



## **Project Manual for: Evidence Building Roofing Project ✓ Roofing**

### **City of Pomona**

- **Evidence Roof  
910 W Fourth Street, Pomona, CA, 91766**

### **PROJECT DOCUMENTS**

**October 14, 2025**

**Owner: City of Pomona**

**505 South Garey Avenue,  
Pomona, CA, 91766**

**Omnia Partners**

**Proposal & Service Request Number:**

- Evidence CPN Is CA-4-25-02-1015-350752 / 5068810



*2025 Roofing Improvements*  
City of Pomona- Evidence Building Re-Roof

SECTION 00 21 13 – INSTRUCTIONS FOR QUOTATIONS

PART 1 - GENERAL

1.1 NOTICE OF OMNIA PARTNERS CUSTOMER PROPOSAL AND SPECIFICATIONS

- A. The City of Pomona, will receive sealed OMNIA PARTNERS CUSTOMER PROPOSALS via email, not later than 2:00 p.m. on Tuesday October 14, 2025, for the following roof improvements:
- B. City of Pomona, Evidence Building Re-Roof
1. 910 W Fourth Street
  2. Pomona, CA, 91766
- C. Quotations shall be emailed to the Tremco Rep, and addressed as follows:
1. Jason Djapri, Associate Engineer
  2. City of Pomona
  3. 505 South Garey Avenue,
  4. Pomona, CA, 91766
- D. All correspondence shall bear the following identifications:
1. Quotation for Evidence Building Re-Roof
  2. City of Pomona 2025 Omnia Roofing project
  3. Omnia Partners CUSTOMER PROPOSAL NUMBER: R230404-CA-R230404-321504, SERVICE REQUEST NO: 5070157
- E. Contact Information:
1. Client:  
City of Pomona  
505 South Garey Avenue,  
Pomona, CA, 91766
  2. Administration (Point of Contact for Procedural Questions):  
Jason Djapri  
Associate Engineer  
City of Pomona  
505 South Garey Avenue  
Pomona, CA, 91766  
E-mail: [jason.djapri@pomonaca.gov](mailto:jason.djapri@pomonaca.gov)
  3. Technical (Point of Contact for Installation Questions):  
Mark Bandini  
Field Advisor  
Tremco Roofing & Building Maintenance  
A7630 Cherry Ave  
Fontana, CA, 92336  
Cell: [909-800-0502](tel:909-800-0502)  
E-mail: [mbandini@tremcoinc.com](mailto:mbandini@tremcoinc.com)
- F. Pre Quotation Meeting:

*2025 Roofing Improvements*

City of Pomona- Evidence Building Re-Roof

A **MANDATORY** PRE-QUOTATION MEETING was held at the Evidence Building, 910 W 4<sup>th</sup> Street, Pomona, CA, 91766 on Monday September 29, 2025 for the purpose of reviewing the project specifications, project documents, contractor qualifying requirements and a tour of all proposed roof areas.

1. Specifications and proposal documents will be provided following the meeting.
2. Each contractor(s) shall examine the roof area(s) hereafter described as the Project and be familiar with existing conditions.



April 6, 2026

Contractor: City of Pomona

Fax No/Email: Email

Attention: \_\_\_\_\_

**PROPOSAL**

**Project: City of Pomona Evidence Building**

Thank you for the opportunity of providing you with a proposal for the above-mentioned project. This proposal is to furnish you with the following scope of work:

Spec sections:

***Roof Systems per TPO and TPO MAX Membrane Roofing***

- 1. ***TREMCO TPO Roofing System: Supply and install a new TPO roof system to include 45 mil MA membrane, coverboard, tapered rigid insulation and rigid roof insulation as shown Tremco specs , membrane turn up at curbs and perimeters as shown, membrane boots at penetrations, manufacturer’s warranty and installer’s warranty per spec.***  
related to our work.

Demo existing roof system to substrate.  
 Replace plywood substrate 500 sf base bid .  
 Remove termite wood damaged at different location per report at wood Beams .  
 Install 2 inch Poly -Iso MA.  
 Install coverboard MA.  
 Install 45 Mil TPO MA.  
 Install 2 new scuppers and leader heads.  
 Seal top of coping at all seams.  
 Provide 2-year warranty.  
 Provide 15-year warranty.

Base Bid price .....	\$229,500.00
Alternate #1 Install R-19 with cover under .....	\$45,000.00
Alternate#2 Price TPO Max.....	\$311,700.00

Unit cost plywood replacement.....\$12.50 sf

**Exclusions in base bid:**

Permanent fall protection anchors, skylights, cover board on vertical surfaces, opening holes for vents, temporary roof, interior protection, structural concrete repairs, certified QC on site, structural modifications, engineering, modification to any mechanical platforms and or HVAC curbs needed to flash roof system, installing platform and or Curbs of any kind, HVAC, electrical, mechanical, plumbing, painting, protection of installed roofing, demolition of any kind, batt insulation( Alternate), rough carpentry, blocking, sub framing, structural decking, field painting, caulking & sealants not related to our work.

**Bid is good for 60 days**

Bond Rate: 1.5% ( included)  
Insurance Coverage: \$5 million  
Union: Yes  
Lic # 689961  
Permit Fee: Not Included  
DIR 1000002763

If you have any questions, please call Jesus Ramirez via cell phone at (714) 493-7619

Sincerely,

Jesus Ramirez  
Project Manager  
Cell # (714) 493-7619  
Email: [jramirez@letner.com](mailto:jramirez@letner.com)

## 2.2 PROVISIONS FOR OMNIA #R230404, #R241608 and R220904

### Additional Terms and Conditions

1. **Alcohol/Tobacco/Non-Prescription Drugs.** Contractor's employees and any approved subcontractor(s) employees shall strictly adhere to Member's policies relating to alcohol, tobacco and non-prescription drugs. Smoking will only be permitted in posted designated areas off premises. In no event shall any of Contractor's employees or any approved subcontractor(s) employees use, possess, consume or sell any alcohol, tobacco or non-prescription drugs while on site. Any violation may result in the immediate termination of Contractor or any approved subcontractor(s).
2. **Assignment.** No right or interest in this contract shall be assigned or transferred by Contractor.
3. **Audit Rights.** Contractor shall, at its sole expense, maintain appropriate records of all projects performed through the Contract in accordance with Generally Accepted Accounting Principles ("GAAP") and good construction accounting practices. Contractor shall maintain such records for a period of no less than three (3) years after the date of final payment (five (5) years for projects in New Jersey) (the "Retention Period") and shall make such records available to Tremco, the Cooperative or Lead Agency at any reasonable time, upon request, during the Retention Period. Records of projects performed in New Jersey shall also be made available during the Retention Period to the New Jersey Office of the State Comptroller upon request.
4. **Bonding.** The Contractor is required to be knowledgeable and current on all statutory requirements for bonding. Upon execution of a contract with a Member or upon issuance of a Purchase Order by a Member to Contractor, Contractor shall provide payment and performance bonds as required by and consistent with the applicable laws of the state in which the work is being performed. However, it is at the Member's sole discretion at the time of contract execution to require bonding at one-hundred percent of the price specified in the contract.
5. **Buy American Requirement.** (For New Jersey, Kentucky, and all other applicable States) Contractor may only use unmanufactured construction material mined or produced in the United States, as required by the Buy American Act. Where trade agreements apply, to the extent permitted by applicable law, then unmanufactured construction material mined or produced in a designated country may also be used. Contractor is required to check state specific requirements to ensure compliance with this requirement. [NOTE: Buy American requires that 51% of the components in a finished product must be made/manufactured in the USA. It will be incumbent on the Contractor to ensure they are compliant with this provision.]
6. **Certificates of Insurance.** Within fourteen days, but prior to commencement of work, Contractor shall provide a certificate of insurance ("COI") showing the Cooperative or the Lead Agency named, the Member and the manufacturer of the roofing system being installed shall be named as additional insured parties. The insurance company shall be licensed in the

