



HURST-ROSCHE, INC.

PROJECT:
SEVERAL BUILDINGS ROOF REPLACEMENTS
COLUMBIA STATE COMMUNITY COLLEGE
SBC No. 166/015-02-2022

ADDENDUM #1 (Date: 05/19/2023)

CONTENTS

Project Manual:

- 00 01 10 Table of Contents – See attached updated Table of contents.
- 00 41 13 Bid Form – Unit pricing added to form.
- Add Specification 01 22 13 Unit Prices.
- Add Specification 01 22 15 List of Unit Prices.
- Add the following manufacturer to 07 53 04 Elastomeric Membrane Roofing (EPDM).
GAF Materials Corp.
1 Campus Drive
Parsippany, NJ 07054
973-866-0196
- Add the following roof system components to 07 53 04 Elastomeric Membrane Roofing (EPDM).
 - A. Base Sheet: SBS-modified asphalt base sheet meeting ASTM D6163 Type 1, Grade S for SBS-modified bituminous sheet materials using glass fiber reinforcements.
 - 1. Mechanically attach to existing LWC decking with fasteners and plates as recommended and approved by the roof system manufacturer.
 - B. Coverboard: ½” High-Density Polyisocyanurate meeting ASTM C1289, Type II, Class 4, Grade 1 (109 psi max.)
 - C. Insulation and Coverboard Adhesive: Low-rise, two component polyurethane adhesive as recommended and approved by the roof system manufacturer.
- Add the following general notes to drawing sheet G-002:
 - 1. Any areas of damaged or deteriorated existing roof decking (LWC or metal) shall be removed and replaced with new prior to the installation of new roof material. Base Bid shall include 100 square feet of deck replacement per building. A cost per square foot Unit Price bid shall be provided to adjust the quantity of deck replacement during construction.

HURST-ROSCHE INC.
1101 Kermit Dr. Suite 620
Nashville, TN
615-454-6615

2. Any areas of damaged or deteriorated existing wood roof edge blocking shall be removed and replaced with new prior to the installation of new roof material. Base Bid shall include 50 linear feet of 2x wood roof edge blocking replacement per building. A cost per linear foot Unit Price bid shall be provided to adjust the quantity of wood roof edge blocking replacement during construction.



05/19/2023

DATE

03/31/2025

LICENSE EXPIRES

HURST-ROSCHE INC.
1101 Kermit Dr. Suite 620
Nashville, TN
615-454-6615

SECTION 00 01 10

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Columbia State Community College
SBC No. 166/015-02-2022
State of TN Board of Regents
Columbia, TN

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END OF SECTION

00 41 13 – BID FORM

TO: State of Tennessee **FROM BIDDER:** _____

FOR:

Project Title: Several Buildings Roof Replacements

Project SBC No.: 166/015-02-2022

A. The Bidder hereby acknowledges, attests, certifies, warrants, and assures that:

1. Bidder has received, read and understands the Bidding Documents and this bid is made in accordance therewith.
2. Bidder has visited the site and become familiar with the local conditions under which the Work is to be performed and has correlated all observations with the requirements of the Bidding Documents.
3. Documents identified as "Information Available to Bidders" are prepared solely for the Designer's use in design of this Work and have not been relied upon in the preparation of this bid. The use and interpretation of such information for any purpose is entirely the responsibility of the using party.
4. Bidder shall not utilize the services of a contractor or subcontractor disqualified from participating in State Building Commission projects.
5. Bidder shall not knowingly utilize the services of an illegal immigrant in the performance of this Contract and shall not knowingly utilize the services of any subcontractor or consultant who will utilize the services of an illegal immigrant in the performance of this Contract.
6. In compliance with the Iran Divestment Act the Bidder is not on the list created pursuant to Tennessee Code Annotated (TCA) § 12-12-106 and shall not utilize any subcontractor on that list.
7. Bid Security, in the amount of five percent (5%) of the total amount of bid, including Alternates, is attached hereto.
8. A Drug-Free Workplace Affidavit, in the form of Section 00 45 21, is attached hereto.
9. Failure to complete this Bid Form, provide required attachments, or comply otherwise with instructions to Bidders, may be cause for rejection of bid.
10. The person who signs this bid on behalf of the Bidder is legally empowered to bind the Bidder to a Contract.
11. The following statement is (mark the one that is applicable) True False:
The Bidder and/or any of the Bidder's employees, agents, independent contractors and/or proposed Subcontractors have been convicted of, pled guilty to, or pled nolo contendere to any contract crime involving a public contract.
12. Bidder has received the following addenda:
Addendum No. _____ dated _____. Addendum No. _____ dated _____.
Addendum No. _____ dated _____. Addendum No. _____ dated _____.

