termination, expiration, or cancellation of this Contract.
8. Any dispute, controversy or claim between the Parties arising out of or related in any way to this Agreement which cannot be amicably resolved by the Parties shall be solely and finally settled by arbitration administered by the American Arbitration Association in accordance with its commercial arbitration rules. Judgment on the award rendered by the arbitrators(s) may be entered in any court having jurisdiction thereof. The arbitration shall take place before a panel of three (3) arbitrators sitting in Maine. The language of the arbitration shall be English. The arbitrators will be bound to adjudicate all disputes in accordance with the laws of the State of Maine. The decision of the arbitrators shall be in writing with written findings of fact and shall be final and binding on the Parties. Each party shall bear its own costs relating to the arbitration proceedings irrespective of its outcome. This section provides the sole recourse for the settlement of any disputes arising out of, in connection with, or related to this Agreement.
9. This agreement will be governed by and construed in accordance with the laws of the State of Maine without regard to its conflicts of laws principles.
10. In any and all claims against the Owner or any of its agents or employees by any employee of the CONTRACTOR, any one directly or indirectly employed by them, or anyone for whose actions any of them may be liable, the indemnification obligation under this contract shall not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for the CONTRACTOR or subcontractor under Worker's Compensation Acts, Disability Benefits Acts, or other employee benefit acts.
11. The obligations of the CONTRACTOR under this contract shall not extend to the liability of the Engineer, his agents or employees, arising out of:
  - a. the preparation and approval of maps, drawings, opinions, reports, services, change orders, designs or specification, or,
  - b. the giving of or the failure to give instructions by the Engineer, his agents or employees, provided such giving or failure to give is the primary cause of such injury or damage.
12. The obligation of the CONTRACTOR to indemnify shall be covered by an appropriate



insurance policy. Insurance requirements include, but are not limited to:

CONTRACTOR shall procure and maintain for the duration of this contract, insurance against claims for injuries to persons or damage to property that may arise from, or be in connection with, the performance of the work hereunder by CONTRACTOR, CONTRACTOR's agents, representatives, employees, and subcontractors. At the very least, CONTRACTOR shall maintain the insurance coverage, limits of coverage and other insurance requirements as described below.

A. General liability: At least \$5,000,000 combined single limit per occurrence coverage for bodily injury, personal injury and property damage. If a general aggregate limit is used, then either the general aggregate limit shall apply separately to this project/location, or the general aggregate limit shall be twice the required per occurrence limit. The CONTRACTOR or CONTRACTOR's insurance carrier shall notify OWNER if incurred losses covered by the policy exceed 50% of the annual aggregate limit.

B. Automobile Liability: At least \$5,000,000 combined single limit per accident for bodily injury and property damage for autos used by the CONTRACTOR to fulfill the requirements of this contract, and coverage shall be provided for "any auto" as listed on the Acord form "Certificate of Insurance."

C. Workers' Compensation and Employer's Liability: Workers' Compensation insurance up to statutory limits and Employer Liability insurance with policy limits of at least \$1,000,000 for bodily injury or disease.

Such insurance shall include OWNER, its elected officials, officers, and employees as an additional insured, and shall not be reduced or canceled without 30 days written prior notice delivered to OWNER. CONTRACTOR shall provide OWNER with a certificate of insurance as evidence of insurance protection provided. Insurance certificates provided by any insurance company or underwriter shall not contain the language "endeavor to" and "but failure to mail such notice shall impose no obligation or liability of any kind upon the company," or similar language. If CONTRACTOR has employees, he/she shall obtain and maintain continuously Workers' Compensation Insurance to cover CONTRACTOR and CONTRACTOR's employees and partners.

13. The Owner shall make payments on account of the contract as provided as follows: each month 95% of the value, based on contract prices of labor and materials incorporated in the work and of materials suitably stored at the site from the first day of that month, as certified by the engineer.
14. Final payment shall be due 30 days after completion and acceptance of the work, provided the contractor has submitted required warranties and evidence satisfactory to the Owner that all payrolls, material bills and other indebtedness connected with the work has been paid.

SECTION 2-E

The Owner and the Contractor hereby agree to the full performance of the covenants herein.

IN WITNESS WHEREOF the parties hereby execute this Agreement the day and year first above written.

---

(Print name and Title)

WITNESS:

\_\_\_\_\_ BY: \_\_\_\_\_

Town of Farmington

---

(Print name and Title)

WITNESS:

\_\_\_\_\_ BY: \_\_\_\_\_

**SECTION 3-C**

**NOTICE OF AWARD**

Sept \_\_\_\_\_, 2023

TO: xxxxxx  
### xxx xxx xxx  
Town, Maine 04XXX

Inasmuch as you were the low responsible Bidder, in the amount of **\$XX,XXX**, for construction of work entitled: Structural Improvements and Reroofing at Farmington Community Center in Farmington, Maine, you are hereby notified that, upon compliance with the following requirements, the Owner will sign and deliver a contract to you for the aforesaid project.

Attached are the contract documents for your signature. Please return signed contract in their entirety with the following items, within ten working days of the date of this Notice of Award, to Thad Gabryszewski, Project Manager, Lincoln Haney Engineering Associates, Inc. 14 Maine Street, Box 7, Brunswick, Maine 04011 for further processing:

- Certificate(s) of Insurance;
- Payment and Performance Bonds (contract bond date shall match the date of this letter);
- Subcontractor and Supplier List;
- Schedule of Values;
- Project Schedule.

Approval of the contract is subject to successful submission and validation of the items listed above. If the Subcontractor and Supplier List is not yet finalized, it should at a minimum show all categories and all known entities. If the Project Schedule needs further refinement, it should at a minimum indicate the critical path and start and end dates.

Please advise your surety agent that the bonds should carry the same date as this Notice of Award and that it will be necessary for the agent to supply, with the bonds, a properly executed Power of Attorney.

We do wish to alert you that you should make no financial commitments until the contract document has been fully executed.

Lincoln/Haney Engineering Associates, Inc.  
14 Maine Street, Suite 301, Box 7  
Brunswick, Maine 04011

By: Thad Gabryszewski, PE, SE

## SECTION 3-E

### DRAWING INDEX

#### DRAWING NUMBER

#### DRAWING TITLE

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R2	PROPOSED ROOF PLAN
R3	TAPERED ROOF PLAN
R4	DETAIL 1
R5	DETAIL 2
R6	DETAIL 3
R7	DETAIL 4 – TYPICAL ROOF DRAIN
R8	DETAIL 5

**SECTION 3-D**

**NOTICE TO PROCEED**

\_\_\_\_\_  
Date

TO: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Inasmuch as a formal contract has been signed for construction of work entitled: **STRUCTURAL IMPROVEMENTS AND REROOFING at FARMINGTON COMMUNITY CENTER in FARMINGTON, MAINE**, you are hereby notified to proceed with the work, together with all necessary appurtenances, and to diligently prosecute the work.

You are instructed to take the necessary steps to commence the work within ten (10) calendar days from the date of this Notice to Proceed. Completion for the work will be **October 25, 2024 with Substantial Completion by October 11, 2024.**

Lincoln/Haney Engineering Associates, Inc.  
14 Maine Street, Suite 301, Box 7  
Brunswick, Maine 04011

By: \_\_\_\_\_

**GENERAL REQUIREMENTS**

## 1.1 SUMMARY OF WORK

- A. Contract Documents indicate the Work of the Contract and related provisions of the Project.
- B. This Project will be performed at the Farmington Community Center at 127 Middle Street in Farmington, Maine. The project is scheduled for substantial completion on October 11, 2024. Final completion is required on or before October 25, 2024. The second floor of the area of construction is in use, but will be vacated from April 1, 2024. Construction operations on site may begin on April 1, 2024. Other areas of the building will be occupied throughout the construction period. The contractor shall coordinate all operations and storage of equipment and materials with the Owner's authorized representative. On-site storage of materials is acceptable prior to the commencement of construction operations. All construction operations must be approved by an Owner's representative before commencing that part of the job. The contractor will be required to submit a detailed project approach before beginning any aspect of the work. The approach shall identify the schedule for performing all aspects of the work, means of protection of existing finishes from damage, and protection of exterior finishes and plantings. The contractor will be required to coordinate construction activities with the Owner's designated representative to ensure that construction activities do not interfere with the operations of the building occupants and that safety protocols are maintained. All construction materials shall be secured in a place acceptable to the designated representative.
- C. Base Bid work involves the removal of existing materials for reroofing and reinforcement of existing structure for approximately 8800 square feet of roof area. The contractor shall include in their scope all incidental construction required to perform the entire scope of work indicated in the construction documents. The scope includes the following tasks.
1. Removal of roofing, insulation, penthouse, roof drains, and wood roof deck.
  2. Protection of all finishes
  3. Removal of ceilings
  4. Careful removal and preservation of woodwork/ wood trim
  5. Careful removal and preservation of all electrical devices supported by the ceiling.
  6. Shoring of existing walls during construction.
  7. Removal of existing rafters and bridging.
  8. Removal of "belly rod" trusses.
  9. Removal of a timber truss.
  10. Reinforcing of three existing steel trusses.
    - a. As a Bid Alternative, replace the existing three trusses with new joist girders
  11. Incidental removal & replacement of masonry for installation of replacement structure.
  12. Installation of new open-web steel joists.
  13. Installation of new joist bridging.
  14. Installation of new steel roof deck, roof insulation, EPDM roofing, flashing, and coping.
  15. Installation of roof drains, roof lines, roof access hatch.
  16. Install new ceilings, and gypboard wall. Reinstall all power, communication, and fire alarm lines in ceiling
  17. Reinstallation of wood trim
  18. Reinstallation of ceiling electrical devices
  19. Reinstallation of any rooftop equipment or other items inside or outside of the facility disconnected to facilitate other aspects of the Work.
  20. Cleaning the area for removal of construction debris.

## GENERAL REQUIREMENTS

- D. Work of this Contract includes coordinating the work with the daily operations of the Owner to avoid interference with the Owner's operations.

### 1.2 SCHEDULING AND PHASING OF WORK

- A. Substantial Completion: Work of the Contract must be Substantially Completed by October 11, 2024 with final completion by October 25, 2024.
  - 1. Except as otherwise specified, Substantial Completion is hereby defined to mean a stage of completion sufficient for the Owner to have full beneficial use and occupancy of the structure involved, less only minor corrections and repairs that can be performed without undue annoyance to building occupants which shall be documented on the "punch list" as specified hereinafter. Beneficial use and occupancy means removal of all debris, interior and exterior scaffolding, surplus equipment and material and cleaning as required under the Contract completed.
- B. Building Operations: The building will be occupied throughout the construction period. The contractor will have access to the site for construction operations from April 1, 2024 to October 25, 2024. The contractor's operations may be constrained to avoid interference with the Owner's activities. There will be area available for storage of materials or equipment on site, which may be utilized prior to initiation of construction operations. The locations of storage areas will not be at any place that will interfere with activities of the building occupants nor compromise the safety of the users of the building. Any areas permitted for the contractor's use shall be made secure and maintained for the safety of the users of the building. The contractor will need to coordinate construction activities with the Owner's operations throughout the construction period.
- C. It will be the contractor's sole responsibility to protect the interior of the building from damage during construction due to weather or construction operations. Damaged items will require replacement in kind at the contractor's expense. This includes items scheduled for removal and reinstallation of equipment or other incidental aspects of the Work.
- D. Within five (5) working days following issuance of a Notice to Proceed, and notwithstanding any delay in execution of a formal Contract Agreement, the Contractor shall prepare a proposed Phasing and Progress Schedule. The final Construction Schedule, approved by the Owner, shall be submitted within five (5) working days from the receipt of review comments by the Architect and Owner.

