SECTION 00 90 10
ADDENDUM NO. 2

Project: Gallman Place Roof Renovation
Newberry, SC 29108
23234 – A

Date: 10 April 2026

To: All Bid Document Holders

This Addendum forms a part of the contract documents and modifies the bidding documents with amendments and additions noted below.

Acknowledge receipt of this addendum in the space provided in the bid form. Failure to do so may render the bid unresponsive.

Manufacturers and products indicated as an "approved substitution" shall be accepted as equal for the manufacturers given in the contract documents. It is understood that the products submitted for these manufacturers must still meet the specifications of the project, and can be rejected if after review, are determined to be not equal to the product called out in the contract documents.

GENERAL

- Pages 53-55 from the Structural Condition Assessment dated March 24th 2023 is attached. The information pertaining to the existing roof deck is highlighted.

PROJECT MANUAL

Section 07 54 23 – THERMOPLASTIC POLYOLEFIN (TPO) MEMBRANE ROOFING – REVISED

- Revised Section 1.01 to reflect an Adhered TPO membrane roofing system.
- Revised Section 2.02 – Auxiliary Roofing Materials – Single Ply to reflect adhesive materials.
- Revised Section 3.07 to reflect an Adhered Roofing Membrane Installation.

DRAWINGS

Drawing A1.01 – ROOF PLAN
- Added gutters and removed roof crickets.
- Added note 7.48 pertaining to new gutters.

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- Revised note 7.89 to reflect a fully adhered roof membrane instead of mechanically fastened.
- Added note 7.100 to infill existing voids at existing scupper boxes to match adjacent assembly material and thickness.
- Approved Substitutions: Refer to attached TPO Membrane Submittal; Approval conditional on confirmation that membrane is available in the specified finish, attachment style, and warranty.

Drawing A1.02 – ROOF DETAILS
- Revised Drawing 1/A1.02 Typical Roof Edge
- Added note 7.48 pertaining to new gutters.
- Revised note 7.89 to reflect a fully adhered roof membrane instead of mechanically fastened.
- Added note 7.100 to infill existing voids at existing scupper boxes to match adjacent assembly material and thickness.
- Added note 7.101 pertaining to the metal roof edge and continuous cleat.

ATTACHMENTS:

- Structural Condition Assessment Excerpt (Pages 53-55)
- Section 07 54 23 - THERMOPLASTIC POLYOLEFIN (TPO) MEMBRANE ROOFING – REVISED
- TPO Membrane Substitution Submittal – Sikaplan
- Drawing A1.01 - ROOF PLAN_Rev A
- Drawing A1.02 – ROOF DEAILS_Rev A

END OF SECTION

11. Structural - CCCS International

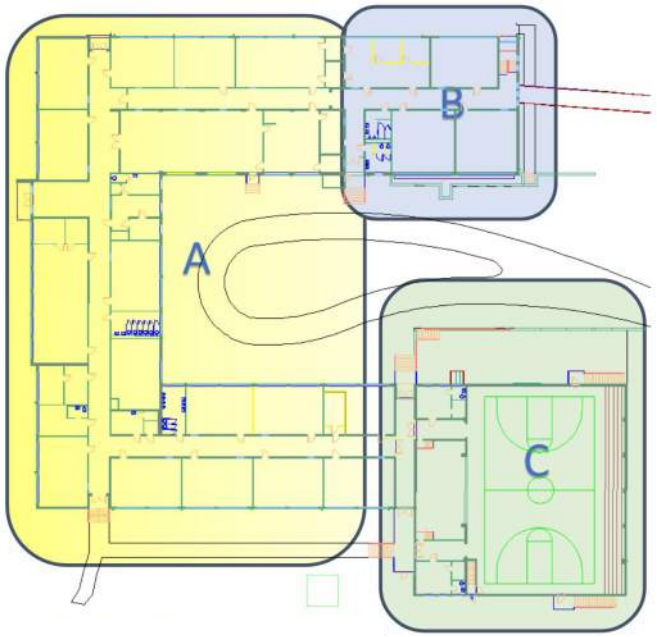
Introduction:

The Gallman High School building is located at 540 Brantley Street in Newberry, SC. The facility was evaluated for structural stability and overall structural condition. The building is oriented such that the front of the building faces Brantley Street, with other wings along Langford and McSwain Streets. For the purposes of this report, the Brantley Street facing side will be considered the North face.

The original facility was constructed in 1954 and a rear addition was added in 1959. The building is clad throughout with brick veneer. The general delineation of the building construction areas is outlined in Figure 1. Areas A and C comprise the original construction. Area B is the 1959 addition. Building Area A is founded on a shallow crawl space foundation while Areas B and C are founded on slab foundations. The walls throughout the building are concrete masonry (CMU) walls with brick. The floors are framed with varying construction types and will be addressed in detail later in this document.

CCCS International was contracted to perform a visual observation and evaluation of the building. The scope did not include destructive investigation and there was no destructive or non-destructive testing accomplished.

Figure 1



Schematic of Building Construction Types

Observation:

SECTION A:

Section A is a single-story structure constructed on a crawl space foundation. The area comprises administrative offices, classrooms and the cafeteria and kitchen areas. The building is constructed with Concrete masonry walls and brick veneer. The roof is constructed with concrete panels over concrete joists. The floor is constructed with concrete slabs and beams. The first floor is concrete slab over steel bar joists.

Roof:

The roof consists of a flat roof framed with concrete I-joists spaced at 5'+/- o.c.. The concrete joists are supported with masonry walls at the exterior of the building and interior corridor walls. There is evidence of significant moisture leaking in the past. There also appear to be areas of ponding on the roof. Major areas of water intrusion were detected along the north face of the building.

First Floor:

The first-floor walls appear to be unreinforced concrete masonry walls. They walls appear to be in fair to poor condition. There is significant cracking in the unreinforced masonry exterior walls. Specifically, along the north face of the building, at the northwest corner, near the front entry as well as along the courtyard in the rear (south wall of the

Figure 2

Front wall cracking and indication of moisture intrusion

admin wing). The cracks are both horizontal and stair-step configuration and in some cases are open as much as one-half inch (1/2"). We also noted that the window and door openings are supported with steel angle lintels. In most cases the lintels were in poor condition and exhibited excessive rust with material loss. In some cases, excessive deflection is also evident.

The first-floor framing consists of steel bar joists at a regular spacing. The bar joists span from exterior masonry walls to interior bearing walls at the corridors and they appear to be in fair condition. However, in a few areas they appear to be rusted and there may be some material loss. The floor slab above the joists appears to be in fair condition throughout most of the section, however we did note significant moisture intrusion and a compromised floor deck in the western end of the administrative wing. Overall floor load capacity may need to be evaluated depending on the proposed future use of the space.

Foundation:

The building is founded on a crawl space foundation with exterior and interior corridor masonry walls. The walls are assumed to be supported on shallow concrete spread and continuous footings. Where observed, the masonry walls appear to be in fair condition. However, there was standing water in the crawl space along the south face of the administrative wing of the building.

SECTION B:

Section B is a two-story addition to the building that comprises the southeast classroom wing of the facility. The building is constructed with Concrete masonry walls and brick veneer. The roof and the 2nd floor are lightweight concrete over corrugated steel deck. The floor slabs span between concrete I-Joists. The first floor is concrete slab on grade.

Roof:

The roof consists of a flat roof framed with concrete I- joists. The joists are supported with masonry walls at the exterior of the building and interior masonry bearing walls.