00 41 13 – BID FORM

PAGE 2 FROM BIDDER: _____

B. The Bidder agrees to:

1. Honor this bid for 45 days following the date of the scheduled opening of bids.
2. Enter into and execute a contract, if presented on the basis of this bid, and to furnish certificates(s) of insurance, bond(s), and other documents related to the contract as required, including, if the initial Contract Sum as awarded exceeds \$100,000, the Contract Bond.
3. Accomplish the Work in accordance with the Contract Documents.
4. Furnish Three Year Roof Bond in the form of Section 00 61 43 in the amount of: 100% of the Base Bid.- if Alternate accepted then 100% of Base Bid+100% Alternate #1.
5. Achieve Substantial Completion of the Work in accordance with the number of calendar days Contract Time set forth, allotted from and including the date stipulated in the Notice to Proceed; and, accept the conditions for Liquidated Damages in the amount set forth per calendar day.

Phase	Commencement	Contract Time	Liquidated Damages
ALL	Notice to Proceed for All Work	180 Days	\$500 Per Day
	Not applicable	Days	\$ Per Day
	Not applicable	Days	\$ Per Day
	Not applicable	Days	\$ Per Day

C. BASE BID: The Bidder agrees to complete the Work of the Base Bid for this project for the lump sum of the following amount (In both words and figures. Figures prevail. Words clarify at Owner's discretion.):

_____ and _____/100ths Dollars
 \$ _____

D. ALTERNATES: The Bidder agrees to include Work of the following Alternate(s), as specified in Section 01 23 00 Alternates, for the additional lump sum(s) of the following amount(s) (In both words and figures. Figures prevail. Words clarify at Owner's discretion.):

ALTERNATE No.1: Clement - Leadbetter Roof
 _____ and _____/100ths Dollars
 \$ _____

ALTERNATE No. 2: "Not Applicable"
 _____ and _____/100ths Dollars
 \$ _____

ALTERNATE No. 3: "Not Applicable"
 _____ and _____/100ths Dollars
 \$ _____

ALTERNATE No. 4: "Not Applicable"
 _____ and _____/100ths Dollars
 \$ _____

00 41 13 – BID FORM

E. UNIT PRICES: The Bidder agrees to include work in the Base Bid and Alternates as specified for the Quantity Allowance of Unit Price Items and propose, subject to Owner acceptance, the following Unit Prices for inclusion in the Agreement as specified in Section 01 22 13 Unit Prices:

Item No.	Unit Price per Unit	Unit	Name, Work Included
1		/sq ft	LWC deck replacement
2		/lin ft	Wood edge blocking
3		/sq ft	Metal deck replacement

F. BID SUBMITTAL:

This bid is submitted by:

Authorized Signature: _____ Date: _____

Printed Name, Title: _____

On behalf of:

Bidder Name: _____

Bidder's Address: _____

Bidder's Phone: _____

Bidder's Fax: _____

Bidder's Email: _____

END OF SECTION

01 22 13 – UNIT PRICES

PART 1 - GENERAL

1.01 SUMMARY

- A. Unit prices are subject to determination at the time of a Modification if the solicited unit price was not accepted and not listed in the Agreement.
- B. Unit prices may be established by appropriate Modification.
- C. Unit price items are listed in Section 01 22 15 with related sections for each.
- D. If no base quantity is stipulated, or if the base quantity is zero, then the unit price is invalid.
- E. Unit prices include all direct and indirect costs, except overhead and profit, associated with the unit price item, and are treated as direct prices to the Owner by the Contractor, regardless of whether the work of the unit price item is being performed by a subcontractor or a sub-subcontractor.
- F. Each unit price multiplied by its base quantity constitutes an allowance included in the Contract Sum.

1.02 ADMINISTRATION

- A. Use the related item number on all unit price documentation.
- B. Represent the allowance for each unit price item as a distinct line item in the Schedule of Values.
- C. Keep a daily log of actual quantities of specified work units encountered, consumed, or expended. When submitting an application for payment which includes payment for unit price items, provide Designer a copy or report of the log which is acceptable to Designer. Actual quantities and the Contractor's log are subject to verification by Designer.
- D. Adjustment of costs
 - 1. Continuously monitor the consumption of each base quantity and the associated use of the allowance and the anticipated use to complete the Work. Do not exceed an allowance.
 - 2. If a base quantity and the associated allowance are at risk of being exceeded, request a Modification to increase them in a timely manner to avoid delay in the Work.
 - 3. If all of the Work of an allowance is complete and there is unexpended Allowance remaining, request a modification to decrease the allowance to equal the amount that has been used.
- E. If adjustments exceed, or are expected to exceed, a cumulative twenty five percent (25%) of the initial base quantity, either party to the Contract may initiate renegotiation for a new unit price. Such a new unit price shall be made a part of the Contract by appropriate Modification.