### 1.3 CONTRACT SITE; USE OF PREMISES

- A. The Contract Site shall include the following:
  - 1. Building roof areas where work is specified.
  - 2. Areas assigned to the Contractor by the Owner for storage, staging and other temporary uses.
- B. The Contractor shall have control over areas of the Contract Site only to the extent as is agreed by the Owner's designated representative when scheduled work is ongoing. The Contractor's control over the site area is relinquished at the end of each workday. Work outside of the Contract Site area shall be subject to the control of the Owner.

## GENERAL REQUIREMENTS

- C. The Contractor shall be responsible for security on the Contract Site area at times during his control as described above. The Contractor is responsible for leaving the project site free of any unsafe conditions and weathertight throughout the construction period.
- D. Smoking will not be permitted on the premises.

### 1.4 COORDINATION

- A. Work of this Contract includes coordination of the entire Work of the Project.
- B. A building permit for this project will be obtained by the Contractor.
- C. Coordinate work with all utilities. Interruption of services shall be coordinated with the Owner's representative.
- D. Coordinate the work of equipment and material suppliers and subcontractors.
- E. Make arrangements for the timely delivery of materials and supplies to the job site and for their temporary storage on site.
- F. Maintain the project site in a neat condition.
- G. Assist the Architect & Engineer as required in the review of construction.
- H. Maintain up-to-date progress records and as-built drawings.

### 1.5 CONFLICTS

- A. Contractor shall notify Engineer/ Architect in writing of any real or apparent conflicts in the Contract Documents and, except in cases of emergency, await Engineer's/ Architect's determination before proceeding.
- B. Conflicts that arise during construction shall be resolved by the Engineer/ Architect.
- C. If two or more solutions are indicated in the Contract Documents, the Contractor shall assume the cost of the more expensive solution unless otherwise directed by the Engineer/ Architect.

### 1.6 SUBMITTALS

- A. Refer to Section 3-A, General Conditions, Article 6, for requirements.
- B. The Contractor shall submit product data and shop drawings electronically by email to the Engineer/ Architect for review. Reviewed submittals will be returned electronically by email.
- C. Within ten (10) working days following issuance of a Notice of Award, the Contractor shall submit a Schedule of Values indicating the cost of various materials and tasks anticipated for the project. The Contractor shall use this Schedule as the basis for monthly Applications for Payment.



## GENERAL REQUIREMENTS

- D. Within five (5) working days following issuance of a Notice to Proceed, the Contractor shall submit a proposed Phasing and Progress Schedule (refer to Section 1.2D). The schedule will be reviewed by the Owner and the Engineer/ Architect. Comments will be provided within five (5) working days. A final Construction Schedule, with modifications in accordance with review comments, shall be submitted within five (5) working days of receiving review comments.
- E. At least one (1) week prior to sending any submittal, the Contractor shall provide a submittal schedule, identifying the list of submittals with dates that each will be delivered to the Engineer/ Architect. The contractor shall expect delays in returning submittals when not submitted in accordance with dates identified on the submittal schedule.

### 1.7 QUALITY ASSURANCE; SUBSTITUTIONS

- A. Substitutions of materials without advanced approval of the Engineer / Architect shall not be permitted.
- B. Proposed substitutions of materials or details shall be separated from submittals or, if included within the submittal, shall be clearly identified as substitution requests.
- C. Do not assume that "or Equal" or terms of similar meaning indicate automatic approval of substituted products.

### 1.8 TEMPORARY FACILITIES

- A. The Owner will supply the following for the Contractor's use:
  - 1. Electrical Power: The Contractor may use the existing electrical service at the building. None of the outlets available can serve 220 volt power. The Contractor will be responsible for any modifications, temporary services, cables and lighting fixtures necessary to use the provided power and for any damage to the existing electrical system caused by the Contractor.
  - 2. On-site parking: The Contractor shall coordinate parking needs with the Owner's authorized representative.
- B. The Contractor will provide:
  - 1. Temporary barricades as required to separate the Contract Site areas from the public.
  - 2. Their own on-site telephone if so required for the conduct of their business.
  - 3. Sanitary facilities.
  - 4. Protected storage.

### 1.9 PROTECTION AND RESTORATION

- A. The Owner will be responsible for moving all existing equipment, furnishings, supplies, etc. from the Contract Site where indicated within the contract documents or where such removals are incidental to other requirements.
- B. The Contractor shall be responsible for all damages to existing construction, including finished surfaces within the facility and finished surfaces outside the building, caused by any work on or related to this Contract.

## GENERAL REQUIREMENTS

- C. The Contractor shall protect paved areas, lawns and other plantings around the Building from damage associated with the construction. Costs to repair major damage to paved areas and landscaping will be deducted from Contractor's final payment to cover Owner's expenses to repair damage. The Engineer/ Architect will determine if damages are minor or major.

### 1.10 CLEANING

- A. Throughout the construction period the Contractor shall be responsible for maintaining building and site areas affected by the Work in a standard of cleanliness.
  - 1. Retain stored items in an orderly arrangement allowing maximum access, not impeding traffic or drainage, and providing protection of materials.
  - 2. Completely remove all scrap, debris, waste material and other items not required for construction from the site at least once a week.
  - 3. Provide adequate storage for all items awaiting removal from the job site, observing requirements for fire protection and protection of the ecology.
- B. Clean the area above the ceiling prior to reinstalling roof deck by removal of debris and vacuuming with a shop-vac.
- C. Conduct daily inspections, more often if necessary, to verify that requirements for cleanliness are being satisfied.
- D. Provide required personnel, equipment and materials needed to maintain the specified standard of cleanliness.
- E. Use only those cleaning materials and equipment that are compatible with the surface being cleaned, as recommended by the manufacturer of the material.
- F. Upon completion of the Project:
  - 1. Broom clean paved areas and rake disturbed lawns adjacent to the Building and completely remove resultant debris.
  - 2. Visually inspect all exterior and interior surfaces and areas affected by the construction and remove all traces of soil, waste materials, foreign matter, etc. Hose down if necessary.

### 1.11 REMOVALS

- A. Materials to be removed, including all components and accessories, become property of the Contractor and shall be promptly removed from the Contract Site and legally disposed of at Contractor's expense.
- B. Remove all debris, rubbish, surplus materials and equipment immediately from the Project Site and legally dispose of at the Contractor's expense.
  - 1. Note: Do not assume that local landfill facilities will accept construction debris, even if paid for.
- C. Materials identified for removal and reuse shall be handled with care. Remove and store at a secure location. Reinstall in a manner equal to what existed prior to removal unless otherwise

## GENERAL REQUIREMENTS

indicated or approved. For items requiring operation, reinstall to be fully operational. The contractor shall be responsible for any repairs of damages to items specified to be reinstalled.

### 1.12 FINE CUTTING, PATCHING, FINISHING; GENERAL

- A. Perform removal and cutting work as required for the completion of work under this Contract.
- B. Removal and cutting shall be done in a manner to avoid damage to adjacent work that is to remain.

### 1.13 PROJECT CLOSEOUT

- A. Substantial Completion: The Engineer/ Architect will conduct an Inspection of Substantial Completion when the Contractor submits the following:
  - 1. Confirmation that conditions of Substantial Completion (paragraph 1.2) have been satisfied.
  - 2. A list of remaining items of work to be completed or corrected ("punch list").
- B. Substantial Completion Inspection Procedure: Upon receiving the Contractor's request for a Substantial Completion Inspection, the Engineer/ Architect will schedule an inspection of the Work to check and supplement the punch list as applicable and either (1) endorse and date the Request for Substantial Completion or (2) advise the Contractor of work remaining to be performed before an inspection of final completion and acceptance will be performed.
  - 1. In the event that the conditions outlined in paragraph 1.2.A are not satisfied in the opinion of the Engineer, the Contractor will be advised of remaining work to be done before the Owner will use the facility. The Contractor shall proceed to fulfill the requirements as soon as possible. Under no circumstances shall it be permitted for Substantial Completion to be delayed past October 11, 2024.
- C. Final Completion and Acceptance: The Engineer/ Architect will conduct an Inspection of Final Completion and Acceptance when the Contractor submits the following:
  - 1. Final payment request
  - 2. Copies of warranties and guarantees as specified in the appropriate sections of the specifications
  - 3. Copy of Engineer's/ Architect's final punch list of itemized work to be completed or corrected, stating that each item has been completed or otherwise resolved for acceptance, endorsed and dated by the Engineer/ Architect.
  - 4. As-built drawings. These drawings may take the form of full-sized contract drawings with mark-ups in ink identifying any adjustments to the specified construction.
- D. Final Completion and Acceptance Inspection Procedure: Upon receiving the Contractor's request for a Final Completion and Acceptance Inspection, the Engineer/ Architect will schedule an inspection of the Work to reinspect the work. Upon completion of the reinspection the Engineer will either recommend final acceptance and final payment or advise the Contractor of work not completed or obligations not fulfilled as required for final acceptance. If necessary, this procedure will be repeated as an additional inspection(s) until all work has been satisfactorily completed.
- E. Additional Inspections: The Engineer/ Architect will conduct a total of two site visits for the purpose of inspecting for "Substantial Completion" and "Final Completion and Acceptance."

**01 00 00**

**GENERAL REQUIREMENTS**

Additional visits required by reason of prerequisites not completed, excessive punch list items and punch list items not properly corrected at visit for Final Completion, shall be reimbursed to the Engineer/ Architect by the Contractor at Engineer's standard billing rates for personnel involved.

1.14 ACBM (ASBESTOS CONTAINING BUILDING MAT'LS) NOT ALLOWED

- A. Materials containing asbestos in any manner or quantity are not allowed on this Project. If such materials are installed they shall be removed and replaced at no additional cost to the Owner.

END OF SECTION

**02 41 19**  
**Selective Structure Demolition**

**PART 1 - GENERAL**

**1.1 DESCRIPTION OF WORK**

- A. This Section includes the following:
  - 1. Demolition and removal of selected portions of building or structure.
- B. Related Sections include the following:
  - 1. Section 01 00 00 "General Requirements" for use of premises, phasing, disposal of demolished materials and Owner-occupancy requirements and for cutting and patching procedures.

**1.2 CODES, REGULATIONS AND STANDARDS**

- A. Contractor Responsibility: The Contractor shall assume full responsibility and liability for compliance with all applicable federal, state and local codes, regulations and standards pertaining to work practices, hauling, disposal, protection of workers and visitors to the site, and persons occupying areas adjacent to the site. This includes modification of procedures to comply with changes to codes, regulations and standards which occur during the work of this contract. The Contractor is responsible for providing medical examinations and maintaining medical records of personnel as required by the applicable federal, state and local regulations. The Contractor shall hold the Owner and Owner's Representatives harmless for failure to comply with any applicable work, hauling, disposal, safety, health or other regulations on the part of himself, his employees or his subcontractors.

**1.3 DEFINITIONS**

- A. Remove: Detach items from existing construction and legally dispose of them off-site, unless indicated to be removed and salvaged or removed and reinstalled.
- B. Remove and Salvage: Detach items from existing construction and deliver them to Owner ready for reuse.
- C. Remove and Reinstall: Detach items from existing construction, prepare them for reuse and reinstall them where indicated.
- D. Existing to Remain: Existing items of construction that are not to be removed and that are not otherwise indicated to be removed, removed and salvaged or removed and reinstalled.

**1.4 MATERIALS OWNERSHIP**

- A. Historic items, relics and similar objects including, but not limited to, cornerstones and their contents, commemorative plaques and tablets, antiques and other items of interest or value to Owner that may be encountered during selective demolition remain Owner's property. Carefully remove and salvage each item or object in a manner to prevent damage and deliver promptly to Owner.