applicable state in which work is being conducted. The Contractor shall give the Member a minimum of ten (10) days' notice prior to any modifications or cancellation of policies. The awarded Contractor shall require all subcontractor(s) performing any work to maintain coverage as specified. At a minimum:

- (a) worker's compensation, as required by the laws of the State of member;
- (b) commercial general liability for bodily injury and/or property damage in an amount of not less than \$1,000,000 single limit, per occurrence;
- (c) automobile liability for bodily injury and/or property damage in an amount of not less than \$1,000,000 single limit, per occurrence.

In the event the Member requires higher insurance requirements, those requirements will prevail.

7. **Change Orders.** Except for any unforeseen circumstances, or force majeure events, any Contractor-initiated change orders should be avoided. All change orders must be supported by RS Means. See Pricing. All change orders must be approved by the Member prior to commencing the additional work.
8. **Cleanup.** Contractor shall clean up and remove all debris and rubbish resulting from their work as required or directed by the Member. Upon completion of the work, the premises shall be left in good repair and in an orderly, neat, clean and unobstructed condition.
9. **Compliance with Trade Restrictions.** (A) Except as authorized by the Office of Foreign Assets Control (OFAC) in the Department of Treasury, the Contractor warrants that it shall not acquire, for use in the performance of any NCCN project, any supplies or services if any proclamation, Executive order, or statute administered by OFAC, or if OFAC's implementing regulations at 31 CFR Chapter V, would prohibit such a transaction by a person subject to the jurisdiction of the United States. (B) Except as authorized by OFAC, most transactions involving Cuba, Iran and Sudan are prohibited as are most imports from Burma or North Korea, into the United States or its outlying areas. Lists of entities and individuals subject to economic sanctions are included in OFAC's List of Specially Designated Nationals and Blocked Persons at <https://home.treasury.gov/policy-issues/financial-sanctions/specially-designated-nationals-and-blocked-persons-list-sdn-human-readable-lists>. More information about these restrictions, as well as updates, is available in the OFAC's regulation at 31 CFR Chapter V and/or on OFAC's website at <https://home.treasury.gov/policy-issues/financial-sanctions/additional-ofac-resources/ofac-legal-library/code-of-federal-regulations-cfr>.
10. **Current Products.** Proposals shall be for materials in current production, within shelf life of the manufacturer, free from defects, fully tested, provided as per manufacturer's requirements, sold or manufactured via legal and reputable channels, not misbranded and marketed to the general public and public agencies at the time the proposal is submitted.
11. **Delivery.** Contractor shall deliver materials purchased through the Contract to the Member pursuant to the terms of the Purchase Order. Conforming product shall be shipped within seven (7) days of receipt of Purchase Order. If delivery is not or cannot be made within this

time period, the Contractor must receive written authorization from the Member for the delayed delivery. The Member may cancel the order if estimated shipping time is not acceptable.

- 12. Disclosures.** Contractor affirms that it has not given, offered to give, nor intends to give at any time hereafter any economic opportunity, future employment, gift, loan, gratuity, special discount, trip, favor or service to a public servant in connection with a contract between the Contractor and a Member. Contractor should include in its NCCN application a complete description of any relationships that might be considered a conflict of interest in doing business with Members. The Contractor affirms that, to the best of its knowledge, any proposal has been arrived at independently, and is submitted without collusion with anyone to obtain information or gain any favoritism that would in any way limit competition or give an unfair advantage over other contractors in the award of a contract.
- 13. Duty to Keep Current.** Contractor and primary subcontractor(s) shall maintain in current status all federal, state and local licenses, bonds and permits required for the operation of the business conducted by Contractor and/or its primary subcontractor(s). Contractor and primary subcontractor(s) shall remain fully informed of and in compliance with all laws, ordinances, rules, code, and regulations pertaining to the lawful provision of any services it provides through the Contract.
- 14. Employment Eligibility.** Where applicable, Contractor warrants that it shall be and remain in compliance with the Federal Immigration and Nationality Act (FINA) and the Immigration Reform and Control Act (IRCA), and any other federal and state immigration laws and regulations. The Contractor further warrants that it is and shall remain in compliance with the various employment state statues of the states it will operate in. The Member may request verification of compliance from any Contractor or subcontractor(s) performing work under the Contract. The Member reserves the right to confirm compliance in accordance with applicable laws. Compliance should be in accordance with the E-Verify Employee Eligibility Verification Program.
- 15. Environmental Compliance.** Contractor and any approved subcontractor(s), will be trained on the handling and application of hazardous materials and chemicals, including the disturbance or dismantling of structures containing hazardous materials in compliance with 29 CFR 1910 and 1926. Contractor agrees to comply with requirements for disposal, removal or demolition of asbestos or asbestos-containing materials within the requirement of 40 CFR, Part 61, and Subpart A. Contractor agrees to comply with the OSHA standard regarding communication of first-aid treatment and location of first-aid treatment with all employees and any subcontractor(s). All waste material will be handled in compliance with OSHA 29 CFR 1926.252.
- 16. Equal Opportunity and Non-Discrimination.** The Contractor and its subcontractor(s) will comply with all applicable federal and state laws, rules, regulations and executive orders governing equal employment opportunity, immigration, and non-discrimination, including but not limited to the Americans with Disabilities Act.

17. **FEMA.** If performing work for Member who is requesting reimbursement from FEMA, Contractor shall follow all FEMA requirements of Appendix II to 2 CRFR Part 200 as may be amended or changed from time to time.
18. **Fingerprint & Background Checks.** If required to provide services on school district property, Contractor shall submit a full set of fingerprints to the school district if requested of each person or employee and subcontractor(s), if any, who may provide such service. Alternately, the school district may fingerprint those persons or employees. The district shall conduct a fingerprint check in accordance with the appropriate state and federal laws of all contractors and subcontractors and their employees for which fingerprints are submitted to the district. Contractor and subcontractor(s) shall not provide services on school district properties until authorized by the district. The Contractor shall comply with fingerprinting requirements in accordance with appropriate statutes in the state in which the work is being performed unless otherwise exempted. Contractor shall comply with governing board policy in the school district in which work is being performed.