Second Floor:

The second-floor walls are constructed out of unreinforced concrete masonry walls. They walls appear to be in fair to good condition. There is cracking in the unreinforced masonry exterior walls that ranges from hairline to minor. We also noted that the window and door openings are supported with steel angle lintels. In most cases the lintels were in poor condition and exhibited excessive rust with material loss. In some cases, excessive deflection is also evident.

Figure 3

Standing water in crawl space

The second-floor framing appears to be lightweight concrete with corrugated metal decking that spans across concrete I-joists that are spaced at roughly 4' to 6' o.c. The concrete joists are supported by the exterior walls and interior corridor walls. The floor and supporting framing appear to be in fair condition. However we did note some extensive moisture damage and corroded metal deck in one area along the eastern wall of the addition. Otherwise, the floor appears to be in serviceable condition. The Overall floor load capacity may need to be evaluated depending on the proposed future use of the space.

First Floor:

The first-floor walls are also composed of unreinforced concrete masonry construction. The walls appear to be in fair to good condition. There is cracking in the unreinforced masonry exterior walls that ranges from hairline to significant. The cracking is particularly large and frequent at the western end of the wing in and adjacent to the stairwell.

Foundation:

This section of the building is founded on a slab on grade

foundation. The exterior and corridor masonry walls extend to his level and are assumed to go beneath this level. The walls are assumed to be supported on shallow concrete spread and continuous footings.

SECTION C:

Section C is a two-story building that is constructed with Concrete masonry walls and brick veneer, and it is founded on a slab on grade foundation. The roof is a low-sloped gabled roof. This section of the building contains the gym facility on the upper floor and shop classrooms on the lower floor.

Roof:

The roof is low-pitched roof framed steel trusses. The trusses are framed with steel angles and span from the exterior wall on the south to a load-bearing wall on the north side of the gym. Masonry pilasters support the trusses at the masonry wall. There are wood 2x purlins that span between the steel trusses. The purlins are spaced at roughly 16" to 24" o.c. The roof is decked with 2x wood decking. There are sporadic indications of moisture intrusion in the roof in this area.

Second Floor:

The second-floor walls are constructed out of unreinforced concrete masonry walls. They walls appear to be in fair to good condition. There is cracking in the unreinforced masonry exterior walls that ranges from hairline to significant. There is significant stair step cracking at the building corners. There is also significant cracking at the masonry pilasters. We also noted that the window and door openings are supported with steel angle lintels. In most cases the lintels were in poor condition and exhibited excessive rust with material loss. In some cases, excessive deflection is also evident.

The second-floor framing consists of steel bar joists at a regular spacing. The bar joists span from exterior masonry walls to interior beam lines. The beams are supported by steel tube steel columns. The floor framing appears to be in fair condition throughout most of the section. Overall floor load capacity may need to be evaluated depending on the proposed future use of the space.

First Floor:

The first-floor walls are constructed out of unreinforced concrete masonry walls. The walls appear to be in fair to good condition. There is cracking in the unreinforced masonry exterior walls that ranges from hairline to significant. There is significant stair step cracking at the building corners. There is also significant cracking at the masonry pilasters. We also noted that the window and door openings are supported with steel angle lintels. In most cases the lintels were in poor condition and exhibited excessive rust with material loss. In some cases, excessive deflection is also evident.

Foundation:

This section of the building is founded on a slab on grade foundation. The exterior and corridor masonry walls extend to this level and are assumed to go beneath this level. The walls are assumed to be supported on shallow concrete spread and continuous footings.

EXTERIOR:

There are both brick masonry and concrete masonry retaining walls on the site. The concrete masonry retaining wall is located to the east of the gym building. The brick masonry retaining wall is located to the west of the rear building addition. Each of the walls is leaning and out of plumb. The brick masonry wall is also severely cracked and pulling away from the stair return. The concrete masonry wall is in poor condition in addition to being out of plumb.

We also noted damage as several concrete entry landings.

Figure 4

Masonry retaining wall failing

SECTION 07 54 23
THERMOPLASTIC POLYOLEFIN (TPO) MEMBRANE ROOFING

PART 1 - GENERAL

1.01 SECTION INCLUDES

A. Adhered TPO membrane roofing system.

B. Roof insulation.

C. Vapor retarder.

1.02 RELATED SECTIONS

A. Division 06 Section "Miscellaneous Rough Carpentry" for wood nailers, curbs, and blocking.

B. Division 07 Section "Sheet Metal Flashing and Trim" flashings and counter flashings.

1.03 REFERENCES

A. Roofing Terminology: Refer to the following publications for definitions of roofing work related terms in this Section:

1. ASTM D 1079 “Standard Terminology Relating to Roofing and Waterproofing.”
2. Glossary of NRCA’s “The NRCA Roofing and Waterproofing Manual.”
3. Roof Consultants Institute “Glossary of Building Envelope Terms.” S
4. Single Ply Roofing Industry (SPRI)
5. International Building Code (IBC)
6. American Society of Civil Engineers (ASCE-7) Minimum Design Loads for Buildings & Other Structures

B. Sheet Metal Terminology and Techniques: SMACNA “Architectural Sheet Metal Manual.”

1.04 DESIGN CRITERIA

A. General: Installed roofing membrane system shall remain watertight; and resist specified wind uplift pressures, thermally induced movement, and exposure to weather without failure.

B. Material Compatibility: Roofing materials shall be compatible with one another under conditions of service and application required, as demonstrated by roofing system manufacturer based on testing and field experience.

C. Installer shall comply with current code requirements based on authority having jurisdiction.

D. Wind Uplift Performance: Roofing system shall meet the intent of systems that have been successfully tested by a qualified testing and inspecting agency to resist wind uplift pressure calculated in accordance with ASCE 7.

E. Fire-Test-Response Characteristics: Provide roofing materials with the fire-test-response characteristics indicated as determined by testing identical products per test method below by UL or another testing and inspecting agency acceptable to authorities having jurisdiction. Materials shall be identified with appropriate markings of applicable testing and inspecting agency.

1.05 SUBMITTALS

A. Product Data: Manufacturer's data sheets for each product to be provided.

B. Detail Drawings: Provide roofing system details of attachment to other Work, including:

1. Base flashings and membrane terminations.
2. Tapered insulation, including slopes.
3. Crickets, saddles, and tapered edge strips, including slopes.
4. Insulation fastening and adhesive patterns.

C. Verification Samples: Provide for each product specified.

D. Installer Certificates: confirmation that installer is approved, authorized, or licensed by manufacturer to install roofing system.

E. Maintenance Data: Refer to Johns Manville's latest published documents on www.JM.com.

F. Guarantees: Provide manufacturer's current guarantee specimen.

G. Prior to roofing system installation, roofing sub-contractor shall provide a copy of the Guarantee Application Confirmation document issued by Johns Manville Roofing Systems indicating that the project has been reviewed for eligibility to receive the specified guarantee and registered.

1.06 QUALITY ASSURANCE

A. Installer Qualifications: Qualified firm that is approved, authorized, or licensed by roofing system manufacturer to install manufacturer's product and who is eligible to receive the specified manufacturer's guarantee.

A. Manufacturer Qualifications: Qualified domestic U.S. owned and based manufacturer that has **UL listing** or accredited testing agency listing for roofing system identical to that used for this Project.

B. Testing Agency Qualifications: An independent testing agency with the experience and capability to conduct the testing indicated, as documented according to ASTM E 329.

C. Source Limitations: Obtain all components from the single source roofing manufacturer guaranteeing the roofing system. All products used in the system shall be labeled by the single source roofing manufacturer issuing the guarantee.