**02 41 19**  
**Selective Structure Demolition**

1.5 PERFORMANCE REQUIREMENTS

- A. Design, furnish, install, monitor and maintain temporary shoring, support and protection systems capable of supporting the following:
  - 1. Existing structure, including (but not limited to) exterior walls. Walls are presently braced by rafters, roof deck, and trusses. Shoring design shall account for bracing of walls while exposed to construction loads, and environmental loads.
  - 2. Construction loads
  - 3. Weight of demolition debris
- B. Install temporary shoring, support and protection systems without damaging existing buildings, pavements and other improvements adjacent to demolition area.

1.6 SUBMITTALS

- A. Shop Drawings for Information: If existing conditions are encountered in the progress of the work that require temporary support, a plan may be requested from the Contractor to address the means of support before proceeding. That plan shall be prepared by or under the supervision of a qualified professional engineer for temporary shoring, support, and protection systems.
- B. Shoring plan: prior to commencement of demolition work, provide plans for shoring. Include calculations prepared by an Engineer Licensed in the State of Maine

1.7 QUALITY ASSURANCE

- A. Regulatory Requirements: Comply with governing EPA notification regulations before beginning selective demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.
- B. Standards: Comply with ANSI A10.6 and NFPA 241.

1.8 PROJECT CONDITIONS

- A. Owner will occupy portions of building immediately adjacent to selective demolition areas. Conduct selective demolition so Owner's operations will not be disrupted.
  - 1. Comply with requirements in Section 01 00 00 - "General Requirements."
- B. Conditions existing at time of inspection for bidding purpose will be maintained by Owner inasmuch is practical.
- C. Notify Engineer of discrepancies between existing conditions and Drawings before proceeding with selective demolition.
- D. Hazardous Materials: It is not expected that hazardous materials will be encountered in the Work.
  - 1. If materials suspected of containing hazardous materials are encountered, do not disturb; immediately notify Engineer and Owner. Owner will remove hazardous materials under a separate contract.
  - 2. Storage or sale of removed items or materials on-site is not permitted.

**02 41 19**  
**Selective Structure Demolition**

- E. Utility Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.
  - 1. Maintain fire-protection facilities in service during selective demolition operations.

1.9 WARRANTY

- A. No warranties are required.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Verify that utilities have been disconnected and capped where they are impacted by demolition.
- B. Survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required.
- C. Inventory and record the condition of items to be removed and reinstalled and items to be removed and salvaged.
- D. When unanticipated mechanical, electrical or structural elements that conflict with intended function or design are encountered, investigate and measure the nature and extent of conflict. Promptly submit a written report to Engineer.
- E. Contact the Project Engineer if during the course of demolition work there is concern that any element might result in structural deficiency or unplanned collapse of any portion of structure or adjacent structures.
- F. Perform surveys as the Work progresses to detect hazards resulting from selective demolition activities.

3.2 UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS

- A. Existing Services/Systems: It is the responsibility of the Contractor to maintain services/systems during construction. The Owner will be conducting operations within the building and on the grounds surrounding the building. No services or systems shall be interrupted without specific permission by the designated representative of the Owner.
- B. Service/System Requirements: Locate, identify, disconnect and seal or cap off indicated utility services and mechanical/electrical systems serving areas to be selectively demolished.
  - 1. Owner will arrange to shut off indicated services/systems when requested by Contractor.
  - 2. Arrange to shut off indicated utilities with utility companies.
  - 3. If services/systems are required to be removed, relocated or abandoned, before proceeding with selective demolition provide temporary services/systems to bypass area of selective demolition and to maintain continuity of services/systems to other parts of building.

**02 41 19**  
**Selective Structure Demolition**

4. Cut off pipe or conduit in roof decks where identified to be removed. Cap, valve or plug and seal remaining portion of pipe or conduit after bypassing.

**3.3 PREPARATION**

- A. Site Access and Temporary Controls: Conduct selective demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways and other adjacent occupied and used facilities.
  1. Comply with requirements for access and protection specified in Section 01 00 00 - "General Requirements."
- B. Temporary Facilities: Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.
  1. Provide protection to ensure safe passage of people around selective demolition area and to and from occupied portions of building.
  2. Provide temporary weather protection, during interval between selective demolition of existing construction on exterior surfaces and new construction, to prevent water leakage and damage to structure and interior areas.
  3. Protect walls, ceilings, floors and other existing finish work that are to remain or that are exposed during selective demolition operations.
- C. Temporary Shoring: Provide and maintain shoring, bracing and structural supports as required to preserve stability and prevent movement, settlement or collapse of construction and finishes to remain, and to prevent unexpected or uncontrolled movement or collapse of construction being demolished.
  1. Strengthen or add new supports when required during progress of selective demolition.

**3.4 SELECTIVE DEMOLITION; GENERAL**

- A. General: Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the Work within limitations of governing regulations and as follows:
  1. Do not use cutting torches.
  2. Remove structural framing members and lower to ground by method suitable to avoid free fall and to prevent ground impact or dust generation.
  3. Locate selective demolition equipment and remove debris and materials so as not to impose excessive loads on supporting framing.
  4. Dispose of demolished items and materials promptly.
- B. Removed and Salvaged Items:
  1. Clean salvaged items.
  2. Pack or crate items after cleaning. Identify contents of containers.
  3. Store items in a secure area until delivery to Owner.
  4. Transport items to Owner's storage area on-site.
  5. Protect Items from damage during transport and storage.
- C. Removed and Reinstalled Items:
  1. Clean and repair items to functional condition adequate for intended reuse.
  2. Pack or crate items after cleaning and repairing. Identify contents of containers.



**02 41 19**  
**Selective Structure Demolition**

3. Protect items from damage during transport and storage.
4. Reinstall items in locations indicated. Comply with installation requirements for new materials and equipment. Provide connections, supports and miscellaneous materials necessary to make item functional for use indicated.

D. Existing Items to Remain: Protect construction indicated to remain against damage and soiling during selective demolition. When permitted by Engineer, items may be removed to a suitable, protected storage location during selective demolition and cleaned and reinstalled in their original locations after selective demolition operations are complete.

3.5 SELECTIVE DEMOLITION

A. Roofing: Remove only as much roofing as can be protected before leaving the jobsite at the end of the day. Cut edges in straight lines for resealing. Protect adjacent roofing surfaces to remain. Protect spaces below from damage due to precipitation. Seal all roof openings before leaving the project at the end of the work day.

3.6 DISPOSAL OF DEMOLISHED MATERIALS

A. General: Except for items or materials indicated to be recycled, reused, salvaged, reinstalled or otherwise indicated to remain Owner's property, remove demolished materials from Project site and legally dispose of in an EPA approved landfill.

1. Do not allow demolished materials to accumulate on-site.
2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
3. Comply with requirements specified in Division 01 Section "General Requirements."

B. Burning: Do not burn demolished materials.

C. Disposal: Transport demolished materials off Owner's property and legally dispose of them.

3.7 CLEANING

A. Clean adjacent structures and improvements of dust, dirt and debris caused by selective demolition operations. Return adjacent areas to condition existing before selective demolition operations began.

1. Clean the area above the ceiling before covering each area of roof deck removal. Remove all debris to the cleanliness that can be achieved by vacuuming.

END OF SECTION

## SECTION 05 21 00

### STEEL JOIST FRAMING

#### PART 1 GENERAL

##### 1.1 GENERAL PROVISIONS

- A. Drawings and general provisions of the Contract, including Section 3-A, Standard General Conditions and Division 1 section 01 00 00, General Requirements apply to this Section.
- B. Coordinate work with that of other trades affecting or affected by work of this Section. Cooperate with such trades to assure the steady progress of the work.

##### 1.2 DESCRIPTION OF WORK

- A. Work Included: Provide labor, materials, and equipment necessary to complete the work of this Section, as indicated on the DRAWINGS and specified herein.
- B. The items shall include but not be restricted to the following:
  - 1. Open web steel joists.
  - 2. Joist girders
  - 2. Bridging, anchors, extended ends and special seats.
  - 3. Shop paint and field touch-up paint after erection.

##### 1.3 REFERENCE SPECIFICATIONS

- A. Design, manufacture, transport and erect all steel joists in accordance with the requirements of the latest edition of the following reference standards:
  - 1. Steel Joist Institute (SJI)--latest standard specification.
  - 2. American Welding Society (AWS)--AWS D1.1 Structural Welding Code, latest edition.

##### 1.4 PERFORMANCE REQUIREMENTS

- A. Structural Performance: Provide joists and connections to comply with SJI standard load tables except as otherwise indicated.

##### 1.5 QUALITY ASSURANCE; SUBMITTALS

- A. General: Comply with requirements of SECTION 01 00 00 for submittal procedures.
- B. Manufacturer Qualifications: A manufacturer certified by SJI to manufacture joists complying with applicable standard specifications and load tables of SJI "Specifications."
  - 1. Manufacturer's responsibilities include providing professional engineering services for designing special joists and field splices to comply with performance requirements.
- C. Welds shall be made only by welders, tackers, and welding operators who have been previously qualified by tests as prescribed in AWS D1.1 (latest edition) of the American Welding Society to perform the type of work required.

- D. Submit shop drawings for approval prior to fabrication. Shop drawings shall indicate type, number, sizes, details and spacing of all members. Shop drawings shall indicate fastening methods for joists, bridging, anchors and all other details of erection.
  - 1. Provide manufacturer's standard sizes in quantities specified. Refer to design drawings for connection adjustments to accommodate anticipated differences in joist chord sizes.
  - 2. Joist seats shall be 5 inches deep.
  - 3. Joist girders shall be designed to not need uplift bridging.
- E. Shop drawings shall be reviewed for size and arrangement of principal and auxiliary members and strength of connections. Dimensions shall be taken from field measurements of existing conditions. Errors in dimensions shown of these drawings shall be the responsibility of the Contractor.
- F. Qualification Data: Submit verification of SJI Certification.
- G. Fabrication of any materials or performing of any work prior to the final approval of the shop drawings will be entirely at the risk of the Contractor.
- H. Electronic drawing files will be available to the contractor for use in generating shop drawings. It is the contractor's responsibility to verify dimensional accuracy of documents. Drawings provided in paper form, PDF, or AutoCAD are accurate only to the level of the standard of care for the design. Dimensions dependent on existing conditions must be field verified. Where there is a discrepancy between stated dimensions and scaled dimensions, the stated dimensions shall govern.

## 1.6 JOB SITE STORAGE OF MATERIALS

- A. Joists shall be stored above the ground on platforms, skids or other supports to prevent corrosion. Place joists so that they will not become bent or otherwise damaged.

## PART 2 PRODUCTS

### 2.1 MATERIALS

- A. Steel joists and accessories shall be fabricated from materials conforming to ASTM Specifications and the latest Standard Specifications of the Steel Joist Institute.
- B. Primer: SSPC-Paint 15, or manufacturer's standard shop primer complying with performance requirements in SSPC-Paint 15.
- C. Welding Electrodes: Comply with AWS standards.

### 2.2 FABRICATION

- A. All steel joists and accessories shall be fabricated in accordance with reference specifications, approved shop drawings and as herein after specified.
- B. Provide standard, underslung joists with bottom chord extensions as indicated.
  - 1. Provide joist 5-inch deep joist seats.

- C. Shop paint all steel joists. Clean and remove loose scale, heavy rust, and other foreign materials from fabricated joists and accessories by hand-tool cleaning (SSPC-SP 2) or power-tool cleaning (SSPC-SP 3) Apply one coat of shop primer to joists and joist accessories to provide a continuous, dry paint film not less than 1 mil (0.025 mm) thick.
- D. Joist girders shall be designed to not need uplift bridging.
- E. Joist girder with bottom chord bearing is required. See drawings

### 2.3 JOIST ACCESSORIES

- A. Bridging: Provide bridging anchors and number of rows of horizontal or diagonal bridging of material, size, and type required by SJI's "Specifications" for type of joist, chord size, spacing, and span. Furnish additional erection bridging if required for stability.
  - 1. Coordinate required bridging for joist stability with details and other requirements given on the Drawings.
  - 2. Where new joists are installed between existing joists, reinstall bridging to reconnect with existing bridging lines unless new joists require closer bridging spacing per SJI standards.