PART 2 – PRODUCTS (Not Used)

PART 3 – EXECUTION (Not Used)

END OF SECTION

01 22 15 – LIST OF UNIT PRICES

PART 1 - GENERAL

1.01 LIST OF UNIT PRICES

Item No.	Related Sections	Base Quantity	Unit	Unit Price Per Unit	Work Included
1	03 30 00	100	sf		LWC deck replacement
2	06 10 53	50	lf		Wood edge blocking
3	05 31 00	100	sf		Metal deck replacement

PART 2 – PRODUCTS (Not Used)

PART 3 – EXECUTION (Not Used)

END OF SECTION

SECTION 07 53 04

ELASTOMERIC MEMBRANE ROOFING (EPDM) - FULLY ADHERED

PART 1 GENERAL

1.1 SUMMARY

- A. Section includes membrane roofing system, base flashings, rigid insulation, and related components.
- B. Related Sections:
 - 1. Section 06 10 53 – Misc. Rough Carpentry
 - 2. Section 07 62 00 - Sheet Metal Flashing and Trim.
 - 3. Section 07 71 00 – Roof Specialties.

1.2 REFERENCES

- A. ASTM International:
 - 1. ASTM C1278 – Standard Specification for Fiber-Reinforced Gypsum Panel.
 - 2. ASTM C1289 - Standard Specification for Faced Rigid Cellular Polyisocyanurate Thermal Insulation Board.
 - 3. ASTM D412 - Standard Test Methods for Vulcanized Rubber and Thermoplastic Elastomers-Tension.
- B. FM Global:
 - 1. FM DS 1-28 - Wind Loads to Roof Systems and Roof Deck Securement.
- C. National Roofing Contractors Association:
 - 1. NRCA - The NRCA Roofing and Waterproofing Manual.
- D. Single Ply Roofing Institute:
 - 1. SPRI ES-1 - Wind Design Standard for Edge Systems Used with Low Slope Roofing Systems.
- E. Underwriters Laboratories Inc.:
 - 1. UL - Fire Resistance Directory.
 - 2. UL 790 - Tests for Fire Resistance of Roof Covering Materials.
 - 3. UL 1256 - Fire Test of Roof Deck Construction.
 - 4. UL 1897 - Uplift Tests for Roof Covering Systems.

1.3 SYSTEM DESCRIPTION

- A. Elastomeric Sheet Membrane Conventional Roofing System: Single ply membrane system with membrane flashings, rigid roof insulation, and adhesive applied membrane.

1.4 PERFORMANCE REQUIREMENTS

- A. Conform to applicable NFPA for roof assembly fire hazard requirements.
- B. UL 790: Class A Fire Hazard Classification.

1.5 SUBMITTALS

- A. Section 01 33 00 - Submittal Procedures.
- B. Shop Drawings: Indicate joint and termination detail conditions, conditions of interface with other materials. Indicate membrane layout and seam locations.
- C. Product Data: Submit characteristics on membrane materials, adhesives, seaming materials, flashing materials, and insulation.
- D. Manufacturer's Installation Instructions: Submit special precautions required for seaming membrane.
- E. Manufacturer's Certificate: Certify Products meet or exceed specified requirements.
- F. Manufacturer's Field Reports: Indicate procedures followed; ambient temperatures, humidity, wind velocity during application.

1.6 QUALITY ASSURANCE

- A. Perform Work in accordance with NRCA Roofing and Waterproofing Manual- Latest Edition.
- B. Provide periodic inspections and approval performed by roofing manufacturer's technical representative during the installation of roofing materials at intervals not exceeding each 30% of the total roof system installation. Written inspection report must be submitted to Architect/Engineer within 72 hours of inspection.

1.7 QUALIFICATIONS

- A. Manufacturer: Company specializing in manufacturing the specified roof system with minimum five years documented experience.
- B. Applicator: Company specializing in performing Work of this section with minimum five years experience and approved by manufacturer.

1.8 PRE-INSTALLATION MEETINGS

- A. Section 01 30 00 - Administrative Requirements: Preinstallation meetings.
- B. Convene minimum one week prior to commencing Work of this section.