1.07 DELIVERY, STORAGE, AND HANDLING

A. Deliver roofing materials in original containers with seals unbroken and labeled with manufacturer's name, product brand name and type, date of manufacture, and directions for storage.

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.

C. Protect roof insulation materials from physical damage and from deterioration by sunlight, moisture, soiling, and other sources. 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.

1.08 PROJECT CONDITIONS

A. Weather Limitations: Proceed with installation only when current and forecasted weather conditions permit roofing system to be installed in accordance with manufacturer's written instructions and guarantee requirements.

1.09 GUARANTEE

A. Provide manufacturer's system guarantee equal to Johns Manville's Peak Advantage No Dollar Limit Roofing System Guarantee.

1. Approved single-source special guarantee includes roofing membrane, base flashings, roofing membrane accessories, roof insulation, fasteners, adhesives, cover board, vapor retarder, walkway products, and other single-source components of roofing system marketed by the manufacturer.
2. Guarantee Period: **20** years from date of Substantial Completion.
3. Shop-fabricated edge metal rider: Guarantee shall provide coverage for edge metal meeting the criterion of ANSI/SPRI ES-1.
4. Contractor is required to list “**DP3 Architects, Ltd.**” as the Specifier/Consultant of record in the appropriate fields (“Specifier Account”) when applying for the manufacturer’s warranty.

B. Installer’s Guarantee: Submit roofing Installer's guarantee, including all components of roofing system for the following guarantee period:

1. Guarantee Period: **two** years from date of Substantial Completion.

C. Existing Guarantees: Guarantees on existing building elements should not be affected by scope of work.

1. Installer is responsible for coordinating with building owner’s representative to verify compliance.

PART 2 - PRODUCTS

2.01 THERMOPLASTIC POLYOLEFIN ROOFING MEMBRANE - TPO

A. Fabric-Reinforced Thermoplastic Polyolefin Sheet: ASTM D 6878, uniform, flexible sheet formed from a thermoplastic polyolefin, internally fabric or scrim reinforced. Basis of design: **JM TPO**

1. Membrane Thickness: **60 mils (1.52 mm), nominal**
2. Exposed Face Color: **white**

2.02 AUXILIARY ROOFING MATERIALS – SINGLE PLY

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

1. Liquid-type auxiliary materials shall meet 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:
   i. Single-Ply Roof Membrane Adhesives: 250 g/L.
   ii. Single-Ply Roof Membrane Sealants: 450 g/L.
   iii. Nonmembrane Roof Sealants: 300 g/L.
   iv. Sealant Primers for Nonporous Substrates: 250 g/L.
   v. Sealant Primers for Porous Substrates: 775 g/L.
   vi. Other Adhesives and Sealants: 250 g/L.

B. Sheet Flashing: Manufacturer's internally reinforced or scrim reinforced. Basis of design: JM TPO 60 mil

C. Liquid Applied Flashing: Manufacturer's single ply liquid and fabric reinforced flashing system created with a fleece polyester scrim and a two-component polyurethane-based liquid applied flashing material, consisting of a liquid resin and a curing agent. Basis of design: JM SP Liquid Flashing Resin and JM SP Liquid Flashing Scrim

D. Liquid Applied Flashing Primer: Manufacturer's single ply liquid flashing primer. Basis of design: JM SP Liquid Flashing TPO and PVC Primer, JM SP Liquid Flashing Concrete Primer, or JM SP Liquid Flashing Metal and Wood Primer

E. Metal Termination Bars: Manufacturer's standard predrilled stainless-steel or aluminum bars, with anchors. Basis of design: JM Termination Systems

F. Miscellaneous Accessories: Provide all accessories to meet the roofing manufacturer's guarantee requirements.

2.03 WALKWAYS

A. Flexible Walkways: Factory-formed, nonporous, heavy-duty, slip-resisting, surface-textured walkway pads sourced from membrane roofing system manufacturer. Basis of design**:** JM TPO Walkpad

2.04 ROOF INSULATION

A. General: Preformed roof insulation boards that comply with requirements and referenced standards, selected from manufacturer's standard sizes and of thicknesses indicated.

B. Polyisocyanurate Board Insulation: ASTM C 1289, Type II, Class **1, Grade 2 (20 psi), Basis of design: ENRGY 3**

1. Provide insulation package with average R Value: R-20
2. Provide insulation package in multiple layers.
3. Minimum Long-Term Thermal Resistance (LTTR): 5.7 per inch.

    a. Determined in accordance with CAN/ULC S770 at 75ºF (24ºC)

2.05 TAPERED INSULATION

A. Tapered Insulation: ASTM C 1289, Type II, Class **1, Grade 2 (20 psi), Basis of design: Tapered ENRGY 3**

1. provide factory-tapered insulation boards fabricated to slope of 1/4 inch per 12 inches (1:48), unless otherwise indicated.

2.06 INSULATION ACCESSORIES

A. General: Roof insulation accessories recommended by insulation manufacturer for intended use and compatible with membrane roofing.

B. Provide saddles, crickets, and other insulations shapes where indicated for sloping to drain. Fabricate to slopes indicated. Basis of design: ENRGY 3

C. Fasteners: Factory-coated steel fasteners and metal or plastic plates meeting corrosion-resistance provisions in FMG 4470, designed for fastening roof insulation to substrate, and furnished by roofing system manufacturer. Basis of design: **UltraFast Fasteners and UltraFast Plates**

D. Wood Nailer Strips: Comply with requirements in Division 06 Section **"**Miscellaneous Rough Carpentry**."**

2.07 VAPOR RETARDER

A. Self-Adhered SBS Vapor Retarder: Tri-laminate woven polyethylene, nonslip UV protected top surface; suitable for application method specified. Basis of design: **JM Vapor Barrier SAR**.

B. Self-Adhered Primer: one-part penetrating primer solution to enhance the adhesion of self-adhering membranes. Basis of design: **SA Primer.**

2.08 EDGE METAL COMPONENTS

A. Shop-Fabricated Edge Metal, Copings, and Scuppers: Prefinished, Custom-fabricated edge metal meeting the criterion of ANSI/SPRI ES-1. Must be approved by manufacturer technical representative. Minimum requirements:

1. Steel: 24 gauge, **TPO coated** fastened 6 inches on center.
2. Aluminum: 0.05 inch thick, fastened 6 inches on center.

B. Metal Flashing Sheet: Metal flashing sheet is specified in Division 07 Section "Sheet Metal Flashing and Trim."

C. Roof Edge Drainage Systems: Prefinished Gutters Systems: Manufactured in section lengths not exceeding 12 feet with 0.100-inch mill aluminum internal Gutter Hangers, 24 inches on center, and 2-inch-wide formed external wind straps 6’-0” on center

PART 3 - EXECUTION

3.01 EXAMINATION

A. Examine substrates, areas, and conditions for compliance with the requirements affecting performance of roofing system.

1. General:

a. Verify that roof openings and penetrations are in place and set and braced and that roof drains are securely clamped in place.
b. Verify that wood blocking, curbs, and nailers are securely anchored to roof deck at penetrations and terminations and that nailers match thicknesses of insulation.

2. Concrete Decks:

a. Verify that concrete curing compounds that will impair adhesion of roofing components to roof deck have been removed.
b. Verify that concrete substrate is visibly dry and free of moisture.

3. Lightweight insulating Concrete:

a. Verify that lightweight insulating concrete substrate is visibly dry and free of moisture.
b. Verify that lightweight insulating concrete has ability to provide minimum base sheet fastener pull-out resistance.
c. Provide documentation of adhesion resistance values in accordance with ANSI/SPRI 1A-1 2015.