## PART 3 EXECUTION

### 3.1 EXAMINATION

- A. Examine supporting substrates and abutting structural framing for compliance with requirements for installation tolerances and other conditions affecting performance.
  - 1. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.2 ERECTION

- A. All steel joists and accessories shall be erected and connected in accordance with design drawings, reference specifications, approved shop drawings and as hereinafter specified.
- B. Set steel joists at the slope to match existing, plumb, true, and securely in position.
- C. Space, adjust, and align joists accurately in location before permanently fastening.
- D. Install temporary bracing and erection bridging, connections, and anchors to ensure that joists are stabilized during construction.
- E. Handle joists with care. Do not install bent or otherwise damaged joists. As soon as joists are erected, completely install and permanently attach all bridging before applying any load.
- F. Weld all steel joists to the structural steel at each end.
- G. Install and connect bridging concurrently with joist erection, before construction loads are applied. Connect new bridging to existing bridging lines inasmuch as possible. Where connection to existing bridging lines is not feasible, extend new bridging lines 1 joist space beyond the termination of the existing joist line. Provide diagonal bridging at the termination of any bridging line for both new and existing, modified bridging.

- H. After all members and bridging are installed and secured in place, touch-up all welds and all bars, abraded and rusted areas using the same paint as the shop paint. Areas which are located at top flanges of beams and top chords of joists shall be touched-up before any steel decking is installed.
- I. Cleaning: Prior to reinstallation of roof deck, clean the space above the ceilings by removal of any fallen debris and vacuuming with a shop-vac.

END OF SECTION

## SECTION 05 31 00

### STEEL DECKING

#### PART 1 GENERAL

##### 1.1 GENERAL PROVISIONS

- A. Drawings and general provisions of the Contract, including Section 3-A, Standard General Conditions, and Division 1 section 01 00 00, General Requirements, apply to this Section.
- B. Coordinate work with that of other trades affecting or affected by work of this Section. Cooperate with such trades to assure the steady progress of the work.

##### 1.2 DESCRIPTION OF WORK

- B. Work Included: Provide labor, materials, and equipment necessary to complete the fabrication and installation of steel deck products identified in this section.
- C. Related Work Specified Elsewhere:
  - 1. Steel Joist Framing - SECTION 05 21 00

##### 1.3 REFERENCE SPECIFICATIONS

- A. Metal deck shall conform to the Steel Deck Institute's "Design Manual for Composite Decks, Form Decks, and Roof Decks".
- B. Sections and calculations of their properties shall conform to the American Iron and Steel Institute's "North American Specification for the Design of Cold-Formed Steel Structural Members".
- C. American Welding Society (AWS)--AWS D1.1 Structural Welding Code, latest edition.

##### 1.4 QUALITY ASSURANCE; SUBMITTALS

- A. General: Comply with requirements of SECTIONS 3-A and 01 00 00 for submittal procedures.
- B. Installer Qualifications: An experienced installer who has completed steel deck similar in material, design, and extent to that indicated for this Project and whose work has resulted in construction with a record of successful in-service performance.
- C. Welding: Qualify procedures and personnel according to AWS D1.3, "Structural Welding Code - Sheet Steel." Include Welding Certificates for personnel qualified in positions required for this Work
- D. Manufacturer Qualifications: A manufacturer certified by the Steel Deck Institute to manufacture steel deck complying with applicable standard specifications and load tables published by the Steel Deck Institute.
- E. Shop drawings shall indicate erection sequence, sheet length, type and size of decking in each area and fastenings requirements.

- E. Submit product data from the manufacturer. Include structural data as required to verify compliance with design loads.
- F. Shop drawings shall be reviewed for type and size of decking and fastening requirements. Any errors in dimensions shown on these drawings shall be the responsibility of the Contractor.
- G. Fabrication of any materials or performing of any work prior to the final approval of the shop drawings will be entirely at the risk of the Contractor.
- H. Electronic drawing files will be available to the contractor for use in generating shop drawings. It is the contractor's responsibility to verify dimensional accuracy of documents. Drawings provided in paper form, PDF, or AutoCAD are accurate only to the level of the standard of care for the design. Dimensions dependent on existing conditions must be field verified. Where there is a discrepancy between stated dimensions and scaled dimensions, the stated dimensions shall govern.

## 1.5 HANDLING AND STORAGE

- A. Handle decking with care. Use sufficient slings and buffers to prevent damage to pieces. Do unloading and hoisting by crane or by hand. Dumping of metal deck will not be permitted. Store metal deck off the ground, with one end elevated to provide drainage, and protected from the elements by a waterproof covering. Ventilate to avoid condensation.

## 1.6 COORDINATION

- A. Deliver steel deck and required accessories in timely fashion to insure uninterrupted progress of the Work.

## PART 2 PRODUCTS

### 2.1 MANUFACTURERS

- A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
  1. Canam Steel Corp.;The Canam Manac Group.
  2. New Millennium Building Systems, LLC.
  3. Nucor Corp.; Vulcraft Division.

### 2.2 ROOF DECK

- A. Steel Roof Deck: Fabricate panels to comply with "SDI Specifications and Commentary for Steel Roof Deck," in SDI Publication No. 30, and with the following:
  1. Galvanized Steel Sheet: ASTM A 653/A 653M, Structural Steel (SS), Grade 33 (230), G60 (Z180) zinc coating.
  2. Deck Profile: Type B, Wide Rib.
  3. Profile Depth: 1-1/2" (38 mm).
  4. Design Uncoated-Steel Thickness: 0.0295 inches (0.91 mm).
  5. Span Condition: Triple span or more.
  6. Side Laps: Overlapped.

### 2.3 ACCESSORIES

- A. General: Provide manufacturer's standard accessory materials for deck that comply with requirements indicated.
- B. Weld Washers: Uncoated steel sheet, shaped to fit deck rib, 0.0747 inch (1.90 mm) thick, with factory-punched hole of 3/8-inch (9.5-mm) minimum diameter.
- C. Side-Lap Fasteners: Corrosion-resistant, hexagonal washer head; self-drilling, carbon-steel screws, No. 10 (4.8-mm) minimum diameter.
- D. Miscellaneous Sheet Metal Deck Accessories: Steel sheet, minimum yield strength of 33,000 psi (230 MPa), not less than 0.0359-inch (0.91-mm) design uncoated thickness, of same material and finish as deck; of profile indicated or required for application.
- E. Provide additional metal reinforcement and closure pieces as required for strength, continuity of decking and support of other work.
- F. Galvanizing Repair Paint: ASTM A 780.

### PART 3 EXECUTION

#### 3.1 EXAMINATION

- A. Examine supporting frame and field conditions for compliance with requirements for installation tolerances and other conditions affecting performance.

#### 3.2 INSTALLATION

- A. Install deck panels and accessories according to applicable specifications and commentary in SDI Publication No. 30, manufacturer's written instructions, and requirements in this Section.
- B. Locate deck bundles to prevent overloading of supporting members.
- C. Place deck panels on supporting frame and adjust to final position with ends accurately aligned and bearing on supporting frame before being permanently fastened. Do not stretch or contract side-laps.
- D. Place deck panels flat and square and fasten to supporting frame without warp or deflection.
- E. Cut and neatly fit deck panels and accessories around openings and other work projecting through or adjacent to deck.
- F. Provide additional reinforcement and closure pieces at openings as required for strength, continuity of deck, and support of other work.

#### 3.3 ROOF DECK INSTALLATION

- A. Fasten roof-deck panels to steel supporting members with puddle welds.
  - 1. See drawings for size and spacing of welds.
- B. Side-Lap Fastening: Fasten side laps of panels between supports where spacing exceeds 3'-0", at intervals indicated on the Drawings and as follows:



1. Mechanically fasten with self-drilling, No. 10 (4.8-mm-) diameter or larger, carbon-steel screws.
- C. End Bearing: Install deck ends over supporting frame with a minimum end bearing of 1-1/2 inches (38 mm), with end joints lapped 2 inches, minimum.
- D. Miscellaneous Roof-Deck Accessories: Install ridge and valley plates, finish strips, end closures, and reinforcing channels according to deck manufacturer's written instructions. Mechanically fasten to substrate to provide a complete deck installation.
  1. Weld cover plates at changes in direction of roof-deck panels, unless otherwise indicated.

#### 3.4 FIELD QUALITY CONTROL

- A. Testing Agency: Owner will engage a qualified independent testing and inspecting agency to perform field tests and inspections and prepare test reports.
- B. Testing agency will report inspection results promptly and in writing to Contractor and Engineer.
- C. Remove and replace work that does not comply with specified requirements. Any deck that has been damaged or had flutes flattened after erection, shall be replaced with new sheets at least two spans long.
- D. Additional inspecting, at Contractor's expense, will be performed to determine compliance of corrected work with specified requirements.

#### 3.5 REPAIRS AND PROTECTION

- D. Galvanizing Repairs: Prepare and repair damaged galvanized coatings on both surfaces of deck with galvanized repair paint according to ASTM A 780 and manufacturer's written instructions.
- B. Provide final protection and maintain conditions to ensure that steel deck is without damage or deterioration at time of Substantial Completion.

END OF SECTION

## SECTION 07 53 23 MEMBRANE ROOFING

### PART 1 GENERAL

#### 1.01 DESCRIPTION OF WORK

A. Adhered EPDM sheet roofing, tapered and flat roof insulation, wood nailers, shop formed edge strips, roof drains, plumbing, roof hatch with safety rails and walkway pads.

#### 1.02 CODES, REGULATIONS AND STANDARDS

A. Contractor Responsibility: The Contractor shall assume full responsibility and liability for compliance with all applicable Federal, State and local codes, regulations and standards pertaining to work practices, hauling, disposal, protection of workers and visitors to the site, and persons occupying areas adjacent to the site. This includes modification of procedures to comply with changes to codes, regulations and standards which occur during the work of this contract. The Contractor is responsible for providing medical examinations and maintaining medical records of personnel as required by the applicable Federal, State and local regulations. The Contractor shall hold the Owner and Owner's Representatives harmless for failure to comply with any applicable work, hauling, disposal, safety, health or other regulations on the part of himself, his employees or his subcontractors.

#### 1.03 QUALITY ASSURANCE

A. Roofing contractor to be approved in writing by the membrane manufacturer. Contractor shall be able to substantiate that he has been trained by the membrane manufacturer.

B. Roofing and flashing workmanship to comply with industry standards. The National Roofing Contractors Association's (NRCA) ***ROOFING AND WATERPROOFING MANUAL*** along with ***ARCHITECTURAL SHEET METAL MANUAL*** as published by Sheet Metal and Air Conditioning Contractors National Association, Inc. (SMACNA) will be used to establish industry standards.

#### 1.04 SUBMITTALS

A. Sample twenty-five (25) year total system warranty for the EPDM membrane. **Warranty shall include wind speeds up to 72 miles per hour. The standard 55 MPH is not acceptable for this job.**

B. Current EPDM membrane manufacturer's application specifications.

C. Sample of two (2) year Contractor's personal watertight warranty. See Attachment A for sample. The proposed warranty shall meet or exceed the coverage notes in the Sample.

#### 1.05 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Deliver materials in their original, unopened containers, clearly labeled with manufacturer's name. All material to be stored in waterproof trailers or sheds, up on raised platforms and under lock and key until use. Do not use materials damaged in handling or storage. Replace damaged material with new material. Store adhesives between 60 and 80 degrees F. Should they be exposed to lower temperatures, restore to room temperature for three to five days prior to use.

## 1.06 WARRANTY

A. A twenty-five (25) year total system warranty shall be issued by the EPDM membrane manufacturer. **Warranty shall include wind speed up to 72 MPH.**

B. The roofing contractor shall furnish the Owner with his personal two (2) year watertight warranty, the terms of which shall be acceptable to OWNER'S Counsel.