Contractor shall perform the appropriate background checks of any personnel that will be performing the services within the proximity of minors. Contractor shall notify the Member of any proposed employee who has been convicted, pled guilty or pled "no contest" to a criminal offense, and the Member reserves the right to reject the proposed employee with a criminal background. No person employed by the Contractor who has been found guilty of any criminal offenses shall be allowed into the work site without prior written approval of the Member.

19. **Indemnity.** Contractor shall defend, indemnify, and hold harmless Tremco, the Cooperative, Lead Agencies and Cooperative Members, administrators, employees and agents, and the manufacturer of the roofing system being installed, against all claims, damages, losses and expenses, including but not limited to reasonable attorneys' fees, arising out of, resulting from or related to the actions or omissions of the Contractor, Contractor employees or Contractor subcontractor(s) in connection with execution of or performance under a contract with a Member, including any supplemental agreements with a Member. Any litigation involving either a Cooperative or its Lead Agencies, its administrators and employees and agents will be in the county requested of the Cooperative or its Lead Agencies. Any litigation involving a Member will be in the jurisdiction of the Member.
20. **Inspection & Acceptance.** Title and risk of loss shall not pass to a given Member until receipt and acceptance of the products at the point of delivery and/or installation. If defective or incorrect material is delivered, the Member may make the determination to return the material to the Contractor at no cost to the Member. The Contractor agrees to pay all shipping costs for the return shipment. Contractor shall be responsible for arranging the return of the defective or incorrect material.
21. **Interpretation, Enforcement and Forum of Laws.** For disputes between the Member and the Contractor, any agreement shall be governed by, construed, interpreted, and enforced solely in accordance with the laws of the state in which the Member resides and the venue of any action shall lie in such state.

- 22. Invoices.** The awarded Contractor shall submit invoices to the Member clearly indicating the following: **“Per OMINA Contract # R230404 – Contractor Network; Certified Proposal Number CA-R230404-321504”**.
- 23. Legal Obligation to Comply with all Applicable Laws.** It is the Contractor’s responsibility to be aware of and comply with all local, state, and federal laws, statutes, rules, regulations and orders in effect. This includes laws and regulations pertaining to labor, wages, hours and other conditions of employment in effect. The laws of the state of the respective Member shall govern any resulting contract. All applicable laws and regulations must be followed even if not specifically identified herein.
- 24. Liquidated Damages.** The Member may suffer financial loss if the project is not substantially complete or products or services are not delivered on the established date. The Contractor (or, if applicable, surety) shall be liable for and shall pay to the Member, not as a penalty, the sums that may be hereinafter agreed upon as liquidated damages per calendar day of delay until the work and/or delivery is determined by Member to be complete and/or delivered. Liquidated damages will be agreed upon on a project-by-project basis between the Contractor and the Member.
- 25. Manufacturer Certification or Approval.** Contractor warrants and certifies that it has the necessary approval or certification from the manufacturer to install and/or maintain the manufacturer’s roofing system(s) to deliver to Members a manufacturer’s warranty, including but not limited to entering into any authorized or similar contractor agreements required by the manufacturer. Contractor will not submit a proposal to be awarded a project through the NCCN to install a roofing system for which it cannot deliver a manufacturer’s warranty to the Cooperative Member. Contractor shall do no work that would or could void any manufacturer’s warranty.
- 26. Order of Precedence.** Contractor understands and acknowledges that the terms and conditions, if any, of the Cooperative Member will take precedent over any other terms and conditions. In addition, it is incumbent on Contractor to make any subcontractor(s) aware of, and to provide subcontractor(s) with, the terms and conditions of Member as well as the terms and conditions outlined herein.
- 27. OSHA Compliance.** All field processes and procedures must comply with applicable OSHA general and construction industry standards and regulations. For employees of Contractor or any subcontractor(s), a minimum of 10-hours of OSHA training is required. For any supervisory personnel of Contractor or any supervisors of any subcontractor(s), a minimum of 30-hours of OSHA training is required.
- 28. Payments.** The Member will make payments directly to the Contractor. Payment shall be made after satisfactory performance, in accordance with all provisions thereof, and upon receipt of a properly completed invoice.
- 29. Permits.** It is the responsibility of the Contractor to obtain all necessary permits required by law.

- 30. Preparation.** Contractor shall not begin a project where Member has not prepared the site, unless Contractor does the preparation work at no cost, or until Member includes the cost of site preparation in a Purchase Order.
- 31. Prevailing Wage.** It is the responsibility of the Contractor to comply, when and where applicable, with the prevailing wage legislation in effect in the jurisdiction of the project location. It shall further be the responsibility of the Contractor to monitor the prevailing wage rates as established by the appropriate Department of Labor for any increase in rates during the term of a contract and adjust wage rates accordingly.
- 32. Pricing.** Any product or service offered must have pricing that can be audited by Member, Cooperative and any Lead Agency, if applicable, or Tremco. Pricing must follow the format outlined below:

The awarded Contractor must provide a RS Means line item estimate to validate their proposal amount, and represents a maximum allowable price. A copy of the RS Means line item estimate must be provided to your Tremco representative along with a copy of the purchase order and/or contract entered into with the Member.

Pricing under the Contractor Network is based on RS Means used to validate your proposal, upon award via an independent estimator. If the Contractor cannot perform the RS Means Estimate, contact your Tremco representative for contact information for an independent estimator. The RS Means method of pricing cannot exceed the JOC coefficients submitted by Tremco in their response. Contact your Tremco representative for a copy of the coefficients.

Multiplier/factor to be applied to the R.S. Means costs for the Omnia Partners National Cooperative Contractor Network: Discount coefficient for standard hours of .93 and for non-standard hours a positive coefficient of 1.25. The markup percentage on non pre-priced items is 15%.

Price gouging is prohibited. Contractor shall not sell goods or services during a declared state of emergency at a price that is in excess of ten percent (10%) above the price that existed immediately prior to the declaration.

- 33. Prime Contractor.** Contractor acknowledges that they are the Prime Contractor when performing work under any Tremco Cooperative Contracts. The scope of work to be performed under WTI's Cooperative Contracts is limited to roofing, building envelope, air barrier, and all related work.
- 34. Product Performance.** All roof systems must meet the regulatory requirements of the International Building Code, all applicable state and local codes for public buildings, including, but not limited to, UL 790, Class A and FM Class I, 1-90 Fastening Standards, and site specific, as well as building specific, wind uplift requirements as well as stipulated manufacturer's requirements for warranty. The Contractor will comply with the latest, most stringent industry-standard construction details published by the National Roofing Contractors

Association's (NRCA) Roofing and Waterproofing Manual, most recent edition, as may be updated or amended.