4. Wood Decks:

a. Verify that wood decking is visibly dry and free of moisture.
b. Verify that wood has ability to provide minimum fastener pull-out resistance.

1) Provide documentation of pull-out resistance values in accordance with ANSI/SPRI FX-1 2016.

5. Ensure general rigidity and proper slope for drainage.
6. Verify that deck is securely fastened with no projecting fasteners and with no adjacent units more than 1/16 inch (1.6 mm) out of plane relative to adjoining deck.

B. Unacceptable panels should be brought to the attention of the General Contractor and Project Owner's Representative and shall be corrected prior to installation of roofing system.

3.02 PREPARATION

A. Clean and remove from substrate sharp projections, dust, debris, moisture, and other substances detrimental to roofing installation in accordance with roofing system manufacturer's written instructions.

B. Prevent materials from entering and clogging roof drains and conductors and from spilling or migrating onto surfaces of other construction.

C. If applicable, prime surface of deck at a rate recommended by roofing manufacturer and allow primer to dry.

D. Proceed with each step of installation only after unsatisfactory conditions have been corrected.

3.03 RE-ROOF PREPARATION

A. Remove all roofing membrane, surfacing, coverboards, insulation, fasteners, asphalt, pitch, adhesives, etc.

1. Remove an area no larger than can be re-roofed in one day.

B. Tear out all base flashings, counterflashings, pitch pans, pipe flashings, vents, sumps and like components necessary for application of new membrane.

C. Remove abandoned equipment curbs, skylights, smoke hatches, and penetrations.

1. Install decking to match existing as directed by Owner's Representative.

D. Raise (disconnect by licensed craftsmen, if necessary) all HVAC units and other equipment supported by curbs to conform with the following:

1. Modify curbs as required to provide a minimum 8" base flashing height measured from the surface of the new membrane to the top of the flashing membrane.
2. Secure of flashing and install new metal counterflashing prior to re-installation of unit.
3. Perimeter nailers shall be elevated to match elevation of new roof insulation.

E. Immediately remove all debris from roof surface. Demolished roof system may not be stored on the roof surface.

3.04 VAPOR-RETARDER INSTALLATION

A. Install modified bituminous vapor retarder sheet per roofing manufacturer's written instructions, starting at low point of roofing system. Extend roofing membrane sheets over and terminate at roofs edge, installing as follows:

1. Unroll roofing membrane sheets and allow them to relax for minimum time required by manufacturer.
2. **Self-adhere vapor retarder to substrate per roofing system manufacturer's instructions.**

B. Laps: Accurately align roofing membrane sheets, without stretching, and maintain uniform side and end laps. Stagger end laps. Completely bond and seal laps, leaving no voids.

1. Repair tears and voids in laps and lapped seams not completely sealed.

C. Completely seal vapor retarder at terminations, obstructions, and penetrations to prevent air movement into membrane roofing system.

3.05 INSULATION INSTALLATION

A. Coordinate installation of roof system components so insulation and cover board are not exposed to precipitation or left exposed at the end of the workday.

B. Comply with roofing system manufacturer's written instructions for installation of roof insulation and cover board.

C. Install tapered insulation under area of roofing to conform to slopes indicated.

D. Install insulation boards with long joints in a continuous straight line. Joints should be staggered between rows, abutting edges and ends per manufacturer's written instructions. Fill gaps exceeding 1/4 inch (6 mm) with like material.

E. Install 2 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.

F. Trim surface of insulation boards where necessary at roof drains so completed surface is flush and does not restrict flow of water.

G. Install tapered edge strips at perimeter edges of roof that do not terminate at vertical surfaces.

H. Adhered Insulation: Adhere insulation to substrate as follows:

1. Install each layer in a two-part urethane adhesive according to roofing system manufacturer's instruction.
2. Install each layer in a solid mopping of hot roofing asphalt according to roofing system manufacturer's instruction.
3. Install each layer to resist uplift pressure at corners, perimeter, and field of roof.

3.06 ROOFING MEMBRANE INSTALLATION, GENERAL

A. Install roofing membrane in accordance with roofing system manufacturer's written instructions, applicable recommendations of the roofing manufacturer and requirements in this Section.

B. Cooperate with testing and inspecting agencies engaged or required to perform services for installing roofing system.

C. Coordinate installing roofing system so insulation and other components of the roofing membrane system not permanently exposed are not subjected to precipitation or left uncovered at the end of the workday or when rain is imminent.

1. Provide tie-offs at end of each day's work to cover exposed roofing membrane sheets and insulation.
2. Complete terminations and base flashings and provide temporary seals to prevent water from entering completed sections of roofing system.
3. Remove and discard temporary seals before beginning work on adjoining roofing.

3.07 ADHERED ROOFING MEMBRANE INSTALLATION

A. Install roofing membrane over area to receive roofing in accordance with membrane roofing system manufacturer's written instructions.

1. Unroll roofing membrane and allow to relax before installing.
2. Install sheet in accordance with roofing system manufacturer’s written instructions.

B. Accurately align roofing membrane and maintain uniform side and end laps of minimum dimensions required by manufacturer. Stagger end laps.

C. Solvent Based Bonding Adhesive for smooth backed membranes: Apply solvent-based bonding adhesive to substrate and underside of roofing membrane at rate required by manufacturer and allow to partially dry before installing roofing membrane. Do not apply bonding adhesive to splice area of roofing membrane.

D. Water Based Bonding Adhesive for smooth backed membranes: Apply water-based bonding adhesive to substrate at rate required by manufacturer and immediately install roofing membrane. Do not apply bonding adhesive to splice area of roofing membrane.

E. Water Based Bonding Adhesive for fleece backed membranes: Apply water-based bonding adhesive to substrate at rate required by manufacturer and immediately install roofing membrane. Do not apply bonding adhesive to splice area of roofing membrane.

F. Urethane Membrane Adhesive for fleece backed membranes: Apply Urethane Adhesive to substrate at rate required by manufacturer and install fleece-backed roofing membrane. Do not apply bonding adhesive to splice area of roofing membrane.

G. Asphalt for fleece backed membranes: Adhere to substrate in a solid mopping of hot roofing asphalt applied at temperatures recommended by roofing system manufacturer.

H. Mechanically fasten roofing membrane securely at terminations, penetrations, and perimeter of roofing.

I. Apply roofing membrane with side laps shingled with roof slope, where possible.

J. Seams: Clean seam areas, overlap roofing membrane, and hot-air weld side and end laps of roofing membrane 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 roofing membrane.
2. Verify field strength of seams a minimum of twice daily and repair seam sample areas.

    a. Remove and repair any unsatisfactory sections before proceeding with installation.

3. Repair tears, voids, and incorrectly lapped seams in roofing membrane that do not meet requirements.

K. Spread sealant or mastic bead over deck drain flange at deck drains and securely seal roofing membrane in place with clamping ring.

3.08 BASE FLASHING INSTALLATION

A. Install sheet flashings and preformed flashing accessories and adhere to substrates per membrane roofing system manufacturer's written instructions.

B. **Apply solvent-based bonding adhesive in two-sided application, at required rate, and allow to partially dry. Do not apply bonding adhesive to seam area of flashing.**

C. Apply single ply liquid applied flashing system per manufacturer’s written instructions.

D. Flash penetrations and field-formed inside and outside corners per manufacturer’s installation instructions.

E. Clean seam areas and overlap and firmly roll sheet flashings into the adhesive. Weld side and end laps to ensure a watertight seam installation.