## PART 2 PRODUCTS

### 2.01 ROOF INSULATION

A. Roof insulation to be polyisocyanurate closed-cell foam core with manufacturer's standard facing laminated to both sides, complying with ASTM C1289 Type II, Class 1, Grade 2 (20 psi). Roof insulation to be IsSOGARD GL by Elevate, Insulbase Polyiso by Carlisle or approved equal.

B. Over all foam insulation, install one layer of 1/2" high density polyisocyanurate roof insulation.

### 2.02 MEMBRANE ROOF SYSTEM

A. Membrane roofing to be adhered 0.060" EPDM sheet roofing furnished by Elevate, Johns Manville, Carlisle or Versico. Roof membrane to be adhered to the 1/2" high density polyisocyanurate roof insulation.

B. Use the roof membrane for flashing of curbs and walls per the manufacturer's standard details. Use reinforced EPDM anchor strips to avoid splice joints at walls and edges.

C. Adhesives, sealants, thinner, cleaner and accessories to be furnished by the membrane manufacturer.

D. Six inch (6") wide seam tape will be required for all field seams.

### 2.03 ROOF DRAINS AND PLUMBING

A. New roof drains shall be 4" diameter Zurn ZC-100-DP furnished with cast iron domes and "Top-Set" deck plates.

B. New drain lines as required to be Schedule 40 PVC. Insulate new drain lines and body with one inch (1") fiberglass with vapor barrier.

### 2.04 METAL FLASHING

A. Edge strips to be formed using 24-gauge factory painted Galvalume coated steel. Color to selected by Owner from standard colors. Concealed clips to be formed using 24-gauge galvanized steel.

### 2.05 WOOD NAILERS AND BLOCKING

A. All wood nailers and blocking shall be #2 or better kiln dried spruce, fir or pine. Plywood to be exterior type.

### 2.06 FASTENERS

A. Use annular-ring hot dipped galvanized nails by the W.H. Maze Co. on the edge strips.

B. Use fasteners recommended by the membrane manufacturer to secure anchor bars and

termination bars.

C. Wood nailers to be secured using annular-ring hot dipped galvanized nails, galvanized drywall screws, #14-10 Heavy Duty Roofing Fasteners, carriage bolts or expansion anchors.

D. Fasteners used to secure roof insulation to the new steel deck to be #14-10 Heavy Duty Roofing Fasteners with CR-10 coating, a minimum shank diameter of 0.170" and a thread diameter of 0.125". Pressure plates to be 3" diameter Galvalume plates. Screws and plates to be manufactured by Olympic Fasteners or approved equal. Length, size and accessories to be as required by the EPDM membrane manufacturer selected.

E. Adhere the ½" H. D. polyisocyanurate cover board to the roof insulation using low-rise foam supplied or approved by the EPDM manufacturer.

### 2.07 WALKWAY PADS

A. Walkway pads to be 30" x 30" x 0.30" thick rubber walkway pads supplied or approved by the EPDM roof membrane manufacturer.

### 2.08 ROOF HATCH AND SAFETY RAILS

A. New roof hatch to be model No. BG3630 by Babcock-Davis or equal by Bilco. Safety railing to be model BSRCA36X30FG by Babcock-Davis or Bil-Guard hatch railing system by Bilco.

## **PART 3 EXECUTION**

### 3.01 PREPARATION OF SURFACES

A. Completely remove existing penthouse, EPDM roofing, roof insulation, wood decking, wood rafters, attic insulation, base flashing, edge strips, vent flashing and roof drains. Promptly remove from site and dispose of properly.

B. Surfaces on which the roofing system is to be applied shall be clean, smooth, dry, free of fins, rot, sharp edges, loose and foreign materials, oil and grease.

### 3.02 ROOF INSULATION

A. Insulation shall be tightly butted with joints not more than 1/8" in width. Stagger joints with those in layer below.

B. Fasten insulation to the roof deck with the appropriate screws and plates. Fastener quantity and layout must meet the requirements of the EPDM manufacturer to obtain their 72 MPH wind speed warranty.

C. Stagger joints in one direction for each course. For multiple layers, stagger joints in both directions between courses, leaving no gaps and allowing a complete thermal envelope to be formed.

D. Provide tapered units to suit drainage pattern indicated.

E. Do not install more insulation in a day than can be covered with membrane before end of day or before start of inclement weather.

F. Secure cover board to the roof insulation with low-rise foam.

### 3.03 ROOF MEMBRANE

A. Adhere the 0.060" EPDM membrane to the 1/2" high density polyisocyanurate in strict accordance with the manufacturer's specifications.

MEMBRANE ROOFING

Structural Improvements and Reroofing at Farmington Community Center

07 53 23

**B. Six inch (6") wide seam tape will be required for all field seams.**

**3.04 FLASHING - - WALLS, PARAPETS, CURBS AND VENTS**

- A. Remove all existing flashing.
- B. Use the longest pieces of material which are practical. All flashing and terminations shall be done in accordance with the applicable manufacturer's details.
- C. Care must be taken to set the elastomeric flashing so it does not bridge where there is a change of direction (i.e., where a parapet meets the roof deck). This can be accomplished by creasing the membrane into the angle change prior to adhering up the wall. Excess bridging will be cause for rejection and will be re-done at the contractor's expense.
- D. Install termination bars at the top of all base flashing, fastening a minimum of 6" on center.

**3.05 EDGE STRIPS**

- A. Bottom edge of shop fabricated edge strips to be secured with continuous cleats. Nail top flange with annular-ring nails, three inches (3") on center. Strip top flange with 6" pressure sensitive flashing.

**3.06 ROOF DRAINS AND PLUMBING**

- A. Install new roof drains in accordance with the manufacturer's instructions. Review installation procedure with job-site inspector prior to installing drains.
- B. Connection to existing lines is the responsibility of the roofing contractor. Actual work may be sub-contracted to a plumbing contractor. All plumbing work to be performed in strict accordance with the State of Maine Plumbing Code. Insulate new PVC lines and drain bodies.
- C. Avoid target patches at the roof drains by installing new wood blocking, drains and tapered sumps prior to adhering the EPDM roof membrane. Should a target patch be required, it must be at least sixteen feet by sixteen feet in size. Omit the cover board below the target patch. Use six-inch-wide seam tape at the perimeter of the target patch and strip in the perimeter using six-inch pressure sensitive flashing. Apply lap sealant on the high side of the pressure sensitive flashing.

**3.07 WOOD NAILERS AND BLOCKING**

- A. Securely fasten new wood nailers to structural members in strict accordance with Factory Mutual System Data Sheet 1-49.

**3.08 ROOF HATCH AND SAFETY RAILS**

- A. Install new wood nailers to match roof insulation height. Set and flash hatch in accordance with the manufacturer's instructions. Install new safety rails in accordance with the manufacturer's instructions.

**3.09 WALKWAY PADS**

- A. Adhere walkway pads to roof membrane in accordance with the manufacturer's instructions.

**3.10 TEMPORARY WATER CUT-OFF**

- A. Temporary water cut-offs are to be constructed at the end of each working day to protect the insulation, roofing, building and building interior from damage due to wind, snow and rain.
- B. Temporary water cut-offs are to be detailed by the contractor and approved by the manufacturer and Owner.

### 3.11 CLEAN UP

- A. Site clean-up shall be complete and to the satisfaction of the Owner.
- B. All roofs, building, landscape and parking areas shall be cleaned of all trash, debris and dirt caused by or associated with this work.
- C. Any areas stained, dirtied, discolored or otherwise damaged due to this work shall be cleaned, restored and replaced as required.
- D. All debris shall be removed from the premises promptly and the construction area left clean daily.

### 3.12 INSPECTION AND TESTING

THE OWNER RESERVES THE RIGHT TO INSPECT AND TEST ALL CONSTRUCTION OPERATIONS AND MATERIALS.

- A. Any defect or noncompliance discovered by inspection shall be reported to the contractor who shall promptly remove any defective material from the site.
- B. The Owner reserves the right to inspect the work or parts of it as he chooses. His failure to inspect the work in progress shall not relieve the contractor of the responsibility for properly executing the contracted work nor shall it impair the Owner's right to reject deficiencies he may subsequently discover.

### 3.13 DIMENSIONS AND QUANTITIES

- A. The roof plan was compiled from various sources and may not reflect the conditions at the time of construction.
- B. It is the contractor's responsibility to verify all dimensions prior to bidding.

## **PART 4 JOB CONDITIONS**

- A. Roofing to be applied in dry weather.
- B. Completed roof areas shall not be trafficked. The work shall be coordinated to prevent this situation by working toward the roof edges.
- C. This project is subject to compliance with all requirements of the Occupational Safety and Health Administration (OSHA). All work on this project must meet the requirements of all applicable state and local codes, laws and ordinances.

END OF SECTION

# ROOFING INSTALLER'S WARRANTY

Whereas, <Insert name> of <Insert address>, herein called "the Contractor", has completed application of the following roof:

OWNER:

ADDRESS:

PROJECT NAME:

PROJECT ADDRESS:

AREA OF ROOF:

DATE OF ACCEPTANCE:

WARRANTY PERIOD: 2 Years

DATE GUARANTEE EXPIRES:

AND WHEREAS, at the inception of such work, the Contractor agreed to guarantee the aforesaid roof against leaks and faulty or defective materials or workmanship for a limited period and subject to the condition herein set forth.

NOW THEREFORE the Contractor hereby warrants, subject to terms and conditions herein set forth, that during Warranty Period he will, at his own cost and expense, make or cause to be made such repairs to or replacements of said work as are necessary to correct faulty and defective work and as are necessary to maintain said work in a watertight condition.