35. **Project Compliance.** Project will be completed in full accordance with all project specifications and drawings and shall be merchantable of good quality and workmanship and free from defect. All services to be performed in a professional and workmanlike manner in conformity with industry standards by persons reasonably suited by skill, training, and experience for the type of services they are assigned to perform. Contractor and any subcontractor(s) shall have at least three (3) years of experience in the skill being provided.
36. **Project Documents.** Contractor will deliver services to Members on projects in which it is the successful proposer under the Cooperative Contract in a good and workmanlike manner and in strict compliance with the specifications and other construction documents applicable to the project and the Contractor's scope of work.
37. **Proposals.** Contractor will contact their Tremco representative to receive a Customer Proposal Number (CPN) that must be included on any proposal(s) and invoice(s) submitted to the Cooperative Member. Each CPN will be Contract and customer specific and cannot be reused on any other proposal.
38. **Proposal Bond: MICHIGAN ONLY.** A certified or cashier's check or proposal bond payable to the order of Public Agency, City, State for not less than five (5%) percent of the greatest amount for which a contract can be awarded must accompany the proposal.
39. **Purchase Orders.** Purchase Orders will be issued by the Member to the awarded Contractor indicating on the Purchase Order "**Per OMINA Contract R230404 –Contractor Network; Certified Proposal Number CA-R230404-321504**". Contractor must submit a copy of each purchase order to their Tremco representative at the time of order entry which allows Tremco to administer the program.
40. **Registered Sex Offender Restrictions, Felony Conviction Notice and Child and Sex Offender Notice.** Contractor and their approved subcontractor(s), if any, selected to perform projects through the NCCN will be required to complete and submit a Felony Conviction Notice and Child and Sex Offender Notice for personnel. These forms will be submitted to the Member as required. For work to be performed at schools, Contractor agrees that no employee or employee of a subcontractor who has been adjudicated to be a registered sex offender will perform work at any time when students are or are reasonably expected to be present. Contractor agrees that a violation of this condition shall be considered a material breach and may result in the cancellation of the Purchase Order at the Member's discretion. Contractor must identify any additional costs associated with compliance of this term. If no costs are specified, compliance with this term will be provided at no additional charge.
41. **Safety Measures.** Contractor shall take all reasonable precautions for the safety of employees on the worksite and shall erect and properly maintain all necessary safeguards for protection of workers and the public. Contractor shall post warning signs against all hazards created by its operation and work in progress. Proper precautions shall be taken pursuant to

state law and standard practices to protect workers, the general public and existing structures from injury or damage.

- 42. Stored Materials.** Upon prior written agreement between the Contractor and Member, payment may be made for materials not incorporated in the work but delivered and suitably stored at the site or some other location, for installation at a later date. An inventory of the stored materials must be provided to Member prior to payment. Such materials must be stored and protected in a secure location and be insured for their full value by the Contractor against loss and damage. Contractor agrees to provide proof of coverage and/or the addition of Member as an additional insured upon Member's request. Additionally, if stored offsite, the materials must also be clearly identified as property of buying Member and be separated from other materials. Member must be allowed reasonable opportunity to inspect and take inventory of stored materials, on or offsite, as necessary. Until final acceptance by the Member, it shall be the Contractor's responsibility to protect all materials and equipment. The Contractor warrants and guarantees that title for all work, materials and equipment shall pass to the Member upon final acceptance.
- 43. Subcontractors.** It is the responsibility of the Contractor to ensure all subcontractors are aware of and adhere to the terms and conditions outlined in this document.
- 44. Suspended or Disbarred.** The Contractor warrants that it, nor any subcontractor(s), has not been debarred, suspended or otherwise ineligible for the award of federal, state or local government contracts.
- 45. Tax Exempt Status.** It is the Contractor's responsibility to know and comply with the tax laws in the State specific locality where the Contractor is performing work for a Member. If not tax exempt, the Contractor will assume all liability for all applicable taxes to be collected and paid to the appropriate taxing authority. All applicable taxes must be listed as a separate item on all cost proposals and invoices.
- 46. Warranty Conditions.** All materials, equipment and services shall include manufacturer's minimum standard warranty and a two-year (2) labor warranty unless otherwise agreed to in writing. All designs for roof replacements shall be for systems with a life of 20 or more years.
- 47. Weapons, Explosive Devices and Fireworks.** Contractor agrees that it, its employees and subcontractor(s) shall not use, possess, display or store any weapon, explosive device or fireworks on the Member's site.

**2025 Roofing Improvements- City of Pomona**  
Evidence Building Re-Roof

PART 1 - SECTION 00 21 15 – SELECTION CRITERIA & EVALUATION

- A. Proposals are to include the information requested in the sequence and format prescribed. Organizations submitting may provide additional information further describing their capabilities and experience.
- B. Award of the Contract resulting from this solicitation shall be under the selection process described herein. A committee appointed by the Owner will evaluate Proposals submitted in response to this solicitation.
- C. Each of the criteria has been assigned an appropriate weight by the Owner as set forth below. Following an analysis and evaluation of the proposals, ranking of the Offeror's will be made based upon the selection criteria. Subjective judgment on the part of the Owner is implicit in the criteria selection process. The selection process permits placing technical considerations above total price. Therefore, the Owner reserves the right to award to other than the lowest proposed price.
- D. Within 45 days after the opening of the proposals, the Owner shall evaluate and rank each proposal submitted in relation to the selection criteria. The Owner reserves the right to interview any proposer. Once the Offeror's have been ranked, the Owner may negotiate with the first ranked Offeror. If the Owner is unable to come to terms with the first ranked Offeror, discussions will be terminated, and the Owner will proceed to the next ranked Offeror and repeat the process until a contract agreement is reached or all proposals are rejected.
- E. Any Proposal may be considered unacceptable if the committee determines it fails to comply with the specified criteria, or if the proposal does not provide adequate information in technical and/or price proposals, as specified.
- F. The Owner will evaluate the proposals submitted based upon the selection criteria described below:
  - 1. The purchase price. (10 points)
  - 2. The reputation of the vendor and of the vendor's goods and services. (10 points)
  - 3. The quality of the vendors' goods or services. (20 points)
  - 4. The extent to which the goods or services meet the district's needs. (20 points)
  - 5. The vendor's past relationship with the district. (10 points)
  - 6. The vendor's safety record. (10 points)
  - 7. The long-term cost to the district to acquire the vendor's goods or services. (10 points)
  - 8. Any other relevant factor that a private business entity would consider in selecting a vendor. (10 points)
- G. A proposal may not be modified, withdrawn, or canceled by an Offeror for a period of sixty (60) days after the last date specified for receipt of proposals. Prior to the last date specified for receipt of proposals, a proposal may be modified or withdrawn by notice to the Owner at the place designated for receipt of proposals. Such notice shall be in writing and executed by the Offeror. Any modification shall be worded so as not to reveal the amount of the original proposal. Any proposal withdrawn may be resubmitted within the time designated for the receipt of proposals.