F. Terminate and seal top of sheet flashings and mechanically anchor to substrate through termination bars.

3.09 EDGE METAL INSTALLATION

A. Examine substrates and conditions under which sheet metal flashing and trim are to be installed and verify that work may properly commence. Do not proceed with installation until unsatisfactory conditions have been corrected.

B. Provide edge details as indicated on the Drawings. Install in accordance with the membrane manufacturer's requirements and SMACNA's "Architectural Sheet Metal Manual."

C. Join individual sections in accordance with the membrane manufacturer's requirements and SMACNA's "Architectural Sheet Metal Manual."

3.010 WALKWAY INSTALLATION

A. Flexible Walkways: Install walkway products in locations indicated. Heat weld and adhere walkway products to substrate according to roofing system manufacturer's written instructions.

3.011 FIELD QUALITY CONTROL

A. Final Roof Inspection: Arrange for roofing system manufacturer's technical representative to inspect roofing installation on completion and submit report to Architect.

1. Notify Architect or Owner 48 hours in advance of date and time of inspection.

B. Repair or remove and replace components of roofing system where test results or inspections indicate that they do not comply with specified requirements.

C. Additional testing and inspecting, at Contractor's expense, will be performed to determine compliance of replaced or additional work with specified requirements.

3.012 PROTECTION AND CLEANING

A. Protect roofing system from damage and wear during remainder of construction period.

B. Correct deficiencies in or remove roofing system that does not comply with requirements, repair substrates, and repair or reinstall 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

CSI Form 1.5C

SUBSTITUTION REQUEST
(During the Bid Period)

Project: Gallman Place Roof Improvements

Substitution Request Number:

From: Ellen Walkama Type text here

To:

Date: 03/30/2026

A/E Project Number: 24021

Re: Roofing Sub request

Contract For:

Specification Title: THERMOPLASTIC MEMBRANE ROOFING

Description: TPO

Section: 075423 Page:

Article/Paragraph:

Proposed Substitution: Sikaplan60

Manufacturer: Sika Address: 100 Dan Road Canton MA 02021 Phone: 781-332-3259

Trade Name: Sikaplan 60 Model No.:

Attached data includes product description, specifications, drawings, photographs, and performance and test data adequate for evaluation of the request; applicable portions of the data are clearly identified.

Attached data also includes a description of changes to the Contract Documents that the proposed substitution will require for its proper installation.

The Undersigned certifies:

- Proposed substitution has been fully investigated and determined to be equal or superior in all respects to specified product.
- Same warranty will be furnished for proposed substitution as for specified product.
- Same maintenance service and source of replacement parts, as applicable, is available.
- Proposed substitution will have no adverse effect on other trades and will not affect or delay progress schedule.
- Proposed substitution does not affect dimensions and functional clearances.
- Payment will be made for changes to building design, including A/E design, detailing, and construction costs caused by the substitution.

Submitted by: Ellen Walkama

Signed by:

Firm: Sika

Address: 100 Dan Road Canton MA 02021

Telephone: 781-332-3259

A/E's REVIEW AND ACTION

☐ Substitution approved - Make submittals in accordance with Specification Section 01 25 00 Substitution Procedures.
☐ Substitution approved as noted - Make submittals in accordance with Specification Section 01 25 00 Substitution Procedures.
☐ Substitution rejected - Use specified materials.
☐ Substitution Request received too late - Use specified materials.

Signed by: Date:

Supporting Data Attached: ☐ Drawings ☐ Product Data ☐ Samples ☐ Tests ☐ Reports ☐ _____

BUILDING TRUST

PRODUCT DATA SHEET

Sikaplan® Adhered-60 EnergySmart

60 mil thick PVC thermoplastic membrane

PRODUCT DESCRIPTION

Sikaplan® Adhered-60 EnergySmart Roof Membrane is a PVC thermoplastic membrane produced with an integral fiberglass mat reinforcement.

USES

Used in adhered applications to approved substrates.

AREAS OF APPLICATION

- Adhered roof systems
- Adhered roof flashings
- New construction and reroofing

CHARACTERISTICS / ADVANTAGES

- Highly reflective
- Excellent dimensional stability
- Factory applied lacquer coating to reduce dirt pick up
- Hot-air welded seams for long-term performance

APPROVALS / STANDARDS

- FM Global
- Underwriters Laboratories
- Underwriters Laboratories of Canada
- ICC Code Compliance – ES 1157
- Miami-Dade County
- Florida Building Code
- California Title 24
- LEED / Green Globes

PRODUCT INFORMATION

Chemical Base	Thermoplastic PVC membrane containing ultraviolet light stabilizers, flame retardant and fiberglass reinforcement with a unique lacquer coating on the top surface.	
Recycled Content	9% Pre-consumer, 1% Post-consumer	
Reinforcing Material	Fiberglass	
Packaging	**60 mil (1.5 mm) Membrane** 10 ft x 100 ft (3 m x 30 m) roll, 343 lbs (156 kg) per roll, 8 rolls per pallet 5 ft x 100 ft (1.5 m x 30 m) roll, 172 lbs (78 kg) per roll, 12 rolls per pallet	
Shelf Life	N/A	
Storage Conditions	Store rolls on pallets and fully protected from the weather with clean canvas tarpaulins. Unvented polyethylene tarpaulins are not accepted due to the accumulation of moisture beneath the tarpaulin in certain weather conditions that may affect the ease of membrane weldability.	
Appearance / Color	▪ Top: White, Reflective Gray, and Tan ▪ Bottom: Gray	
Overall Thickness	60 mil (1.5 mm), nominal 45 mil	(ASTM D-751) (ASTM Type II D-4434 Spec. Requirement)
Thickness Above Scrim	24 mil 16 mil	(ASTM D-7635) (ASTM Type II D-4434 Spec. Requirement)

TECHNICAL INFORMATION

Resistance to Static Puncture	Pass 33 lbf (15 kg)	(ASTM D-5602) (ASTM Type II D-4434 Spec. Requirement)
Resistance to Dynamic Puncture	Pass 7.3 ft-lbf (10 J)	(ASTM D-5635) (ASTM Type II D-4434 Spec. Requirement)
Tensile Strength	64 lbf (285 N) 55 lbf (245 N)	(ASTM D-751) (ASTM Type II D-4434 Spec. Requirement)
Elongation at Break	250 & 220% MD & CMD[1] 250 & 220% MD & CMD[1] [1] MD = Machine Direction, CMD = Cross Machine Direction.	(ASTM D-751) (ASTM Type II D-4434 Spec. Requirement)
Tear Strength	15 lbf (67 N) 10 lbf (45 N)	(ASTM D-751) (ASTM Type II D-4434 Spec. Requirement)
Seam Strength	Pass 75% of original[2] [2] Failure occurs through membrane rupture not seam failure.	(ASTM D-751) (ASTM Type II D-4434 Spec. Requirement)
Linear Dimensional Change	-0.02% 0.1%	(ASTM D-1204) (ASTM Type II D-4434 Spec. Requirement)

Solar Reflectance

EnergySmart Colors	Initial Solar Reflectance[1]	3-Year Solar Reflectance[1]
EnergySmart White	0.85	0.73
EnergySmart Reflective Gray	0.73	0.66
EnergySmart Tan	0.72	0.65

[1] Solar Reflectance testing according to ASTM C-1549.

Solar Reflectance Index

EnergySmart Colors	Initial Solar Reflectance Index[1]	3-Year Solar Reflectance Index[1]
EnergySmart White	107	90
EnergySmart Reflective Gray	90	80
EnergySmart Tan	88	78

[1] Solar Reflectance Index calculated according to ASTM E-1980.