A. This Warranty is made subject to the following terms and conditions:

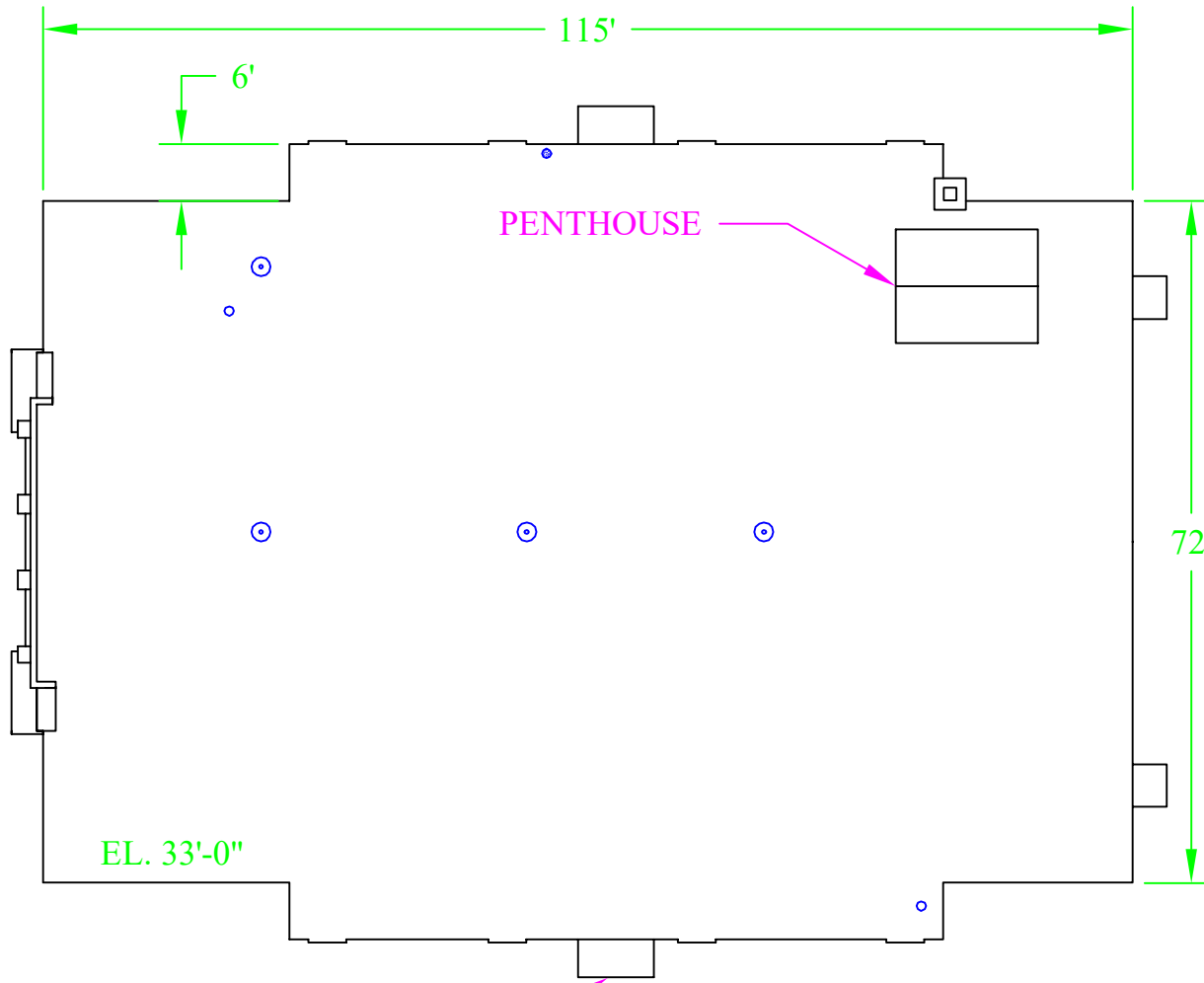
1. Specifically excluded from this Warranty are damages to work and other parts of the building, and to building contents, caused by:
  - a. Lightning;
  - b. Peak gust wind speed exceeding 72 mph;
  - c. Fire;
  - d. Failure of roofing system substrate, including cracking, settlement, excessive deflection, deterioration, and decomposition;
  - e. Faulty construction of parapet walls, copings, chimneys, skylights, vents, equipment supports, and other edge conditions and penetrations of the work;
  - f. Vapor condensation on bottom of roofing; and
  - g. Activity on roofing by others, including construction contractors, maintenance personnel, other persons, and animals, whether authorized or unauthorized by Owner.

2. When work has been damaged by any of foregoing causes, Warranty shall be null and void until such damage has been repaired by Roofing Installer and until cost and expense thereof have been paid by Owner or by another responsible party so designated.
3. Roofing Installer is responsible for damage to work covered by this Warranty but is not liable for consequential damages to building or building contents resulting from leaks or faults or defects of work.
4. During Warranty Period, if Owner allows alteration of work by anyone other than Roofing Installer, including cutting, patching, and maintenance in connection with penetrations, attachment of other work, and positioning of anything on roof, this Warranty shall become null and void on date of said alterations, but only to the extent said alterations affect work covered by this Warranty. If Owner engages Roofing Installer to perform said alterations, Warranty shall not become null and void unless Roofing Installer, before starting said work, shall have notified Owner in writing, showing reasonable cause for claim, that said alterations would likely damage or deteriorate work, thereby reasonably justifying a limitation or termination of this Warranty.
5. During Warranty Period, if original use of roof is changed and it becomes used for, but was not originally specified for, a promenade, work deck, spray-cooled surface, flooded basin, or other use or service more severe than originally specified, this Warranty shall become null and void on date of said change, but only to the extent said change affects work covered by this Warranty.
6. Owner shall promptly notify Roofing Installer of observed, known, or suspected leaks, defects, or deterioration and shall afford reasonable opportunity for Roofing Installer to inspect work and to examine evidence of such leaks, defects, or deterioration.
7. This Warranty is recognized to be the only warranty of Roofing Installer on said work and shall not operate to restrict or cut off Owner from other remedies and resources lawfully available to Owner in cases of roofing failure. Specifically, this Warranty shall not operate to relieve Roofing Installer of responsibility for performance of original work according to requirements of the Contract Documents, regardless of whether Contract was a contract directly with Owner or a subcontract with Owner's General Contractor.

B. IN WITNESS THEREOF, this instrument has been duly executed this **<Insert day>** day of **<Insert month>**, **<Insert year>**.

1. Authorized Signature: **<Insert signature>**.
2. Name: **<Insert name>**.
3. Title: **<Insert title>**.



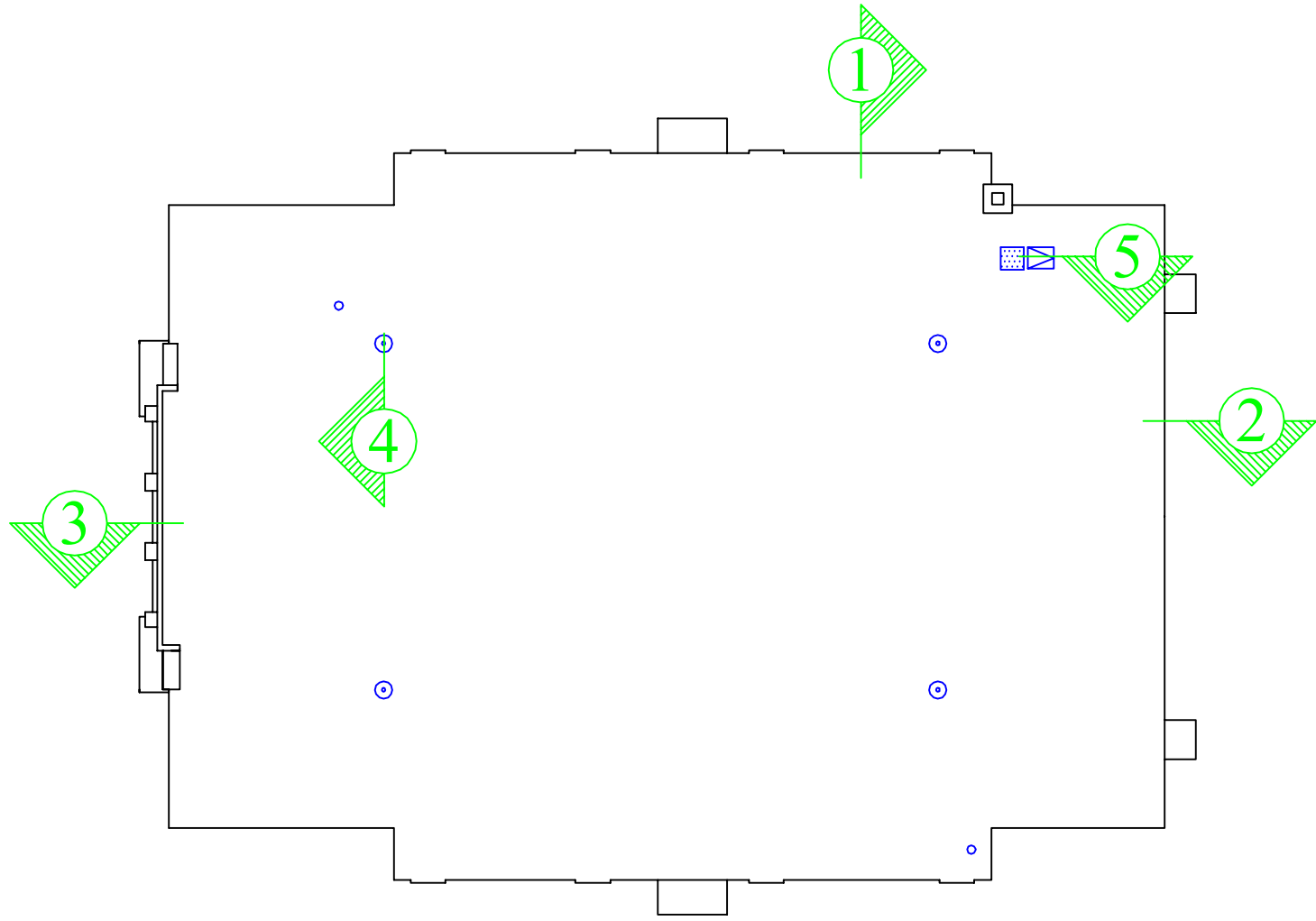
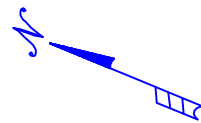


- LEGEND:**
- ⊙ DRAIN
  - ∘ PLUMBING VENT
  - CHIMNEY

EXISTING ROOF SYSTEM:  
 0.060" ADHERED EPDM  
 1/2" H.D FIBERBOARD  
 WOOD DECK

CANOPY  
 TYPICAL OF 4

<b>FARMINGTON COMMUNITY CENTER FARMINGTON, MAINE</b>		
INDEPENDENT ROOF SERVICES POWNA, MAINE	SCALE: <b>1"=20'</b>	DRAWN BY WEB REVISED BY JLB
TITLE: <b>EXISTING ROOF PLAN</b>		
DATE: <b>04-14-23</b>	FILE NAME: FCC	DRAWING #: <b>R1</b>

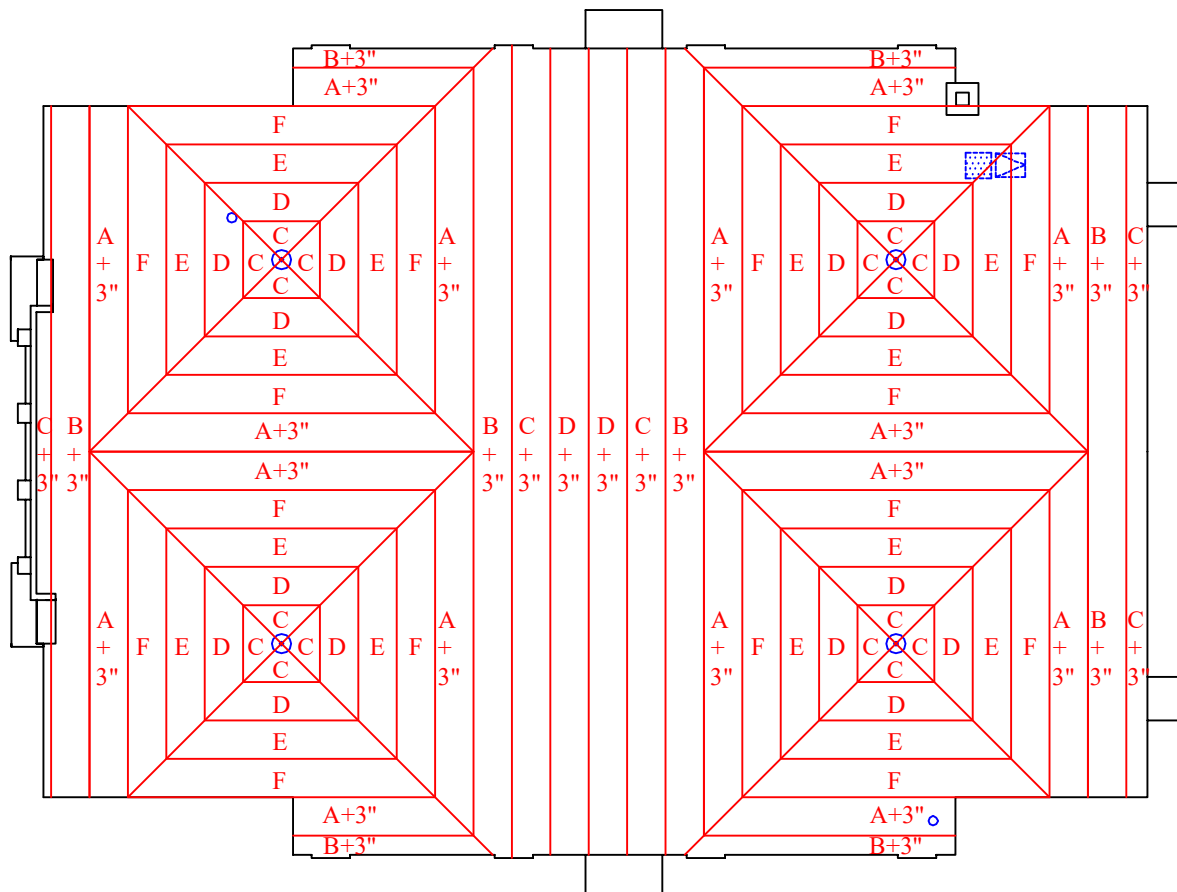
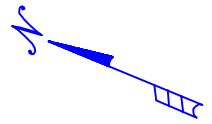


**LEGEND:**

- DRAIN
- ▒ WALKWAY PAD
- ▣ HATCH
- PLUMBING VENT
- CHIMNEY

**PROPOSED ROOF SYSTEM:**  
NEW 0.060" ADHERED EPDM  
NEW 1/2" H.D ISO  
NEW 1/8" TAPERED ISO  
NEW 3" ISO  
NEW METAL DECK

<b>FARMINGTON COMMUNITY CENTER FARMINGTON, MAINE</b>		
INDEPENDENT ROOF SERVICES POWNA, MAINE	SCALE: <b>1"=20'</b>	DRAWN BY WEB REVISED BY JLB
TITLE: <b>PROPOSED ROOF PLAN</b>		
DATE: <b>04-14-23</b>	FILE NAME: FCC	DRAWING #: <b>R2</b>



1/8" / FT. TAPERED ISO.