## 2025 Roofing Improvements- City of Pomona

### Evidence Building Re-Roof

- H. The Owner may request from Offeror a written interpretation of any term or statement in the proposal that is or appears unclear or subject to more than one interpretation and may act upon such written interpretation. Conditional proposals will not be accepted. The Owner shall have the right to reject all proposals, to reject a proposal not accompanied by the required security, to reject a proposal that is in any way incomplete, irregular, or nonconforming, or to reject a proposal that may otherwise be legally rejected for any reason. To the extent allowed by law, the Owner may waive any informality in any proposal. Unless the Owner rejects all proposals, the Owner intends to award the Contract to the Offeror that offers the best value to the Owner based on the listed selection criteria. If the Owner is unable to reach a contract agreement with the selected Offeror, the Owner shall terminate further discussions and proceed to the next Offeror in the order of the selection ranking until a contract agreement is reached or all proposals are rejected. Time is of the essence, and the award of the contract to the successful Offeror is expressly conditioned upon (i) the Offeror's execution and delivery of the contract, and delivery of all required payment and performance bonds and evidence of insurance, within ten (10) calendar days after the successful Offeror is notified of the acceptance of its proposal, and (ii) the Offeror's timely fulfillment of any and all other preconditions expressly set forth in the Contract Documents. Should the Offeror fail to timely execute and deliver the contract, required bonds, evidence of insurance, or fail to timely fulfill any other such preconditions, the Owner may, at its option and discretion, without releasing, impairing, or affecting its right to receive the security as damages for such failure, rescind the award and thereafter negotiate with and award the contract to the next ranked Offeror, or may reject all proposals. There will be no contractual obligation on the part of the Owner to any Offeror, nor will any Offeror have any property interest or other right in the contract or work being proposed unless and until the contract is unconditionally executed and delivered by all parties, and all conditions to be fulfilled by the Offeror have either been so fulfilled by the Offeror or waived in writing by the Offeror or waived in writing by the Owner. Each Offeror by submission of a proposal waives any claims it has or may have against the Architect, its consulting engineers and their employees, or any other consultants, and the Owner, its trustees, officers, and employees, connected with or rising out of the proposal administration, proposal evaluation, proposal recommendation, the award of the contract, or the rejection of any proposals.

## SECTION 075423 - THERMOPLASTIC POLYOLEFIN (TPO) ROOFING

### PART 1 - GENERAL

#### 1.1 SUMMARY

##### A. Section Includes:

1. Mechanically-fastened thermoplastic polyolefin (TPO) roofing system on wood deck, including:
2. Roof insulation.
3. Roof insulation cover board.
4. Walkway material.

#### 1.2 DEFINITIONS

- ##### A. Roofing Terminology: Refer to ASTM D1079 "Standard Terminology Relating to Roofing and Waterproofing" and applicable edition of NRCA's "The NRCA Roofing Manual: Membrane Roof Systems" and NRCA's Glossary for definition of terms related to roofing work in this Section.

#### 1.3 PREINSTALLATION MEETINGS

##### A. Preinstallation Roofing Conference: Conduct conference at Project site.

1. Meet with Owner, Owner's insurer if applicable, testing and inspecting agency representative, roofing Installer, roofing system manufacturer's representative and installers whose work interfaces with or affects roofing, including installers of roof accessories and roof-mounted equipment.
2. Review drawings and specifications.
3. Review methods and procedures related to roofing installation, including manufacturer's written instructions.
4. Review and finalize construction schedule and verify availability of materials, Installer's personnel, equipment, and facilities needed to make progress and avoid delays.
5. Examine substrate conditions and finishes for compliance with requirements, including flatness and fastening.
6. Review structural loading limitations of roof deck during and after roofing.
7. Review base flashings, special roofing details, roof drainage, roof penetrations, equipment curbs, and condition of other construction that will affect roofing system.

8. Review governing regulations and requirements for insurance and certificates if applicable.
9. Review temporary protection requirements for roofing system during and after installation.
10. Review roof observation and repair procedures after roofing installation.

#### 1.4 ACTION SUBMITTALS

- A. Product Data: For each type of product indicated.

#### 1.5 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For Installer, Manufacturer and Roofing Inspector.
  1. Include letter from Manufacturer written for this Project indicating approval of Installer.
- B. Contractor's Product Certificate: Submit signed certification, on company letterhead, indicating products intended for Work of this Section, including product names and numbers and manufacturers' names, with statement indicating that products to be provided meet the requirements of the Contract Documents.
- C. Manufacturer Certificates:
  1. Submit evidence of compliance with requirements specified in "Performance Requirements" Article.
    - a. Include: Wind uplift resistance submittal.
  2. Product Compatibility: Indicate manufacturer has verified compatibility of roofing system components, including but not limited to: Roofing membrane, flashing sheets, adhesives, and sealants.
- D. Warranties: Unexecuted sample copies of special warranties.
- E. Inspection Reports: Reports of Roofing Inspector. Include weather conditions, description of work performed, tests performed, defective work observed, and corrective actions taken to correct defective work.
  1. Submit reports within 24 hours after inspection.
- F. Manufacturer's Instructions: Submit copy of manufacturer's written installation instructions for specified roofing system.

#### 1.6 CLOSEOUT SUBMITTALS

- A. Executed copies of warranties.
- B. Maintenance Data: To include in maintenance manuals.

## 1.7 QUALITY ASSURANCE

- A. **Installer Qualifications:** An employer of workers trained and certified by manufacturer, including a full-time on-site supervisor with a minimum of five years' experience installing products comparable to those specified, able to communicate verbally with Contractor, and employees, and qualified by the manufacturer to install manufacturer's product and furnish warranty of type specified.
- B. **Manufacturer Qualifications:** Approved manufacturer listed in this Section, for roofing systems comparable to that specified for this Project, with minimum five years' experience in manufacture of thermoplastic roof membrane products in successful use in similar applications.
- C. **Roofing Inspector Qualifications:** A technical representative of manufacturer not engaged in the sale of products and experienced in the installation and maintenance of the specified roofing system, qualified to perform roofing observation and inspection specified in Field Quality Control Article, to determine Installer's compliance with the requirements of this Project, and approved by the manufacturer to issue warranty certification. The Roofing Inspector shall be one of the following:
  - 1. An authorized full-time technical employee of the manufacturer.
  - 2. An independent party certified as a Registered Roof Observer by the International Institute of Building Enclosure Consultants (formerly the Roof Consultants Institute) retained by the Contractor or the Manufacturer and approved by the Manufacturer.
- D. **Manufacturer's Installation Instructions:** Obtain and maintain on-site access to manufacturer's written recommendations and instructions for installation of products.