- C. Manufacturer's representative shall review preparation, installation, and detailing procedures required to obtain the specified roof system warranty.
- D. Mandatory Startup Technical Service provided by manufacturer's representative must be completed prior to installation of new roof system membrane.

1.9 DELIVERY, STORAGE, AND HANDLING

- A. Section 01 60 00 - Product Requirements: Requirements for transporting, handling, storing, and protecting products.
- B. Deliver products in manufacturer's original containers, dry, undamaged, with seals and labels intact.
- C. Store products in weather protected environment, clear of ground and moisture.
- D. Protect foam insulation from direct exposure to sunlight.
- E. Store adhesives and solvent-based liquids away from excessive heat, sparks, and open flame.
- F. Store adhesives and sealants at temperature above 40° F.
- G. Store Products on roof deck in a manner to prevent deformation of deck and overloading the structure. Properly secure to prevent movement due to wind or other forces.

1.10 ENVIRONMENTAL REQUIREMENTS

- A. Do not apply roofing membrane during inclement weather or when ambient temperatures are below 40 degrees F.
- B. Do not apply roofing membrane to damp or frozen substrate surface or when precipitation is expected or occurring.
- C. Do not expose materials vulnerable to water or sun damage in quantities greater than can be weatherproofed during same day.

1.11 COORDINATION

- A. Section 01 30 00 - Administrative Requirements: Coordination and project conditions.
- B. Coordinate Work with installation of associated roof penetrations and metal flashings, as Work of this section proceeds.
- C. Schedule and execute work to prevent leaks and excessive traffic on completed roof sections. Care should be exercised to provide protection for the interior of the building and to ensure water does not flow beneath any completed sections of the membrane system.
- D. Do not disrupt activities in occupied spaces.

- E. Before beginning work, the roofing contractor must secure approval from the building owner's representative for the following:
 - 1. Areas permitted for personnel parking.
 - 2. Access to the site.
 - 3. Areas permitted for storage of materials and debris.
 - 4. Areas permitted for the location of cranes, hoists and chutes for loading and unloading materials to and from the roof.
- F. Interior stairs or elevators may not be used for removing debris or delivering materials, except as authorized by the building owner's representative.

1.12 WARRANTY

- A. Section 01 70 00 - Execution and Closeout Requirements: Requirements for warranties.
- B. Furnish 30-year manufacturer's warranty including coverage of materials and installation and resulting damage to building resulting from failure to resist penetration of moisture. Warranty must be transferable with no dollar amount limitation and a minimum 72 Mph wind speed coverage.
 - 1. Furnish 2-year warranty on workmanship by Roofing Contractor.
 - 2. Provide all testing, inspections, and surveys required to obtain the specified roof system warranty.

1.13 SAFETY

- A. The contractor shall be solely responsible for all means and methods as they relate to safety and shall comply with all applicable local, state and federal requirements. All related personnel shall be instructed daily of the full-time requirement to maintain a safe environment for the contractors personnel and facility's occupants.

PART 2 PRODUCTS

2.1 SINGLE PLY ROOFING - FULLY ADHERED

- A. Manufacturers:
 - 1. Versico; VersiGard (.090 m non-reinforced)
 - 2. Firestone Building Products Co.; RubberGard Max (.090 m non-reinforced)
 - 3. Carlisle SynTec Systems; Sure-Seal Design 'A' (.090 m non-reinforced)
 - 4. Substitutions: Section 01 60 00 - Product Requirements.

2.2 COMPONENTS

- A. All components of the roof system shall be manufactured, supplied, or accepted in writing by the roof system manufacturer.
- B. Membrane: 90-mil thick, non-reinforced black EPDM membrane.
- C. Adhesive Materials:

1. Field Membrane and Flashing Adhesive: Cold-applied synthetic polymer bonding adhesive as recommended by membrane manufacturer.
 2. Thinner and Primers: As recommended by adhesive manufacturer, compatible with sheet membrane.
- D. Insulation: ASTM C1289, Type II, Class I, faced rigid cellular polyisocyanurate roof insulation, with the following characteristics:
1. Board Density: 2.0 pcf nominal.
 2. Compressive Strength: 20 psi minimum (Grade 2).
 3. Tapered panels shall have manufactured slope and minimum thicknesses as indicated on the Drawings.
 4. Thermal Resistance: Long Term Thermal Resistance (LTTR) R-Value: 5.7/inch.
- E. Base Sheet: SBS-modified asphalt base sheet meeting ASTM D6163 Type 1, Grade S for SBS-modified bituminous sheet materials using glass fiber reinforcements.
1. Mechanically attach to existing LWC decking with fasteners and plates as recommended and approved by the roof system manufacturer.
- F. Coverboard: ½" High-Density Polyisocyanurate meeting ASTM C1289, Type II, Class 4, Grade 1 (109 psi max.)
- G. Insulation and Coverboard Adhesive: Low-rise, two component polyurethane adhesive as recommended and approved by the roof system manufacturer.