A = 1" - 1 1/2"

B = 1 1/2" - 2"

C = 2" - 2 1/2"

D = 2 1/2" - 3"

E = 3" - 3 1/2"

F = 3 1/2" - 4"

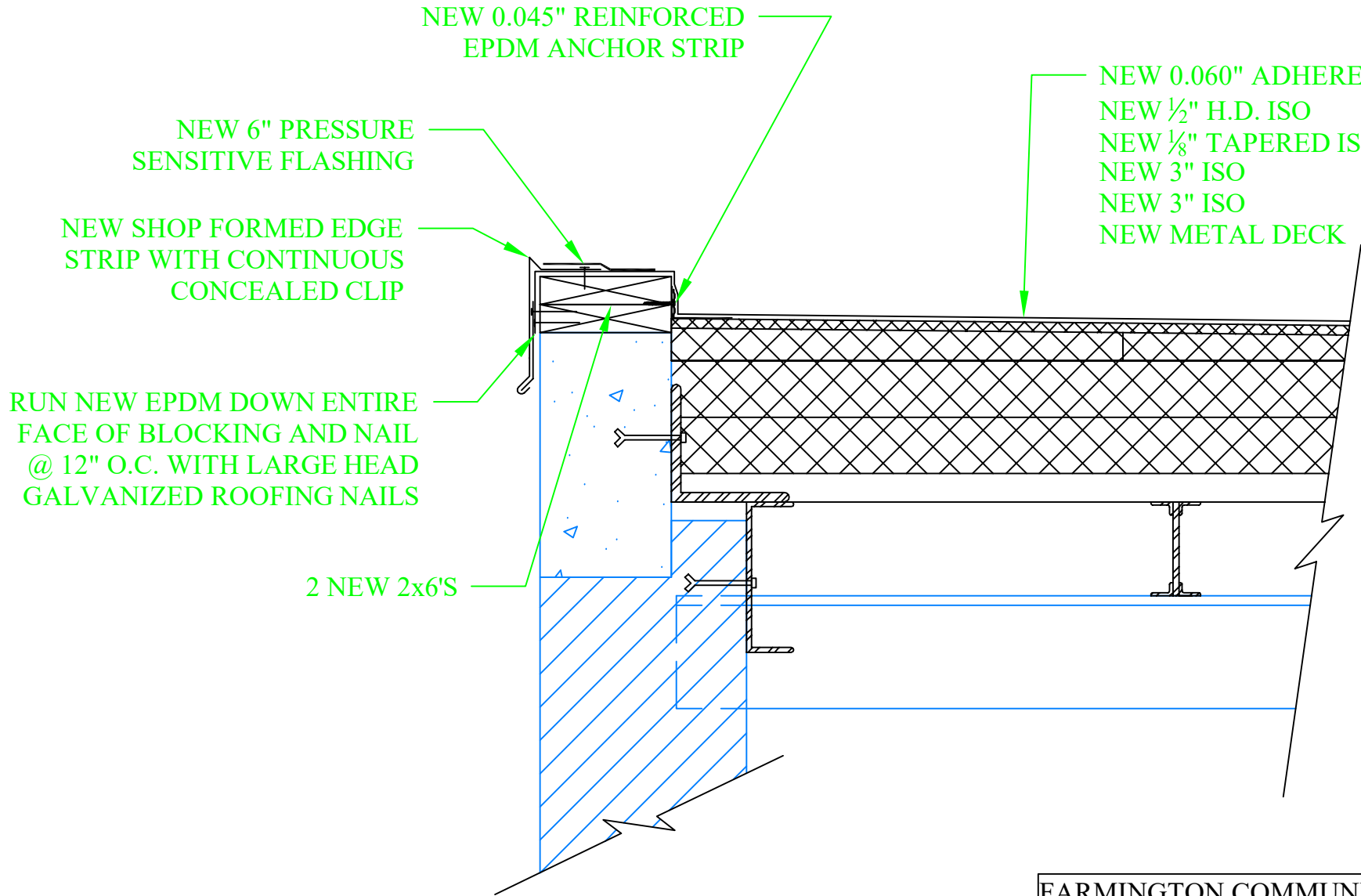
**\*\*BASE LAYER OF 3" ISO UNDER TAPERED LAYOUT\*\***

FARMINGTON COMMUNITY CENTER  
FARMINGTON, MAINE

INDEPENDENT ROOF SERVICES POWNAI, MAINE	SCALE: 1"=20'	DRAWN BY WEB REVISED BY JLB
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TITLE: TAPERED ROOF PLAN

DATE: 04-14-23	FILE NAME: FCC	DRAWING #: R3
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NEW 0.045" REINFORCED EPDM ANCHOR STRIP

NEW 6" PRESSURE SENSITIVE FLASHING

NEW SHOP FORMED EDGE STRIP WITH CONTINUOUS CONCEALED CLIP

RUN NEW EPDM DOWN ENTIRE FACE OF BLOCKING AND NAIL @ 12" O.C. WITH LARGE HEAD GALVANIZED ROOFING NAILS

2 NEW 2x6'S

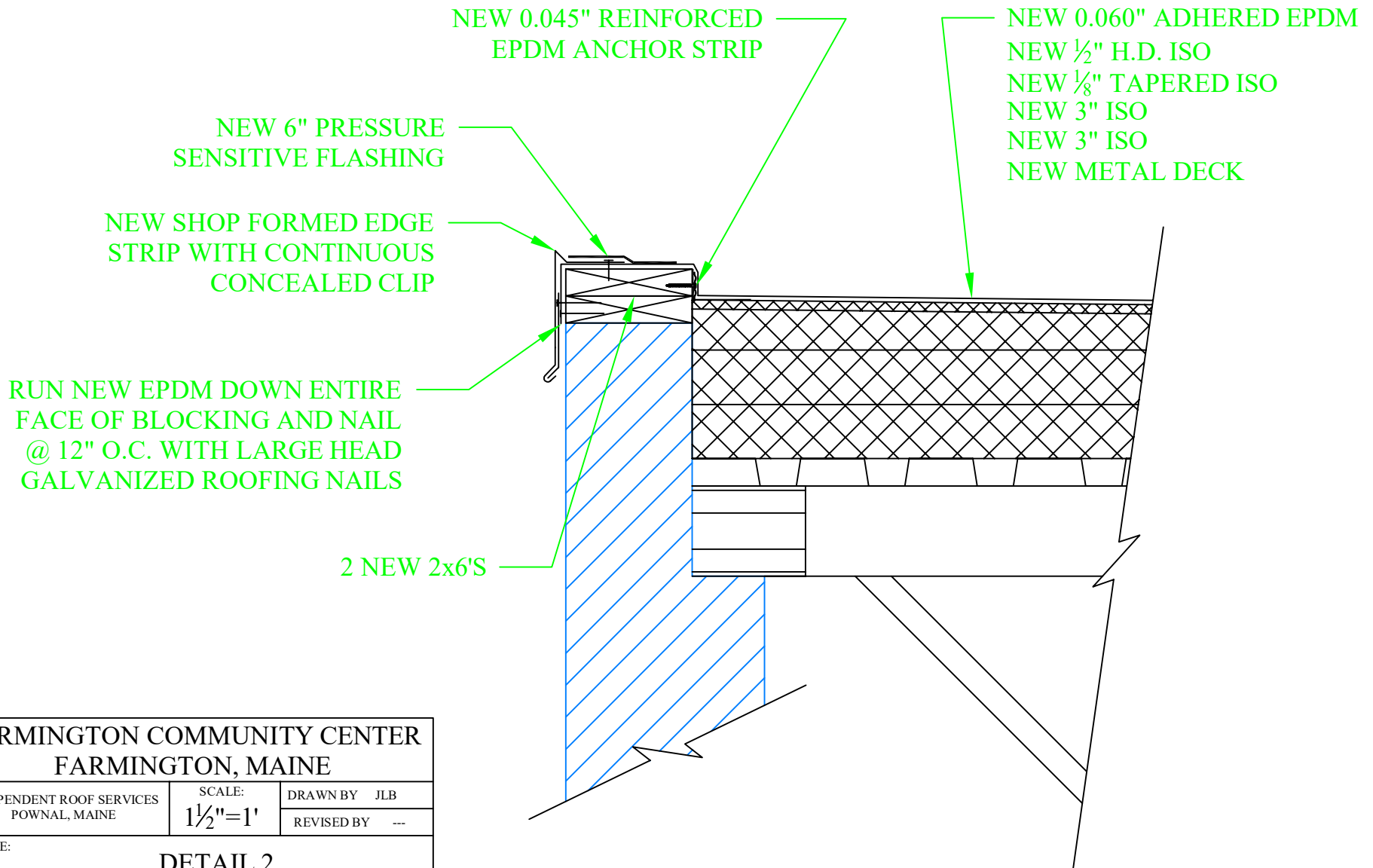
NEW 0.060" ADHERED EPDM  
 NEW 1/2" H.D. ISO  
 NEW 1/8" TAPERED ISO  
 NEW 3" ISO  
 NEW 3" ISO  
 NEW METAL DECK