## 1.8 DELIVERY, STORAGE, AND HANDLING

- A. Deliver roofing materials to Project site in original containers with seals unbroken and labeled with manufacturer's name, product brand name and type, date of manufacture, approval or listing agency markings, and directions for storing and mixing with other components.
- B. Store liquid materials in their original undamaged containers in a clean, dry, protected location and within the temperature range required by roofing system manufacturer. Protect stored liquid material from direct sunlight.
  - 1. Discard and legally dispose of liquid material that cannot be applied within its stated shelf life.
- C. Protect roof insulation materials from physical damage and from deterioration by sunlight, moisture, soiling, and other sources. Store in a dry location. Comply with insulation manufacturer's written instructions for handling, storing, and protecting during installation.
- D. Handle and store roofing materials and place equipment in a manner to avoid permanent deflection of deck.

1.9 PROJECT / FIELD CONDITIONS

- A. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit roofing system to be installed according to manufacturer's written instructions and warranty requirements.
- B. Daily Protection: Coordinate installation of roofing so insulation and other components of roofing system not permanently exposed are not subjected to precipitation or left uncovered at the end of the workday or when rain is forecast.
  - 1. Provide tie-offs at end of each day's work to cover exposed roofing and insulation with a course of roofing sheet securely in place with joints and edges sealed.
  - 2. Complete terminations and base flashings and provide temporary seals to prevent water from entering completed sections of roofing.
  - 3. Remove temporary plugs from roof drains at end of each day.
  - 4. Remove and discard temporary seals before beginning work on adjoining roofing.

1.10 WARRANTY

- A. Manufacturer's Warranty: Roof System Manufacturer's standard form in which Manufacturer agrees to repair or replace components of roofing system that fail in materials or workmanship within warranty period, as follows.
  - 1. Form of Warranty: Manufacturer's standard warranty form.
  - 2. Scope of Warranty: Work of this Section and including sheet metal details and termination details installed by the roof system Installer and approved by the Roof System Manufacturer.
  - 3. Warranty Period: 15 years from date of completion.
- B. Manufacturer Inspection Services: By manufacturer's technical representative, to report maintenance responsibilities to Owner necessary for preservation of Owner's warranty rights. The cost of manufacturer's inspections is included in the Contract Sum.
  - 1. Inspections to occur in following years: 2, 5 and 10 following completion.
- C. Installer Warranty: Installer's warranty signed by Installer, as follows.
  - 1. Form of Warranty: Form acceptable to Roofing Manufacturer and Owner.
  - 2. Scope of Warranty: Work of this Section.
  - 3. Warranty Period: 2 years from date of completion.

## PART 2 - PRODUCTS

### 2.1 MANUFACTURERS

- A. Basis of Design: The roof system specified in this Section is based upon products of Tremco CPG Inc, Beachwood, OH, (800) 562-2728, [www.tremcoroofing.com](http://www.tremcoroofing.com) that are named in other Part 2 articles. Provide specified products.
- B. Source Limitations: Obtain components for roofing system from same manufacturer as membrane roofing or manufacturer approved by membrane roofing manufacturer.

### 2.2 PERFORMANCE REQUIREMENTS

- A. General Performance: Installed membrane roofing and base flashings shall withstand specified uplift pressures, thermally induced movement, and exposure to weather without failure due to defective manufacture, fabrication, installation, or other defects in construction. Membrane roofing and base flashings shall remain watertight.
  - 1. Accelerated Weathering: Roofing system shall withstand 10,000 hours of exposure when tested according to ASTM G152, ASTM G154, or ASTM G155.
  - 2. Impact Resistance: Roof membrane shall resist impact damage when tested according to ASTM D3746/D3746M, ASTM D4272/D4272M, or the "Resistance to Foot Traffic Test" in FM Approvals 4470.
- B. Flashings and Fastening: Comply with requirements of Division 07 Sections "Sheet Metal Flashing and Trim" and "Roof Specialties." Provide base flashings, perimeter flashings, detail flashings and component materials and installation techniques that comply with requirements and recommendations of the following:
  - 1. FM Global 1-49: Loss Prevention Data Sheet for Perimeter Flashings.
  - 2. FM Global 1-29: Loss Prevention Data Sheet for Above Deck Roof Components.
- C. Exterior Fire-Test Exposure: Class A; for application and roof slopes indicated, as determined by testing identical membrane roofing materials by a qualified testing agency. Materials shall be identified with appropriate markings of applicable testing agency.
- D. Solar Reflectance Index: Not less than 78 when calculated according to ASTM E1980, based on testing identical products by a qualified testing agency.
- E. Energy Performance: Roofing system shall have an initial solar reflectance index of not less than 0.70 and an emissivity of not less than 0.75 when tested according to CRRC-1.

### 2.3 MATERIALS, GENERAL

- A. Material Compatibility: Roofing materials shall be compatible with one another and adjacent materials under conditions of service and application required, as demonstrated by roof membrane manufacturer based on testing and field experience.

## 2.4 THERMOPLASTIC MEMBRANE MATERIALS

### A. TPO Roof Membrane:

1. Thermoplastic Polyolefin (TPO) Sheet: Internal fabric reinforced, ASTM D6878.
  - a. Basis of design product: Tremco, TremPly TPO Single Ply Roof Membrane.
  - b. Breaking Strength, at 45 mils, ASTM D751: 280 lbf/in (50 kN/m) by 270 lbf/in (47 kN/m) .
  - c. Tear Strength, ASTM D751: 124 lbf (0.55 kN) by 140 lbf (0.62 kN).
  - d. Elongation at Break, ASTMD751: 30 percent.
  - e. Membrane Thickness, nominal: 45 mils (1.1 mm).
  - f. Exposed Face Color: White.
  - g. Solar Reflectance Index (SRI), ASTM E1980: 87 (White, initial).

- B. Sheet Flashing: Manufacturer's standard, smooth-backed, sheet flashing of same material, type, reinforcement, thickness, and color as TPO sheet membrane.

## 2.5 AUXILIARY ROOFING MATERIALS

### A. General: Auxiliary membrane roofing materials recommended by roofing system manufacturer for intended use, and compatible with membrane roofing.

1. Liquid-type auxiliary materials shall comply with VOC limits of authorities having jurisdiction.
2. Adhesives and sealants that are not on the exterior side of weather barrier shall comply with the following limits for VOC content when calculated according to 40 CFR 59, Subpart D (EPA Method 24):
  - a. Plastic Foam Adhesives: 50 g/L.
  - b. Single-Ply Roof Membrane Sealants: 450 g/L.
  - c. Nonmembrane Roof Sealants: 300 g/L.
  - d. Sealant Primers for Nonporous Substrates: 250 g/L.
  - e. Sealant Primers for Porous Substrates: 775 g/L.
3. Adhesives and sealants that are not on the exterior side of weather barrier shall comply with the testing and product requirements of the California Department of Public Health's (formerly, the California Department of Health Services') "Standard Method for the

Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers."