2.3 ACCESSORIES

- A. Sealant: One component urethane, non-sag, non-curing, gun grade elastomeric sealant provided by the roof system manufacturer.
- B. Joint Filler: Extruded closed-cell polyethylene foam or polyethylene jacketed polyurethane foam, non-bleeding, non-staining, oversized 30 to 50 percent.
- C. Surface Mounted Termination: Extruded aluminum termination bar and related fasteners by roof system manufacturer.
- D. Provide all adhesives, fasteners, tape, sealants and primer/solvent materials as recommended by membrane manufacturer.

PART 3 EXECUTION

3.1 EXAMINATION

- A. Inspect existing conditions prior to commencing work, including elements subject to damage or movement during work of this section.
- B. After uncovering existing work, inspect conditions affecting performance of work.
- C. Verify surfaces and site conditions are ready to receive Work.

- D. Verify substrate is clean and smooth, free of depressions, waves, or projections, properly sloped to drains and valleys, and suitable for installation of roof system.
- E. Verify substrate surfaces are dry and free of snow or ice.
- F. Verify roof openings, curbs, pipes, sleeves, ducts, and vents through roof are solidly set, and reglets, and crickets are in place.

3.2 PREPARATION

- A. Remove all loose debris from the deck surface.
- B. The substrate surface shall be free of standing water, ice, or snow.

3.3 INSTALLATION

- A. Insulation Application:
 - 1. Lay boards with edges in moderate contact without forcing. Cut insulation to fit neatly to perimeter blocking and around penetrations through roof. Stagger joints horizontally and vertically if multiple layers are provided.
 - 2. Insulation shall be mechanically attached to existing roof deck as recommended and approved by the roof system manufacturer.
 - 3. Apply no more insulation than can be covered in the same day.
- B. Membrane Application:
 - 1. Consult manufacturer's published installation instructions for complete installation information.
 - a. Begin installation of roofing membrane in the presence of roof system manufacturer's technical personnel.
 - b. The roofing membrane shall be fully adhered to properly installed and prepared substrate surface. The surface shall be clean, dry, smooth, and free from contamination.
 - c. Attach membrane with full coverage of cold adhesive to properly installed and prepared substrate in accordance with the roof manufacturer's published installation instructions.
 - d. The membrane shall be cut to fit neatly around all penetrations and roof projections.
- C. Flashings and Accessories:
 - 1. Apply flexible flashings to seal membrane to vertical elements.
 - 2. Fabricate roofing control and expansion joints to isolate roof into areas as indicated on Drawings. Make joints watertight.
 - 3. Coordinate installation of related flashings.
 - 4. Seal flashings and flanges of items penetrating membrane.
- D. Execute work by methods to avoid damage to other work, and which will provide appropriate surfaces to receive patching and finishing.

- E. Refinish surfaces to match adjacent finish. For continuous surfaces, refinish to nearest intersection or natural break. For an assembly, refinish entire unit.
- F. Fit work water-tight to pipes, sleeves, ducts, conduit, and other penetrations through surfaces.

3.4 FIELD QUALITY CONTROL

- A. Section 01 40 00 – Quality Requirements.
- B. Require site attendance of roofing materials' manufacturers prior to, during, and after installation of the Work.

3.5 CLEANING

- A. Section 01 70 00 – Execution and Closeout Requirements
- B. In areas where finished surfaces including the roofing membrane surface are soiled by Work of this section, consult manufacturer of surfaces for cleaning advice and conform to their documented instructions.
- C. The contractor must take all precautions necessary to protect the finished roof surface from being soiled by roofing asphalt or other work of this section. Clean, repair or replace defaced or disfigured finishes caused by Work of this section prior to substantial completion.

3.6 PROTECTION OF INSTALLED CONSTRUCTION

- A. Section 01 70 00 - Execution and Closeout Requirements: Protecting installed construction.
- B. The contractor must take all precautions necessary to protect areas of finished roof surface from being soiled during construction. Provide surface protection where traffic must continue over finished roof membrane.

END OF SECTION