Thermal Emittance

EnergySmart Colors	Initial Thermal Emittance[1]	3-Year Thermal Emittance[1]
EnergySmart White	0.89	0.89
EnergySmart Reflective Gray	0.89	0.88
EnergySmart Tan	0.89	0.88

[1] Thermal Emittance testing according to ASTM C-1371, Slide Method.

Low Temperature Bend	Pass Pass -40°F (-40°C)	(ASTM D-2136) (ASTM Type II D-4434 Spec. Requirement)
Weight Change after Immersion in Water	2.4% ± 3.0%	(ASTM D-570) (ASTM Type II D-4434 Spec. Requirement)
UV Exposure	10,000 hours 5,000 hours	(ASTM G-154) (ASTM Type II D-4434 Spec. Requirement)
	Cracking (7x magnification): None Discoloration (by observation): Negligible Crazing (7x magnification): None	
Retention of Properties after Heat Ageing	Tensile Strength, % of original: Pass Elongation, % of original: Pass Tensile Strength, % of original: 90 Elongation, % of original: 90	(ASTM D-3045) (ASTM D-751) (ASTM Type II D-4434 Spec. Requirement)

BASIS OF PRODUCT DATA

Results may differ based upon statistical variations depending upon mixing methods and equipment, temperature, application methods, test methods, actual site conditions and curing conditions.

AVAILABILITY/WARRANTY

AVAILABILITY

From Sika Corporation – Roofing Authorized Applicators when used within Sikaplan systems.

WARRANTY

Upon successful completion of the installed roof by the Sika Authorized Applicator in compliance with Sika requirements, Sika Corporation will provide a warranty to the Building Owner via the Sika Authorized Applicator.

ENVIRONMENTAL, HEALTH AND SAFETY

For further information and advice regarding transportation, handling, storage and disposal of chemical products, user should refer to the actual Safety Data Sheets containing physical, environmental, toxicological and other safety related data. User must read the current actual Safety Data Sheets before using any products. In case of an emergency, call CHEMTREC at 1-800-424-9300, International 703-527-3887.

APPLICATION INSTRUCTIONS

APPLICATION

Sikaplan Adhered is installed after proper preparation of the approved substrate. The membrane is unrolled into approved Sikaplan or Sarnacol adhesive in accordance with Sika's technical requirements and then pressed into place with a minimum 75 lb (34 kg) steel roller. Sikaplan Adhered seams are heat-welded together by trained operators using hot-air welding equipment. Different Sarnacol adhesives require different application methods. Please consult Sika's Specifications or Applicator Handbook for detailed installation procedures.

MAINTENANCE

Standard maintenance of Sikaplan systems should include regular inspections of flashings, drains, and termination sealants at least twice a year and after each storm.

OTHER RESTRICTIONS

See Legal Disclaimer.

LEGAL DISCLAIMER

- **KEEP CONTAINER TIGHTLY CLOSED**
- **KEEP OUT OF REACH OF CHILDREN**
- **NOT FOR INTERNAL CONSUMPTION**
- **FOR INDUSTRIAL USE ONLY**
- **FOR PROFESSIONAL USE ONLY**

Prior to each use of any product of Sika Corporation, its subsidiaries or affiliates ("SIKA"), the user must always read and follow the warnings and instructions on the product's most current product label, Product Data Sheet and Safety Data Sheet which are available at usa.sika.com or by calling SIKA's Technical Service Department at 1-800-933-7452. Nothing contained in any SIKA literature or materials relieves the user of the obligation to read and follow the warnings and instructions for each SIKA product as set forth in the current product label, Product Data Sheet and Safety Data Sheet prior to use of the SIKA product.

SIKA warrants this product for one year from date of installation to be free from manufacturing defects and to meet the technical properties on the current Product Data Sheet if used as directed within the product's shelf life. User determines suitability of product for intended use and assumes all risks. User's and/or buyer's sole remedy shall be limited to the purchase price or replacement of this product exclusive of any labor costs. **NO OTHER WARRANTIES EXPRESS OR IMPLIED SHALL APPLY INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. SIKA SHALL NOT BE LIABLE UNDER ANY LEGAL THEORY FOR SPECIAL OR CONSEQUENTIAL DAMAGES. SIKA SHALL NOT BE RESPONSIBLE FOR THE USE OF THIS PRODUCT IN A MANNER TO INFRINGE ON ANY PATENT OR ANY OTHER INTELLECTUAL PROPERTY RIGHTS HELD BY OTHERS.**

Sale of SIKA products are subject to the Terms and Conditions of Sale which are available at https://usa.sika.com/en/group/SikaCorp/termsandconditions.html or by calling 1-800-933-7452.

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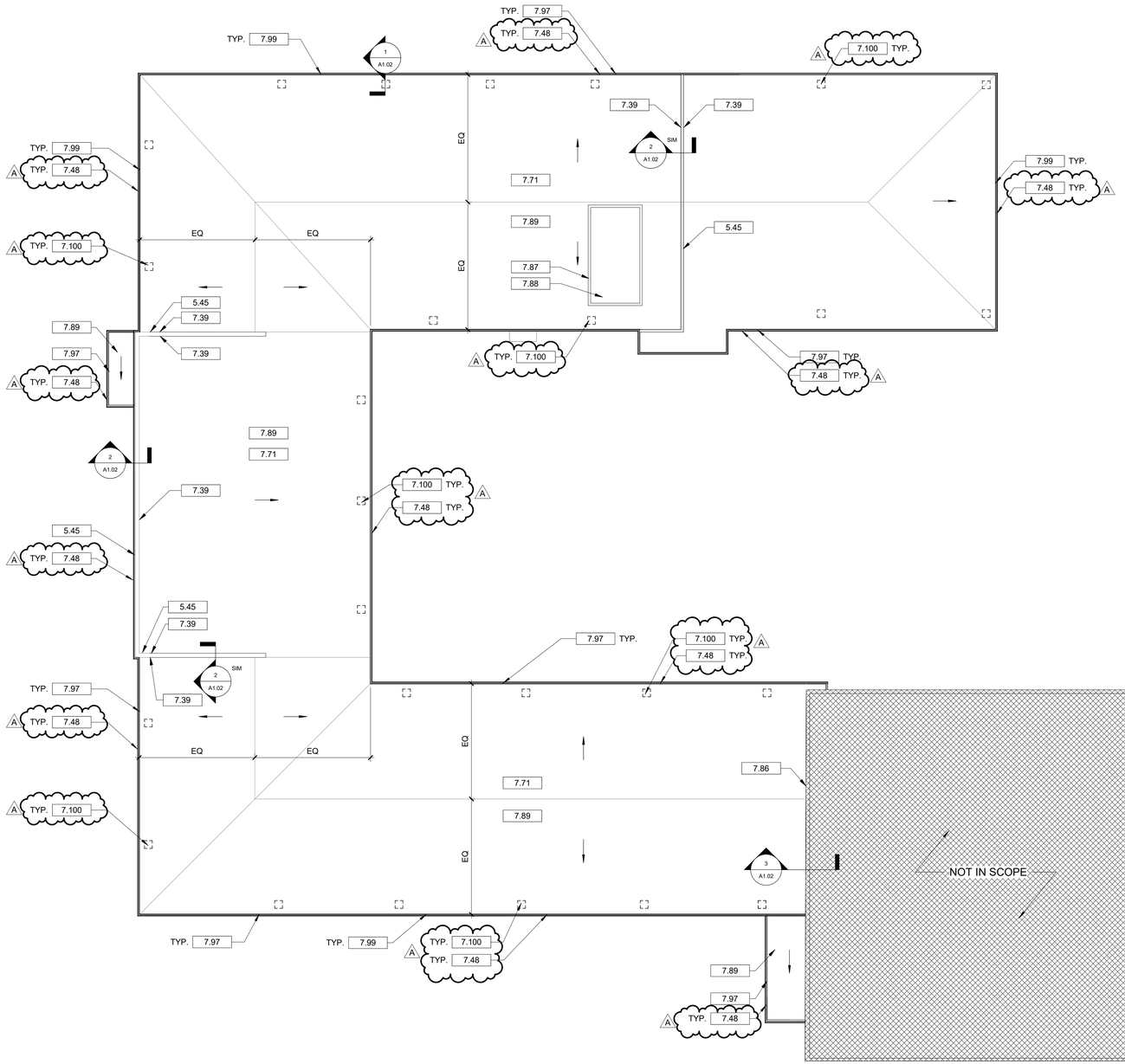