- B. Flashing Membrane Adhesive:
  - 1. Bonding adhesive, water-based acrylic emulsion, low-VOC, for bonding TPO single ply smooth and fleece-backed membranes and flashings to substrates.
    - a. Basis of design product: Tremco, TremPly TPO WB Bonding Adhesive.
    - b. VOC, maximum, ASTM D3960: 10 g/L.
- C. Metal Termination Bars: Manufacturer's standard, predrilled stainless-steel or aluminum bars, approximately 1 by 1/8 inch (25 mm by 3 mm) thick; with anchors.
- D. Metal Battens: Manufacturer's standard, aluminum-zinc-alloy-coated or zinc-coated steel sheet, approximately 1 inch wide by 0.05 inch (25 mm wide by 1.3 mm) thick, prepunched.
- E. Fasteners: Factory-coated steel fasteners and metal plates complying with corrosion-resistance provisions in FM Approvals 4470, designed for fastening components to substrate, and acceptable to membrane roofing system manufacturer.
- F. Joint Sealant: Elastomeric joint sealant compatible with roofing materials, with movement capability appropriate for application.
  - 1. Joint Sealant, Polyurethane: ASTM C920, Type S, Grade NS, Class 50 single-component moisture curing sealant, formulated for compatibility and use in dynamic and static joints; paintable.
    - a. Basis of design product: Tremco, TremSEAL Pro.
    - b. Volatile Organic Compounds (VOC), maximum, ASTM D3960: 40 g/L.
    - c. Hardness, Shore A, ASTM C661: 40.
    - d. Adhesion to Concrete, ASTM C794: 35 pli.
    - e. Tensile Strength, ASTM D412: 350 psi (2410 kPa).
    - f. Color: White.
- G. Prefabricated Pipe Flashings: As recommended by roof membrane manufacturer.
- H. T-Tops: 22 gauge clad metal with sides and screens.
- I. Acrylic elastomeric sealer, single-component, high solids, low-VOC, formulated for compatibility and use with specified roofing and wall substrates.
- J. Metal Primer: Water based acrylic metal primer that provides a tough, flexible film for the protection of steel against corrosion. Must be VOC compliant.

- K. Metal Coating: ASTM D 6083, solar-reflective acrylic elastomer emulsion coating.
- L. Counterflashing: 22-gauge surface-mounted counterflashing skirt metal.
- M. Scuppers: Clad metal.
- N. Pelican Hood: Clad metal
- O. Miscellaneous Accessories: Provide pourable sealers, preformed cone and vent sheet flashings, preformed inside and outside corner sheet flashings, T-joint covers, lap sealants, termination reglets, and other accessories.

## 2.6 ROOF INSULATION MATERIALS

- A. General: Preformed roof insulation boards manufactured or approved by roofing manufacturer, selected from insulation manufacturer's standard sizes, suitable for application, and of thicknesses indicated.
  - 1. Tapered Insulation: Provide factory-tapered insulation boards fabricated to slope of 1/4 inch per 12 inches ( 1:48) unless otherwise indicated.
  - 2. Provide preformed saddles, crickets, tapered edge strips, and other insulation shapes where indicated for sloping to drain. Fabricate to slopes indicated, not less than two times the roof slope.
- B. Roof Insulation: Provide roof insulation product in thicknesses indicated in Part 3 as follows:
  - 1. Board Insulation, Polyisocyanurate: CFC- and HCFC- free, with recycled content glass-fiber mat facer on both major surfaces, ASTM C1289 Type II Class 1.
    - a. Basis of design product: Tremco, Trisotech Insulation.
    - b. Compressive Strength, ASTM D1621: Grade 2: 20 psi (138 kPa).
    - c. Conditioned Thermal Resistance at 75 deg. F (24 deg. C): 14.4 at 2.5 inches (50.8 mm) thick.

## 2.7 ROOF INSULATION ACCESSORIES

- A. Cover Board:
  - 1. Gypsum panel, glass-mat-faced, ASTM C1177/C1177M.
    - a. Basis of design product: Tremco/GP Gypsum DensDeck.
    - b. Thickness: 1/2 inch (12 mm).
- B. Insulation Cant Strips: ASTM C208, Type II, Grade 1, cellulosic-fiber insulation board.
- C. Tapered Edge Strips: ASTM C208, Type II, Grade 1, cellulosic-fiber insulation board.

- D. Insulation Fasteners: Factory-coated steel fasteners and metal plates complying with corrosion-resistance provisions in FM Approvals 4470, designed for fastening roof insulation and cover boards to substrate, and acceptable to roofing system manufacturer.

## 2.8 WALKWAY MATERIALS

### A. Walkway Material:

- 1. Walkway roll, reinforced TPO membrane roll with serrated slip-resistant surface fabricated for heat welding to compatible TPO membrane surface.
  - a. Basis of design product: Tremco, TremPly TPO Walkway Roll.
  - b. Roll Width: 34 inches x 50 ft (864 mm x 15.24m).
  - c. Thickness: 0.125 inch (3.1 mm).
  - d. Color: Safety Yellow.

- B. Rubber blocks: 100% rubber blocks with steel channels and reflective strips designed for supporting conduit.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, for compliance with the following requirements and other conditions affecting performance of roofing system:
  - 1. Correct all termite damage listed in termite report.
  - 2. Verify that roof openings and penetrations are in place and curbs are set and braced and that roof drain bodies are securely clamped in place.
    - a. Install new primary and overflow drains with new metal bowls, rings and screens replacing current plastic drains.
    - b. Install new scuppers with overflows in two locations indicated on overview map.
  - 3. Verify that wood cants, blocking, curbs, and nailers are securely anchored to roof deck at penetrations and terminations and that nailers match thicknesses of insulation.
  - 4. Verify that substrate is sound and dry.
  - 5. Wood Roof Deck: Verify that deck shows no signs of damage, rot or deterioration, and is securely fastened with no projecting fasteners and with no adjacent units in excess of 1/16 inch (1.6 mm) out of plane relative to adjoining deck.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.2 PREPARATION

- A. Clean substrate of dust, debris, moisture, and other substances detrimental to roofing installation according to roofing system manufacturer's written instructions. Remove sharp projections.
- B. Prevent materials from entering and clogging roof drains and conductors and from spilling or migrating onto surfaces of other construction. Remove roof-drain plugs when no work is taking place or when rain is forecast.
- C. Complete terminations and base flashings and provide temporary seals to prevent water from entering completed sections of roofing system at the end of the workday or when rain is forecast. Remove and discard temporary seals before beginning work on adjoining roofing.

### 3.3 INSTALLATION, GENERAL

- A. Install roofing system in accordance with manufacturer's written instructions and approved details.
- B. NRCA Installation Details: Install roofing system in accordance with applicable NRCA Manual Plates and NRCA recommendations; modify as required to comply with manufacturer's approved details and perimeter fastening requirements of FM Global references if applicable.