FARMINGTON COMMUNITY CENTER  
 FARMINGTON, MAINE

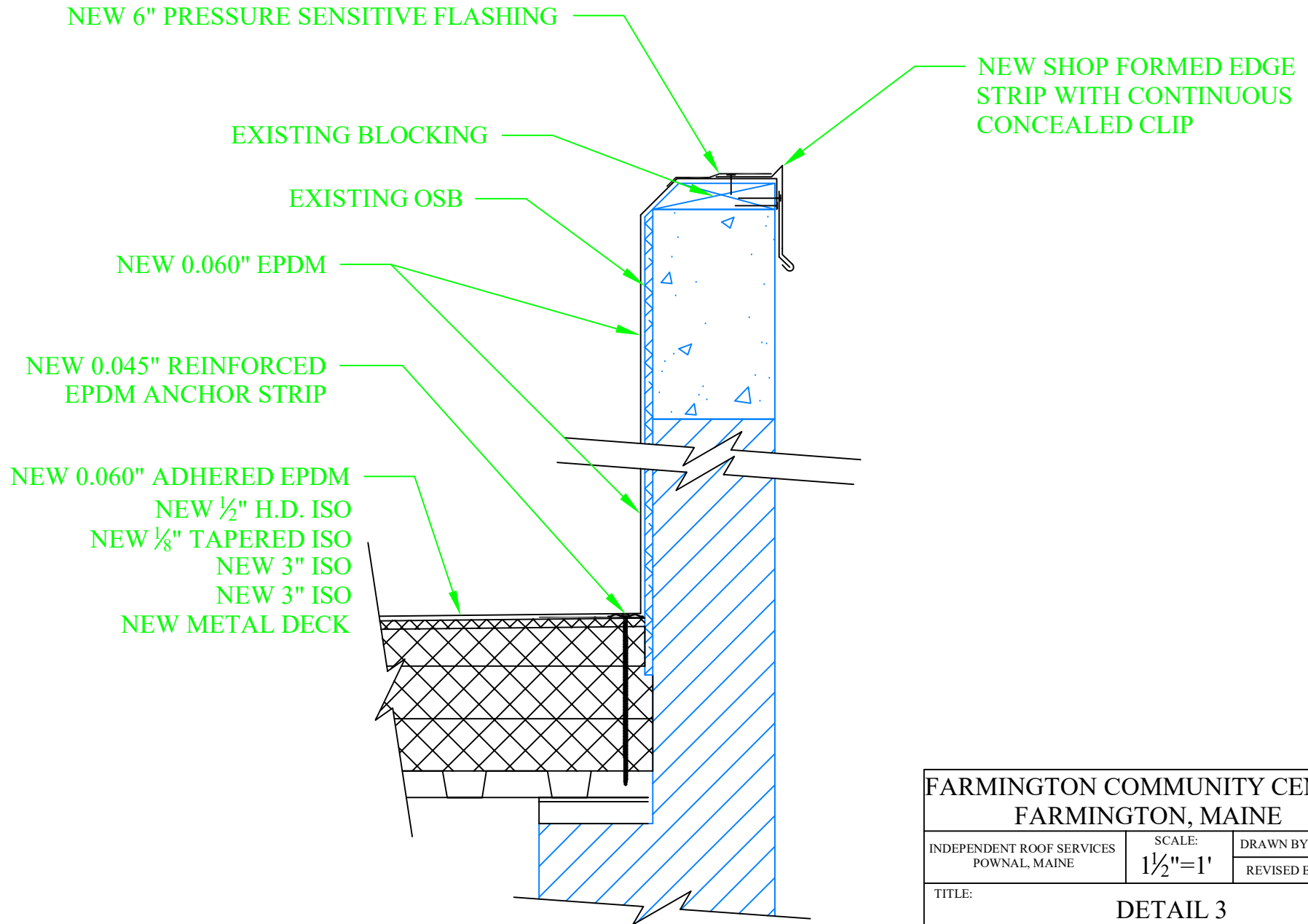
INDEPENDENT ROOF SERVICES POWNA, MAINE	SCALE: 1 1/2" = 1'	DRAWN BY JLB REVISED BY ---
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TITLE:  
**DETAIL 1**

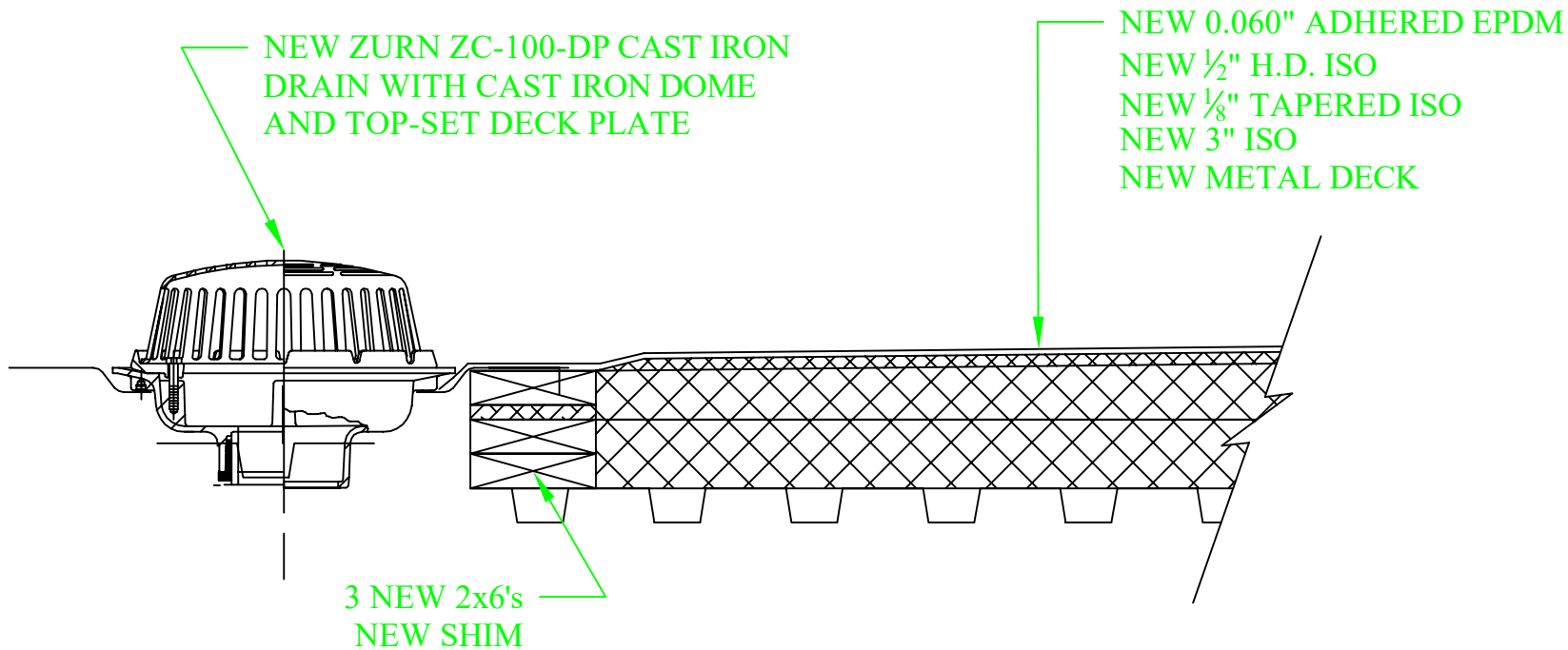
DATE: 04-14-23	FILE NAME: FCC	DRAWING #: <b>R4</b>
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<b>FARMINGTON COMMUNITY CENTER</b> <b>FARMINGTON, MAINE</b>		
INDEPENDENT ROOF SERVICES POWNAL, MAINE	SCALE: <b>1 1/2" = 1'</b>	DRAWN BY JLB REVISED BY ---
TITLE: <b>DETAIL 2</b>		
DATE: <b>04-14-23</b>	FILE NAME: FCC	DRAWING #: <b>R5</b>



<b>FARMINGTON COMMUNITY CENTER FARMINGTON, MAINE</b>		
INDEPENDENT ROOF SERVICES POWNAI, MAINE	SCALE: 1 1/2" = 1'	DRAWN BY JLB REVISED BY ---
TITLE: <b>DETAIL 3</b>		
DATE: 04-14-23	FILE NAME: FCC	DRAWING #: <b>R6</b>



FARMINGTON COMMUNITY CENTER  
FARMINGTON, MAINE

INDEPENDENT ROOF SERVICES  
POWNA, MAINE

SCALE:  
1 1/2" = 1'

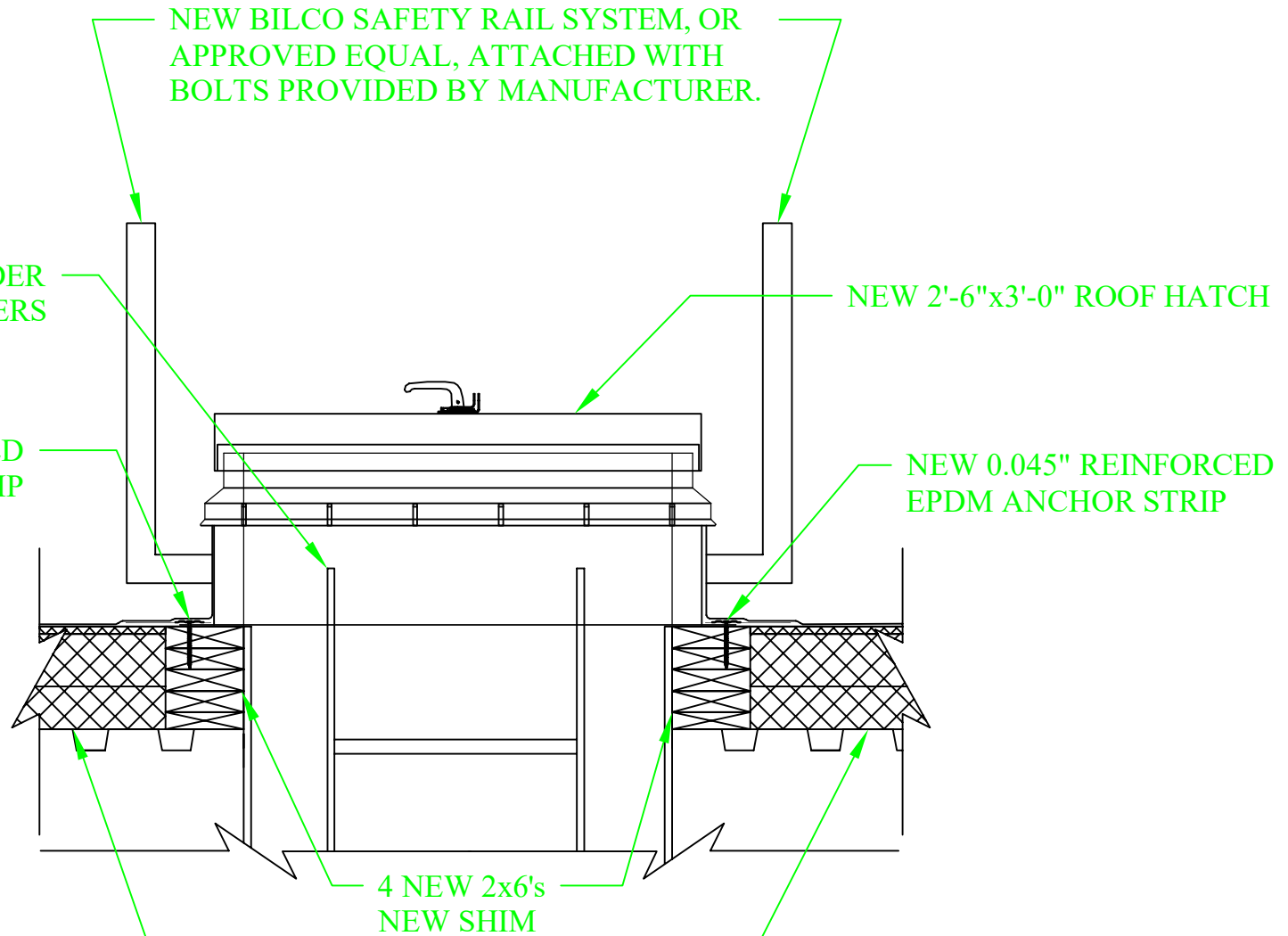
DRAWN BY JLB  
REVISED BY ---

TITLE:  
DETAIL 4 - TYPICAL DRAIN

DATE:  
04-14-23

FILE NAME:  
FCC

DRAWING #:  
**R7**



<b>FARMINGTON COMMUNITY CENTER</b> <b>FARMINGTON, MAINE</b>		
INDEPENDENT ROOF SERVICES POWNAL, MAINE	SCALE: <b>1"=1'</b>	DRAWN BY JLB REVISED BY ---
TITLE: <b>DETAIL 5</b>		
DATE: <b>04-14-23</b>	FILE NAME: FCC	DRAWING #: <b>R8</b>