1 A1.01 ROOF PLAN
1/16" = 1'-0"

GENERAL ROOF PLAN NOTES

A. PROVIDE ALL FLASHING MATERIALS AND METHODS AS APPROVED BY THE MANUFACTURER FOR A FULL WATERPROOFING SYSTEM.

B. TRAFFIC OVER FINISHED ROOF SURFACES IS NOT DESIRED. WHERE OVER-ROOF TRAFFIC IS ANTICIPATED, PROTECT ROOF SURFACE FROM DAMAGE DURING CONSTRUCTION.

C. EXISTING ROOF VENTILATORS AND PLUMBING VENT PIPES TO REMAIN AND BE PROTECTED. PROVIDE FLASHING AND COUNTERFLASHINGS AT EXISTING PENETRATIONS PER ROOF MANUFACTURER'S WARRANTED STANDARD PIPE BOOT PENETRATION AND BASE FLASHING DETAILS.

DRAWING NOTES

5.45 METAL COPING WITH STANDING SEAM JOINTS. SLOPE TO DRAIN.

7.39 EXTEND ROOF MEMBRANE UP AND OVER TOP OF PARAPET WALL IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

A 7.48 PREFINISHED ALUMINUM GUTTER; 7 INCH WIDE X 5 INCH HIGH, RECTANGULAR PROFILE. PREFINISHED DOWNSPOUTS FOR THIS SIZE TO BE 4 INCH X 5 INCH PLAIN RECTANGULAR. DOWNSPOUTS TO BE PROVIDED AT BUILDING PERIMETER AT 30' O.C. MAX SPACING. SUBMIT SHOP DRAWING WITH PROPOSED LOCATIONS OF DOWNSPOUTS FOR ARCHITECT'S APPROVAL. REFER TO SPECIFICATIONS.

7.71 TAPERED INSULATION SYSTEM AS REQUIRED TO SLOPE TO DRAIN. PROVIDE MINIMUM 1 1/2" INSULATION THICKNESS AT THE ROOF EDGE PERIMETER AND TAPER 1/4" PER 1'-0" TO THE CENTER OF THE ROOF.

7.86 EXTEND ROOF MEMBRANE UP EXISTING ADJACENT MASONRY WALL AND SECURE WITH TERMINATION BAR AND REGLET FLASHING.

7.87 PROVIDE WOOD CAP FOR EXISTING HOOD OPENING AS FOLLOWS: NEW 2x6 WOOD JOISTS AT 16" O.C. AND 1/2" PLYWOOD SHEATHING. EXTEND ROOF MEMBRANE UP CURB AND OVER WOOD CAP FOR 1'-0" AT PERIMETER. MECHANICALLY FASTEN AND SEAL TO CAP.

7.88 PROVIDE PREFORMED METAL SHROUD COVER OVER HOOD CAP. ENSURE VERTICAL LEGS OF SHROUD EXTEND 4 INCHES MINIMUM OVER AND DOWN VERTICAL SURFACE OF CURB.

A 7.89 60 MIL TPO ROOF MEMBRANE ADHERED PER MANUFACTURER'S STANDARD DETAILS.

7.97 PREFINISHED METAL COPING

7.99 ENSURE EXISTING VERTICAL AND HORIZONTAL SURFACES OF DECK OVERHANG HAVE BEEN PREPARED FOR PAINT FINISH PRIOR TO INSTALLATION OF NEW EDGE METAL.

A 7.100 INFILL EXISTING VOIDS AT SCUPPER BOXES TO MATCH ADJACENT ASSEMBLY MATERIAL AND THICKNESS.