### 3.4 INSULATION INSTALLATION

- A. Coordinate installing membrane roofing system components so insulation is not exposed to precipitation or left exposed at the end of the workday.
- B. Comply with membrane roofing system and insulation manufacturer's written instructions for installing roof insulation.
- C. Tapered Insulation and Crickets: Install tapered insulation under area of roofing to conform to slopes indicated.
  - 1. Where crickets are indicated or required to provide positive slope to drain, make slope of crickets minimum of two times the roof slope, not less than 1/4 inch in 12 inches (1:48).
- D. Install insulation under area of roofing to achieve required thickness. Where overall insulation thickness is 2.7 inches (70 mm) or greater, install two or more layers with joints of each succeeding layer staggered from joints of previous layer a minimum of 6 inches (150 mm) in each direction.
  - 1. Flat Insulation System on Sloped Roof Deck: Install insulation at minimum thickness as follows:
    - a. Minimum total thickness of Continuous Insulation: 2 inches.
  - 2. Insulation Drain Sumps: Tapered insulation sumps, not less than 2 by 2 ft. (600 by 600 mm), sloped to roof drain.

- a. Sump to maximum depth of not more than 1 inch (25 mm) less than the Project-stipulated continuous insulation thickness based upon code requirements.
  - b. Maintain minimum 1 inch (25 mm) insulation thickness at low point.
- E. Trim surface of insulation where necessary at roof drains so completed surface is flush and does not restrict flow of water.
- F. Install insulation with long joints of insulation in a continuous straight line with end joints staggered between rows, abutting edges and ends between boards. Fill gaps exceeding 1/4 inch (6 mm) with insulation.
1. Cut and fit insulation within 1/4 inch (6 mm) of nailers, projections, and penetrations.
- G. Mechanically Fastened Insulation: Install each layer of insulation and secure to deck using mechanical fasteners specifically designed and sized for fastening specified board-type roof insulation to deck type.
1. Fasten insulation to resist uplift pressure at corners, perimeter, and field of roof.
- H. Cover Boards: Install cover boards over insulation with long joints in continuous straight lines with end joints staggered between rows. Offset joints of insulation below a minimum of 6 inches (150 mm) in each direction. Loosely butt cover boards together.
1. Secure cover boards to resist uplift pressure at corners, perimeter, and field of roof.
  2. Mechanically fasten cover boards.

### 3.5 MECHANICALLY FASTENED MEMBRANE ROOFING INSTALLATION

- A. Mechanically fasten membrane roofing over area to receive roofing and install according to roofing system manufacturer's written instructions.
1. For in-splice attachment, install membranes roofing with long dimension perpendicular to steel roof deck flutes.
- B. Start installation of membrane roofing in presence of roofing system manufacturer's technical personnel.
- C. Accurately align membrane roofing and maintain uniform side and end laps of minimum dimensions required by manufacturer. Stagger end laps.
- D. Mechanically fasten or adhere membrane roofing securely at terminations, penetrations, and perimeter of roofing.
- E. Apply membrane roofing with side laps shingled with slope of roof deck where possible.
- F. In-Seam Attachment: Secure one edge of membrane sheet using fastening plates or metal battens centered within membrane seam and mechanically fasten membrane sheet to roof deck.

- G. Welded Seams: Clean seam areas, overlap membrane roofing, and hot-air weld side and end laps of membrane roofing and sheet flashings according to manufacturer's written instructions to ensure a watertight seam installation.
  - 1. Test lap edges with probe to verify seam weld continuity. Apply lap sealant to seal cut edges of sheet membrane.
  - 2. Verify field strength of seams a minimum of twice daily and repair seam sample areas.
  - 3. Repair tears, voids, and lapped seams in roofing that does not comply with requirements.
- H. Spread sealant bed over deck drain flange at roof drains and securely seal membrane roofing in place with clamping ring.

### 3.6 BASE FLASHING INSTALLATION

- A. Install sheet flashings and preformed flashing accessories and adhere to substrates according to membrane roofing system manufacturer's written instructions.
- B. Apply bonding adhesive to substrate and underside of sheet flashing at required rate and allow to partially dry. Do not apply to seam area of flashing.
- C. Flash penetrations and field-formed inside and outside corners with cured or uncured sheet flashing.
- D. Clean seam areas, overlap, and firmly roll sheet flashings into the adhesive. Hot-air weld side and end laps to ensure a watertight seam installation.
- E. Seal top termination of base flashing with a metal termination bar and a continuous bead of joint sealant.
  - 1. Install skirt metal to coping.
- F. Raise curbs lower than 6" off the finished roof surface to 10". Units that cannot be raised install skirt metal counterflashing.
- G. Replace all existing T-Tops with new. Replace low profile vents with new T-Tops.
- H. Install pelican hood to openings with multiple pipe penetrations.
- I. Seal all duct, pan, HVAC to pan, roof hatch and other sheet metal seams with acrylic sealer and polyester reinforcement. Surface all galvanized metal and roof rings and screens with metal coating system. Properly prepare and prime surfaces prior to coating which includes rust inhibitor and other primers as recommended by manufacturer.
- J. Leader Heads and Downspout: Install new leader heads and downspouts where new scuppers are installed. Mouse hole end of downspout to direct water away from the building.
- K. Existing Coping Metal

- a. Clean and prep all metal coping seams.
- b. All existing coping metal seams are to be sealed using three-course application of acrylic sealer and polyester reinforcement.
- c. All coping metal is to be re-attached using manufacturer approved fasteners with neoprene washers and sealed with Tremseal Pro.

### 3.7 WALKWAY INSTALLATION

- A. Flexible Walkways: Install walkway products in locations indicated. Heat weld to substrate or adhere walkway products to substrate with compatible adhesive according to roofing system manufacturer's written instructions.
  1. See walkway diagram for installation location.
- B. Install new rubber blocks to replace all wood blocks. Add additional blocks to insure at least one every 8 feet and support at conduit changes in direction. Install oversized walkpad sections under all blocks. Use pipe support extenders to support high conduit and provide proper slope for condensate. For conduit runs close to the roof surface where the rubber blocks will not fit use new redwood blocks set on walkpad section.
- C.

### 3.8 FIELD QUALITY CONTROL

- A. Final Roof Inspection: Arrange for roofing system manufacturer's technical personnel to inspect roofing installation on completion.
- B. Repair or remove and replace components of membrane roofing system where inspections indicate that they do not comply with specified requirements.
- C. Additional inspections, at Contractor's expense, will be performed to determine compliance of replaced or additional work with specified requirements.

### 3.9 PROTECTING AND CLEANING

- A. Protect membrane roofing system from damage and wear during remainder of construction period. When remaining construction will not affect or endanger roofing, inspect roofing for deterioration and damage, describing its nature and extent in a written report, with copies to Owner.
- B. Correct deficiencies in or remove membrane roofing system that does not comply with requirements; repair substrates; and repair or reinstall membrane roofing system to a condition free of damage and deterioration at time of Substantial Completion and according to warranty requirements.

- C. Clean overspray and spillage from adjacent construction using cleaning agents and procedures recommended by manufacturer of affected construction.

END OF SECTION 075423