Seal

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17 MARCH 2026

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Project

COUNTY OF NEWBERRY 1785 SOUTH CAROLINA

NEWBERRY COUNTY GALLMAN PLACE ROOF REPLACEMENT

Project Number	23234 - A
Drawn By	LTG
Checked By	MTP
Date	10 APR 2026

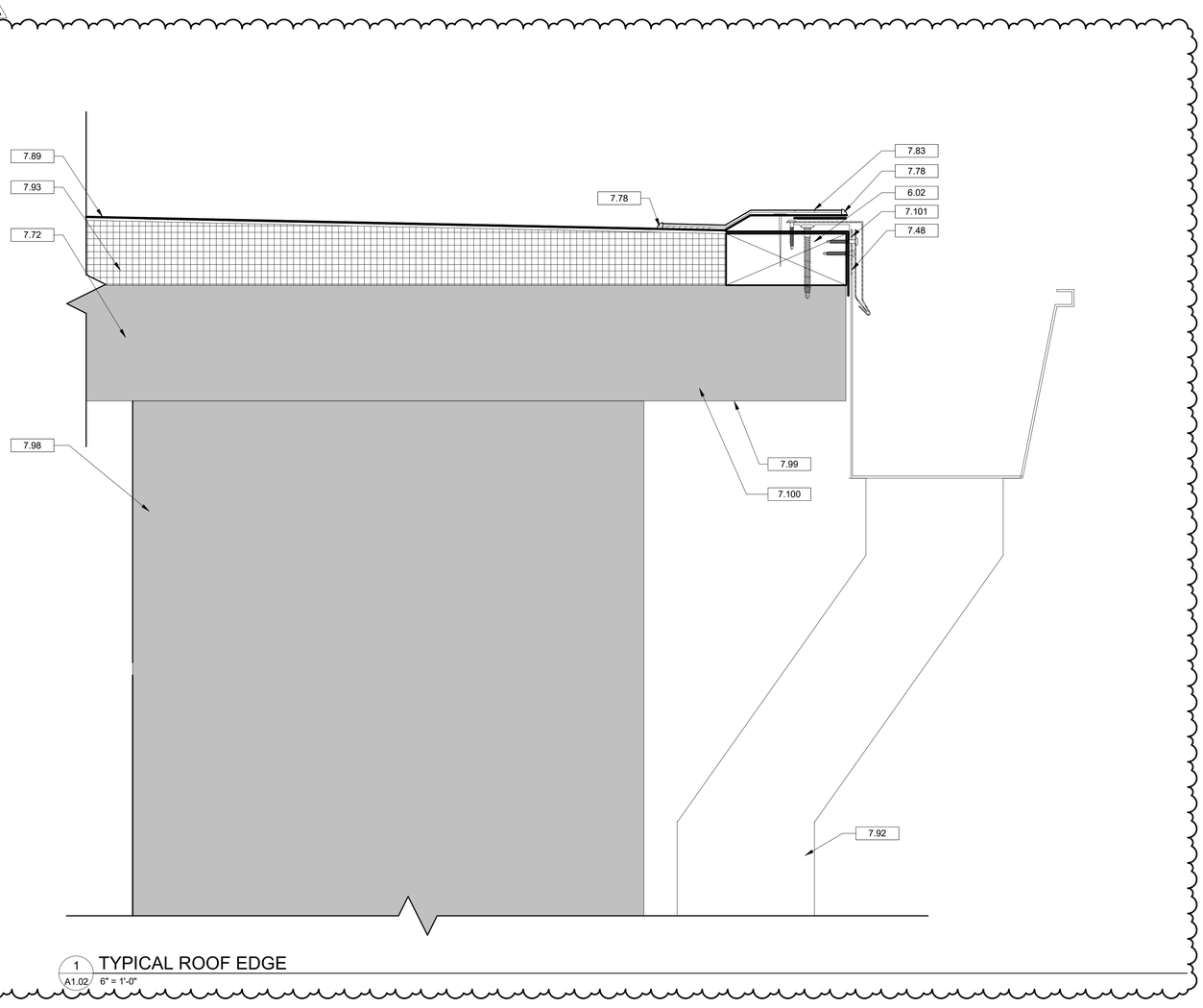
Revisions

A	4/10/26	Addendum 2

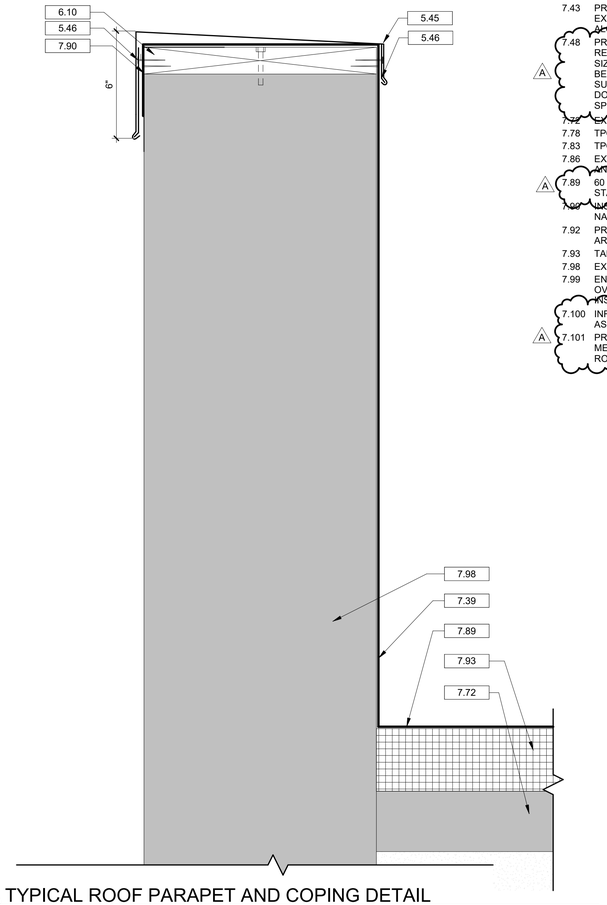
Drawing

ROOF PLAN

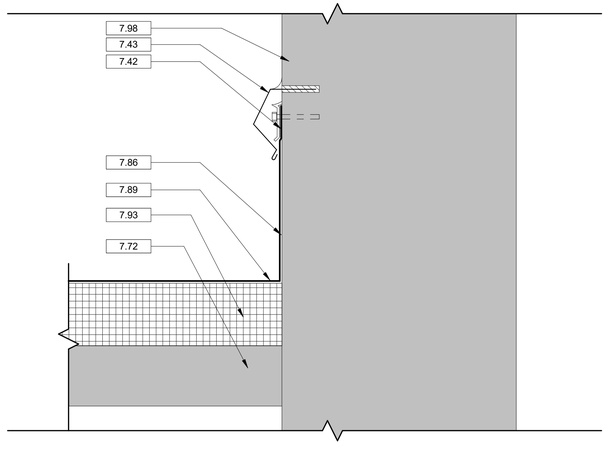
A1.01



1 A1.02 TYPICAL ROOF EDGE
6" = 1'-0"



2 A1.02 TYPICAL ROOF PARAPET AND COPING DETAIL
3" = 1'-0"



3 A1.02 MEMBRANE TERMINATION
3" = 1'-0"

DRAWING NOTES

5.45 METAL COPING WITH STANDING SEAM JOINTS. SLOPE TO DRAIN.
5.46 METAL CLEAT ATTACHED TO WOOD NAILER 6" O.C.
6.02 PRESSURE TREATED BLOCKING AS REQUIRED.
6.10 2X PRESSURE TREATED WOOD NAILER.
7.39 EXTEND ROOF MEMBRANE UP AND OVER TOP OF PARAPET WALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
7.42 METAL TERMINATION BAR WITH CONTINUOUS SEALANT BEAD ALONG TOP EDGE.
7.43 PREFINISHED METAL FLASHING. INSERT 1-INCH MINIMUM INTO EXISTING REGLET JOINT. PROVIDE CONTINUOUS SEALANT BEAD ALONG TOP.
A 7.48 PREFINISHED ALUMINUM GUTTER; 7 INCH WIDE X 5 INCH HIGH, RECTANGULAR PROFILE. PREFINISHED DOWNSPOUTS FOR THIS SIZE TO BE 4 INCH X 5 INCH PLAIN RECTANGULAR. DOWNSPOUTS TO BE PROVIDED AT BUILDING PERIMETER AT 30' O.C. MAX SPACING. SUBMIT SHOP DRAWING WITH PROPOSED LOCATIONS OF DOWNSPOUTS FOR ARCHITECT'S APPROVAL. REFER TO SPECIFICATIONS.
7.72 EXISTING ROOF DECK.
7.78 TPO EDGE SEALANT.
7.83 TPO 8" COVER STRIP.
7.86 EXTEND ROOF MEMBRANE UP EXISTING ADJACENT MASONRY WALL AND RECEIVE PER TERMINATION BAR AND REGLET FLASHING.
A 7.89 60 MIL TPO ROOF MEMBRANE ADHERED PER MANUFACTURER'S STANDARD DETAILS.
7.92 INSTALL MEMBRANE DOWN OUTSIDE FACE OF WALL TO BELOW NAILER. ADHERE PER MANUFACTURER'S STANDARD DETAILS.
7.92 PREFINISHED METAL DOWNSPOUT. COLOR TO BE SELECTED BY ARCHITECT. SUBMIT STANDARD FINISH OPTION SAMPLES.
7.93 TAPERED INSULATION. REFER TO ROOF PLAN.
7.98 EXISTING WALL CONSTRUCTION.
7.99 ENSURE EXISTING VERTICAL AND HORIZONTAL SURFACES OF DECK OVERHANG HAVE BEEN PREPARED FOR PAINT FINISH PRIOR TO INSTALLATION OF NEW EDGE METAL.
7.100 INFILL EXISTING VOIDS AT SCUPPER BOXES TO MATCH ADJACENT ASSEMBLY MATERIAL AND THICKNESS.
A 7.101 PROVIDE PREFINISHED ALUMINUM GUTTER WITH PREFINISHED METAL ROOF EDGE AND CONTINUOUS CLEAT. INSTALL PER ROOFING MEMBRANE MANUFACTURER'S STANDARD DETAILS.

Seal

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Project

COUNTY OF NEWBERRY SOUTH CAROLINA 1785

NEWBERRY COUNTY
GALLMAN PLACE ROOF REPLACEMENT

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A	4/10/26	Addendum 2

Drawing

ROOF DETAILS

A1.02